

**Cleveland County Board of Commissioners**  
**July 12, 2022**

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

**PRESENT:** Kevin Gordon, Chairman  
Deb Hardin, Vice-Chair  
Johnny Hutchins, Commissioner  
Ronnie Whetstine, Commissioner  
Doug Bridges, Commissioner  
Tim Moore, County Attorney  
Brian Epley, County Manager  
Phyllis Nowlen, Clerk to the Board  
Kerri Melton, Assistant County Manager  
Katie Swanson, Social Services Director  
Martha Thompson, Chief Deputy Attorney  
Perry Davis, Emergency Management Director/Fire Marshal  
Scott Bowman, Maintenance Director  
Chris Martin, Planning Director  
Allison Mauney, Human Resources Director  
Sherry Lavender, Tax Assessor  
Sandra Orvig, Shooting Range Director  
Jason Falls, Business Development Director  
Stori McIntyre, E-911 Communications Director  
Tommy McNeilly, Emergency Medical Services Director

**CALL TO ORDER**

Chairman Gordon called the meeting to order, and Emergency Medical Services Director Tommy McNeilly provided the invocation and led the audience in the Pledge of Allegiance.

**AGENDA ADOPTION**

**ACTION:** Commissioner Hardin made the motion, seconded by Commissioner Hutchins and unanimously adopted by the Board to, ***approve the agenda with the following amendment:***

***Add item I to the consent agenda: Commission for Women Board Appointments***

**CITIZEN RECOGNITION**

**Marjorie Hooper, no address given** – spoke negatively about county funds allocated to the American Legion World Series. She also spoke about the revaluation presentation that was made at the June 21, 2022 Commissioners’ meeting stating *“I understand also, in regard to my taxes, that we (taxpayers) are going to be assessed by someone coming into my house and measuring the inside of my house. I think the person is the County Manager that said that he can come into our house and measure the inside of our house to reassess us and increase our taxes higher than what they are. You already have this information. You know how many acres I own, how much my house is worth, how many bedrooms and how many bathrooms are in my house. So, in regard to the drones, my house is my house. I paid for it. You come and meet me on my porch. I’ll introduce you to my best friends, Smith and Wesson. And I will shoot those drones out of the sky. That’s a for sure thing. I can promise you that.”*

**Robert Williams, 814 E. Stagecoach Trl, Fallston** – spoke about agenda items including the tabled proposed revaluation from the June 21, 2022 regular Commissioner’s meeting and the “golden rule” of treating others as one wants to be treated.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

The Clerk to the Board included the Minutes from *June 7, 2022 regular meeting* in Board members’ packets.

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

**FINANCE DEPARTMENT: MONTHLY MANAGER’S REPORT**

- Cleveland County was recognized by the Charlotte Business Journal as one of the healthiest participating mid-sized employers in the state last year and improved upon that ranking in the current year. With being ranked the 11th healthiest mid-sized participating employer in the state of North Carolina last year, and continued efforts for workplace safety, healthy living, and targeted measures to improve employee health, that ranking was boosted to 2nd for 2022.
- Management is deep into the process of closing out Fiscal year 2022 and working with auditors to perform the year end audit of that period. Fiscal year 2023 spending and revenue collections are underway, and County staff is working to finalize prior year transactions and reporting.
- Finance staff is currently in the middle of grant reporting requirements for the state funded SCIF grants to be used for the anticipated construction of the Justice Center. In addition, reporting requirements are being met for all ARPA funds received.
- Financial oversight testing procedures are being established between Cleveland County’s external audit firm, TPSA, and outside organizations receiving more than \$50,000 from the County. These procedures are scheduled to be performed during the month of July, 2022.

County of Cleveland, North Carolina  
 Manager’s Budget Summary  
 Presented at the 7/12/2022 Board Meeting  
 Time Period Covered :5/31/22 thru 6/30/2022  
 For Fiscal Year Ending June 30, 2022

BUDGET TRANSFERS LEGEND: D = DEPARTMENTAL; L = LATERAL

BUD #	BUDGET TYPE	DATE SUBMITTED BY DEPT	DEPT NAME TO	DEPT NAME FROM	EXPLANATION	BUDGET AMOUNT
1182	D	5/31/2022	Health Admin		Move funds to cover dues/subscriptions	\$ 265
1182	D	5/31/2022	TB/STD/CD		Move funds to cover contracted services	\$ 1,473
1182	D	5/31/2022	Adult Health		Move funds to cover various accounts	\$ 600
1182	D	5/31/2022	Maternal Health		Move funds to cover departmental supply	\$ 125
1182	D	5/31/2022	WIC		Move funds to cover various accounts	\$ 1,009
1182	D	5/31/2022	Environmental Health		Move funds to cover departmental supply	\$ 651
1182	D	5/31/2022	Dental		Move funds to cover various accounts	\$ 21,134
1182	D	5/31/2022	COVID		Move funds to cover various accounts	\$ 505
1182	D	5/31/2022	Health CC4C-PCM		Move funds to cover departmental supply	\$ 46
1182	D	5/31/2022	Employee Wellness		Move funds to cover various accounts	\$ 8,201
1183	D	6/1/2022	Communications		Move funds to cover contracted services	\$ 1,048
1184	D	6/1/2022	E911 Phone Sys		Move funds to cover contracted services	\$ 5,240
1185	D	6/2/2022	Animal Services		Move funds to cover contracted services	\$ 6,000
1186	D	6/3/2022	Victims Specialist Grant		Move funds to cover salaries/fringes	\$ 2,000
1187	D	6/6/2022	Sheriff’s Dept		Move funds to cover various accounts	\$ 10,536
1188	D	6/6/2022	Soil & Water		Move funds to cover motor fuels	\$ 160
1189	L	5/12/2022	Detention Ctr/Coroner/Courts	Economic Development	Move funds to cover various accounts	\$ 372,000
1190	D	6/6/2022	Finance		Move funds to cover department supplies	\$ 50
1191	D	6/6/2022	Building Inspections		Move funds to cover various accounts	\$ 1,000
1192	D	6/6/2022	Building Inspections	Economic Development	Move funds to cover communications	\$ 512
1193	D	6/6/2022	Finance-Central Collections	Economic Development	Move funds to cover travel & training	\$ 2,500
1194	L	5/25/2022	Various	Various	Move funds to cover salaries/fringes	\$ 1,756,636
1195	L	5/12/2022	Property/Liability	Economic Development	Move funds to cover insurance claims	\$ 25,000
1196	D	6/6/2022	Shooting Range		Move funds to cover various accounts	\$ 650
1197	D	6/7/2022	Workers Comp		Move budget to reflect revenue collections	\$ 117,600
1198	L	5/25/2022	DSS Admin/ Special Assistance	DSS Title XX	Move funds to cover salaries/fringes	\$ 105,817
1199	D	6/10/2022	Commissioners		Move funds to cover dues/subscriptions	\$ 1,350

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1200	D	6/10/2022	Human Resources		Move funds to cover various accounts	\$ 290
1201	D	6/10/2022	Tax Admin		Move funds to cover various accounts	\$ 1,400
1202	D	6/10/2022	Tax Admin		Move funds to cover travel & training	\$ 900
1203	D	6/13/2022	IT		Move funds to cover dues/subscriptions	\$ 1,017
1204	D	6/13/2022	Board of Elections		Move funds to cover board/committee mtg exp	\$ 200
1205	D	6/10/2022	DSS Outside Poor		Move funds to cover uniforms/clothing	\$ 300
1206	D	6/13/2022	LeGrand Center		Move funds to cover various accounts	\$ 876
1207	D	6/13/2022	SW Landfill		Move funds to cover various accounts	\$ 21,200
1208	D	6/13/2022	DSS Title XX		Move funds to cover salaries/fringes	\$ 30,000
1209	D	6/14/2022	Emergency Mgmt		Move funds to cover VFD Pension	\$ 480
1210	D	6/14/2022	Cooperative Ext		Move funds to cover postage	\$ 50
1211	D	6/13/2022	Travel & Tourism		Move funds to cover various accounts	\$ 201
1212	D	6/15/2022	Sheriff's Dept		Move funds to cover salaries/fringes	\$ 20,063
1213	D	6/15/2022	Detention Ctr		Move funds to cover hospital fees and insurance	\$ 2,000
1214	L	6/15/2022	COPS Grant	Sheriff's Dept	Move funds to cover salaries/fringes not covered by grant	\$ 7,548
1215	D	6/15/2022	Human Resources		Move funds to cover salaries/fringes	\$ 211
1216	D	6/16/2022	LeGrand Center		Move funds to cover laundry/dry cleaning	\$ 4,294
1217	D	6/17/2022	Tax Admin		Move funds to cover various accounts	\$ 385
1218	D	6/17/2022	Solid Waste		Move funds to cover EOY waste pickup	\$ 2,868
1219	L	6/20/2022	JCPC		Move funds to correct Crime Prevention Department	\$ 83,246
1220	D	6/20/2022	Planning/Zoning		Move funds to cover Maintenance Contracts-Equipment	\$ 250
1221	L	6/16/2022	DSS-Variou	DSS-Variou	Move funds to cover salaries/fringes	\$ 218,992
1222	D	6/21/2022	Reimb Resolution		Move funds to cover purchase of parcel #32695 on Artee Rd	\$ 125,793
1223	D	6/22/2022	Animal Services		Move funds to cover uniforms	\$ 3,400
1224	L	6/23/2022	EMS	Economic Development	Move funds to recover vehicle repairs	\$ 40,000
1225	D	6/23/2022	Maintenance		Move funds to cover various accounts	\$ 2,369
1226	D	6/24/2022	Finance		Move funds to cover fees thru EOY	\$ 1,500
1227	D	6/24/2022	Human Resources		Move funds to cover dues/subscriptions	\$ 316
1228	D	6/27/2022	Tax Admin		Move funds to cover travel & training	\$ 863

