The Cleveland County Board of Commissioners met in a regular session on this date, at the hour of 6:00 p.m. in the Commission Chamber of the Cleveland County Administrative Offices.

**PRESENT:** Susan Allen, Vice-Chair
Johnny Hutchins, Commissioner
Ronnie Whetstine, Commissioner
Doug Bridges, Commissioner
Brian Epley, County Manager
Tim Moore, County Attorney
Phyllis Nowlen, Clerk to the Board
Kerri Melton, Assistant County Manager
Elliot Engstrom, Senior Staff Attorney
Chris Green, Tax Administrator
Shane Fox, Chief Financial Officer
Carol Wilson, Library Director
Karen Pritchard, Social Services Director
Scott Bowman, Maintenance Director
Lorie Poston, E-911 Communications Director
Perry Davis, Emergency Management Director/Fire Marshal
Greg Traywick, Cleveland County Extension Director
Paul Ezell, Chief Building Inspector
Betsy Harnage, Register of Deeds

**ABSENT:** Eddie Holbrook, Chairman

**CALL TO ORDER**

Vice-Chairwoman Allen called the meeting to order and Commissioner Bridges provided the invocation and led the audience in the Pledge of Allegiance.

**AGENDA ADOPTION**

**ACTION:** Commissioner Whetstine made the motion, seconded by Commissioner Bridges and unanimously approved by the Board to, **approve the agenda with the following addition to the Consent Agenda:**

D. Leadership Drive Access Agreement

**SPECIAL PRESENTATION**

Recognition of County Employee Education and Training in Fiscal Year 2017/2018: The Board recognized and congratulated County employees who have completed job related training or education over the past year. Professional development not only delivers benefits to the individual but it also delivers benefits to our organization and the public. Phyllis Nowlen, Clerk to the Board, read the following list, inviting employees to the front. Commissioners congratulated those employees on their accomplishments and a group photo was taken.

**Building Inspection**
- Colt Farrington – Level 3 Mechanical & Level 3 Building Certification

**Finance**
- Andrea Camp – Associates in Applied Science and Accounting

**Health Department**
- Catherine Mellon – BSN Western Carolina University
- Shelly Youngblood – BSN Appalachian State University
- Kayla Huss – BSN-University of North Carolina at Wilmington
- Tammy Cobb – MBA

**Register of Deeds**
- Betsy Harnage – Certified Register of Deeds
Susan Ledford – Certified Deputy IT/TECH

Tax Collections
- Necole Richards – Leadership Cleveland County

Social Services
- India Generette – MSW Winthrop University
- Gregory Grier – Doctorate of Education in Organizational Leadership
- Permonica Grant – BA in Technology Management

CITIZEN RECOGNITION

Lisa Borders, 2223 Elizabeth Avenue, Shelby – is President of the Omega Tem Omega chapter of Alpha Kappa Alpha (AKA) Sorority, Inc. AKA was founded in 1908 at Howard University in Washington, D.C. It is the first sorority by college educated African-American women. Currently there are over 300,000 members with 1,018 chapters and 9 conferences world-wide. Their mission is comprised of five goals which have remained unchanged from 1908. These standards are:

- Encourage and cultivate high scholastic and ethical standards
- Promote unity and friendship among college women
- Study and help alleviate problems concerning girls and women in order to improve their social stature
- Maintain a progressive interest in college life
- Be of service to all mankind

Omega Tem Omega chapter of Alpha Kappa Alpha Sorority, Inc is comprised of 15 women and was created on April 23, 2017 to serve Cleveland and Rutherford County. Since their inception, Omega Tem Omega has been active in serving the community by sponsoring food supply drives, assisting students who may need help purchasing school uniforms and awarded scholarships to several Cleveland County students. Ms. Borders thanked the Board for their time and looks forward to working with and supporting the Board in making Cleveland County a world class community which people seek to work, live and love.

