Board of Commissioners Work Session

June 17, 2026

MINUTES

The June 17, 2026 Work Session was called to order at 6:00 p.m. by Chairman Al Cooper, followed by a moment of silence and the Pledge of Allegiance. Commissioners present were Victor Hunt and Angelena Kearney Dunlap. Commissioners Tare Davis and Bertadean Baker attend 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. ADOPT SUGGESTED AGENDA

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Suggested Agenda, with the addition of Item 3K - Closed Session in Accordance with NCGS 143-318.11(a)(3) for Attorney-Client Privilege was approved.

2. DEPARTMENTAL REPORTS

A. Planning/Zoning/Code Enforcement - Director Mark Bloomer

B. Tax Administration - Tax Administrator Marian Cascone

C. Veterans Services - Veterans Services Officer Jamytta Bell

3. DISCUSSION ITEMS

A. Adoption of FY27 Budget Ordinance - County Manager Crystal Smith and Finance Officer Alice DeGaetano

On motion of Commissioner Hunt, second by Commissioner Kearney Dunlap, and following some discussion concerning the use of Fund Balance and raising the property tax rate, the FY27 Budget Ordinance was approved. Commissioner Davis, who was attending virtually, noted that he was opposed to the FY27 Budget Ordinance.

WARREN COUNTY BUDGET ORDINANCE
FISCAL YEAR 2026-2027

BE IT ORDAINED BY THE Board of County Commissioners of Warren County, North Carolina:

SECTION 1. BUDGET ADOPTION: There is hereby adopted the following Operating Budget for the County of Warren for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, the same being adopted by category within each category as listed.

APPROPRIATIONS: The following amounts are hereby appropriated in the General Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

ITEM – Fund 10	$AMOUNT
General Government	$8,185,835
Public Safety	16,194,386
Economic and Physical Development	2,346,057
Human Services	10,578,157
Cultural and Leisure	2,132,638
Education	7,750,453
TOTAL GENERAL FUND APPROPRIATIONS	$47,187,526

REVENUES: It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

ITEM	$AMOUNT
Ad Valorem Taxes	$ 28,835,207
Sales Taxes	6,310,000
Other Taxes & Licenses	180,000
Unrestricted – Intergovernmental	306,500
Restricted Intergovernmental – Health	560,000
Restricted Intergovernmental – DSS 1571	2,961,000
Restricted Intergovernmental – Other	1,029,483
Permits and Fees	376,585
Sales and Services	2,187,330
Investment Earnings	800,000
Miscellaneous Revenue	67,441
Transfers from Other Funds	857,908
Fund Balance Appropriated (General Fund – Other)	2,716,072
TOTAL GENERAL FUND REVENUES	$47,187,526

REVENUES: There is hereby levied a tax at the rates shown below, per one hundred dollars ($100.00) valuation of property listed for taxes as of January 1, 2026, located within the listed special fire districts for generating revenue for said special districts. These rates of tax are based on a 96.00% average collection rate. Estimated total valuation of property for each special fire district for the purpose of taxation are as follows:

Fire Department Valuation and Tax Rate FY 27

It is estimated that the following revenues will be available in the Fire Service District Special Reserve Fund for the fiscal year beginning July 1, 2026, and ending June 30, 2027:

Afton –	240,851,877 –	5.00 cents -	$120,000 All Years Taxes
Arcola –	153,096,845 –	4.40 cents -	$65,500 All Years Taxes
Central Warren –	283,322,653 –	9.90 cents -	$269,270 All Years Taxes
Church Hill –	807,163,125 –	2.86 cents -	$221,970 All Years Taxes
Drewy –	209,564,398 –	5.00 cents -	$100,000 All Years Taxes
Ebony –	265,551,674 –	2.00 cents -	$50,986 All Years Taxes
Hawtree –	136,992,523 –	12.50 cents -	$164,391 All Years Taxes
Inez –	108,500,428 –	2.00 cents -	$20,832 All Years Taxes
Littleton –	284,271,740 –	5.15 cents -	$141,000 All Years Taxes
Long Bridge –	770,545,743 –	2.30 cents -	$177,500 All Years Taxes
Macon –	130,788,084 –	6.00 cents -	$76,500 All Years Taxes
Ridgeway –	123,390,460 –	5.00 cents -	$61,695 All Years Taxes
Roanoke Wildwood –	814,515,348 –	3.50 cents -	$278,300 All Years Taxes
Norlina –	178,172,406 –	10.00 cents -	$174,466 All Years Taxes
Soul City –	86,857,281 –	7.50 cents -	$62,537 All Years Taxes