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1229	D	6/27/2022	Commissioners		Move funds to cover board/committee mtg exp	\$ 400
1230	D	6/27/2022	Manager's Office		Move funds to cover dues/subscriptions	\$ 400
1231	D	6/27/2022	Capital Projs-General		Move funds to cover departmental supply	\$ 10,000
1232	D	6/27/2022	Finance		Move funds to cover various accounts	\$ 2,000
1233	D	6/27/2022	LeGrand Center		Move funds to cover maintenance building/grounds	\$ 500
1234	D	6/27/2022	IT		Move funds to cover dues/subscriptions	\$ 3,950
1235	D	6/27/2022	Cooperative Ext		Move funds to cover postage	\$ 20
1236	D	6/27/2022	Emergency Mgmt		Move funds to cover departmental supply	\$ 1,300
1237	D	6/27/2022	Building Inspections		Move funds to cover dues/subscriptions	\$ 500
1238	D	6/27/2022	USDOJ Cops		Move funds to cover various accounts	\$ 359
1239	D	6/27/2022	Human Resources		Move funds to cover various accounts	\$ 2,650
1240	D	6/27/2022	Shooting Range		Move funds to cover utilities	\$ 1,100
1241	D	6/28/2022	Detention Center		Move funds to cover various accounts	\$ 4,000
1242	D	6/28/2022	EMS		Move funds to cover various accounts	\$ 7,076
1243	D	6/28/2022	COVID		Move funds to cover salaries/fringes	\$ 234,140
1244	D	6/28/2022	LeGrand Center		Move funds to cover cleaning supplies	\$ 800
1245	D	6/29/2022	Managers Office		Move funds to cover maint contracts-equip	\$ 500
1246	D	6/29/2022	LeGrand Center		Move funds to cover contracted services	\$ 600
1247	L	6/29/2022	DSS Title XX/ Admin/ Outside Poor/Income Maint	DSS Title XX /Income Maint	Move funds to cover various accounts	\$ 10,100
1248	D	6/30/2022	School Resource Officers		Move funds to cover automotive supplies	\$ 1,500
1249	L	6/30/2022	Sheriff's Dept	School Resource Officers	Move funds to cover automotive supplies	\$ 4,000
1250	D	6/30/2022	Detention Center		Move funds to cover automotive supplies	\$ 7,000
1251	L	6/30/2022	Sheriff's Dept	Detention Center	Move funds to cover automotive supplies	\$ 8,000
1252	D	6/30/2022	Sheriff's Dept		Move funds to cover automotive supplies	\$ 1,000
1253	D	6/30/2022	Employee Wellness		Move funds to cover salaries/fringes	\$ 2,299
1254	D	6/30/2022	Health Admin		Move funds to cover various accounts	\$ 13,463
1254	D	6/30/2022	Health/AIDS		Move funds to cover salaries/fringes	\$ 869
1254	D	6/30/2022	TB/STD/CD		Move funds to cover salaries/fringes	\$ 994



BUDGET TRANSFERS LEGEND: D = DEPARTMENTAL; L = LATERAL

1254	D	6/30/2022	Adult Health		Move funds to cover dental insurance	\$	195
1254	D	6/30/2022	School Health		Move funds to cover salaries/fringes	\$	40,000
1254	D	6/30/2022	Health Promotions		Move funds to cover salaries/fringes	\$	597
1254	D	6/30/2022	Adolescent Pregnancy Prevention		Move funds to cover salaries/fringes	\$	2,475
1254	D	6/30/2022	Child Health		Move funds to cover awards/appreciation	\$	49
1254	D	6/30/2022	Maternal Health		Move funds to cover various accounts	\$	12,156
1254	D	6/30/2022	WIC		Move funds to cover various accounts	\$	832
1254	D	6/30/2022	Health Grants		Move funds to cover salaries/fringes	\$	8,811
1254	D	6/30/2022	Dental Clinic		Move funds to cover salaries /fringes	\$	10,113
1254	D	6/30/2022	COVID		Move funds to cover various accounts	\$	3,656
1254	D	6/30/2022	CODAP		Move funds to cover COVID relief partners grant	\$	40
1256	D	6/30/2022	JCPC		Move funds to cover departmental supplies	\$	813
1257	L	6/30/2022	Various GF Depts	Economic Development	Move funds to cover salaries/fringes	\$	866,154
1258	D	6/30/2022	Commissioners		Move funds to cover finance charges	\$	8
1259	D	6/30/2022	Animal Services		Move funds to cover various accounts	\$	574
1260	D	6/30/2022	Human Resources		Move funds to cover automotive repairs	\$	302

**TAX COLLECTOR'S MONTHLY REPORT**

The Tax Collector provided Commissioners with the following detailed written report regarding taxes collected during *June 2022*.

TOTAL TAXES COLLECTED JUNE 2022				
YEAR	AMOUNT-REAL	AMOUNT-VEHI.	AMOUNT-GAP	COMBINED AMT
DEF REV	\$0.00	\$0.00	\$0.00	\$0.00
2021	\$237,375.74	\$0.00	\$3,530.56	\$240,906.30
2020	\$14,599.16	\$0.00	\$253.32	\$14,852.48
2019	\$6,423.81	\$0.00	\$0.00	\$6,423.81
2018	\$2,010.50	\$0.00	\$0.00	\$2,010.50
2017	(\$3,097.71)	\$0.00	\$0.00	(\$3,097.71)
2016	\$1,368.99	\$0.00	\$0.00	\$1,368.99
2015	\$1,291.62	\$0.00	\$0.00	\$1,291.62
2014	\$1,270.71	\$0.00	\$0.00	\$1,270.71
2013	\$2,359.46	\$0.00	\$0.00	\$2,359.46
2012	\$1,057.44	\$0.00	\$0.00	\$1,057.44
2011	\$0.00	\$0.00	\$0.00	\$0.00
				\$268,443.60
TOTALS	\$264,659.72	\$0.00	\$3,783.88	\$268,443.60
DISCOUNT	\$157.96			
INTEREST	\$24,493.73	\$0.00	\$190.58	
TOLERANCE	(\$5.03)	\$0.00	(\$0.18)	
ADVERTISING	\$574.69	VEHICLE FEES	GAP BILL FEES	DEFERRED GAP
GARNISHMEN	\$3,561.14	\$0.00	\$529.32	\$8,159.79
NSF/ATTY	\$0.00			
LEGAL FEES	\$751.48			
TOTALS	\$294,193.69	\$0.00	\$4,503.60	
MISC FEE	\$0.00			GRAND TOTAL
TAXES COLL	\$294,193.69			\$298,697.29
DEF	\$35,924.83		DEF	\$8,159.79
DISC	(\$152.60)		TOL	(\$0.88)
TOL	(\$1.62)		INT	\$0.00
INT	\$361.58			
TOTAL TAXES UNCOLLECTED JUNE 2022				
	AMOUNT-REAL	AMOUNT-VEHI.	AMOUNT-GAP	COMBINED AMT
2021	\$1,404,244.81	\$0.00	\$96,184.57	\$1,500,429.38
2020	\$734,411.22	\$0.00	\$48,397.73	\$782,808.95
2019	\$672,442.30	\$0.00	\$0.00	\$672,442.30
2018	\$360,405.83	\$0.00	\$0.00	\$360,405.83
2017	\$223,259.56	\$0.00	\$0.00	\$223,259.56
2016	\$163,413.55	\$0.00	\$0.00	\$163,413.55
2015	\$133,343.91	\$0.00	\$0.00	\$133,343.91
2014	\$136,194.07	\$0.00	\$0.00	\$136,194.07
2013	\$99,678.90	\$0.00	\$0.00	\$99,678.90
2012	\$80,327.71	\$0.00	\$0.00	\$80,327.71
2011	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00
	\$4,007,721.86	\$0.00	\$144,582.30	\$4,152,304.16
DEF REV	\$800,013.87	\$0.00	\$170,856.44	\$970,870.31
TOTAL UNCOLLECTED	\$4,807,735.73	\$0.00	\$315,438.74	\$5,123,174.47