CONSENT AGENDA

APPROVAL OF MINUTES

The Clerk to the Board included the Minutes of the October 2, 2018 regular meeting, in Board Members packets.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and passed unanimously by the Board to, approve the minutes as written.

TAX COLLECTOR’S MONTHLY REPORT

The Tax Collector provided Commissioners with the following detailed written report regarding taxes collected during September 2018.
TAX ABATEMENTS AND SUPPLEMENTS AND PENDING REFUNDS/RELEASES

The Tax Assessor provided Commissioners with a detailed written report regarding tax abatements and supplements during September 2018 as well as pending refunds/releases. The monthly grand total of tax abatements was listed as (-$129,541.37) and monthly grand total for tax supplements was listed as $2,548,795.44.

<table>
<thead>
<tr>
<th>TOTAL TAXES COLLECTED SEPTEMBER 2018</th>
<th>AMOUNT-REAL</th>
<th>AMOUNT-VEST</th>
<th>COMBINED AMT</th>
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<tr>
<td>2018</td>
<td>$3,152,651.00</td>
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<td>$3,152,651.00</td>
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<td>2017</td>
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<td>2015</td>
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<td><strong>TOTALES</strong></td>
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<td><strong>$101.30</strong></td>
<td><strong>$3,358,749.92</strong></td>
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<tr>
<th>TOTABLES</th>
<th>DISCOUNT</th>
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<tr>
<th>LEGAL FEES</th>
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<th>AMOUNT-VEST</th>
<th>COMBINED AMT</th>
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<tr>
<td>2018</td>
<td>$3,358,648.62</td>
<td>$101.30</td>
<td>$3,358,749.92</td>
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<p>| <strong>PENDING REFUNDS / RELEASES (DEEMED FOR APPROVAL)</strong> |
|-----------------|-----------------|-----------------|</p>
<table>
<thead>
<tr>
<th>NAME</th>
<th>YEAR</th>
<th>RECEIPT</th>
<th>NOTE</th>
<th>VALUE CHANGE</th>
<th>DISTRICT</th>
<th>RATE &amp; PERCENT</th>
<th>PAID</th>
<th>RELEASE</th>
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<td>DEERFIELD COUNTRY</td>
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| TOTAL | 19,465.26 | 0.00 |

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<th>NOTE</th>
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<th>RATE &amp; PERCENT</th>
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<td>(none current)</td>
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</table>

| TOTAL | 0.00 | 0.00 |
**ACTION:** Commissioner Hutchins made the motion, seconded by Commissioner Bridges, and unanimously adopted by the Board, to approve the Abatements and Supplements and Pending Refunds/Releases as submitted by the Tax Assessor.

**LEGAL: LEADERSHIP DRIVE ACCESS AGREEMENT**

Agreement between Cleveland County and Clearwater Paper allowing them to access Leadership Drive prior to final approval from NCDOT.

**REGULAR AGENDA**

**Agricultural Economic Development Update**

Vice-Chairwoman Allen recognized Greg Traywick, Cleveland County Extension Director, who presented the Agriculture Economic Development Update to the Board.
OUR Approach to Creating Economic Growth

1. Improve the profitability of existing farming operations.
2. Seize on opportunities for new sources of farm income.

CATALYST PROJECTS

• Regional Grain Project
• Aggregated Straw Bale Project

Regional Grain Project

Regional Grain Project

Improving Profitability of Row Crops

Field days, on-farm demonstrations, on-farm consultation and other programs that help growers minimize losses and maximize yields...

- Variety selection
- Soil fertility
- Insect management
- Plant density
- Rapid emergence
- Weed management
- Disease management
- Uniform planting
- Crop rotation

Enhancing the Marketing Infrastructure

Availability of a local state-of-the-art grain storage and buying station helps small-acreage grain farmers by...

