



Board of Commissioners Regular Meeting

July 6, 2026

MINUTES

The July 6, 2026 Regular Meeting of the Warren County Board of Commissioners was called to order by Chairman Al Cooper, followed by a moment of silence and the Pledge of Allegiance. Commissioners present were Bertadean Baker, Victor Hunt, Angelena Kearney Dunlap, and Tare Davis. Others present were County Manager Crystal Smith, Assistant County Manager Matt Garner, County Attorney Shiekel Richardson, and Finance Officer Alice DeGaetano.

Commissioner Davis addressed the Board and those in attendance to explain why he has not been attending meetings in person recently. He stated that family illnesses have kept him away and asked for continued thoughts and prayers.

1. ADOPT SUGGESTED AGENDA

On motion of Commissioner Baker, seconded by Commissioner Kearney Dunlap, and duly carried by unanimous vote, the Suggested Agenda with the addition of Item 5D - Direct County Manager to Send Letter Requesting Dominion Energy Pay \$10 Million Over the Next Five Years to Control and Maintain the Aquatic Vegetation on Their Lake Gaston Property, and correction to wording of Item 7F - Resolution of the Warren County Board of Commissioners Authorizing the Second Amendment to an Interlocal Agreement for the Regional Stepping Up Initiative in Franklin, Granville, Halifax, Vance and Warren Counties, was approved.

2. PRESENTATIONS

A. VGCC Transportation Hub Update from Dr. Desmarais

Dr. Desmarais of Vance Granville Community College reported that the VGCC Board of Trustees has allocated \$5,000,000 to the Transportation Training Technology Center to be built in Warren County.

B. North Carolina Department of Commerce Community and Economic Development Strategic Plan

NC Main Street & Rural Planning Center Community Economic Development Planner Bruce Naeglen provided information on the scope of work for the proposed Strategic Economic Development Plan Project for Warren County. The scope of work includes:

1. Commissioners Adopt Redolution/Memorandum of Understanding
2. Guided Tour of Warren County
3. Facilitate Economic Positioning/Vision Statement Workshop
4. Manage County Assessment Process
5. Facilitate up to six Work Group meetings to provide input and feedback
6. Develop Warren County Strategic Economic Development Plan

C. Trillium Annual Report - Bobbie Lowe

Due to illness, Bobbie Lowe of Trillium will reschedule her report to the Board of Commissioners.

3. CITIZEN COMMENTS - REGULAR BOARD MEETING

1. Jim Nystrom stated that five counties each contribute \$116,000 per year for weed control on Lake Gaston, and Dominion Energy does not contribute at all even though they own property. Mr. Nystrom is requesting that Warren County write a letter requesting Dominion Energy to pay into the weed control system. He stated Northampton County has already provided a letter of request.

2. Scooter Boham, President of the Lake Gaston Association, also requested that Warren County provide a letter requesting Dominion Energy to pay for weed control.
3. Victoria Lehman stated that we need to advocate for the future by setting a moratorium on Data Centers. She stated that a moratorium is a good start, but saying no to Data Centers all together would be best.
4. Deborah Ferruccio thanked Assistant County Manager Matt Garner and Planning Director Mark Bloomer for recommending a moratorium on Data Centers. She stated that mega solar and mega data centers are not compatible with Warren County's rural values.
5. Ken Ferruccio stated that the transformation of Warren County and other counties along the northern border would have negative consequences and that we need to form alliances with other counties in the region to stop data centers. He stated a moratorium is needed.

4. CONSENT AGENDA

A. Approval of Minutes of June 1, 2026 Regular Meeting and June 17, 2026 Work Session

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the minutes of the June 1, 2026 Regular Meeting and June 17, 2026 Work Session were approved.

B. Tax Collector's Report for May 2026 Presented for Board's Information in Accordance with NCGS 105-350

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

C. Tax Release Requests (Over/Under \$100) in Accordance with NCGS 105-381 "Tax Payer's Remedies" for Information Only

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Tax Release Requests were approved.

5. COUNTY MANAGER'S UPDATE – Crystal Smith

A. Senior Center Director Position

County Manager reported that Tara Goolsby has been recommended to fill the vacant Senior Center Director position with a start date of August 1, 2026 and a starting salary of \$63,500.

