

**Cleveland County Board of Commissioners**  
**April 17, 2018**

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:** Eddie Holbrook, Chairman  
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  
Allison Mauney, Human Resources Director  
Shane Fox, Chief Financial Officer  
Chris Green, Tax Administrator  
Perry Davis, Emergency Management Director/Fire Marshall  
Kristin Reese, Cleveland County Economic Development Partnership, Executive Director  
Betsy Harnage, Register of Deeds

**CALL TO ORDER**

Chairman Holbrook called the meeting to order and Tax Administrator Chris Green led the audience in the Pledge of Allegiance and provided the invocation for the meeting.

**AGENDA ADOPTION**

**ACTION:** Commissioner Hutchins made the motion, seconded by Commissioner Allen and unanimously approved by the Board to, *approve the agenda.*

**CITIZEN RECOGNITION**

No citizens registered to speak.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

The Clerk to the Board included the Minutes of the *April 3, 2018 regular meeting*, in Board Members packets.

**ACTION:** Commissioner Hutchins made a motion, seconded by Commissioner Whetstine, 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 *March 2018.*

TOTAL TAXES COLLECTED MARCH 2018			
YEAR	AMOUNT-REAL	AMOUNT-VEH	
DEF REV	\$0.00	\$0.00	\$0.00
2017	\$821,032.69	\$0.00	\$821,032.69
2016	\$49,726.09	\$0.00	\$49,726.09
2015	\$16,527.28	\$0.00	\$16,527.28
2014	\$5,169.98	\$0.00	\$5,169.98
2013	\$2,691.58	\$663.30	\$3,354.88
2012	\$600.24	\$723.15	\$1,323.39
2011	\$150.29	\$414.92	\$565.21
2010	\$341.98	\$316.15	\$658.13
2009	\$842.92	\$165.88	\$1,008.80
2008	\$615.96	\$136.58	\$752.54
2007	\$0.00	\$0.00	\$0.00
	\$0.00		
	\$0.00		
TOTALS	\$897,699.01	\$2,419.98	\$900,118.99
DISCOUNT	\$7.68		
INTEREST	\$44,556.63	\$1,455.88	\$0.00
TOLERANCE	(\$16.24)	(\$2.49)	(\$18.73)
ADVERTISING	\$2,430.17	\$2,632.63	
GARNISHMEN	\$9,088.03		
NSF/ATTY	\$268.01		
LEGAL FEES	\$193.63		
TOTALS	\$954,226.92	\$6,506.00	\$960,732.92
MISC FEE	\$0.00	\$0.00	\$0.00
TAXES COLL	\$954,226.92	\$6,506.00	\$960,732.92
DEF	\$5,456.06	\$5,643.85	\$0.00
DISC	(\$21.63)	\$959,870.77	\$0.00
TOL	\$0.10	\$0.00	\$0.00
INT	\$209.32		
TOTAL UNCOLLECTED TAXES MARCH 2018			
	AMOUNT-REAL	AMOUNT-VEH	COMBINED AMT
2017	\$2,358,560.54	\$0.00	\$2,358,560.54
2016	\$630,492.33	\$0.00	\$630,492.33
2015	\$363,081.13	\$0.00	\$363,081.13
2014	\$304,482.99	\$0.00	\$304,482.99
2013	\$169,200.73	\$71,103.80	\$240,304.53
2012	\$118,301.60	\$81,687.94	\$199,989.54
2011	\$85,670.47	\$60,756.88	\$146,427.35
2010	\$76,559.69	\$55,538.96	\$132,098.65
2009	\$74,702.18	\$52,075.77	\$126,777.95
2008	\$55,012.14	\$63,009.22	\$118,021.36
2007	(\$0.00)	\$0.00	(\$0.00)
	\$4,236,063.79	\$384,172.57	\$4,620,236.36
DEF REV	\$20,325.11	\$0.00	\$20,325.11
TOTAL UNCOLLECTED	\$4,256,388.90	\$384,172.57	\$4,640,561.47

**TAX ABATEMENTS AND SUPPLEMENTS**

The Tax Assessor provided Commissioners with a detailed written report regarding tax abatements and supplements during *March 2018*. The monthly grand total of tax abatements was listed as (\$2,036.74) and monthly grand total for tax supplements was listed as \$7,442.79.

**EMERGENCY MANAGEMENT: BUDGET AMENDMENT (BNA #042)**

**ACTION:** Commissioner Hutchins made a motion, seconded by Commissioner Whetstine, and unanimously adopted by the Board to, *approve the following budget amendment:*

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
010.445.4.310.00	83552-4400	Emergency Mgmt/Federal Govt Grant	\$18,017.00	
010.445.5.910.00	83552-4400	Emergency Mgmt/Capital Equipment	\$18,017.00	

*Explanation of Revisions: Emergency Management Performance Grant funds of \$18,017.00 were received after the successful completion of selected projects. The funding will allow for the purchase of a drone with flier capabilities with heat signatures to assist in detection of wildfire origins to assist with the location of fires in heavily wooded areas or rough terrain. The device also has the technology to assist in the search for a missing person as well as law enforcement use in looking for fugitives.*

**SHERIFF'S OFFICE: BUDGET AMENDMENT (BNA #043)**

**ACTION:** Commissioner Hutchins made a motion, seconded by Commissioner Whetstine, and unanimously adopted by the Board to, *approve the following budget amendment:*

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
010.441.4.810.15		Sheriff's Office/Donations-Canines	\$1,395.00	
010.441.4.810.16		Sheriff's Office/Fundraiser-Canines	\$7,126.00	

010.441.5.790.15	Sheriff's Office/Donations-Canines	\$1,395.00
010.441.5.790.16	Sheriff's Office/Fundraiser-Canines	\$7,126.00

Explanation of Revisions: To budget \$8,521 in donations received and proceeds from the fair and t-shirt sales; to be used for canine division expenses.