- Reducing the time and cost required to load harvested grains to distant markets
- Eliminating the need for on-farm storage bins and related equipment
- Helping them market wisely and compensating them fairly for their crops
- Allowing them to harvest at peak quality (increasing value and avoiding losses)
- Allowing them to invest their savings into farm expansion/improvement

August 18, 2018: 137 farmers from an 8-county region attended the 2nd Annual Southwest Piedmont Corn & Soybean Field Day at ASR Grain Company in Shelby, NC.

The on-farm classroom provided farmers with the latest research findings and best management practices for row crop production.

"Craft distilleries, like craft breweries, are an offshoot of the larger 'local' movement in food and beverage. An increasing number of people want to know where things come from, who makes it, what's in it and how it's produced." - Pete Barger

Owner

Aerial of ASR Grain Facilities

"Craft distilleries, like craft breweries, are an offshoot of the larger 'local' movement in food and beverage. An increasing number of people want to know where things come from, who makes it, what's in it and how it's produced." - Pete Barger

Owner
Early Outcomes & Impacts...

More area farms are using the ASR Grain Company facility for marketing and other services.

Bringing trucks to the field for pick-up decreases cost for farmers and produces a higher quality product for resale.

Growing opportunities for farmers...

- Malting barley (~$7/bu.) is more valuable than winter wheat (~$4/bu.)
- Per acre income is greater from malting barley (~$200/ac.) than from winter wheat (~break-even).

New partnerships & revenue streams...

- ASR Grain custom cleans and bags barley grown at Biltmore House. This grain is malted by Riverbend and then used to brew Biltmore Beer Co. products at the estate.
- Pickup and marketing of corn and soybeans grown at Biltmore House

Growing a greater amount of the raw commodity used to manufacture mulch bales will reduce their dependence on third-party suppliers.

Expected Outcomes

Value-added manufacturing will increase steadily over the 3-year project period as more acres of corn are converted to switchgrass:

- Year 1 – 28%
- Year 2 – 56%
- Year 3 – 74%

During the project period, Wilson Farms will manufacture 1.1 million bales and generate $2.9 million in sales.

Blended Straw Bale Project

Largest family farming operation in Cleveland County
3,000 acres of row crops & 50 acres of commercial vegetables
Have processed and marketed wheat straw since 2001
Wheat straw is used extensively in the establishment of turfgrass.

Switchgrass (Panicum virgatum)

- High yields
- Low maintenance costs
- Environmental benefits
- Cheaper to produce ($19 per ton vs. $80 per ton for purchased straw)
- Blending adds value to mulch bales...
  - Improved texture
  - Better weed suppression
  - Longer persistence
  - Harbors fewer disease pathogens

What if nothing goes wrong?
Several developments under way are the Regional Grain Project in collaboration with ASR Grains located on New House Road in Shelby and the Aggregated Straw Bale Project in conjunction with Wilson Farms also located in Shelby. The Regional Grain Project was completed through a partnership with Cleveland County Economic Development Partnership (CCEDP). Mr. Traywick reviewed several positive aspects of Agribusiness in Cleveland County such as marketing infrastructure, opportunities for new crop growth, business to local farmers and expected sales in the coming years.

Vice-Chair Allen opened the floor to the Board for questions and discussion. Commissioner Hutchins asked about the status of the fruit farmers in the community. Mr. Traywick replied those farmers have maintained their crops and are holding steady. The Board thanked Mr. Traywick for the information and commended his staff for their continued hard work and dedication to the farmers of Cleveland County.

**SALE OF COUNTY AUCTIONED PROPERTY**

A public auction of County Owned property was held on October 10, 2018. Phyllis Nowlen, Clerk to the Board, presented bids for ten separate parcels. The County has owned these properties for over ten years and they have no beneficial use to the County. If approved these parcels will become taxable properties, will reduce liability to the County and will cut maintenance time and costs for the upkeep of these properties. It is staff’s recommendation the tax foreclosure properties be sold.