Total Revenues - $1,984,947

SECTION 4. SOLID WASTE FUND (Fund 66)

EXPENDITURES: There is appropriated to the Solid Waste Enterprise Fund for the operation of the County's comprehensive solid waste program for fiscal year beginning July 1, 2026, and ending June 30, 2027:

Solid Waste Program	$ 2,042,781
TOTAL	$ 2,042,781

REVENUES: It is estimated that the following revenues will be available in the Solid Waste Enterprise Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Solid Waste Revenues	$ 2,042,781
TOTAL	$ 2,042,781

SECTION 2. AD VALOREM TAXES

REVENUES - There is hereby levied a tax rate of $.5950 per one hundred dollars valuation of property listed for taxes as of January 1, 2026 for the purpose of raising the revenue listed as "ad valorem taxes" in the General Fund of this ordinance.

This rate is based upon an estimated total valuation of $4,876,709,128 for the purpose of taxation. (Real property and personal - $4,648,238,065 – collection rate of 97.62%) (Motor vehicles - $228,471,062 – collection rate of 99.84%).

SECTION 3. FIRE DISTRICTS – Fund (Fund 27)

EXPENDITURES: There is appropriated to the fifteen (15) Fire Service Districts, in the amounts listed below proceeds of the service district tax for use by the Fire Service Districts in such a manner and for such expenditures as are permitted by law from the proceeds of these taxes. In the event the actual proceeds from the tax levies exceed or fall short of the appropriated amounts, the actual net proceeds from the taxes shall constitute the appropriation from the tax levy. ($1,984,947)

Fire Department	Total
Afton Elberon	$ 120,000
Arcola	65,500
Central Warren	269,270
Churchill Five Forks	221,970
Drewry	100,000
Hawtree	164,391
Inez	20,832
Littleton	141,000
Long Bridge	177,500
Macon	76,500
Ridgeway	61,695
Roanoke Wildwood	278,300
Smith Creek	174,466
Soul City	62,537
Ebony	50,986

Total Expenditures: $1,984,947

There is hereby levied for the fiscal year 2026-2027, a Solid Waste Availability/Household User Fee of $175.00 per household or business not subject to municipal taxation to be deposited in the Solid Waste Enterprise Fund.

There is hereby levied for the fiscal year 2026-2027, a Solid Waste Transfer Station Tipping Fee of $80 per ton for all waste brought to the County's Transfer Station.

There is hereby levied for the fiscal year 2026-2027, a Solid Waste Inert Debris Tipping Fee of $20 per ton for all inert debris, yard waste and land clearing debris brought to the County's Landfill.

SECTION 5. REGIONAL WATER SYSTEM ENTERPRISE FUND (Fund 62)

EXPENDITURES. The following amount is hereby appropriated in the Regional Water System Enterprise Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Regional Water System Expenditures	$ 1,968,910
TOTAL	$ 1,968,910

REVENUES. Regional Water System Enterprise Fund

It is estimated that the following revenues will be available in the Regional Water System Enterprise Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Total Revenues	$ 1,638,624
Fund Balance Appropriated	330,286
TOTAL	$ 1,968,910

SECTION 6. DISTRICT I WATER SYSTEM ENTERPRISE FUND (Fund 65)

EXPENDITURES. The following amount is hereby appropriated in the District I Water System Enterprise Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Total Expenditures	$ 1,109,643
TOTAL	$ 1,109,643

REVENUES. It is estimated that the following revenues will be available in the District I Water Enterprise Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Total Revenues	$ 1,015,926
Fund Balance Appropriated	93,717
TOTAL	$ 1,109,643

SECTION 7. DISTRICT II WATER SYSTEM ENTERPRISE FUND (Fund 65)

EXPENDITURES. The following amount is hereby appropriated in the District II Water System Enterprise Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Total Expenditures	$ 1,309,095
TOTAL	$ 1,309,095

REVENUES. It is estimated that the following revenues will be available in the District II Water Enterprise Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Total Revenues	$ 1,309,095
TOTAL	$ 1,309,095

SECTION 8. DISTRICT III WATER SYSTEM ENTERPRISE FUND (Fund 73)