**PLANNING DEPARTMENT: RE-ZONING CASE 18-07; PARCEL 4749 at 133 DAVES ROAD**  
**(Schedule Public Hearing for May 1, 2018)**

Chris Kinchen, with Faulk & Foster Real Estate, is requesting on behalf of Verizon Wireless, to rezone Parcel 4749 at 133 Daves Road Residential (R) to Neighborhood Business Conditional District (NB-CD) for the purpose of placing a telecommunication tower on the property.

**ACTION:** Commissioner Hutchins made a motion, seconded by Commissioner Whetstine, and unanimously adopted by the Board to, ***approve scheduling the public hearing as requested.***

**PLANNING DEPARTMENT: RE-ZONING CASE 18-09; PARCELS 31081 & 31082 at 3711 LAVISTA DRIVE**  
**(Schedule Public Hearing for May 1, 2018)**

Steve Bowen has applied to rezone Parcels 31081 and 31082 located at 3711 Lavista Drive from Residential (R) to General Business (GB). These parcels are just west of the City of Shelby along Highway 74 and are currently zoned Restricted Residential (RR). Mr. Bowen owns parcel 32750 for his automobile service business and requests to rezone the two parcels for the purpose of expanding his existing business.

**ACTION:** Commissioner Hutchins made a motion, seconded by Commissioner Whetstine, and unanimously adopted by the Board to, ***approve scheduling the public hearing as requested.***

**PUBLIC HEARINGS**

**ALBEMARLE CORPORATION INDUSTRIAL INCENTIVE GRANT MODIFICATIONS**

Chairman Holbrook recognized Kristin Reese, Executive Director of the Cleveland County Economic Development Partnership (CCEDP), to present a proposal for modifications to the Albemarle Corporation Industrial Incentive Grant. In August of 2017, Albemarle Corporation, an existing manufacturer in Kings Mountain, announced plans to expand its operations locally, by adding 170 new jobs and making approximately \$10.5 million dollars in new capital investment, which included the proposed construction of a new building on site and the purchase of new machinery and equipment. Preceding the company's public announcement, and in an effort to support the proposed new growth, the Cleveland County Board of Commissioners unanimously approved an incentive grant for the expansion project. Months after the Board approved the incentive grant for the project, CCEDP was informed by Albemarle's attorneys that the construction estimates for the new building came in significantly higher than the company originally anticipated, and company officials were forced to find an alternative solution that would bring the construction costs down closer to the original budget estimates. The more cost-effective solution that Albemarle will be moving forward with is to expand off the existing building versus construction of a stand-alone building. This design modification resulted in the new capital investment projected for the expansion project decreasing from \$10.5 million dollars to \$8.4 million dollars. Because the expanded existing facility option will have less square footage than the originally contemplated standalone building, the

company will be forced to reduce the number of new jobs that they plan on creating at the Cleveland County location from 170 to 80. The average annual wage is anticipated to be slightly lower from what the company originally projected – decreasing from \$78,225 to \$71,000 but is still higher than Cleveland County's average wage. It is the recommendation from CCEDP Staff to approve the proposed modifications to the Albemarle Corporation's existing incentive agreement.

Chairman Holbrook opened the floor to the Board for questions. Commissioner Hutchins stated this is a drastic cut in employment, is there anything that can be included in the modifications to help add to the number of new jobs and if not, would this have a direct affect to the incentive package with Albemarle? Mrs. Reese replied they are not recommending to modify the existing grant terms, primarily due to Albemarle only slightly reducing their capital investment which still falls in the threshold with other approved projects and grants that offered 50% less than what Albemarle is currently proposing. Commissioner Hutchins followed up by inquiring again about the number of jobs that was reduced. Mrs. Reese stated Albemarle is still looking to create 170 positions total, but the new jobs would not be in Cleveland County. Those spots would be moved to the corporate headquarters but added this is still a good project overall Commissioner Allen inquired if the company still has a business plan growth. Mrs. Reese answered they did; operations are strong, they are well capitalized and are great corporate citizens. Chairman Holbrook added the growth potential for this project in enormous. Albemarle has been specific with their approach on growth and expansion. Their long-range plan has shown no negatives thus far and has been extremely positive. Chairman Holbrook asked Mrs. Reese to give a brief synopsis of what Albemarle is for citizens who may not know what it is. Mrs. Reese stated Albemarle is an extremely high-tech and innovated lithium mining facility located in Kings Mountain. Several years ago, they moved their company headquarters from Louisiana to Charlotte, North Carolina and last year acquired Rocket Lithium in Cleveland County in a huge expansion project. The lithium produced is used to power and operate electric vehicles.

Chairman Holbrook opened the Public Hearing at 6:17 pm for anyone wanting to speak for or against the against the Albemarle Corporation Industrial Incentive Grant modifications.

**Bill Watson, 200 S. Lafayette St., Shelby** – spoke in favor of the grant modifications. He explained although there are changes to the initial agreement, this is still a great opportunity for Cleveland County with new capital investment and high paying skilled positions which are above the average wage for manufacturing workers in the County. He concluded by thanking the Board for their continued support of economic development and business growth in Cleveland County.

Hearing no further comments, Chairman Holbrook closed the Public Hearing at 6:18 pm. (Legal Notice was published in the Shelby Star on Thursday, April 5, 2018).