**ACTION:** Commissioner Hutchins made the motion, seconded by Commissioner Whetstine and unanimously approved by the Board to, approve the sale of Parcel #22052 to Bryan Wilson for $2,861.75.
ACTION: Commissioner Bridges made the motion, seconded by Commissioner Hutchins and unanimously approved by the Board to, approve the sale of Parcel #18744 to the City of Shelby for $2,272.14.

ACTION: Commissioner Bridges made the motion, seconded by Commissioner Whetstine and unanimously approved by the Board to, approve the sale of Parcel #71395 to the City of Shelby for $2,953.00.
ACTION: Commissioner Whetstine made the motion, seconded by Commissioner Hutchins and unanimously approved by the Board to, approve the sale of Parcel #22600 to Zena and Don Johnson for $200.00.

ACTION: Commissioner Hutchins made the motion, seconded by Commissioner Bridges and unanimously approved by the Board to, approve the sale of Parcel #26530 to Gwendolyn Gidney for $20.00.

ACTION: Commissioner Hutchins made the motion, seconded by Commissioner Bridges and unanimously approved by the Board to, approve the sale of Parcel #8805 to Janice Patrick for $800.00.
**ACTION:** Commissioner Whetstine made the motion, seconded by Commissioner Hutchins and unanimously approved by the Board to, *approve the sale of Parcel #24924 to Larry and Lynn Adams for $200.00.*

**ACTION:** Commissioner Bridges made the motion, seconded by Commissioner Whetstine and unanimously approved by the Board to, *approve the sale of Parcel #27699 to Eric Greene for $200.00.*

**ACTION:** Commissioner Hutchins made the motion, seconded by Commissioner Whetstine and unanimously approved by the Board to, *approve the sale of Parcel #19956 to Bryan Wilson for $200.00.*
**Properties in Kings Mountain**

**MYERS STREET**

- General Statutes allow the County to give property to other units of government for no consideration.
- County owns property in Kings Mountain of which it can make no beneficial use.
- City of Kings Mountain has requested that County give it the properties.
- At County auction, no one showed up to bid on these properties.

### Properties in Kings Mountain

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Address</th>
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</thead>
<tbody>
<tr>
<td>13347</td>
<td>106 Myers Street, Kings Mountain, NC 28086</td>
</tr>
<tr>
<td>8460</td>
<td>107 Myers Street, Kings Mountain, NC 28086</td>
</tr>
<tr>
<td>8450</td>
<td>108 Myers Street, Kings Mountain, NC 28086</td>
</tr>
<tr>
<td>44093</td>
<td>109 Myers Street, Kings Mountain, NC 28086</td>
</tr>
</tbody>
</table>

### Action Requested

**RESOLUTION**

- Motion and vote on resolution giving properties to City of Kings Mountain.

**RESOLUTION APPROVING CONVEYANCE OF PROPERTY TO THE CITY OF KINGS MOUNTAIN**

The County owns four (13347, 8460, 8450, 44093) on Myers Street in Kings Mountain. The County has owned these properties for years and they serve no beneficial use to the County. The City of Kings Mountain has indicated that it could make beneficial use of these properties. General Statute 160A-274 authorizes the County to convey the properties to Kings Mountain for no consideration. If approved, like the ones previously, will reduce liability to the County and cut maintenance time and costs for the upkeep of these properties. It is staff’s recommendation to convey these four tax foreclosure properties to the City of Kings Mountain.

**ACTION:** Commissioner Hutchins made the motion, seconded by Commissioner Bridges and unanimously approved by the Board to, **approve the sale of Parcel #21069 to Eric Greene for $500.00.**
Bricks from Dover Mill

- County plans to obtain bricks from historic sections of Dover Mill.
- General Statutes do not allow County to give away personal property to the public.
- Personal property valued at under $30,000 may be sold via private negotiation and sale.

ACTION: Commissioner Hutchins made the motion, seconded by Commissioner Whetstine and unanimously approved by the Board to, approve the resolution conveying parcels 13347, 8460, 8450 and 44093 to the City of Kings Mountain.