B. UDO Update — Matt Garner, Assistant County Manager, and Mark Bloomer, Planning Director

Assistant County Manager Matt Garner and Planning Director Mark Bloomer provided the following timeline for the completion of the Unified Development Ordinance (UDO):

1. Planning Board Review #1
2. Planning Board Review #2 and Recommendation to the Board of Commissioners
3. Presentation to the Board of Commissioners at a Work Session for Consideration
4. Board of Commissioners Public Hearing on the UDO.

Once the Public Hearing is held, the Board of Commissioners can vote to adopt.

C. Update on Livestreaming of Board of Commissioners Meetings

Livestream will move to YouTube: YouTube Channel is: Warren County NC and the handle is @warrencountync857

It was noted that livestreaming of Warren County Board of Commissioners meetings will soon move to YouTube. The YouTube channel is Warren County NC and the handle is @warrencountync857.

D. Direct County Manager to Prepare a Letter Requesting Dominion Energy Contribute \$10 Million Over the next Five Years to Control and Maintain the Aquatic Vegetation on Their Lake Gaston Property

By consensus of the Board, the County Manager is directed to provide a letter requesting Dominion Energy to contribute \$10 Million over the next five years to control and maintain aquatic vegetation at Lake Gaston.

6. FINANCE - Alice DeGaetano

A. Amendment #1 to the FY27 Budget Ordinance

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, Amendment #1 to the FY27 Budget Ordinance was approved.

7. ACTION ITEMS

A. Appoint Voting Delegate for NACo Conference

Cair Cooper recommended Commissioner Kearney Dunlap to be the voting delegate for Warren County at the NACo Conference. On motion of Commissioner Hunt, seconded by Commissioner Baker, and duly carried by unanimous vote, Commissioner Kearney Dunlap will serve as voting delegate during the NACo Annual Conference.

B. Revised Planning Board Bylaws - Planning/Zoning Director Mark Bloomer

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the revised Planning Board Bylaws were approved.

C. Approve Engagement Agreement with McGuireWoods LLP and Authorize County Manager to Execute Agreements and Other Related Documents Necessary to Proceed with Evaluation and Structuring of Proposed New Market Tax Credit Financing for New Elementary School - County Attorney Shiekell Richardson

On motion of Commissioner Hunt, seconded by Commissioner Baker, and duly carried by unanimous vote, the Engagement Agreement with McGuire Woods LLP and authorization for County Manager to execute agreements and other related documents necessary to proceed with evaluation and structuring of proposed New Market Tax Credit Financing for New Elementary School was approved.

D. Acceptance of Sworn Report of Unpaid FY26 Property Tax and List of Unpaid FY26 Taxes that are not a Lien on Real Property - Tax Administrator Marian Cascone

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Sworn Report of Unpaid FY26 Property Taxes and List of Unpaid FY26 Taxes that are not a Lien on Real Property were accepted.

E. Acceptance of FY26 Tax Settlement Report and Charge Tax Collector with Taxes of FY27 - Tax Administrator Marian Cascone

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the FY26 Tax Settlement Report was accepted and the Tax Collector was charged with collection of FY27 taxes.

F. Resolution of the Warren County Board of Commissioners Authorizing the Second Amendment to an Interlocal Agreement for the Regional Stepping Up Initiative in Franklin, Granville, Halifax, Vance and Warren Counties - County Attorney Shiekell Richardson

On motion of Commissioner Hunt, seconded by Commissioner Baker, and duly carried by unanimous vote, Resolution of the Warren County Board of Commissioners Authorizing the Second Amendment to an Interlocal Agreement for the Regional Stepping Up Initiative in Franklin, Granville, Halifax, Vance and Warren Counties was approved.

G. Resolution Declaring Surplus Property and Authorizing Clerk to the Board to Dispose of Items Through Online Auction - Clerk to the Board Paula Pulley

On motion of Commissioner Hunt, seconded by Commissioner Baker, and duly carried by unanimous vote, the Resolution Declaring Surplus Property and Authorizing Clerk to the Board to Dispose of Items Through Online Auction was approved.