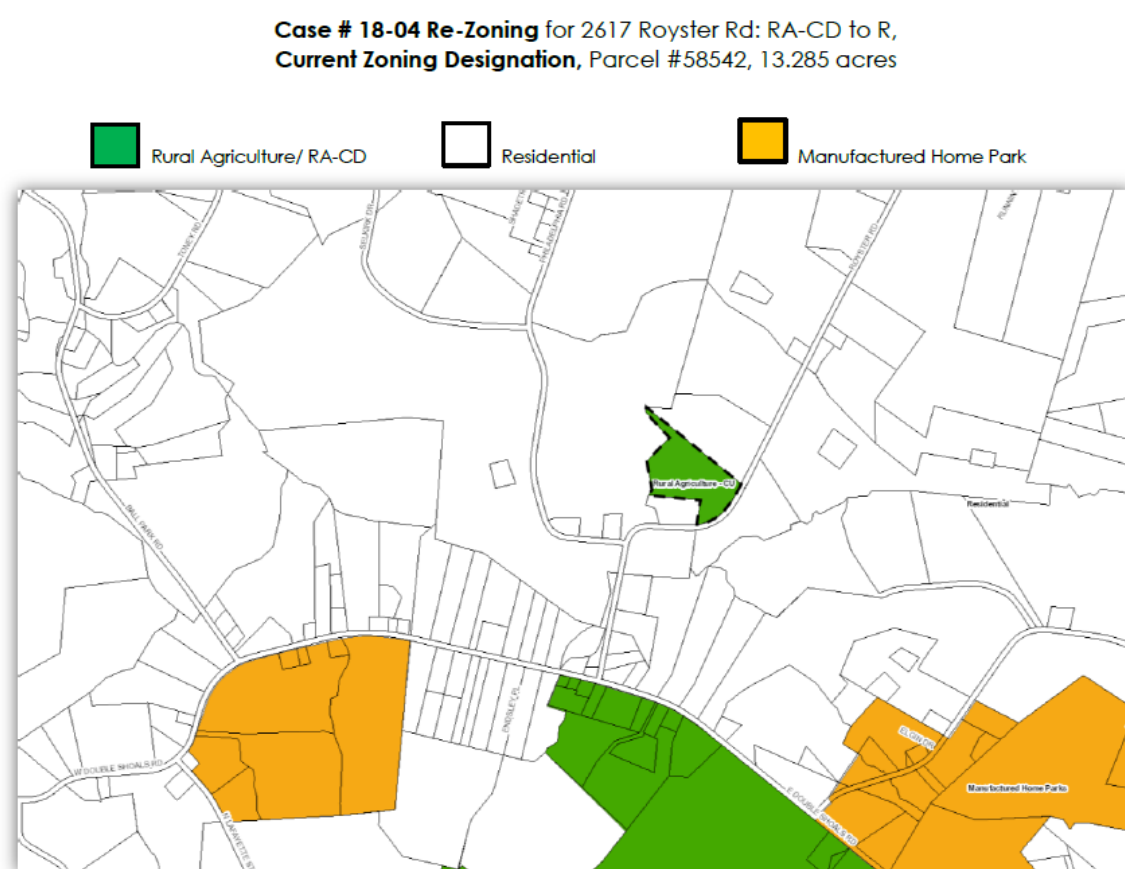
Chairman Holbrook opened the floor to the Board again for questions and discussion. Commissioner Hutchins stated although he questioned the number of jobs that have been cut in the incentive agreement, he thinks this is still a good investment. Commissioner Whetstine explained, being in the construction business, he

understands the reasoning of the proposed modifications. The economy is on the rise and with that, prices of construction are also going up. He closed stating if this was the first time this incentive agreement was a brand-new project that was being presented to the Board, there is no reason to think they wouldn't approve it.

**ACTION:** Commissioner Whetstine made a motion, seconded by Commissioner Bridges, and passed unanimously by the Board to, ***approve the proposed modifications to the Albemarle Corporation's existing incentive agreement.*** (copy found on Page \_\_\_\_\_ of Minute Book \_\_\_\_\_).

**PLANNING DEPARTMENT: ZONING CASE 18-04; PARCEL 58542 AT 2617 ROYSTER ROAD**

Chairman Holbrook called Henry Earle, Planner for Cleveland County, to the podium. Mr. Earle stated Rhonda Clark, Senior Vice President for Bank of the Ozarks, is requesting to rezone Parcel 58542 at 2617 Royster Road from Rural Agriculture-Conditional Use (RA-CU) to Residential (R) to revert the property use back to residential. At the October 3, 2006 Board of Commissioners meeting, the Board voted to rezone parcel 58542, located at 2617 Royster Road, from Residential to Rural Agriculture-Conditional Use for the purpose of building a motorcycle repair shop. The Bank of the Ozarks, Inc. has acquired this property and wishes to sell it for residential use. The current conditions put on this property do not allow it to be used for anything other than a motorcycle repair shop. The bank, therefore, is requesting to rezone the property back to its pre-2006 zone of Residential. The area surrounding 2617 Royster Rd. is zoned Residential and the land use plan designates this area and the surrounding area as future Residential. This case was brought before the Planning Board on March 27, 2018 and voted unanimously to recommend approving the rezoning request from Rural Agriculture-Conditional Use (RA-CU) to Residential (R). They noted this is inline with the Land Use Map's designation of Residential (R) for the area. This would put Parcel 58542 into the same zoning district as those parcels around it and would make it more accessible for potential buyers.



Chairman Holbrook opened the Public Hearing at 6:23 pm for anyone wanting to speak for or against the rezoning case 18-04; Parcel 58542 at 2617 Royster Road.

Hearing no comments, Chairman Holbrook closed the Public Hearing at 6:24 pm. (Legal Notice was published in the Shelby Star on Friday, April 6, 2018 and Friday, April 13, 2018).