RESOLUTION AUTHORIZING THE SALE OF PERSONAL PROPERTY WORTH LESS THAN $30,000

The historic Doran Mill is scheduled to be demolished in the coming weeks. The historic bricks may have sentimental value to members of the public. General Statute 160A-266:267, allows the County to sell personal property valued at less than $30,000 to the public. If approved by the Board, historic bricks will be sold for $1.00 apiece. The Resolution allows for one brick per person and bricks will be on sale for one month or until the last brick is sold.
Vice-Chair Allen opened the floor to the Board for questions and discussion. Commissioner Hutchins stated other salvageable materials from the site such as beams and lettering may also hold value to the public and recommended the original resolution be amended to include any salvageable material that may be recovered.

**ACTION:** Commissioner Hutchins made the motion, seconded by Commissioner Bridges and unanimously approved by the Board to, **amend the Resolution to include salvageable materials such as beams and lettering.**

**Resolution Authorizing Sale of Personal Property Worth Less Than $30,000**

WHEREAS, Cleveland County owns or will own certain items of personal property valued at less than $30,000 that have or will become surplus to its current needs, and

WHEREAS, North Carolina General Statutes § 160A-266(c) permits the County to sell such property by private sale, upon authorization by the Board of Commissioners at a regular meeting and notice to the public; and

WHEREAS, the Board of Commissioners is convened in a regular meeting:

NOW THEREFORE, BE IT RESOLVED, the Board of Commissioners of Cleveland County resolves that:

1. The Board of Commissioners authorizes the County Manager to sell by private sale the following items of surplus personal property:
   
   Any salvageable materials, including bricks, that the County obtains from the Doran Mill following the building’s demolition.

2. The Senior Staff Attorney shall publish a notice summarizing this resolution, and no sale may be executed pursuant to this resolution until at least 10 days after the day the notice is published. The Senior Staff Attorney may, in the public notice, prescribe any additional requirements necessary to facilitate the sale, such as where and when the sale will take place, so long as such requirements are consistent with both this resolution and the General Statutes.

Adopted this the 10th day of October, 2018.

_Susan Allen, Vice-Chair_  
_Cleveland County Board of Commissioners_

**ATTEST:**

_Phyllis Nowlin, Clerk_  
_Cleveland County Board of Commissioners_

**ACTION:** Commissioner Hutchins made the motion, seconded by Commissioner Bridges and unanimously approved by the Board to, **approve the amended Resolution authoring the sale of personal property worth less than $30,000 and designate County Staff to facilitate any necessary requirements needed for the sale completion.**
PARTNERS BEHAVIORAL HEALTH BOARD

ACTION: Commissioner Whetstine made the motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board, to appoint Daryl Cook to serve as a member of this board, filling the unexpired term of Alex Bell whose term is scheduled to conclude June 30, 2021.

COMMISSIONER REPORTS

Commissioner Bridges – stated the Cleveland County Fair ended with 147,000 people in attendance. This is a fifty percent increase from last year. He also gave an update on the construction modifications at the Shelby/Cleveland County Airport.

Commissioner Whetstine – attended the funeral for Kings Mountain Police Chief Jerry Tessneer. Chief Tessneer was only Chief for just over a year and the city will now begin the process of hiring a new police chief.

Commissioner Hutchins – gave an update on several functions he has attended such as the Board of Directors Meeting for the North Carolina Association of County Commissioners (NCACC) and the Council of Aging Board Meeting.

Vice-Chair Allen – advised events and festivals throughout the County are about to increase due to the fall and holiday season.

ADJOURN

There being no further business to come before the Board at this time, Commissioner Hutchins made the motion, seconded by Commissioner Whetstine, and unanimously adopted by the Board, to adjourn the meeting. The next meeting of the Commission is scheduled for Tuesday, November 6, 2018 at 6:00 p.m. in the Commissioners Chamber.