**PLANNING DEPARTMENT: REQUEST TO SET PUBLIC HEARING FOR TUESDAY, AUGUST 2, 2022 FOR CASE 22-23: REQUEST TO REZONE PROPERTY AT 3052 BLACKSBURG ROAD FROM RESIDENTIAL (R) TO NEIGHBORHOOD BUSINESS (NB)**

Parcel 5258 is approximately 60 acres, located at 3052 Blacksburg Road, and is currently zoned Residential (R) with the Corridor Protection overlay. The property is owned by Travis Hamrick and Kristen Benton Hamrick who are requesting to rezone this parcel from Residential (R) to Neighborhood Business (NB). The property is located along Highway 198 at the South Carolina state line and the current use is a single residence and a commercial carp pond. The surrounding area consists of rural residential uses with Residential (R) and Corridor Protection zoning districts. The Land Use Plan designates this area as the County's Secondary Growth Area.

**ACTION:** Commissioner Hardin made a motion, seconded by Commissioner Bridges, and unanimously adopted by the Board to, *approve setting the public hearing as requested.*

**BROAD RIVER GREENWAY: EASEMENT AGREEMENT**

North Carolina General Statute § 160A-273 authorizes the County to grant easements over, through, under, or across any county property. Staff recommends granting two ten-foot-wide easements to the Broad River Campground. The easements would both be along a border of the Broad River Campground and the Broad River Greenway and would allow campground guests to access the greenway. The easement is subject to several conditions, including:

- (1) No UTV's allowed on the Broad River Greenway
- (2) The easement will terminate upon the Broad River Campground property no longer being used as a campground or being transferred to a third party
- (3) Broad River Campground will assist in cleaning up trash along the south side of the Broad River
- (4) Broad River Campground will donate annually at least five hundred dollars (\$500.00) to the Broad River Greenway. The sum will be evaluated annually and will be based on the number of campers.

The easement also requires the approval of the Town of Boiling Springs, which is a part-owner of the Broad River Greenway.

**ACTION:** Commissioner Hardin made the motion, seconded by Commissioner Bridges and unanimously approved by the Board to, *grant the easement and authorize the Chair to execute any necessary documents, including a document substantially similar to the easement agreement.*



Prepared by: Terry L. Pack

NORTH CAROLINA EASEMENT AGREEMENT

CLEVELAND COUNTY

This Easement Agreement, made and entered into this the 12th day of July, 2022, by and between Town of Boiling Springs & Cleveland County, hereinafter referred to as "GRANTOR" and SRI Three, LLC, hereinafter referred to as "GRANTEE",

WITNESS

That whereas Grantor is the owner of property as recorded in Book 1248, Page 1833 of the Cleveland County Registry, and whereas the Grantee owns adjoining property as recorded in Book 1830, Page 593 of the Cleveland County Registry, adjoining the property of the Grantor; and whereas the Grantee desires to use a portion of the property of the Grantor, and whereas neither party objects and consents to the use by the Grantee, their heirs and assigns forever, a portion of Grantor's property for ingress and egress to connect to the Broad River Greenway and that the parties agree that the Grantee may use said easement;

NOW THEREFORE, for good and valuable consideration, the receipt of which the Grantor hereby acknowledges, said Grantor has given, granted and by these presents does give, grant and convey unto the said Grantee, their heirs, and assigns, two, 10-foot-wide easements for ingress and egress to the Broadway Greenway. Said Easement is shown as "Proposed two, 10-foot Easements and Access to Broad River Greenway" as shown on that survey by E. Steve Smith dated, May 27, 2022, and attached hereto.

This Easement is subject to the following restrictions:

- 1. No UTV's allowed on the Broad River Greenway's property unless written permission is given by Broad River Greenway or in the event of an emergency.
2. This easement shall terminate upon the Grantee's property no longer used as a campground or the transfer of the property to a third party.
3. Broad River Campground will assist in clean up trash as needed along the greenway on the south side of the Broad River.
4. Broad River Campground shall donate the sum of at least \$500.00 annually to the Broad River Greenway. Said sum to be based upon volume of campers and to be evaluated annually.

Town of Boiling Springs

By [Signature] (Seal)

STATE OF NORTH CAROLINA

COUNTY OF Cleveland

I, Courtney Lee Devon, Notary Public of said County and State, do hereby certify that Justin Langford, Town Manager of Town of Boiling Springs, personally appeared before me this day and acknowledged that he/she is authorized and on behalf of Town of Boiling Springs, acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of July, 2022.



TO HAVE AND TO HOLD the aforesaid rights and easement to it, the parties, their heirs and assigns, in title forever, it being agreed that the rights and easements hereby granted is appurtenant to and runs with the land now owned by the parties and hereinafter referred to.

IN TESTIMONY WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

SRI Three, LLC

By \_\_\_\_\_ (Seal)

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, Notary Public of said County and State, do hereby certify that \_\_\_\_\_ of FSRI Three, LLC, personally appeared before me this day and acknowledged that he/she is \_\_\_\_\_ and on behalf of SRI Three, LLC, acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public

My commission expires:

Cleveland County

By [Signature] (Seal)