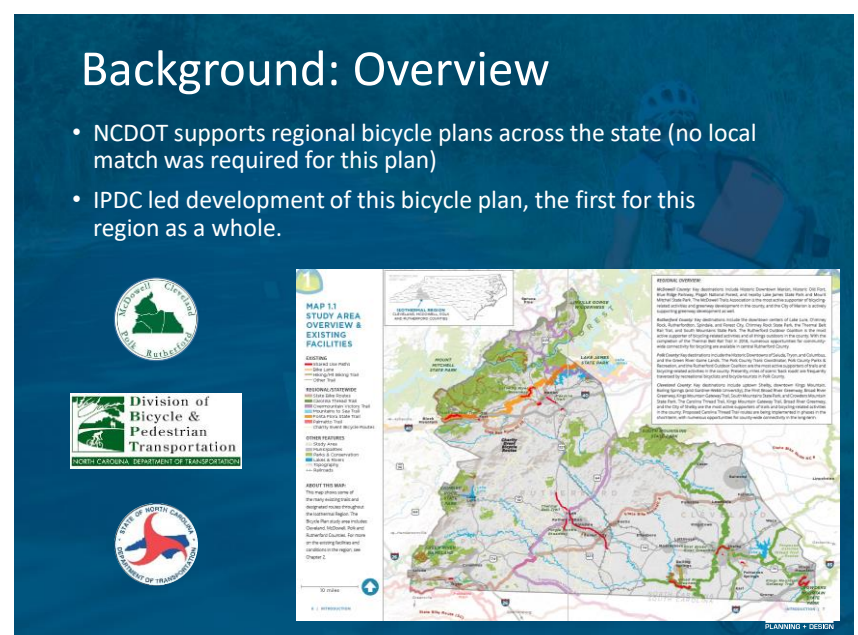
Chairman Holbrook opened the floor to the Board for questions and comments. Commissioner Bridges stated this was a reasonable and logical request to re-zone Parcel 58542 back to Residential (R).

**ACTION:** Commissioner Bridges made a motion, seconded by Commissioner Hutchins, and passed unanimously by the Board to, *approve the request to rezone Parcel 58542 at 2617 Royster Road from Rural Agriculture-Conditional Use (RA-CU) to Residential (R) as it would be consistent with the Land Use Plan.*

## **REGULAR AGENDA**

### **ISOTHERMAL REGIONAL BICYCLE PLAN**

Chairman Holbrook invited Steve Bzomowski, Senior Planner with Alta Planning & Design, Inc to the podium to present the Isothermal Regional Bicycle Plan. Mr. Bzomowski explained the Isothermal Planning and Development Commission (IPDC) and the North Carolina Department of Transportation (NCDOT) are working together to create safe and connected routes for bicycling in the Isothermal region. The IPDC was awarded a planning grant from the NCDOT to develop a regional comprehensive bicycle transportation plan that covers Cleveland, McDowell, Polk and Rutherford Counties. Alta Planning & Design has been hired by the IDPC to develop the plan. This plan aims to use bicycling as a tool for improving mobility, safety, health, economy, environment and an overall quality of life. The purpose of the plan is to identify opportunities for constraints for bicycling in the Isothermal Region and to establish recommendations for improvement. The plan will provide the framework for NCDOT, local governments and non-profit/private sector partners to enhance bicycling as a normalized mode of transportation and recreation for residents and visitors alike, improving access, connectivity and safety.



# Background: Purpose

- MOBILITY:** Bicyclists will have a connected network of bicycling infrastructure for transportation and recreation purposes.
- SAFETY:** Bicyclists of all ages and abilities will experience greater separation from motor vehicles and a culture of bicycling acceptance.
- ECONOMY:** Bicyclists will help diversify and boost the regional economy through tourism and increased business revenues.
- QUALITY OF LIFE:** Bicyclists will have greater opportunity to live healthy lifestyles and have access to the beauty of the Isothermal region.



## THE STEERING COMMITTEE INCLUDED REPRESENTATIVES FROM THE FOLLOWING AGENCIES & ORGANIZATIONS:

- Active Routes to School
- Town of Boiling Springs
- Carolina Thread Trail
- Cleveland County
- Town of Columbus
- Town of Forest City
- Gaston-Cleveland-Lincoln Metropolitan Planning Organization
- Isothermal Planning & Development Commission
- Isothermal Rural Planning Organization
- City of Kings Mountain
- Town of Lake Lure
- City of Marion
- McDowell Trail Association
- NCDOT Divisions 12, 13 & 14
- NCDOT Division of Bicycle and Pedestrian Transportation
- Polk County
- Polk County - Fit, Fresh and Friendly
- Polk County Trails Group
- Rutherford County
- Town of Rutherfordton
- Rutherford Outdoor Coalition
- City of Saluda
- City of Shelby
- Town of Spindale
- Town of Tryon

## Project Steering Committee



## Planning Process: Outreach



- Over **500** participants in public comment forms
- Over **200** public comments through online mapping and stakeholder outreach
- Public outreach at **8** community events/open house opportunities

