

**CLEVELAND COUNTY BOARD OF COMMISSIONERS**

**February 16, 2010**

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:** Jo Boggs, Chairwoman  
Johnny Hutchins, Vice-Chairman  
Eddie Holbrook, Commissioner  
Ronald J. Hawkins, Commissioner  
David C. Dear, County Manager  
Bob Yelton, County Attorney  
Kerri Melton, County Clerk  
April Crotts, Deputy Clerk  
Eddie Bailes, Assistant County Manager  
Chris Green, Tax Administrator  
Chris Crepps, Finance Director  
Bill McCarter, Planning Director  
Alexis Pearson, Human Resources Director  
David Allen, *The Star*  
Danielle Anzelone, *Cleveland Headline News*  
Other individual names on file in the Clerk's Office

**ABSENT:** Mary Accor, Commissioner

**CALL TO ORDER**

Chairwoman Jo Boggs called the meeting to order and led the audience in the "Pledge of Allegiance" to the flag of the United States of America. Chairwoman Boggs then provided the invocation.

**AGENDA ADOPTION**

**ACTION:** Ronnie Hawkins made the motion, seconded by Eddie Holbrook, and unanimously adopted by the Board, to *adopt the agenda as presented by the County Clerk.*

**CITIZENS RECOGNITION**

No citizens came before the board.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

There being no corrections, additions or deletions to the minutes of *January 19, 2010*, motion was made by Ronnie Hawkins, seconded by Eddie Holbrook and unanimously adopted by the Board, to *approve the minutes as written.*

**TAX COLLECTOR'S MONTHLY REPORT**

The Tax Collector provided Commissioners with a detailed written report regarding taxes collected during *January 2010* (copy found on Page \_\_\_\_\_ of Minute Book 31).

**TAX ABATEMENTS AND SUPPLEMENTS**

The Tax Assessor provided Commissioners with a detailed written report regarding tax abatements and supplements during *January 2010*. The monthly grand total of tax abatements was listed as (\$20,715.36); and, the monthly grand total for tax supplements was listed as \$36,289.60.

**LIBRARY: BUDGET AMENDMENTS (BNA #050)**

**ACTION:** Ronnie Hawkins made the motion, seconded by Eddie Holbrook, and unanimously adopted by the Board, *to approve the following budget amendment:*

<u>Account Number/Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
010.441.4.810.16	Sheriff/Contributions/Donations	\$ 75.	
010.441.5.790.00	Sheriff/Donations/Contributions	75.	

*Explanation of Revisions: Request approval to budget donation received from a private citizen who stated it was a small contribution to the good job the Cleveland County Sheriff's Office was doing.*

**TAX DEPARTMENT: ADVERTISE OF TAX LIENS ON REAL PROPERTY**

Per NCGS 105-369, uncollected taxes for the current year that are a lien on real property must be advertised in a newspaper having general circulation in the taxing unit. Upon receipt of the Tax Collector's report in February, the governing body must order the Tax Collector to advertise tax liens.

**ACTION:** Ronnie Hawkins made the motion, seconded by Eddie Holbrook, and unanimously adopted by the Board, *to authorize the tax collector to, on or about March 22, 2010, advertise tax liens on real property that remain unpaid as of March 8, 2010.*

**PLANNING DEPARTMENT: ZONING MAP AMENDMENT –WAYNE WINFIELD SR. (Case 10-05)(approximately 15 acres along Polkville Road NC226) (Schedule a public hearing for March 2, 2010)**

**ACTION:** Ronnie Hawkins made the motion, seconded by Eddie Holbrook, and unanimously adopted by the Board to *approve scheduling the public hearing as requested.*

**PLANNING DEPARTMENT: ZONING MAP AMENDMENT –TIM BRADSHAW (Case 10-06)(property located at 1302 S. Post Road) (Schedule a public hearing for March 2, 2010)**

**ACTION:** Ronnie Hawkins made the motion, seconded by Eddie Holbrook, and unanimously adopted by the Board to *approve scheduling the public hearing as requested.*

**PLANNING DEPARTMENT: ZONING MAP AMENDMENT –LARRY LAIL (Case 10-07)(several parcels along S. Lafayette Street) (Schedule a public hearing for March 2, 2010)**

**ACTION:** Ronnie Hawkins made the motion, seconded by Eddie Holbrook, and unanimously adopted by the Board to *approve scheduling the public hearing as requested.*

**REGULAR AGENDA**

**TRAVEL AND TOURISM LODGING NEEDS ASSESSMENT**

Chairwoman Boggs introduced Jackie Sibley, Cleveland County Travel and Tourism Director. Last month, Ms. Sibley requested proposals from several companies for a Lodging Needs Assessment. In order for a developer to receive financing on a new hotel property, banks require the developer to have a third party report discussing the need for lodging in the area. A \$35,000 proposal was received

from PKF Consulting. However, Ms. Sibley negotiated the contract down to \$25,000. Ms. Sibley recommended PKF Consulting complete the Lodging Needs Assessment and requested \$15,000 from Cleveland County. The City of Kings Mountain and the City of Shelby will each pay \$5,000 towards completion of the assessment.