STATE OF NORTH CAROLINA

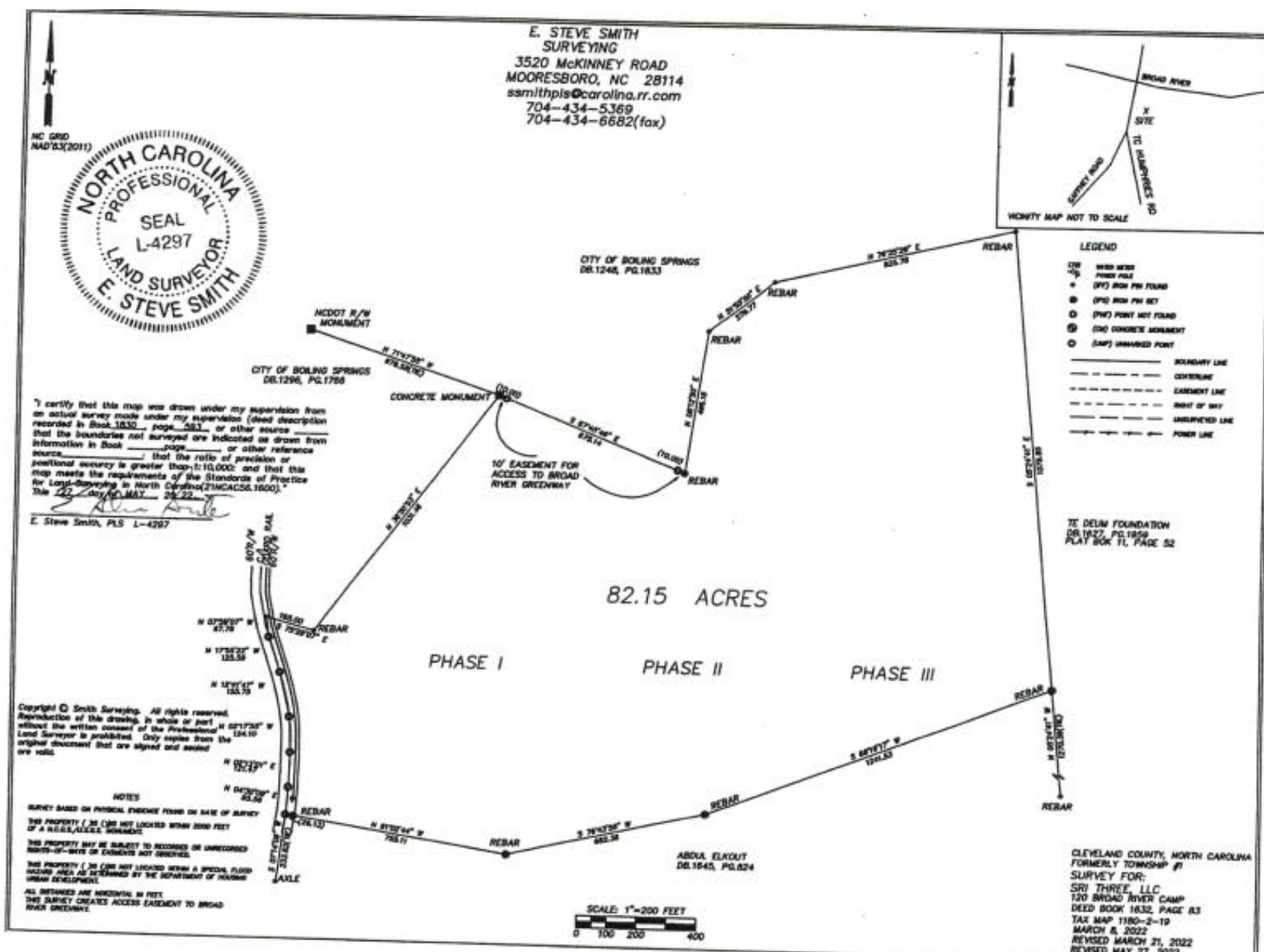
COUNTY OF Cleveland

I, April N Crofts, Notary Public of said County and State, do hereby certify that Kevin Gordon of Cleveland County, North Carolina, personally appeared before me this day and acknowledged that he/she is Commission Chairman and on behalf of Cleveland County, North Carolina, acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of July, 2022.

April N Crofts, Notary Public

My commission expires: 5-7-2027



**LEGAL DEPARTMENT: AMENDED DEED FOR SALE OF PARCEL 43596**

Parcel 43596 is a county-owned property located on Cabiness Drive in Shelby. Cleveland County acquired this property through foreclosure proceedings in 2007 and has incurred costs in the amount of \$3,924.80 for accrued unpaid taxes and interest and county costs. This parcel of land has no residual structures and has a tax value of \$10,786. At the May 17, 2022 regular Commissioners' meeting, the Board approved advertising to open the upset bid process pursuant to North Carolina General Statutes. On June 22, 2022, the Board of Commissioners approved the sale of county-owned property for parcel 43596 to Vernon Baumrind through the upset bid process. Upon approval, a quitclaim deed via Resolution 13-2022 was completed. The buyer now requests the property be deeded to his company, BVJ Properties, LLC, an entity owned by Mr. Baumrind, through a special warranty deed.

**ACTION:** Commissioner Hardin made a motion, seconded by Commissioner Bridges, and unanimously approved by the Board to, *authorize County staff to prepare the deed to complete the transfer of the property.*



**Resolution**

19-2022

**Resolution Concerning Sale of County-Owned Property  
(Upset bid process G.S. 160A-269)**

WHEREAS, The Board of Commissioners approved the sale to Vernon Baumrind of the property identified as parcel # 43596 located at Cabiness Drive, Shelby, NC through a quitclaim deed, via Resolution 13-2022, and

WHEREAS, Mr. Baumrind has made payment, and has requested the County deliver the property to BVJ Properties, LLC, an entity owned by Vernon Baumrind, through a special warranty deed, which the Commissioners deem to be a reasonable request.

THEREFORE, THE CLEVELAND COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:

Resolution 13-2022 be revised to authorize Chair Kevin Gordon to sign a special warranty deed prepared by County staff for parcel # 43596 to BVJ Properties, LLC.

Adopted this 12<sup>th</sup> day of July 2022.

  
Kevin Gordon, Chairman  
Cleveland County Board of Commissioners

ATTEST:

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



**CORRECTIVE  
NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$0  
 Tax ID No. \_\_\_\_\_ Parcel Identifier No. 43596  
 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 by \_\_\_\_\_

Mail after recording to: Grantee  
 This instrument was prepared by: Martha R. Thompson, Attorney

Brief Description for the Index      Parcel number: 43596  
 Property Address: Cabaniss Drive, Shelby, NC

THIS NORTH CAROLINA SPECIAL WARRANTY DEED (this "Deed") made this \_\_\_\_ day of July, 2022, by and between

GRANTOR	GRANTEE
<b>CLEVELAND COUNTY, NORTH CAROLINA</b> A political subdivision of the State of North Carolina 311 E. Marion Street, Suite 121 Shelby, North Carolina 28150	<b>BVJ PROPERTIES, LLC</b> 8508 Park Road #133 Charlotte, North Carolina 28210  Property Address: Cabaniss Drive Shelby, North Carolina 28150

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Shelby, Cleveland County, North Carolina and more particularly described as follows (the "Property"):

"Property"):

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

The Property was acquired by Grantor by instrument recorded in Book 1507, Page 1573, Cleveland County Registry.

This Property does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1) Taxes for the year 2022 and all subsequent years not yet due and payable;
- 2) All easements, rights-of-way and prescriptive rights, whether of record or not, pertaining to any portion(s) of the Property;
- 3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances, and other items of record, including those set forth in this Deed, but only to the extent that the same are still in effect;
- 4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof; and
- 5) Any conditions that would be revealed by a physical inspection and survey of the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, the day and year first above written.

Cleveland County, North Carolina

By: 

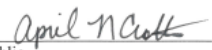
Printed Name: Kevin Gordon, Chair,  
Board of Commissioners

State of North Carolina

County of Cleveland

I, the undersigned Notary Public of the State aforesaid, certify that Kevin Gordon personally came before me this day and acknowledged that he is the Chair of the Cleveland County Board of Commissions, a political subdivision of the State of North Carolina, and that by authority duly given and as the act of this entity he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 12<sup>th</sup> day of July, 2022.

  
Notary Public  
Notary's Printed or Typed Name: April N Crofts

My Commission Expires: 5-7-2027  
(Affix Seal)

**Exhibit A**

Being located just South of the City of Shelby, and being the Eastern half of Lot 30 of the Eastway Heights property according to the survey by Bill E. Sawyer of Findlay, Withers and McConnoughey, Inc., Registered Surveyors. Also being shown in Book of Plats 8, Page 60 of Cleveland County Registry.

Title Reference: Book 1148, Page 2100 of the Cleveland County Registry.

This property is subject to restrictions as shown on Deed of Record in Book 1507 at Page 1574 in the office of the Cleveland County Register of Deeds.

\*\*No title search was requested or performed.\*\*



**COMMISSION FOR WOMEN BOARD APPOINTMENTS**

**ACTION:** Commissioner Hardin made the motion, seconded by Commissioner Bridges, and unanimously adopted by the Board, *to reappoint Mary Accor, Diane Davis and Valerie Boyd to serve as members of this board*, for a period of three years, scheduled to conclude December 31, 2025.