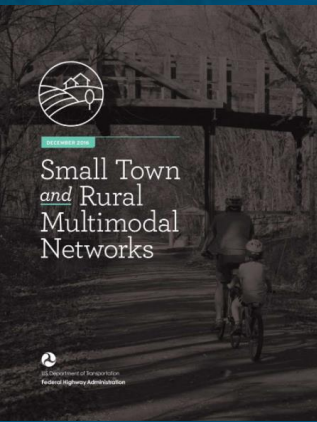


## Safety & Infrastructure

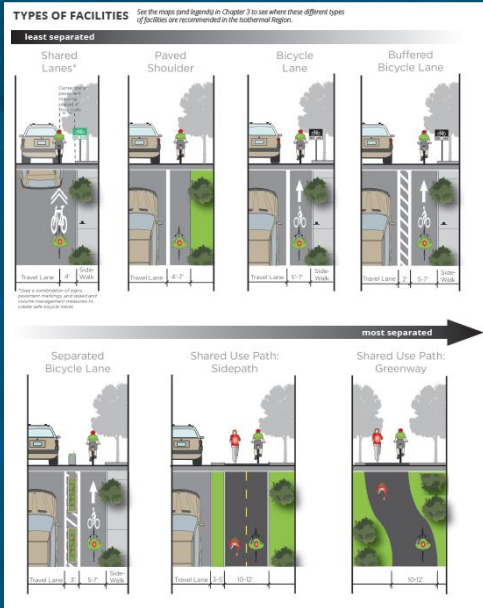
What is the likelihood that the following types of bicycling facilities would influence you to bike more often? (% responding "VERY LIKELY" shown below)



## Types of Recommendations



<http://ruralsdesignguide.com/>



## Basis of Recommendations

The proposed greenways and bikeways network is a result of a collaborative planning process that involved public engagement, data collection, and technical analysis.

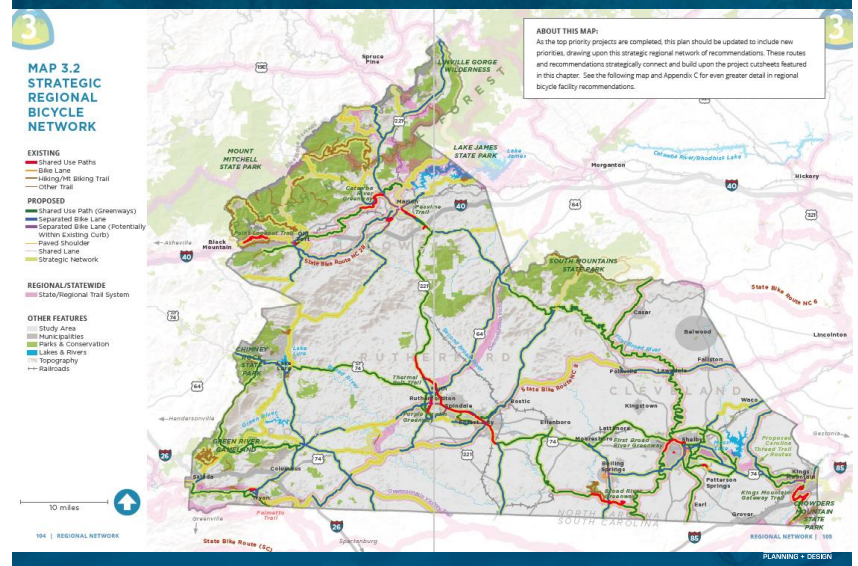
- COMMITTEE & PUBLIC INPUT**  
Key opportunities and constraints from online and in-person committee & public feedback (Map 2.1)
- CONNECTING DESTINATIONS**  
Downtowns, parks, schools, commercial areas, rail trails, greenway trails, state and regional bike routes (Map 1.1)
- MAPPING ANALYSIS**  
Bicycle Level of Comfort (Map 2.2)  
Bicycle Crashes (Map 2.3)
- EXISTING PLANS & FACILITIES**  
Existing & Past Planning Efforts (Map 2.4)
- PROJECT PRIORITIZATION**  
See project list and prioritization factors on following pages.

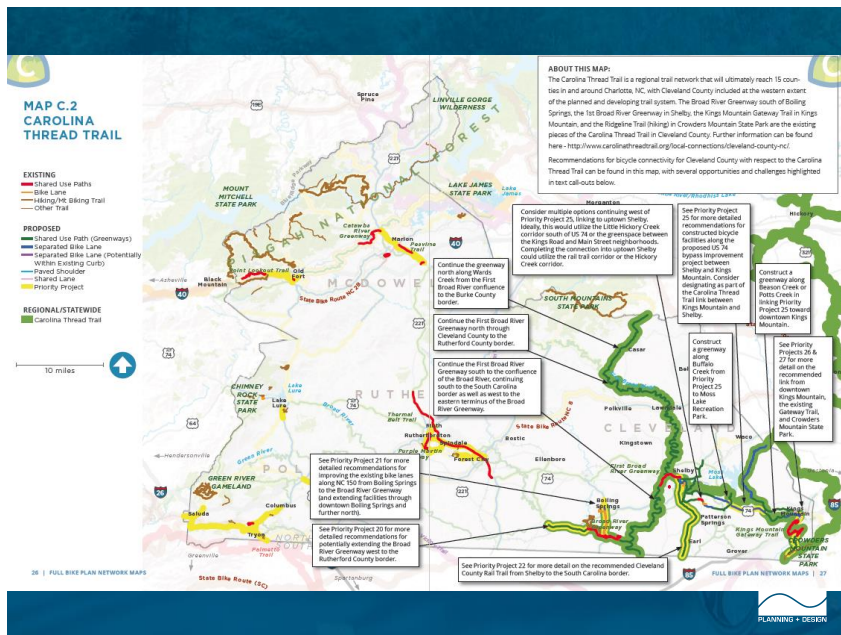


## Plan features detailed recommendations for 27 priority projects across the region (8 in Cleveland County)...

Short-term priority projects	
20	Broad River Greenway Extension
21	Boiling Springs to the Broad River Greenway - Separated Bicycle Lanes
22	Cleveland County Rail Trail
23	1st Broad River Greenway to Cleveland County Rail Trail
24	Uptown Shelby - Lafayette Street
25	Shelby to Kings Mountain - US 74 Service Road
26	Downtown Kings Mountain to the Gateway Trail
27	Gateway Trail to Crowders Mountain State Park