H. Approve Warren County Armory Civic Center Facility Use Fee Waiver Agreement for CARE dba John 3:16 Center on July 16, 2026 for a Community Listening Session

On motion of Commissioner Baker, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Warren County Armory Civic Center Facility Use Fee Waiver Application for CARE dba John 3:16 Center on July 16, 2026 for a Community Listening Session was approved.

I. Approve Memorandum of Understanding with North Carolina Department of Commerce to Facilitate the Development of a Comprehensive Economic Development Strategic Plan and

Resolution Requesting the Services of the NC Main Street and Rural Planning Center, Rural Planning Program to Assist with the Development of the Strategic Plan and Authorize County Manager and Community and Economic Development Commission to take Necessary Actions to Implement the Process - CEDC Director McKinley Perkinson

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Memorandum of Understanding with North Carolina Department of Commerce to Facilitate the Development of a Comprehensive Economic Development Strategic Plan and Resolution Requesting the Services of the NC Main Street and Rural Planning Center, Rural Planning Program to Assist with the Development of the Strategic Plan was approved and the County Manager and Community and Economic Development Commission were authorized to take necessary actions to implement the process.

J. Approval of Amendment to Audit Contract Moving Date for Submittal of Audit Report to Local Government Council (LGC) from December 31, 2025 to June 30, 2025 - Finance Officer Alice DeGaetano and Chuck Murray

On motion of Commissioner Hunt, seconded by Commissioner Baker, and duly carried by unanimous vote, the amendment to the Audit Contract moving the date for submittal of the Audit Report to Local Government Commission (LGC) from December 31, 2025 to June 30, 2026 was approved.

K. Approval for Purchase of 4 Dodge Durangos for Warren County Sheriff's Office in an Amount not to Exceed \$171,212.76 from Deacon Jones Dodge in Clinton, NC Under the North Carolina Sheriff's Association Contract and Authorize County Manager to Execute Documents - Sheriff John Branche

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Baker, and duly carried by unanimous vote, the purchase of 4 Dodge Durangos for Warren County Sheriff's Office in an amount not to exceed \$171,212.76 from Deacon Jones Dodge in Clinton, NC under the North Carolina Sheriff's Association Contract was approved, and the County Manager was authorized to execute related documents.

L. Approve Purchase of a Chevrolet Silverado for Warren County Sheriff's Office in an Amount not to Exceed \$50,751.18 from Capital Chevrolet Under the North Carolina Sheriff's Association Contract and Authorize County Manager to Execute Documents - Sheriff John Branche

On motion of Commissioner Hunt, seconded by Commissioner Baker, and duly carried by unanimous vote, the purchase of a Chevrolet Silverado for Warren County Sheriff's Office in an amount not to exceed \$50,751.18 from Capital Chevrolet under North Carolina Sheriff's Association Contract was approved, and the County Manager was authorized to execute related documents.

8. BOARDS/COMMITTEES/COMMISSIONS APPOINTMENTS AND REAPPOINTMENTS

A. Appointment of Joel Bartholomew (Fireman) and Joshua Compton (Fireman) to First Three-Year Terms on the Fire Commission Beginning July 1, 2026 and Ending June 30, 2029

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, Joel Bartholomew and Joshua Compton were appointed to first three-year terms on the Fire Commission beginning July 1, 2026 and ending June 30, 2029.

9. BOARD OF COUNTY COMMISSIONERS' UPDATES

Commissioner Hunt attended a youth ag camp function - A Place in the Country
Commissioner Kearney Dunlap toured the site of the future Farmers Market along with a host of other meetings.

Commissioner Cooper stated he attended everything he was supposed to attend.

10. CLOSED SESSION IN ACCORDANCE WITH NCGS 143-318.11(a)(4) FOR BUSINESS AND INDUSTRY EXPANSION

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

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

11. ADJOURN July 6, 2026 BOARD MEETING

On motion of Commissioner Kearney Dunlap, seconded by Commissioner Hunt, and duly carried by unanimous vote, the July 6, 2026 Board Meeting was adjourned.

Paula Pulley, Clerk to the Board