**PUBLIC HEARING**

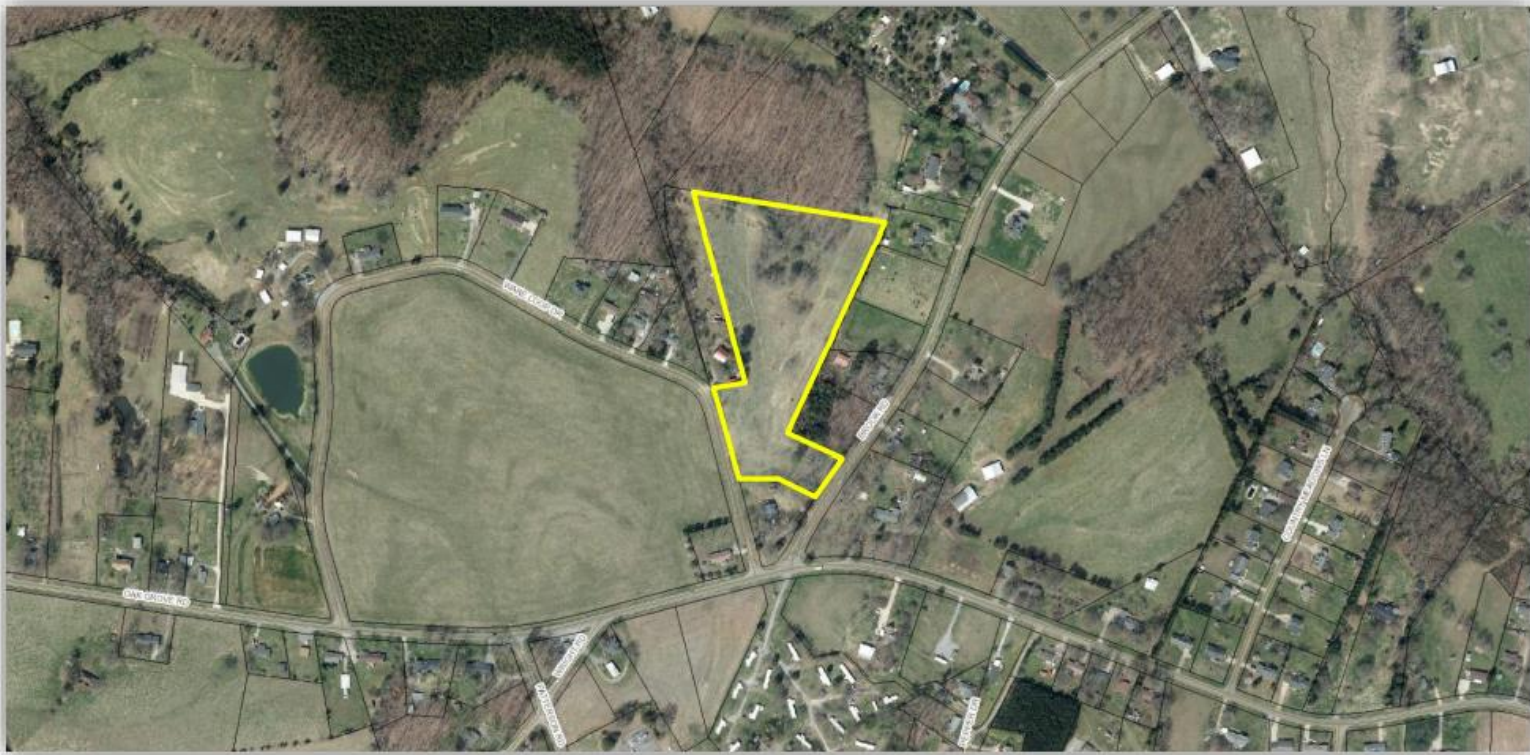
**PLANNING DEPARTMENT CASE 22-17: REQUEST TO REZONE PROPERTY AT 110 WARE LOOP DRIVE FROM RESIDENTIAL (R) TO NEIGHBORHOOD BUSINESS CONDITIONAL USE (NB-CU) FOR A RECREATIONAL VEHICLE PARK**

Chairman Gordon recognized Planning Director Chris Martin to present Planning Department Case 22-17: Request to Rezone Property at 110 Ware Loop Drive from Residential (R) to Neighborhood Business Conditional Use (NB-CU) for a Recreational Vehicle Park. Parcel 61396 is 8.68 acres, located at 110 Ware Loop Road, and is currently zoned Residential with a small portion zoned R15 in the Kings Mountain Extra Territorial Jurisdiction (ETJ). The applicant Jeffrey DeCaro is requesting to rezone for the purposes of developing the property for 2 single-family homes and 10 Recreational Vehicle sites. A site plan has been submitted showing the proposed development. Surrounding zoning is a mix of Residential to the north and west and Suburban Residential to the south and east in the Kings Mountain ETJ. Surrounding uses are mostly single-family residences and a few vacant tracts. The Land Use Plan calls this area Future Primary Growth and is very close to the Future Secondary Growth district. Higher impact uses are supported in the Primary Growth area when there is appropriate transportation infrastructure. Cleveland County Unified Development Ordinance Section 12-161 describes the requirements for establishing recreational vehicle parks. The site plan submitted is in line with those requirements.

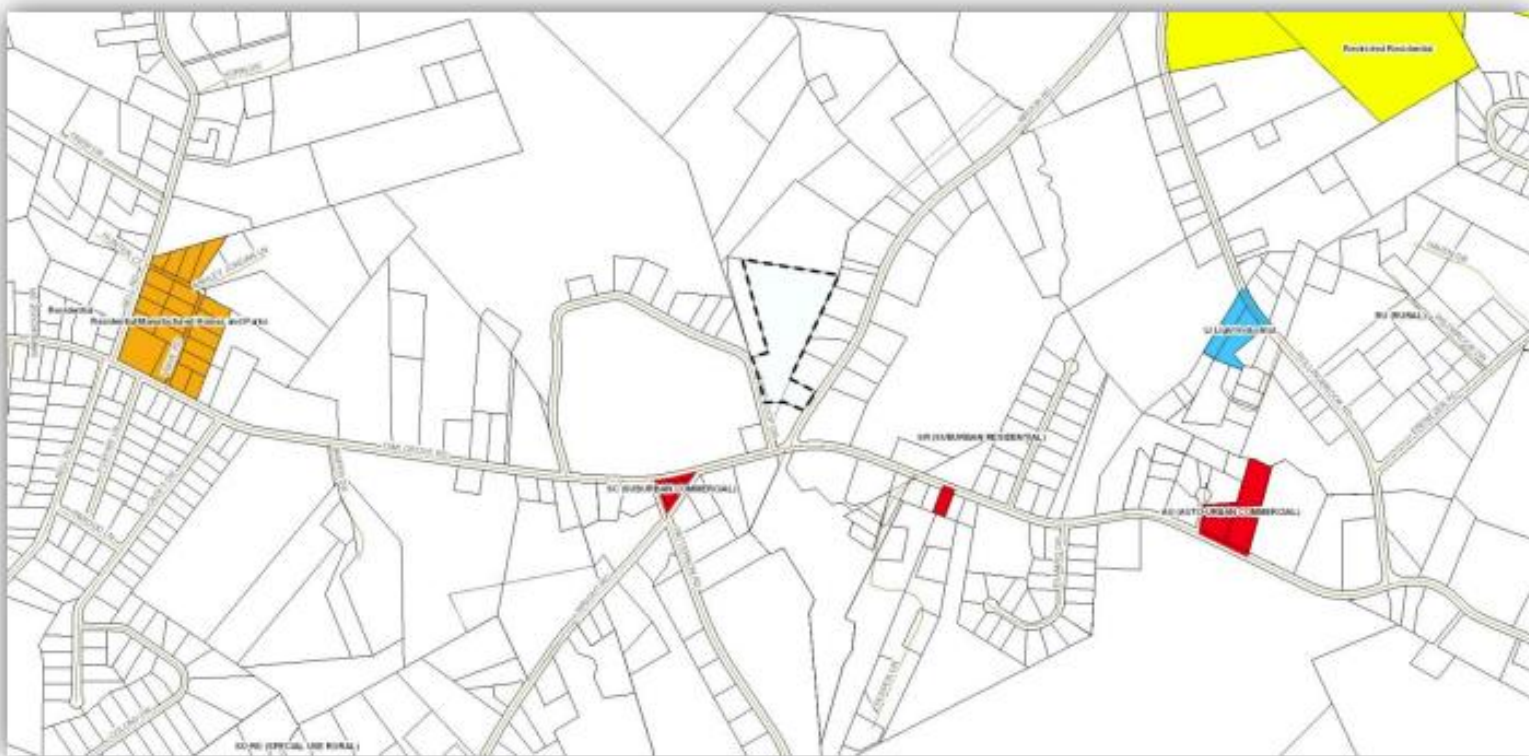
After hearing many comments from the petitioner, surrounding property owners, and a considerable amount of discussion, the Planning Board voted 3-3 on a motion to recommend the denial of the petition. The three members voting to deny the petition noted that it would create a spot zone and although the request was consistent with the Land Use Plan of Primary Growth, they didn't think it was in harmony with the neighborhood after hearing all the comments. The three members voting to approve the request stated it was consistent with the Land Use Plan's designation of Primary Growth and the proposed zoning district and uses wouldn't be substantially different than the area around it.



**Case # 22-17 Zoning Map**  
110 Ware Loop Road  
Parcel 61396 8.68 Acres



**Case # 22-17 Zoning Map**  
110 Ware Loop Road  
Parcel 61396 8.68 Acres



**Case # 22-17 Zoning Map**  
110 Ware Loop Road  
Parcel 61396 8.68 Acres









**Jeff DeCaro, 514 America's Way, Oxel South Dakota** – is the applicant and spoke in favor of the rezoning request. He advised that he and his family are originally from Denver, North Carolina, and outlined his site plan and business intentions advising it would be for recreational traveling campers, not a permanent residential site.