EXPENDITURES. The following amount is hereby appropriated in the District III Water System Enterprise Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Total Expenditures	$ 1,729,678
TOTAL	$ 1,729,678

REVENUES. It is estimated that the following revenues will be available in the District III Water Enterprise Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Total Revenues	$ 1,729,678
TOTAL	$ 1,729,678

The following table lists the water rates for Fiscal Year beginning July 1, 2026 and ending June 30, 2027

Security Deposit – Water	$125
Security Deposit – Water/Sewer	$150
Activation Fee	$30
Flat Rate – Water	$30
Per Thousand – Water	$7
Flat Rate – Sewer	$30
Per Thousand – Sewer	$10
Late Fee	$30
NSF Fee	$30
Tap (3/4")	$1,500
Tap (1")	$1,850
Availability Fee	$12
Service Fee (during regular hours)	$30
Service Fee (after hours)	$50
Reconnect fee for NSF	$30
Hydrant Permit $5 per thousand	$50
Pool Permit $5 per thousand	$50

SECTION 9. ENHANCED 911 SYSTEM FUND (Fund 22)

EXPENDITURES. The following amounts are hereby appropriated for the Enhanced 911 System Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Emergency 911	$ 168,300

REVENUES. It is estimated that the following revenues will be available for the Enhanced 911 Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Total Revenues	$ 168,300
Fund Balance Appropriated	0
Total Revenues	168,300

SECTION 10. OCTENNIAL REVAULATION FUND (Fund 20)

EXPENDITURES. The following amounts are hereby appropriated for the Revaluation Fund for the operation of the County revaluation process for fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 200,000

REVENUES. It is estimated that the following revenues will be available in the Octennial Revaluation Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027

TOTAL	$ 200,000

SECTION 11. HEALTH INSURANCE FUND (Fund 30)

EXPENDITURES. The following amounts are hereby appropriated for the Health Insurance Fund for fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 4,000,000

REVENUES. It is estimated that the following revenues will be available in the Health Insurance Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 4,000,000

SECTION 12. DEED OF TRUST FUND (Fund 31)

EXPENDITURES. The following amounts are hereby appropriated for the Deed of Trust Fund for fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 300,000

REVENUES. It is estimated that the following revenues will be available in the Deed of Trust Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 300,000

SECTION 13. JAIL IMATE FUND (Fund 32)

EXPENDITURES. The following amounts are hereby appropriated for the Jail Inmate Fund for fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 75,000

REVENUES. It is estimated that the following revenues will be available in the Jail Inmate Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 75,000

SECTION 14. FINES AND FORFEITURES FUND (Fund 33)

EXPENDITURES. The following amounts are hereby appropriated for the Fines and Forfeitures Fund for fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 150,000

REVENUES. It is estimated that the following revenues will be available in the Fines and Forfeitures Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 150,000

SECTION 15. DSS REPRESENTATIVE PAYEE FUND (Fund 34)

EXPENDITURES. The following amounts are hereby appropriated for the DSS Representative Payee Fund for fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 325,000

REVENUES. It is estimated that the following revenues will be available in the DSS Representative Payee Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 325,000

SECTION 16. OPIOID FUND (Fund 36)

EXPENDITURES. The following amounts are hereby appropriated for the Opioid Fund for fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 325,000

REVENUES. It is estimated that the following revenues will be available in the Opioid Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 325,000

SECTION 17. TDA Funding

EXPENDITURES. The following amounts are hereby appropriated for the TDA Fund for fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 342,268

REVENUES. It is estimated that the following revenues will be available in the TDA Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

TOTAL	$ 342,268

SECTION 18. There is hereby levied on each marriage license issued during the fiscal year 2026-2027, a tax of $60.00. The proceeds of such tax shall be deposited in the General Fund.

SECTION 19. The County Manager is hereby authorized to transfer appropriations within funds as contained herein under the following conditions:

a. The manager may transfer amounts between objects of expenditure and between departmental appropriations in the same fund without limitation and without a report to the Board of Commissioners.

SECTION 20. Restricted Revenues: The Finance Director is hereby directed to fund appropriations which have specified revenues prior to funding with General Fund monies. This is to include but not limited to Fines and Forfeitures, ABC profits, Sales Tax, and State and Federal grants. That a non-profit corporation be continued to issue obligations to finance the purchase and/or constructions of fixed assets to include but not limited to utility lines and buildings.

SECTION 21. Encumbrances: All outstanding encumbrances from prior fiscal years are to be closed on June 30 for Fiscal Year 2025-2026. All Project Ordinances are continued.

