



Board of Commissioners Regular Meeting

June 1, 2026

MINUTES

The June 1, 2026 Board of Commissioners Meeting was called to order at 6:00 by Chairman Al Cooper, followed by a moment of silence and the Pledge of Allegiance. Commissioners present were Angelena Kearney Dunlap and Bertadean Baker. Commissioners Tare Davis and Victor Hunt attended virtually. Others in attendance were County Manager Crystal Smith, Assistant County Manager Matt Garner, County Attorney Shiekel Richardson, Finance Officer Alice DeGaetano, and Chuck Murray.

1. PUBLIC HEARING FOR FY27 PROPOSED BUDGET

A. Comments from Staff and Board of Commissioners

County Manager Crystal Smith and Finance Officer Alice DeGaetano provided updated information regarding the FY27 Proposed Budget.

B. Public Hearing Citizen Comments

1. Loria Williams noted that she understands the difficulty in preparing a budget that meets citizens' expectations and the demands of the County. Williams stated that the Warren County budget has increased by \$14 million in the last 7 years, and Economic Development only makes up about 4% of the proposed budget. She noted the need to make efforts to better the growth and economy of the County because grants and federal funding are getting lower. Williams also noted that there are expected to be state regulations put on property tax, and unfunded mandates from the state concerning medicaid and SNAP.
2. Man Leete stated that his family proposed a project that would bring money to the County, but the Commissioners denied the project. He stated that agrivoltaics would provide for investments and allow for decreases to property taxes.

C. Close Public Hearing

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, the Public Hearing was closed.

2. ADOPT SUGGESTED AGENDA

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, the Suggested Agenda was adopted.

3. CITIZEN COMMENTS - REGULAR BOARD MEETING

1. Milo Alston discussed concerns over hiring a new Board of Elections Director. He stated that American democracy is under attack and the Board of Elections Director needs to be someone that isn't going to support Trump. Mr. Alston further stated that the Board of Commissioners should not cut funding for Home Health.
2. Lauren Miller thanked the Board for protecting the County and rejecting mega-solar.
3. Deborah Ferruccio thanked the Board for voting against mega solar. She stated that now we need to focus on the fight against Data Centers. Ms. Ferruccio asked the Board to consider a moratorium to make sure proper research is done before Data Centers start moving into our County. She asked the Board to consider a 32 month moratorium.
4. Chelsetine Kearney, an employee of Warren County Home Health, stated she is very disappointed in the decision to close Home Health. Ms. Kearney has been an employee of Home Health for 23 years and was recently told they have 2 months to find something else. She stated that rumors have gone around that she is bothering other employees about available jobs in the county. Ms. Kearney asked why Home Health was cut in the budget instead of exploring other options to cut costs. Ms. Kearney stated that moving patients to another agency won't be easy.
5. Mike Hairston stated he appreciates the work that has gone into preparing the FY27 Budget. Mr.

Hairston further stated that fund balance will go down in the current budget, and that taxes will have to go up next year if we continue to pull money from fund balance.

6. Man Leete stated that there is a difference in agrivoltaics and solar. He asked how the current zoning ordinance affects agrivoltaics, which he states would benefit the agriculture community. He why the County would have an ordinance that discriminates, and stated that the tax base for the County is low because of so much undeveloped land.

4. CONSENT AGENDA

A. Approve Minutes of April 15, 2026 Work Session and May 4, 2026 Public Hearing and Regular Meeting

On motion of Commissioner Baker, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, the Minutes of the April 15, 2026 Work Session and May 4, 2026 Public Hearing and Regular Meeting were approved.

B. Tax Collector's Report for April 2026

On motion of Commissioner Baker, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, the Tax Collector's Report for April 2026 was accepted.

C. Tax Releases (Over/Under \$100)

On motion of Commissioner Baker, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, the Tax Releases (over/under \$100) were approved.

D. Women's Veteran's Day Proclamation

On motion of Commissioner Baker, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, the Proclamation Declaring June 12, 2026 as Women Veterans Day in Warren County was approved. Chairman Cooper read the Proclamation.

5. COUNTY MANAGER'S UPDATE – Crystal Smith

A. Glen Raven Expansion Incentive Agreement Update

County Manager Crystal Smith stated that Glen Raven is ready to continue the expansion that started in 2021. Building permit fees were waived as part of the original agreement. Commissioner Davis asked if the agreement is still in affect. More information will be provided at the June 17, 2026 Work Session.

B. Warren County Farmers Market Commons Project Visit — June 2, 2026 — noon

County Manager Crystal Smith stated that the Commissioners are invited to attend a Warren County Farmers Market Commons Project visit on June 2, 2026 at noon.

C. Town of Warrenton Request — Letter of support for USDA RDBG Grant (Light Display on Courthouse Facade)

<https://www.youtube.com/watch?v=xkiEXGACJdl>

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, the County Manager was directed to provided a letter of support to Town of Warrenton for the USDA RDBG Grant for the light display on the Courthouse facade.

D. FY' 27 Home Care Community Block Grant

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, the FY27 Home Care Community Block Grant was approved.

E. Citizen Comments Request Updates

County Manager Crystal Smith reported that she met with Man Leete following his Citizen Comments at the May 4, 2026 meeting.