## ...and establishes a vision for long-term projects





### Example Policy Considerations

- Each jurisdiction decides what works for them; Plan provides suggestions for consideration
- Examples:
  - Complete Streets
  - Accommodating bicycle facilities and parking with new development
  - Street connectivity in new developments
  - Bicycle-friendly rumble strips

Example lane-narrowing opportunity, N Main St Balling Springs, NC

### Example Program Recommendations

### Bicycle Brochure Maps

### How to Use this Plan

- Helps inform decision-making for roadway projects
- Project sheets and cost estimates inform specific projects
- Ideas for programs, policies, funding & design
- Cite the plan in grant applications and funding requests
- Use brochure maps to promote bicycling and tourism

### THANK YOU!

Karyl Fuller, GISP, CZO  
Senior Planner, IPDC  
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Steve Bzomowski, AICP  
Senior Planner, ALTA  
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Chairman Holbrook opened the floor to the Board for any questions and discussion. Commissioner Allen stated there are towns and the County itself who are currently working on developing trails and bicycle paths in their municipality – will this Isothermal Regional Bicycle Plan over step those communities with the two separate projects? Mr. Bzomowski replied the IPDC Bicycle Plan includes multi-jurisdictional involvement and coordination. The IPDC will incorporate all surrounding area trails, plans, and paths in their plan. The project steering committee includes representatives from the surrounding counties, towns, NCDOT divisions, Metropolitan Planning Organization (MPO) and trail associations to ensure nothing is missed, overlooked or disregarded. Chairman Holbrook stated, for further clarification, the primary purpose of this plan is to create linkage, cooperation and coordination between all the entities that are involved. Mr. Bzomowski stated that was absolutely correct and reiterated they are not seeking any funding only a resolution of support for the Isothermal Regional



Bicycle Plan. Commissioner Whetstine stated the Health Department has a “Living Healthy Cleveland County” website that shows citizens the trails, parks, places to buy fresh produce, healthy places to eat, etc. in Cleveland County and feels that would be an excellent asset to link on the websites. Mr. Bzomowski agreed and advised he would bring the information to the steering committee for further action.

**ACTION:** Commissioner Allen made the motion, seconded by Commissioner Whetstine and unanimously approved by the Board to, ***approve the adoption of Resolution 06-2018 in Support of the Isothermal Regional Bicycle Plan.***

  
"Cleveland County Grows Greater"

**Resolution** Number 06-2018

**A RESOLUTION IN SUPPORT OF THE ISOTHERMAL REGIONAL BICYCLE PLAN**

**WHEREAS**, cities, towns, and regions around the country are increasingly recognizing the benefits that bicycle-friendly communities offer in terms of quality of life to residents and visitors; and

**WHEREAS**, representatives from counties, municipalities, transportation agencies, planning agencies, bicycling clubs, trail organizations, and multiple NCDOT divisions in the Isothermal region of North Carolina have worked cooperatively for over a year on the Isothermal Regional Bicycle Plan (the Plan) in order to make bicycling a safe and accessible form of transportation and recreation; and

**WHEREAS**, there were 86 reported bicycle crashes from 2007-2014 that have resulted in 45 or more injuries and three fatalities in the region; and


**WHEREAS**, the Plan will improve the quality and safety of bicycling through new and improved infrastructure, policies and programs, for all types of bicyclists; and

**WHEREAS**, the Plan will increase transportation choices by improving connectivity of the bicycle network while increasing accessibility to key destinations throughout the region; and

**WHEREAS**, BlueCross BlueShield North Carolina has stated that every \$1 investment in trails for physical activity can save about \$3 in medical expenses; and

**WHEREAS**, the Plan will improve health and wellness by increasing access to bikeways, thereby offering more opportunities for recreation, active transportation, and physical activity; and

**WHEREAS**, a study from a neighboring county to the Isothermal region (Greenville County, SC) has demonstrated that the Swamp Rabbit Trail's economic impact in the county is approximately \$7 million per year; and



**WHEREAS**, an East Coast Greenway Alliance study has demonstrated that the 70-mile segment of the East Coast Greenway in the Triangle region of North Carolina generates a baseline economic impact of approximately \$27 million per year; and

**WHEREAS**, the Plan promotes bicycle-related tourism and economic development for communities in Polk, Rutherford, McDowell and Cleveland Counties; and

**WHEREAS**, this Plan included an open and participatory process, with over 400 public survey and online mapping comments, with in-person public outreach opportunities in each county; and


**WHEREAS**, 91% of survey respondents said they would be very likely to bike more often if more bicycle lanes physically separated from roadways were available; and

**WHEREAS**, it is envisioned that a more bicycle-friendly Isothermal region would offer multiple quality of life benefits to residents and visitors by increasing public safety, supporting health and the environment, expanding choices for mobility, and growing the economy and tourism in local communities throughout the region; and


**WHEREAS**, supporting this resolution does not replace any local plans nor dedicate any funding, but rather indicates a willingness to support the Plan.

**NOW THEREFORE, BE IT RESOLVED** that the Cleveland County Board of Commissioners hereby supports the Isothermal Regional Bicycle Plan.