SECTION 22. Budget Control: The Board of Commissioners in approving the Budget has utilized to the fullest extent possible its revenue sources. Over collections of revenue or unanticipated revenue sources cannot be expected to materialize during the year. It is therefore of utmost importance, and the County Manager is hereby directed, to initiate steps to ensure that the budget is fixed herein is complied with. The County Manager is further directed where it appears that costs may possibly exceed budget appropriations, to first take steps to contain costs by any necessary methods including reductions in services, prior to requesting budget amendment action by the Board of Commissioners.

SECTION 23.

A. Funds belonging to Warren County and deposited to the credit of the Warren County Operating Account and the Warren County Payroll Account may be withdrawn on signatures of Warren County Finance Director; Chairman, Warren County Board of Commissioners; Clerk to the Board of Commissioners. Warren County Manager has signatory authorization for contracts or agreements up to $50,000. All contracts for purchases or agreements with amounts over $50,000 are to be approved by the Warren County Board of Commissioners.

B. All funds belonging to Warren County and deposited to the credit of the Warren County Department of Social Services (DSS) Trust Fund Accounts shall be withdrawn only by checks signed by two of the following: Warren County Director of Social Services, Warren County Finance Director, and Warren County Manager. DSS Administrative Officer 2 will have signature authority to be utilized only if Finance Director and County Manager are unavailable.

C. All funds belonging to Warren County deposited to the Public School Building Capital Fund Disbursing Account may be withdrawn on the signature of Finance Director and Warren County Manager.

SECTION 24. There is hereby levied for the fiscal year 2026-2027, a license fee of $2.00 on each dog. The proceeds of such taxes shall be deposited in the General Fund.

SECTION 25. Copies of this ordinance shall be furnished to the Budget Officer and the Finance Director for direction in carrying out their duties.

This budget is prepared on a Category basis, and need not be amended unless actual budget expenditures exceed budgeted category appropriations.

Adopted this the 17th day of June 2026.

Paula Pulley

Paula Pulley, Clerk

STATE OF NORTH CAROLINA

B. Resolution Adopting Tar River Regional Hazard Mitigation Plan - Emergency Services Director Chris Tucker

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Resolution Adopting Tar River Regional Hazard Mitigation Plan was approved.

RESOLUTION
ADOPTING TAR RIVER REGIONAL
HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within Warren County, The Town of Norlina, Town of Warrenton, and The Town of Macon are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS Warren County desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000, as amended, states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five-year cycle; and

WHEREAS Warren County Emergency Management has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations and at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management, and that the plans have been updated in accordance with federal laws including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; the National Dam Safety Program Act, as amended; as required under regulations at 44 CFR Part 201, and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management; and

WHEREAS, it is the intent of the Board of Commissioners of Warren County to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County;

1

NOW, THEREFORE, be it resolved that the Board of Commissioners of Warren County hereby:

1. Adopts the Tar River Regional Hazard Mitigation Plan.

2. Vests Warren County Emergency Management with responsibility, authority, and the means to:

   (a) Inform all concerned parties of this action.
   (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.

3. Appoints Warren County Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Warren County Board of Commissioners for consideration.

4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the 17TH Day of June ,2026

Al Cooper Jr.

Name, Chair
Al Cooper Jr. Board of Commissioners

Attest:

Paula Pulley

Name, Clerk, Paula Pulley Clerk to the Board of Commissioners

Certified by: Paula Pulley

Date: June 17, 2026

STATE OF NORTH CAROLINA

C. Approval of Amendment #6 to FY26 Budget Ordinance - Finance Director Alice DeGaetano

On motion of Commissioner Hunt, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, Amendment #6 to the FY26 Budget Ordinance was approved.

D. Appointment of Alfred Richardson to Fill the Unexpired Term of Melissa Richardson on The Board of Health Ending December 2027

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, Alfred Richardson was appointed to fill the unespired term of Melissa Richardson on the Board of Health ending December 2027.

E. Data Centers - Planning/Zoning Administrator Mark Bloomer

Planning/Zoning Administrator Mark Bloomer provided an overview of Data Centers and moratorium requirements. Chairman Cooper requested that Mr. Bloomer continue to research and come back to the Board with information on what the next steps are.