F. Unified Development Ordinance (UDO) Update - Matt Garner

Assistant County Manager Matt Garner provided an update on the preparation of the Unified Development Ordinance. He stated that options for Data Centers would be discussed.

G. Virginia DOT I-85 Construction Project

Emergency Services Director Chris Tucker informed the Board that Virginia Department of Transportation is closing the south bound lanes of Interstate 85 bridge for 900 days to perform maintenance. This closure will affect emergency responses, and Warren County Emergency Services, Law Enforcement,

and Fire Departments will be expected to respond.

6. FINANCE OFFICE – Alice DeGaetano

A. Stryker Settlement - County Attorney Shiekkel Richardson

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried, the County will transition from a lease agreement to a purchase agreement for equipment obtained by Emergency Medical Services from Stryker. Commissioner Davis, who was attending virtually, noted that he objected to the settlement.

B. Consider Approval of Budget Amendment #5 to the FY26 Budget Ordinance

On motion of Commissioner Baker, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, Budget Amendment #5 to the FY26 Budget Ordinance was approved.

7. ACTION ITEMS

A. Consider Approval to Accept Additional Grant Funding from North Carolina Emergency Services for 2023 Local Emergency Services Local Shelter Grant in the Amount of \$129,154.13 for the John Graham Emergency Shelter Project, Bringing the Full Amount of Grant Funding to \$484,154.43 - Emergency Services Director Chris Tucker

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, acceptance of additional grant funding from North Carolina Emergency Services for the 2023 Local Emergency Services Local Shelter Grant in the amount of \$129,154.13 for the John Graham Shelter Project, bringing the full amount of the project to \$484,154.43 was approved.

B. Consider Approval to Amend Project Award to Henry King Construction for Emergency Shelter Grant John Graham Locker Room Remodel Project in the Amount of \$300,962.74 to \$429,154.13 Following Acceptance of Additional Grant Funding - Emergency Services Director Chris Tucker

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, the amendment to the project award to Henry King Construction for the Emergency Shelter Grant John Graham Locker Room remodel project from \$300,962.74 to \$429,154.13 was approved.

C. Consider Approval of Participation in PFAS Settlement and Agreement with Grossman & Kelly LLP to Persevere and Pursue Potential Claims and Settlement Opportunities Available to Warren County - County Attorney Shiekkel Richardson

On motion of Commissioner Baker, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, participation in the PFAS Settlement and Agreement with Grossman & Kelly LLP to persevere and pursue potential claims and settlement opportunities was approved.

D. Consider Approval of Payment to NC DEQ-DWI in the Amount of \$153,170.78 for Debt Principal and Interest - County Manager Crystal Smith

Warren County will be Reimbursed for this Expenditure by the City of Henderson

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, payment to NC DEQ-DWI in the amount of \$100,000 for debt principal and interest was approved. The City of Henderson will reimburse Warren County for this payment.

8. BOARDS/COMMITTEES/COMMISSIONS APPOINTMENTS AND REAPPOINTMENTS

A. Consider Reappointment of Forrest Alston to a Second Three-Year Term on the Planning Board Beginning July 2026 and Ending June 2029

On motion of Commissioner Baker, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, Forrest Alston was reappointed to the Planning Board for a second three-year term beginning July 2026 and ending June 2029.

B. Consider Appointment of Ron Steiner (District 1/Vendor) to Fill the Unexpired Term of Donna Smith (District 4/Vendor) on the Farmers Market Advisory Board Ending February 2029

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, Rob Steiner (District 1/Vendor) was appointed to fill the unexpired term of Donna Smith (District 4/Vendor) on the Farmers Market Advisory Board ending February 2029.

C. Consider Appointment of Eric Copeland (District 5) and Corei Somerville (District 3) for First Three-Year Terms on the Recreation Commission Beginning June 1, 2026 and Ending May 31, 2029 as Recommended by the Recreation Commission

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, Eric Copeland (District 5) and Corei Somerville (District 3) were appointed to first three-year terms on the Recreation Commission beginning June 2026 and ending May 2029.

9. BOARD OF COUNTY COMMISSIONERS' UPDATES

Commissioner Kearney Dunlap took a train trip from Raleigh to Charlotte on May 5th, attended the Vance Granville Community College Board Meeting on May 18th, attended Warren Early College graduation on May 22, and attended the Kerr Tar Council of Governments Board Meeting on May 28th.

Commissioner Baker attended the Vance Granville Community College Board Meeting and noted that VGCC will be creating courses on AI.

Chairman Cooper stated he attended 14 meetings and drove 460 miles in May.

Commissioner Davis stated that it is important to pay attention to comments made about the FY27 Budget. He also stated he is attending virtually because of family issues.

10. CLOSED SESSION IN ACCORDANCE WITH NCGS 143-318(a)(3) FOR ATTORNEY-CLIENT PRIVILEGE

On motion of Commissioner Baker, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, the Board entered Closed Session in accordance with NCGS 143-318.11(a)(3) for Attorney-Client Privilege.

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, the Board returned to Open Session.

11. ADJOURN June 1, 2026 BOARD MEETING

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, the June 1, 2026 Board of Commissioners Meeting was adjourned.

Paula Pulley, Clerk to the Board