**Caroline Evans, 115 Ware Loop Drive, Shelby** – spoke in opposition to the rezoning request. She stated she has lived in this community for over 50 years enjoying the peace and quiet. She supports the two homes being proposed to be built and looks forward to welcoming new neighbors, but she does not want nor supports the RV Park citing there are no outdoor recreational activities in the area.

**Charles Evans, 115 Ware Loop Drive, Shelby** – spoke in opposition to the rezoning request. He echoed his mother's (Caroline Evans) comments adding that an RV Park would be better suited closer to a place like the Broad River Greenway. Mr. Evans expressed his concerns for safety with an RV Park next door and the lack of harmony it would cause in the neighborhood.

**Cindi Thompson, 120 Ware Loop Drive, Shelby** – spoke in opposition to the rezoning request echoing the Evan's previous comments regarding harmony and safety.

**Jerry Blanton, no address given** – spoke in favor of the rezoning request. He is an avid "RV'er" and reiterated Mr. DeCaro's comments.

**Richard White, 138 Ware Loop Drive, Shelby** – spoke in opposition to the rezoning request advising he also had security and park management concerns.

**Brandon DeCaro, 4901 Doris Avenue, Charlotte** – spoke in favor of the rezoning request. He stated this is the area he wants to raise his family, build the family business and assured they would be good community neighbors with safety being a top priority.

**Robert Williams, 814 E. Stagecoach Trl, Fallston** – spoke in opposition to the rezoning request stating he did not know anything about the case but advised denial due to the Planning Board's split decision.

Hearing no further comments, Chairman Gordon closed the Public Hearing at 6:50 pm.

Chairman Gordon opened the floor to the Board for questions and discussion. Commissioner Hutchins inquired, for further clarification, about the site plan stating the applicant can build less than proposed but not more, does that also include not building the housing and only having the RV sites? Mr. Martin stated that was correct, if approved, the property owner can develop the site as shown on their proposed plan or less just not more. Commissioner Hutchins asked if the request to rezone is approved, does the rezoning stay with the property? Mr. Martin explained if approved and the property owner decides to sell parcel 61396 later, the new owner could only use the property that it is zoned for. They would need to submit a rezoning application to use it for anything not on the original site plan.

Chairman Gordon asked Mr. Martin to further explain the overlay zoning in the Kings Mountain ETJ area. Mr. Martin stated, "*Zoning districts and jurisdictions do not follow property lines. This is also the case for 100 Ware Loop Drive. The activity shown on the site plan is happening in the county's portion which is why the*

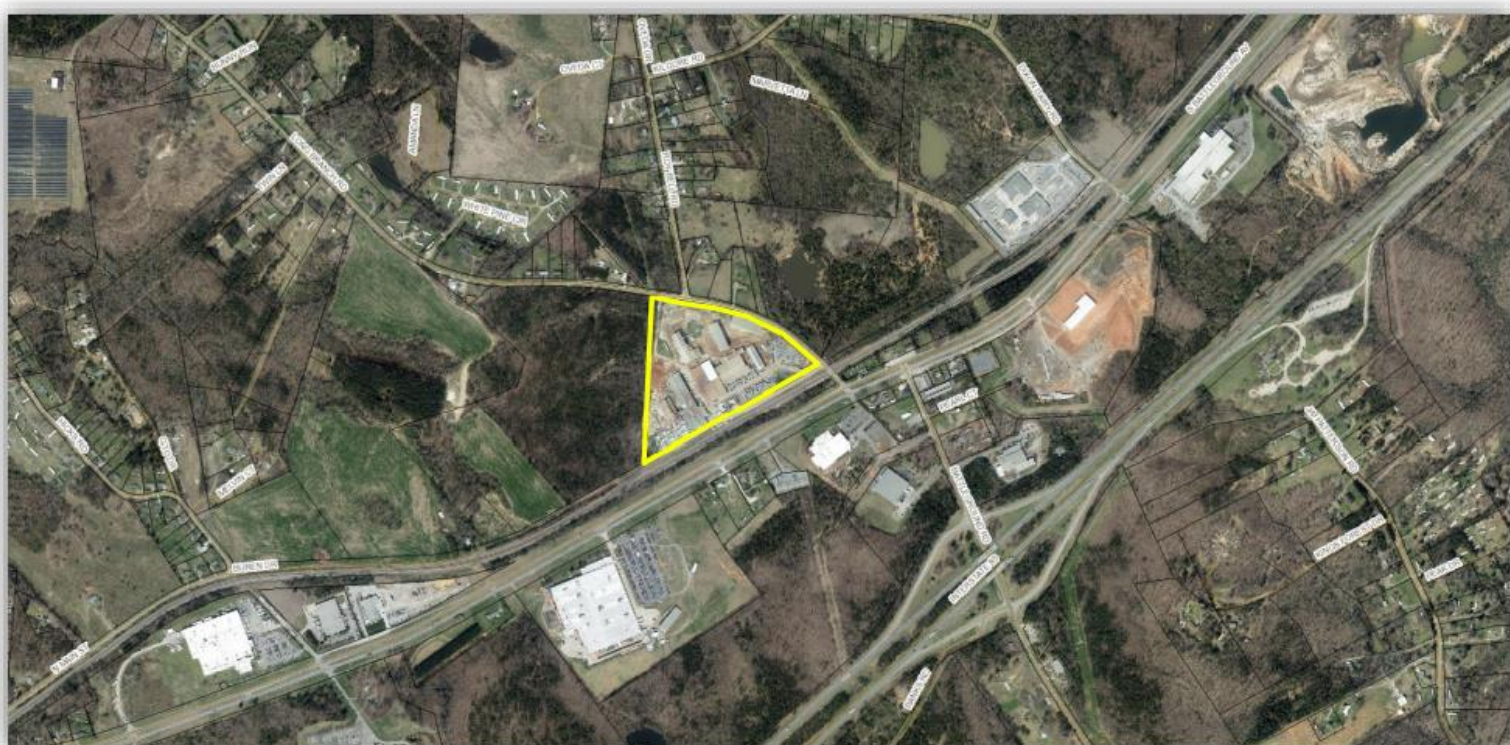
Commissioners must make the zoning decision and not the City of Kings Mountain. The consideration for tonight is only for the portion of property inside Cleveland County. The area inside the ETJ will remain what the City of Kings Mountain has it zoned as.” Commissioners further discussed the applicant’s next steps if the request is approved, spot zoning, land use compliance and if the proposed site is in harmony with the surrounding areas.

**ACTION:** Commissioner Hutchins made a motion, seconded by Commissioner Whetstine, and unanimously adopted by the Board to, *deny the request to rezone property at 110 Ware Loop Drive from Residential (R) to Neighborhood Business Conditional Use (NB-CU) for a Recreational Vehicle Park citing it would not be in harmony with the surrounding area and would be spot zoning.*

**PLANNING DEPARTMENT CASE 22-18: REQUEST TO REZONE PROPERTY AT 1622 LONG BRANCH ROAD FROM LIGHT INDUSTRIAL (LI) TO HEAVY INDUSTRIAL (HI)**