The Lodging Needs Assessment will not only address the current lodging needs but will also address the needs including several potential projects (American Legion World Series) and projects which are currently underway (Scruggs Center, LeGrande Conference Center and the Duke Energy Training Facility). The report will discuss the economic impact of these projects on Cleveland County and will establish a target market for the Conference Center.

Commissioners asked several questions. Ms. Sibley explained that the project would target not only standard hotels but also Bed & Breakfasts and Boutique Hotels. The assessment will take approximately three months to complete. An employee from PKF Consultants has already visited Cleveland County and Ms. Sibley described him as very honest. He said, "I don't see anyone building right now but completion of this assessment will have Cleveland County ahead of the game when the Conference Center, Duke Training Center, etc. are completed and the economy turns around."

**ACTION:** Ronnie Hawkins made the motion, seconded by Eddie Holbrook, and unanimously adopted by the Board, *to approve \$15,000 in funding for a Lodging Needs Assessment Study for Cleveland County, North Carolina.*

#### **TOWN OF POLKVILLE PROPERTY PURCHASE**

A group of volunteers have created a committee in hopes of developing a sports complex in upper Cleveland County. They have looked at several sites but have not found a location that would suit their needs. They then, examined the possibility of creating this sports complex in conjunction with the existing Polkville Park. The committee felt as though this option would have the greatest benefit for the citizens. County Manager David Dear was visited by several members of this committee as well as the Mayor of Polkville. The Town of Polkville has agreed to gift, to Cleveland County, approximately 53 acres (the existing Polkville Park) that they received through a PARTF grant. This property will need to be used for recreation facilities as outlined in the covenants agreed to in the PARTF grant contract. Mr. Dear recommended that the county purchase an additional approximately 27 acres owned by Anne Hare which adjoins the existing park. The Town of Polkville has signed an option for this property which can be transferred to Cleveland County. The purchase price is \$5,000 per acre. The Town of Polkville has secured the option with a deposit. In the future, Cleveland County will lease this property to the Upper Cleveland Committee who will build and maintain the sports complex.

Commissioner Hutchins stated, "I think that this is a great opportunity for us to partner with the upper end of the county. We have partnered with the Kings Mountain Gateway Trails and the Broad River Greenway. This is perfect because the infrastructure is already in place."

David Dear noted that the Capital Reserve Fund will be used to fund this project.

**ACTION:** Ronnie Hawkins made the motion, seconded by Johnny Hutchins, and unanimously adopted by the Board, *to accept assignment of an option from the Town of Polkville to purchase approximately 27 acres of land from Anne Hare and to exercise the option and purchase the property for \$5,000 per acre (copy of option found on Page \_\_\_\_\_ of Minute Book \_\_\_\_\_).*

**ACTION:** Johnny Hutchins made the motion, seconded by Ronnie Hawkins, and unanimously adopted by the Board, *to accept approximately 53 acres from the Town of Polkville to be used for a sports complex in Upper Cleveland subject to the covenants and restrictions currently on the property. Acceptance also subject to approval from the North Carolina Division of Parks and Recreation (copy of covenants found on Page \_\_\_\_\_ of Minute Book \_\_\_\_\_).*

#### **COMMISSIONER REPORTS**

Commissioner Hawkins has been working on the Kings Mountain Main Street Board. A new restaurant will be opening in Kings Mountain. Many events have been taking place at the Joy Performance Center.

Cleveland County has been selected as one of the final three host cities for the American Legion World Series. Representatives from the National Office will visit Cleveland County in March. Commissioner Holbrook thanked the efforts of volunteers.

Commissioner Hutchins, Chairwoman Boggs and County Manager David Dear met with Southern Power. Southern Power will break ground in the next couple of months.

#### **ADJOURN**

There being no further business to come before the Board at this time, Ronnie Hawkins made the motion, seconded by Eddie Holbrook, and unanimously adopted by the Board, to adjourn the meeting. The next regular meeting of the Commissioners is scheduled for *Tuesday, March 2, 2010 at 6:00 p.m.* in this Commission Chamber.

---

*Rebecca Jo Powell Boggs, Chairwoman  
Cleveland County Board of Commissioners*

---

*Kerri Melton, County Clerk  
Cleveland County Board of Commissioners*