F. FY26-27 NCACC Legislative Goals Proposal Submission

Goals noted for submission are:

1. Lottery Funds Expansion for Schools
2. Allowing people to live "off-grid" so that they are not forced to have electricity and water costs

G. Review of Volunteer Policy for Advisory Boards and Committees - County Attorney Shiekel Richardson and Clerk to the Board Paula Pulley

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Volunteer Policy for Advisor Boards and Committees with minor revisions was approved.

H. Review of Volunteer Policy for Unpaid/Non-Employee Personnel - County Attorney Shiekel Richardson and Clerk to the Board Paula Pulley

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Volunteer Policy for Unpaid/Non-Employee Personnel was approved.

I. Incentive Program for Project YEP - County Manager Crystal Smith

On motion of Commissioner Hunt, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, the continuation of the incentive program for Project YEP was approved.

J. Approval for Revised Warren County Memorial Library Board of Trustees By-Laws - Library Director Tanika Alston

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the revised Warren County Memorial Library Board of Trustees By-Laws were approved.

K. Closed Session in Accordance with NCGS 143-318.11(a)(3)

On motion of Commissioner Hunt, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, the Board entered Closed Session.

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

4. ADJOURN June 17, 2026 BOARD MEETING

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the June 17, 2026 Work Session was adjourned.

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Paula Pulley, Clerk to the Board

Update

PLANNING, ZONING AND CODE ENFORCEMENT DEPARTMENTS

New Construction

Lake Gaston

Inspections in the Field

New Housing

Businesses

Accessory Buildings

Additions

Renovations

Our Inspectors

Electrical

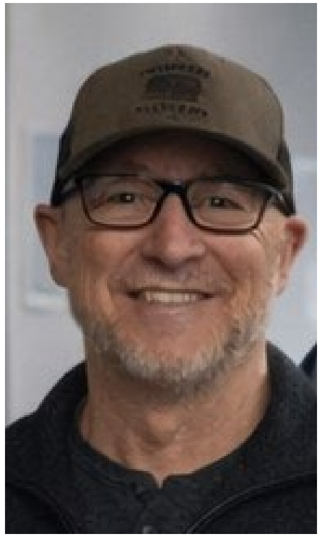
Mechanical

Plumbing

Building

Code Enforcement

Tim Short
Code Enforcement Officer



David Aloisio
Code Enforcement Officer

Sakima Mills
Code Enforcement Officer

Office Staff

Plat Review

Application Review

Zoning Review

Address Assignment

Inspection Scheduling

Navya Pendurkar
GIS Technician

Ann Wells
Senior Administrator

Mark Bloomer
Planning, Zoning and Code Enforcement Director

CURRENT PROJECTS

Subdivisions

- The Villas at Lake Gaston (337 lots)
- The Pointe at Kerr Lake (80 lots)
- The Meadows at Lake Gaston (42 lots)

New GIS Software (ArcGIS Pro)

- Ability to track development
- Benefits to multiple departments
  - Planning, Tax, 911, Env. Health, etc.

Unified Development Ordinance

- Updating of all ordinances
- Combining all ordinances into a UDO

CHALLENGES

- Testing and Certification for Code Enforcement Officers
- Search for Planner, if budget is passed

Permits Applied For

2026 (YEAR-TO-DATE)

236 Building Permits

- Includes Manufactured Homes, Site-Built/Modular, Additions, Accessory Buildings, Renovations, Boathouses/Docks, Commercial Buildings

287 Trade Permits

- Includes Electrical, Mechanical and Plumbing

179 Zoning Permits

104 E911 Address Applications

2025 (JAN-DEC)

487 Building Permits

- Includes Manufactured Homes, Site-Built/Modular, Additions, Accessory Buildings, Renovations, Boathouses/Docks, Commercial Buildings

625 Trade Permits

- Includes Electrical, Mechanical and Plumbing

363 Zoning Permits

116 E911 Address Applications

July 17, 2026
Warren County Board of Commissioners Meeting

Good evening, Chairman, Commissioners, county staff, and guests.

Thank you for the opportunity to provide an update on our office. I appreciate your continued support and the attention you give to the work being done across our department and your commitment to our office.

The Warren County Tax Department provides 67% of the revenue needed to keep the county moving forward, and we recognize the important responsibility we carry in serving both the county and its taxpayers.

Over the past several months, our office has remained focused on delivering efficient, accurate, and responsive service to the public. As with many local government offices, we continue to balance day-to-day operations with the growing expectations for timely communication, customer service, and accountability.