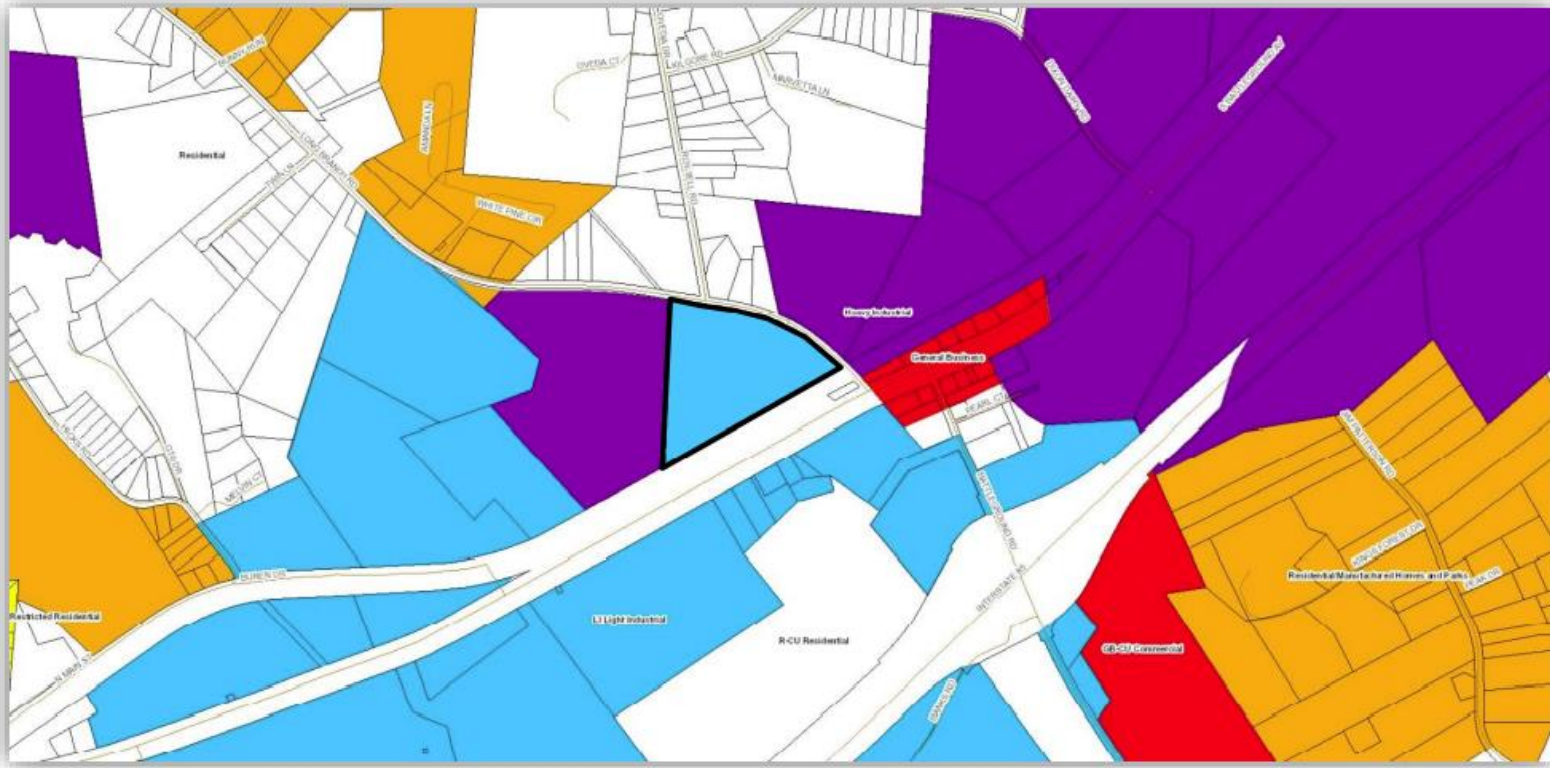
Planning Director Chris Martin remained at the podium to present Planning Department Case 22-18: request to rezone property at 1622 Long Branch Road from Light Industrial (LI) to Heavy Industrial (HI). Parcel 10481 is 24.7 acres located at 1622 Long Branch Road at the intersection of Long Branch Road and South Battleground Avenue between Grover and Kings Mountain. The property is currently zoned Light Industrial (LI). The applicant, Michael Aho is requesting to rezone the property from Light Industrial (LI) to Heavy Industrial (HI). The surrounding zoning is a mix of industrial uses, General Business (GB), Residential (R) and Residential Manufactured Home Parks (RMH) and consists of large vacant tracts of land. The Land Use Plan calls this area Future Secondary Growth and it borders the Future Primary Growth area. Higher impact uses are allowed in areas that can support them. The South Battleground Avenue corridor has the infrastructure to support these types of uses. The Planning Board voted unanimously to recommend approval of the requested rezoning petition. The Board felt the rezoning change was compatible with surrounding zoning and uses and was in line with the Land Use Plan.

**Case # 22-18 Aerial Map**  
1622 Long Branch Road  
Parcel 10481 24.7 Acres

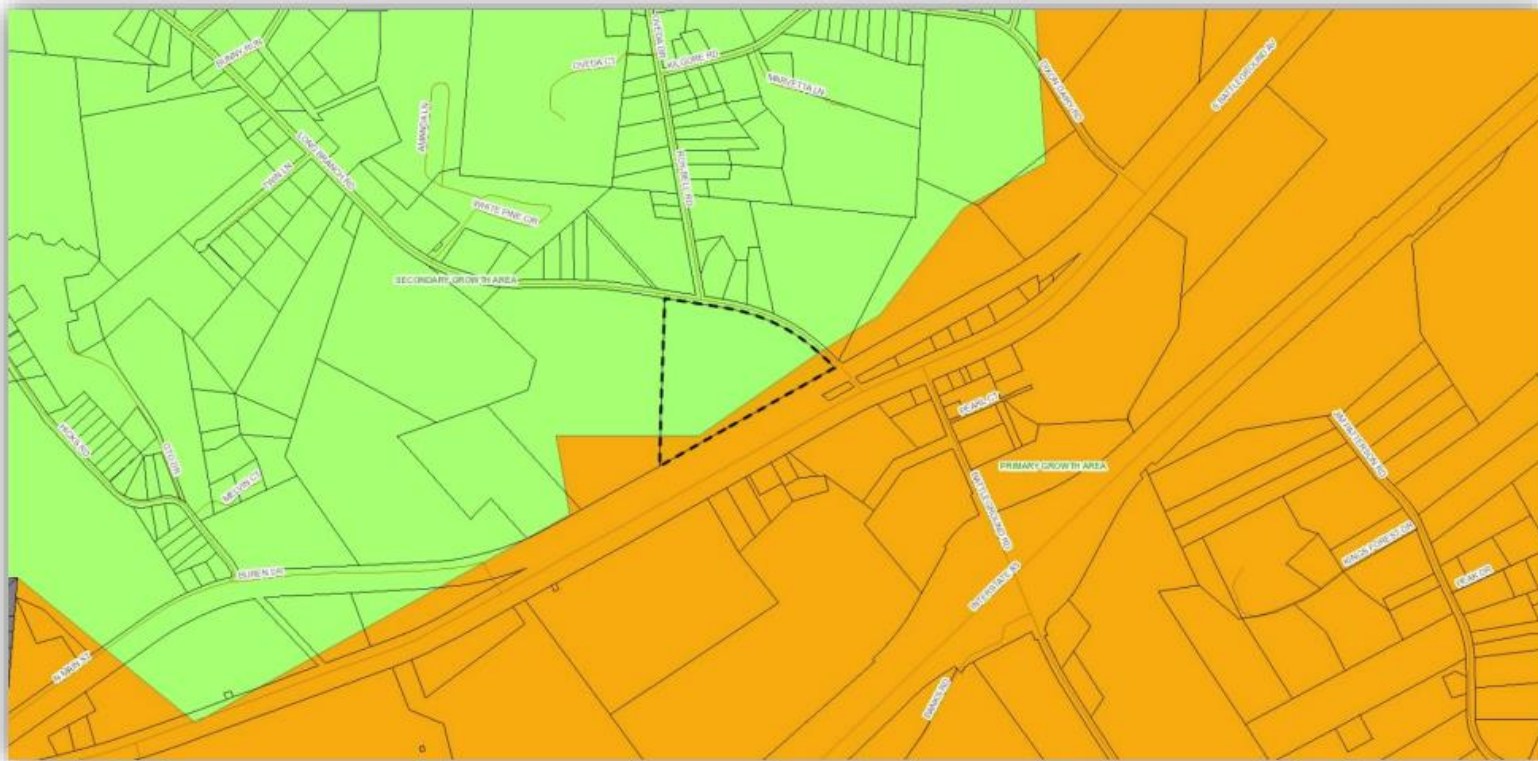




**Case # 22-18 Zoning Map**  
1622 Long Branch Road  
Parcel 10481 24.7 Acres



**Case # 22-18 Land Use Map**  
1622 Long Branch Road  
Parcel 10481 24.7 Acres



Chairman Gordon opened the Public Hearing at 7:04 pm for anyone wanting to speak for or against Planning Department Case 22-18: request to rezone property at 1622 Long Branch Road from Light Industrial (LI) to Heavy Industrial (HI). (*Legal Notice was published in the Shelby Star on Friday, June 24, 2022 and Friday, July 1, 2022*).

**Michael Aho, 101 Bryant Street, Belmont** – is the petitioner and spoke in favor of the rezoning request.

Hearing no further comments, Chairman Gordon closed the Public Hearing at 7:06 pm.

