

**Cleveland County Board of Commissioners**  
**January 20<sup>th</sup>, 2015:**

The Cleveland County Board of Commissioners met in a regular session on Tuesday, January 20<sup>th</sup>, 2015 at 6:00 p.m. in the Commission Chamber of the Cleveland County Administrative Office.

**PRESENT:** Jason Falls, Chairman  
Eddie Holbrook, Vice-Chairman  
Johnny Hutchins, Commissioner  
Susan Allen, Commissioner  
Jeff Richardson, County Manager  
Bob Yelton, County Attorney  
Henry Earle, County Clerk  
April Crotts, Deputy Clerk  
Chris Greene, Tax Administrator  
Allison Mauney, Human Resources Director  
Bill McCarter, Planning Director

**CALL TO ORDER**

Chairman Falls called the meeting to order and then led the audience in the Pledge of Allegiance and provided the invocation for the meeting.

**AGENDA ADOPTION**

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

## **CITIZEN RECOGNITION**

- Karen Clarke: 35 Drury Lane, Shelby. Mrs. Clarke gave the clerk copies of “Why Casinos Matter” for each of the board members to have.
- Dina Spencer: 108 Wilcourt Drive, Kings Mountain. Ms. Spencer said she used to be in support of the casino but after reading the Bible found the casino to be against its teaching.
- David Jenkins: 235 Borders Road, Blacksburg, South Carolina. Mr. Jenkins wanted to show that there was opposition outside of Cleveland County and that the Lord is not pleased with the casino.
- Buford Burton: 322 Margrace Road, Kings Mountain. He wanted to remind the commissioners that there were more people against the casino than for it. He asked for the commissioners to discuss this as a regular agenda item so there will be discussion, not one sided communication.

## **CONSENT AGENDA**

**ACTION:** Commissioner Hawkins made the motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board, to approve the following items:

**MINUTES:** There being no corrections, additions or deletions, the Minutes of the January 6<sup>th</sup>, 2015 regular meeting and were presented and approved as written.

**TAX ADMINISTRATION:** 76.24% of taxes had been collected through December 31<sup>st</sup>, 2014, 1.5% ahead of last year.

**TAX ASSESSOR:** Abatements for December 2014 were \$13,749 and supplements were \$25,466.43.

**SHERIFF'S OFFICE:** The Sheriff's office requested the addition of 2 FTE deputies allocated to the patrol division. The Sheriff's department had recently completed a needs per capita study, realizing the department was underserved. The employees would be paid for with lapsed salary from the department.

**EMERGENCY MEDICAL SERVICES:** EMS is currently staffing 24/7 with a mix of full time and part time employees. After a thorough review the request is to create 6 full time staff, to help better control part time hours and retain quality paramedics.

**ECONOMIC DEVELOPMENT:** Dover Technology wants to update their incentive contract for one year to complete demolition work on the Dover Mill spot. Dover Technology intends to keep the 3 story building currently on site, which will be of more value if not demolished. Commissioner Hawkins wanted to ensure that this company will not come back in one year wanting another extension.

## **REGULAR AGENDA**

**EXTERNAL AUDIT PRESENTATION:** Chairman Falls introduced Brian Epley, Finance Director for Cleveland County, who in turn introduced Bryan Lackey from Martin Starnes Accounting Firm. Mr. Lackey presented the commissioners with their audit findings, giving the county an unmodified

opinion, which is the highest rating one can receive. General fund balance, property taxes and collection rates were all up from previous years. General fund balance increased by \$1.7 million. Chairman Falls asked for the percentage of the fund balance and Mr. Epley said 16.44%. County manager Richardson noted that there were 13 suggestions last year for improvement and that no improvement suggestions were given for the current year, praising Mr. Epley and the finance department for their work over the last year. Commissioner Holbrook congratulated the finance team as well and then stressed the commitment the board has made toward superior performance. Chairman Falls then congratulated the finance team for being so diligent at moving forward and making strides. Commissioner Hutchins made the motion, seconded by Commissioner Hawkins and unanimously approved, to accept the auditor's report.

**MINIMUM HOUSING CODE VIOLATION:** 3520 Bridges Dairy Road.

Chairman Falls called Bill McCarter, Planning Director, to the podium. Mr. McCarter said the planning department has been working on this case since 2005, and continued to be lenient and give the owner many extensions but as of December 2013 nothing has been done. The home is dilapidated and no one lives there. Mr. McCarter showed pictures of the property. He asked for the Commissioners to give permission for the Planning Department to

begin demolition and charge it to the property owner, as outlined in the following ordinance.

**AN ORDINANCE AUTHORIZING THE CODE ENFORCEMENT OFFICER TO DEMOLISH A MOBILE HOME AT 3520 BRIDGES DAIRY ROAD**

**WHEREAS**, pursuant to the provisions of Chapter 160A, Article 19, Part 6 of the North Carolina General Statutes, the dwelling located at 3520 BRIDGES DAIRY ROAD, Cleveland County, North Carolina has been inspected and found to be unfit for human habitation and to otherwise constitute a danger to persons and a threat to the health and welfare of the citizens within Cleveland County; and

**WHEREAS**, according to the procedures provided by law, the owner(s) of said property have been given notice of the aforesaid inspection, defective conditions, determination and order to bring said property into compliance with the minimum housing code of Cleveland County and the State of North Carolina by appropriate repair and/or demolition of said dilapidated dwelling; and

**WHEREAS**, the owner(s) have not complied with the Findings and Order by the Code Enforcement Officer within the period allowed by law; and **WHEREAS**, the said dwelling remains, at this time, unfit for human habitation, dilapidated, and a danger to the health and safety of the citizens of Cleveland County and should be demolished in order to prevent and alleviate such danger and dilapidated conditions;

**NOW, THEREFORE, BE IT ORDAINED BY THE CLEVELAND COUNTY BOARD OF COMMISSIONERS** that the dilapidated dwelling located at **3520 BRIDGES DAIRY ROAD**, (Parcel 73478) now or formerly owned by Vincent Edward Reiman; shall be demolished, and a lien placed against the property for the costs incurred by the county as provided by GS160A-443(6). Adopted and

approved this the 20th day of January 2015 by the Cleveland County Board of Commissioners in open session.