**ADOPTED THIS 17th DAY OF April, 2018.**

  
Eddie Holbrook, Chairman  
Cleveland County Board of Commissioners

**ATTEST:**

  
Phyllis Nowlen, Clerk  
Cleveland County Board of Commissioners



### **COUNTY PROPERTY SALE – 1515 CHERRYVILLE ROAD**

Chairman Holbrook recognized County Manager Brian Epley to present bids received for the County Property Sale at 1515 Cherryville Road. Mr. Epley stated Cleveland County currently leases a small piece of property to American Tower for a functioning cell tower located on Cherryville Road. Cleveland County was approached by American Tower regarding purchase of the leased property. Staff has analyzed the impending use of the property overtime for economic development, additional landfill buffer, or other general use and has not identified any long-term value or use to the County. In 1989, Cleveland County purchased 919 acres that makes up the current landfill facility. The property above is part of this 919-acre tract. The cost of the 919 acres was \$568,000 or \$618 per acre. The monthly lease payment with American Tower is \$1,331 and is adjusted every five years for inflation. The lease can be canceled at any time, by either party with 60 days written notice. The property was surveyed in early March and on March 12, 2018, a Public Notice for Sale of County Property was placed in the Shelby Star requesting anyone interested in purchasing this property to submit a sealed bid to the County Clerk containing an offer on or before April 14th. Phyllis Nowlen, County Clerk, received one sealed bid and on April

16th opened the bid document. The bid for this one-acre tract was received from American Tower in an amount of \$218,000. Other benefits of selling the one-acre tract include the reduction of Risk Management and Liability, a large return on investment from purchase to sale and a reduction of non-programmed land stock. Staff recommends accepting the offer of purchase of the one-acre tract from American Tower in the amount of \$218,000 and directs the proceeds from the sale be earmarked to the County's Capital Improvement Fund.

Chairman Holbrook opened the floor to the Board for any questions and discussion. Commissioner Hutchins inquired about the lease terms and payments with American Tower. Mr. Epley advised the County receives roughly \$1,300/month in rent from American Tower and the agreement states the lease can be canceled at any time so there is no guarantee of return for the County. The agreement also specifically states if technology changes or the tower becomes obsolete, American Towers can terminate the lease at any time with a written notice. Mr. Epley added if the bid is approved, wording would be included in the purchase and sale contract concerning the decommissioning of the tower and the County having first right of refusal should American Tower want to sell the land.

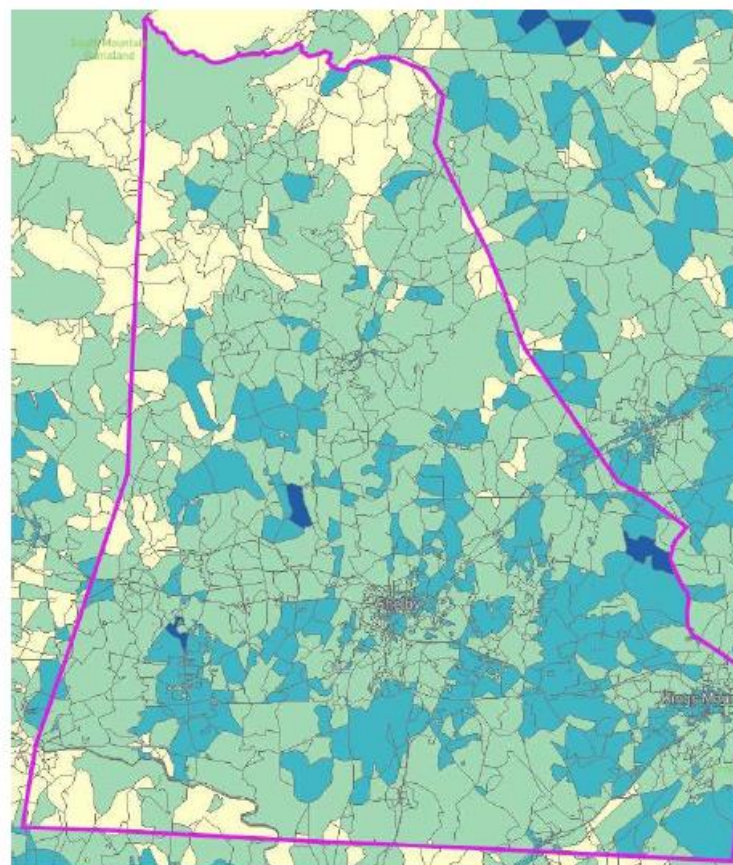


**ACTION:** Commissioner Bridges made the motion, seconded by Commissioner Hutchins and unanimously approved by the Board to, *approve the sale of the one acre lot located at 1515 Cherryville Road to American Tower for \$218,000.00 and allocate the proceeds for the County's Capital Improvement Fund.*

**BROADBAND UPDATE**

Chairman Holbrook recognized Hugh Sandoe, Management Analyst, to speak about the broadband update in Cleveland County. Mr. Sandoe advised it has been a continued priority of the Board of Commissioners to evaluate options for expanding broadband services to areas of the County which are not served. Staff has been working to

quantify the issue of low access and identify funding areas to pursue broadband development. The map provides information from the Federal Communications Commission as to areas which currently have broadband access.



This does not include satellite internet. While covering all of the county, satellite is known for unreliability, especially during weather events. The areas colored in yellow currently do not have broadband wired internet. Green areas have one broadband provider, and blue shaded regions have two or more providers. Based on this data, 3.9%, or approximately 3,700 people, do not have reliable, high speed broadband. Staff is evaluating viability of the USDA Rural Connect Grant, which would provide up to 3 million in federal dollars to improve broadband infrastructure. Primarily funding fiber cables, this grant would also cover partial costs of a community center for internet access. The grant could be coordinated in partnership with a private provider, who would need to be able to construct and manage the network. Citizens can also monitor the rollout of AT&T fixed cell wireless internet at <https://www.att.com/internet/fixed-wireless.html>. This link will be available on the Cleveland County website for citizens who want to check about access and availability in their area. The Board thanked Mr. Sandoe for his presentation and the information provided.

## Cleveland County Broadband Update

### Overview

- Strategic Goal: Public Safety**
- Evaluate options for expanding broadband services to areas of the County which are not served.