One of our key priorities has been maintaining consistent service to our residents while managing workload demands.

Our staff continues to work diligently to process requests, respond to questions, and assist citizens in a professional and respectful manner. I am proud of the commitment our team

has shown in keeping operations moving smoothly, especially during busy periods.

We have also continued to review our internal processes to identify areas where we can improve efficiency. This includes looking at workflow, communication methods, and opportunities to reduce delays wherever possible. Even small improvements in office procedures can make a meaningful difference in both staff productivity and the experience of the public we serve.

Another important area of focus has been responsiveness. Citizens expect clear information and timely follow-up, and we understand how important that is in building trust. We know that for many residents, their interaction with our office shapes their overall impression of local government service.

Our office has made a strong effort to ensure that questions and concerns are addressed as quickly and accurately as possible. Although we carefully explain the laws and regulations we are required to follow, we recognize that not all taxpayers will be satisfied with the outcome.

In addition, our team continues to adapt to changing needs, priorities, and the growth Warren County is experiencing. Whether it involves updates in procedures, coordination with other departments, or responding to new challenges, we remain committed to being flexible and solution oriented.

Good public service often requires not only consistency, but also the ability to adjust when circumstances change.

I also want to take a moment to recognize the staff in our office. Their dedication, professionalism, and willingness to serve the public are the foundation of everything we do. The work is often detailed and demanding, but they continue to approach it with a strong sense of responsibility and care. I am grateful for their efforts and proud of the service they provide to Warren County.

Looking ahead, our office will continue focusing on three main goals: maintaining dependable and respectful customer service, improving efficiency where possible, and supporting the needs of the citizens we serve.

We understand the importance of stewardship, transparency, and public trust, and we remain committed to those principles in our daily work.

In closing, thank you again for the opportunity to share this update. We value the support of the Warren County Board of Commissioners and look forward to continuing our work in service to the community.

Marian Cascone
Warren County Tax Administrator

Warren County Tax Department Collection Rate – June 17, 2026

December 2025 – 78.23%
January 2026 – 91.86%%
February 2026 – 92.87%
March 2026- 94.76%
April 2026 – 96.86%
May 2026 – 97.31%
As of 6/17/2026 – 97.45%

Implemented new Collections Process which began in March 2026:

Results:
Collected an additional
$111,906 in March
$128,588 in April
$125,771 in May

Business in Warren County.

Working with the NC Secretary of State to identify Warren County Businesses.
Working with Cherie Neilsen from Tourism to identify the Short-Term-Rentals.

We have mailed over 700 letters. The letters congratulate the taxpayer on their business and the wish of continued success. The letter also informs the taxpayer of their responsibilities as a business owner regarding Business Personal Property Tax.

2025 NC Property Tax Commission Appeals

During the 2025 Board of Equalization & Review appeal process, eleven taxpayers did not agree with the BOER decision and petitioned the NC Property Tax Commission. All were settled by the administrator prior to the hearings.

2026 Board of Equalization & Review.

FY 2026 we received 48 Informal Appeal. I settled all but two. The hearing was held on May 18^{t}. The BOER decided to reduce one parcel minimally due to a deck that had deferred maintenance and the other was determined a no change as the taxpayer did not present any evidence that the tax department's value was incorrect.

WARREN COUNTY VETERAN SERVICES
A YEAR OF IMPACT
July 2025 – June 2026

Serving more than 1,300 Veterans and their families through Advocacy, Education, Outreach, and Recognition

HISTORICAL & RECOGNITION INITIATIVES

- 6888th Day Proclamation
- 6888th Recognition Program
- Women Veterans Day Proclamation

COMMUNITY ENGAGEMENT & OUTREACH

- Beyond the Bulb
- Honorary Brick Campaign
- Hearts of Honor

VETERAN EDUCATION & RESOURCES

- Financial Friday
“You Work for Your Money; Let Your Money Work for You”
- WeWalk Smart Cane Initiative
Partnership with the Lions Club of Lake Gaston

PROFESSIONAL LEADERSHIP

- Lead Trainer
National Association of County Veterans Service Officers
Annual Conference – Reno, Nevada

Warren County Veteran Services extends sincere appreciation to the Warren County Board of Commissioners, County Manager, community partners, volunteers, and supporters whose continued commitment helps us serve veterans, surviving spouses, dependents, and their families throughout Warren County.

Jamytta Bell