Commissioner Hawkins made the motion, seconded by Commissioner Allen and unanimously adopted by the Board, to approve the ordinance.

**MINIMUM HOUSING CODE VIOLATION:** 526-1 Battleground Avenue.

Mr. McCarter said Ms. Greenleaf, the property owner, is deceased and the attorney has not been helpful in getting the work done. The property has been abandoned for years and the planning department requests permission to demolish as outlined in the ordinance below:

**AN ORDINANCE AUTHORIZING THE CODE ENFORCEMENT OFFICER TO DEMOLISH A DWELLING  
AT 526-1 BATTLEGROUND AVENUE**

**WHEREAS**, pursuant to the provisions of Chapter 160A, Article 19, Part 6 of the North Carolina General Statutes, the dwelling located at 526-1 BATTLEGROUND AVENUE, Cleveland County, North Carolina has been inspected and found to be unfit for human habitation and to otherwise constitute a danger to persons and a threat to the health and welfare of the citizens within Cleveland County; and

**WHEREAS**, according to the procedures provided by law, the owner(s) of said property have been given notice of the aforesaid inspection, defective conditions, determination and order to bring said property into compliance with the minimum housing code of Cleveland County and the State of North Carolina by appropriate repair and/or demolition of said dilapidated dwelling; and

**WHEREAS**, the owner(s) have not complied with the Findings and Order by the Code Enforcement Officer within the period allowed by law; and **WHEREAS**, the said dwelling remains,

at this time, unfit for human habitation, dilapidated, and a danger to the health and safety of the citizens of Cleveland County and should be demolished in order to prevent and alleviate such danger and dilapidated conditions;

**NOW, THEREFORE, BE IT ORDAINED BY THE CLEVELAND COUNTY BOARD OF COMMISSIONERS**

that the dilapidated dwelling located at 526-1 BATTLEGROUNDAVENUE, (Parcel 6466) now or formerly owned by Martha Greenleaf; shall be demolished, and a lien placed against the property for the costs incurred by the county as provided by GS160A-443(6). Adopted and approved this the 20th day of January 2015 by the Cleveland County Board of Commissioners in open session.

A motion was made by Commissioner Hawkins, seconded by Commissioner Hutchins, and approved unanimously, to adopt the ordinance outlined above.

**MAP AMENDMENT-CAROLINA THREAD TRAIL MASTER PLAN:**

Mr. McCarter said each county is responsible for 100 miles of thread trail and they wanted to amend the master plan by eliminating the bike path section of NC-10 near Casar and turning it into a secondary trail, and making an abandoned Norfolk Southern rail corridor into a future piece of the Carolina thread trail. Commissioner Hawkins asked why they needed to drop NC-10. Mr. McCarter said it won't be dropped, just turned into a secondary trail. It was a bike trail, which can be somewhat dangerous and the abandoned rail corridor will be much safer. Commissioner Allen asked if it would rule Cleveland County out of contention for money and Mr.

McCarter said no, because the thread trail money usually isn't given for bike lanes. Commissioner Hutchins asked about Patterson Springs and Earl to which Mr. McCarter said both communities are excited about being a part of it. Commissioner Hutchins made a motion to change the Carolina Thread Trail Master Plan to the planning board's recommendation, seconded by Commissioner Allen, and unanimously approved by the Board.

### **COMMISSIONER'S REPORTS:**

**Commissioner Hawkins:** Commissioner Hawkins said his auto-immune system was not happy and he apologized for missing two recent meetings but he hopes he will be back full time at this point.

**Commissioner Allen:** Commissioner Allen said she had a busy few weeks and had been very impressed with Commissioner Hutchins and his work. She had been to every fire house Saturday in the county and got to see volunteer fire houses and how they operate.

**Commissioner Hutchins:** Commissioner Hutchins went to Pinehurst to do goal setting and wanted the state to push for more funding for Veteran's services. Commissioner Hutchins said it's a win win for the county. The MPO meets Thursday and he will be taking a letter of opposition to the MPO based on the Commissioner's discussion from 1/6/15.



**Commissioner Holbrook:** Commissioner Holbrook said he was proud to be in Raleigh the previous week seeing Kings Mountain's own Tim Moore become Speaker of the House. Thursday (1/22/15) is the showing of Carl White's documentary "The History and Future of Cleveland County" and everyone is invited.

**Commissioner Falls:** It has been an exciting and busy time in Raleigh. Several commissioners did Martin Luther King Jr. celebrations and that on February 17<sup>th</sup> Little Miss Shelby and Little Miss Cleveland County would be invited to the commissioner's chambers.

### **MOTION TO RECESS TO RECONVENE**

Chairman Falls entertained a motion to recess to reconvene the meeting on Tuesday, February 3, 2015 at 2:00 p.m. in the Lane Alexander Conference Room. Commissioner Hutchins made the motion to recess to reconvene the meeting, it was seconded by Commissioner Holbrook and unanimously approved. The meeting will reconvene at 2:00 p.m. in the R. Lane Conference Room on Tuesday, February 3, 2015.