### Background

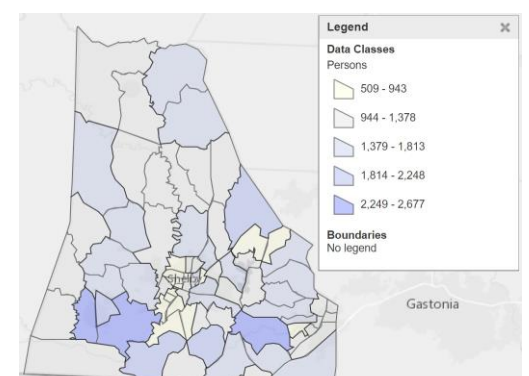
**Number of Fixed Residential Broadband Providers**

Legend: 0, 1, 2, 3, 4, 6, 12 or more

**Broadband**  
Technology: DSL, Cable, Fiber, Fixed Wireless, Other  
Speed: 4/8/16 Mbps  
Date: December 2018 (latest public release)

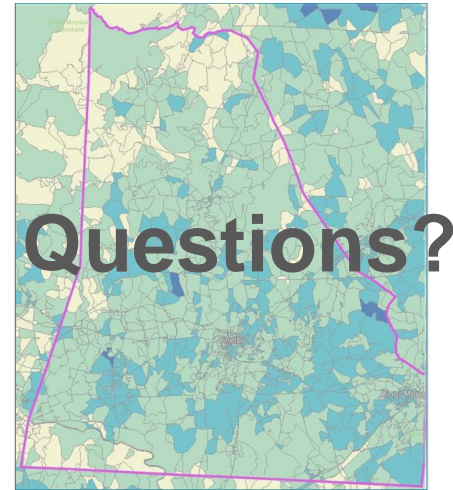
### Population

- Estimated 3.9% of citizens currently do not have access to broadband
- Estimated 3,778 people



## Next Steps

- Evaluate options for USDA Rural Connect Grant
  - Private sector partnerships
- Continue to pursue other grant opportunities
- Monitor rollout of AT&T Fixed Cell Wireless at <https://www.att.com/internet/fixed-wireless.html>



## COMMISSIONER REPORTS

**Commissioner Bridges** – attended several fundraisers and events in the community and recently meet Mike Causey, NC Department of Insurance Commissioner at the Volunteer Fire Department Station in Waco.

Commissioner Bridges visited Mafic USA, a company that has the capability to melt rocks and turn it into a fiber that can be used in any application the same as fiberglass can be used but is stronger and better than fiberglass.

Mafic is currently located in Cleveland County and is in the planning stages of a large expansion and growth project that will remain in the County.

**Commissioner Whetstine** – went to a presentation held by Jeff Ledbetter on “Raise the Age” which is a proposal to raise the age limit from 16 to 18 for juveniles who commit certain types of crimes. The goal is to prevent juveniles from being entered into the adult incarceration system and having that charge on their record for a mistake made. Another key component of the program is by keeping the teens in the juvenile system, it forces the parents to become involved in the program. He also visited the American Legion Post 82 and enjoyed speaking to the veterans who served from different wars and updated them on what is going on in the County. Commissioner Whetstine briefly reviewed the new website “Live Healthy Cleveland County” which was developed and run by the Health Department. Clifford’s Army held a fundraiser to raise money and help animals. This year was the first time Cleveland County Animal Services was invited to attend. Holly Wall, Director of Animal Services, was very excited to attend and showcase all of the positive changes made at Animal Services. Commissioner Whetstine also meet with Mike Causey, Insurance Commissioner.

**Commissioner Hutchins** – attended the Health Care Round Table hosted by Atrium Health at the LeGrand Center. The Veteran’s Council is the beginning stages of planning for several upcoming events in the County. Commissioner Hutchins recently went to a mandatory conference for all members on the Cleveland Community College Board of Trustees.

**Commissioner Allen** – also visited with Insurance Commissioner Causey at the Volunteer Fire Department Station in Waco. She has meet with the staff from the Ag Extension Office who are working on an Agricultural Grant Application that has become available for counties through the NC Agricultural Commission. Commissioner Allen visited Washington Missionary in Waco who feeds about 350 people a week and twice a month, with donations from other businesses in the County, allows people to come in and get any needed assistance for those in

need. She and Commissioner Bridges attended the Friendship Force which is a group of people who come to Cleveland County once a year and learn about the County and the surrounding areas. The gesture is replicated as members from the Friendship Force for Cleveland visit those areas as well. This program is equivalent to the foreign exchange program.

**Chainman Holbrook** – discussed the Legislative Breakfast he attended. During the breakfast, State Elected Officials make presentations and advised Speaker of the House, Tim Moore, did an excellent job with his presentation. The event itself was a very informative as far as what the State is trying to accomplish and attempt to do to become even more competitive in different areas.

**County Manager** – Mr. Epley reminded the Board at their regular meeting held on March 20, 2018, they made the difficult decision to deny the re-zoning of Parcel 27384 from Residential (R) to General Business-Conditional District (GB-CD) which is owned by Mr. John Williams of Williams and Twiggs Trucking. The Board gave direction to Mr. Epley to follow up with Mr. Williams in finding a suitable location for his semi-truck business. Mr. Epley stated staff was able to locate a piece of property for Mr. Williams to use for his trucking business and Mr. Williams wanted to extend his gratitude and thanks to the Board for all of the help he received. Mr. Epley formally introduced Shane Fox, the new Chief Financial Officer to the Board. Mr. Fox gave a brief summary of himself and is excited to join staff and serve the citizens of Cleveland County.

#### **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, May 1, 2018 at 6:00 p.m. in the Commissioners Chamber*.

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*Eddie Holbrook, Chairman  
Cleveland County Board of Commissioners*

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*Phyllis Nowlen, Clerk to the Board  
Cleveland County Board of Commissioners*