**ACTION:** Commissioner Bridges made a motion, seconded by Commissioner Whetstine, and unanimously adopted by the Board to, ***approve the request to rezone property at 1622 Long Branch Road from Light Industrial (LI) to Heavy Industrial (HI) citing compatibility with surrounding zoning and uses, and is in line with the Land Use Plan.***



**PLANNING DEPARTMENT CASE 22-22: TEXT AMENDMENT TO SECTION 12-124 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO)**

Planning Director Chris Martin remained at the podium to present Planning Department Case 22-22: Text Amendment to Section 12-124 of the Unified Development Ordinance (UDO). Grover Industries, LLC is requesting to amend the Table of Uses, Section 12-124 of the Cleveland County UDO to add Data Centers (NAICS 518210) to the Light Industrial (LI) and Heavy Industrial (HI) zoning districts as a permitted use. Data Centers are comprised of establishments primarily engaged in providing infrastructure for hosting or data processing services. The county’s code is based on the 2012 NAICS and currently does not include data centers, or any similar uses as a compliant use in any of the defined zoning districts. The Planning Board voted unanimously to recommend approval of the requested text amendment petition. The Board felt the change was necessary as data centers have become a prevalent use with the growth of online data usage. They also felt the use was compatible with other uses allowed in the light and heavy industrial zoning districts

	NAICS	RA	RR	R	RM	NB	GB	CP	LI	HI
<b>INFORMATION</b>										
Publishing/Information/News	51100					Z	Z		Z	Z
Motion Picture and Video	51210						Z	Z	Z	
Sound Recording	51220						Z	Z	Z	
Radio and TV Broadcasting	51510						Z		Z	Z
Cable TV Distribution	51520						Z		Z	Z
Telecommunications	51721					Z	Z		Z	Z
Amateur Radio Tower	51721	S	S	S	S	S	S	S	S	S
<b>Data Centers</b>	<b>518210</b>								<b>Z</b>	<b>Z</b>
Library	51912	Z		Z	Z	Z	Z	Z		

Chairman Gordon opened the Public Hearing at 7:08 pm for anyone wanting to speak for or against Planning Department Case 22-22: Text Amendment to Section 12-124 of the Unified Development Ordinance (UDO).

*(Legal Notice was published in the Shelby Star on Friday, June 24, 2022 and Friday, July 1, 2022).*

Hearing no comments, Chairman Gordon closed the Public Hearing at 7:09 pm.

Chairman Gordon opened the floor to the Board for questions and discussion. Commissioners commented positively on the proposed text amendment stating it would bring Data Centers into compliance with the UDO and Land Use Plan.

**ACTION:** Commissioner Whetstine made a motion, seconded by Commissioner Hardin, and unanimously adopted by the Board to, ***approve the text amendment to Section 12-124 of the Unified Development Ordinance to add Data Centers to the Light Industrial (LI) and Heavy Industrial (HI) zoning districts.***

RECORDING FEE \$ 26.00

\* PHYLLIS NOWLEN

**ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF CLEVELAND COUNTY**

**Light Industrial to Heavy Industrial**  
**Parcel: 10481- Owner: General Shale NC - Deed Book 1668 Page 2027**  
**1622 Long Branch Road**

WHEREAS, Article Two of Chapter 160D of the North Carolina General Statutes provides for the planning and regulation of development within the territorial jurisdiction of the county; and

WHEREAS, the Cleveland County Planning Board recommended to approve the zoning map amendment on June 28<sup>th</sup>, 2022; and

WHEREAS, said rezoning will promote the health, safety, and welfare of the citizens of Cleveland County, the public interest would be furthered, and said amendment would be reasonable and beneficial to the orderly growth of Cleveland County; and

WHEREAS, notice of the Public Hearing was published in the Shelby Star on June 24<sup>th</sup> and July 1<sup>st</sup>, 2022. Notices were mailed to adjoining property owners on June 21<sup>st</sup>, 2022 and a sign posted at the property on June 21<sup>st</sup>, 2022; and

WHEREAS, all requirements of the North Carolina General Statutes have been met prior to any action by The Cleveland County Board of Commissioners to amend the Official Zoning Map following a Public Hearing on July 12<sup>th</sup>, 2022; and

NOW THEREFORE BE IT ORDAINED by the Cleveland County Board of Commissioners that the Cleveland County Zoning Map, as described in Section 12-147 of the Cleveland County Unified Development Ordinance, be amended to change the classification of Parcel 10481, described more in Deed Book 1668, Page 2027, from Case 22-18.

This Ordinance shall become effective upon adoption and approval.

Adopted this twelfth day of July, 2022

ATTEST:

  
Kevin Gordon, Chair  
Cleveland County Board of Commissioners

  
Phyllis Nowlen, Clerk  
Cleveland County Board of Commissioners



**REGULAR AGENDA**

**EMERGENCY MEDICAL SERVICES TRANSITION**

Chairman Gordon recognized Emergency Medical Services Director Tommy McNeilly to the podium to present an update on the Emergency Medical Services (EMS) transition and present a budget amendment for the EMS Department. At their February 25, 2022 work session, the Board voted to centrally administer EMS services. Cleveland County began the process and has undergone a system transition. A centralized system will improve EMS response times, provide standardized patient care and overall EMS system enhancement. The transition process was ongoing at the time the FY 2022 – 2023 budget was approved; however, the proposed budgetary allotment was not included in the EMS departmental budget. The transition plan was broken into four phases:

- Phase I Communication
- Phase II Personnel
- Phase III Capital
- Phase IV System Enhancement

Mr. McNeilly outlined what staff has already completed in phases I – III advising, the county is currently in phase IV for system enhancements. The goals for completion in this phase include improved response times and the following:

- Commitment to coverage
  - Casar Base
    - Staffed ALS 24/7 on February 15, 2022
  - Lawndale Base
    - Staffed ALS 24/7 on July 1, 2022
- Peak Shaving Units
  - Added 1 ALS Unit (Medic 36) July 1, 2022
    - Stationed on Marion Street
    - 3 Additional to add by October
- System Analysis
  - Average Emergency Response time
    - Overall System, 7 minutes 21 Seconds
    - Casar Base, 8 minutes 7 seconds
    - Lawndale Base, 6 minutes 2 seconds

The funds in the budget amendment will be for the purpose of funding the transition within Cleveland County EMS and includes personnel, equipment, rolling stock, payroll, etc. This is cost neutral and will have no overall fiscal impact on the county’s FY 2022 - 2023 budget. The following information and PowerPoint were presented to Board members.

**EMS Transition Update**  
July 2022

**Background**

- Board of Commissioners work session February 25, 2022
  - Board voted to centrally administer EMS services.
- Board tasked Board Chair and County Manager to begin the consolidation to one system
  - Patient Care
  - Response Time

**Transition Plan**

Phase I – 30 Days  
• Communication

Phase II – 60 Days  
• Personnel

Phase III – 90 Days  
• Capital

Phase IV – 180 Days  
• System Enhancement

System Equalization

**Transition Goals**

1. Continued service to Cleveland County citizens
2. Communicate transition partnership with rescue squads
3. Hire 12 FTE for interfacility transports
4. Acquire needed capital for additional staffing
5. Begin system enhancement

**Phase I  
COMMUNICATION**

- Personally, notified all boards of the transition
  - Official press released issued March 10, 2022
- Communicated Message:
  - Commitment to hiring eligible personnel
  - Intent to purchase needed capital
  - Partnership for seamless transition

Upper Cleveland Cease 3/31/2022 → Shelby Cease 5/22/2022 → Kings Mountain Cease 6/30/2022


**Phase II  
PERSONNEL**

- Held at American Red Cross building
- All employees of squads invited
- Employees hired received equivalent or more pay when hired by Cleveland County

Squad	Hiring Event	Full-Time	Part-Time
Upper Cleveland	3/23/2022	4	1
Shelby Rescue	4/1/2022 & 4/8/2022	11	9
Kings Mountain	4/15/2022	1	5
<b>Total Staff</b>		<b>16</b>	<b>15</b>



### Phase III CAPITAL




- Purchased Shelby Rescue \$ 1,250,000.00
  - All assets, (Electronics/Rolling Stock/ Building)
- Purchases from Kings Mountain Rescue \$ 76,142.00
  - 10 Radios, 2 Cardiac Monitor(Amount indebted)

Total Investment \$ 1,326,141.00

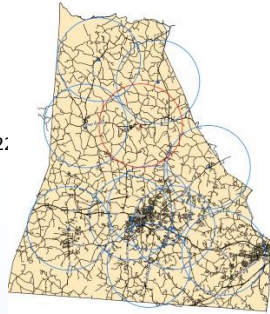
- Upper Cleveland- Conducting Market Analysis

7

### Phase IV SYSTEM ENHANCEMENT



- Commitment to coverage
  - Casar Base
    - Staffed ALS 24/7 on February 15, 2022
  - Lawndale Base
    - Staffed ALS 24/7 on July 1, 2022
- Peak Shaving Units
  - Added 1 ALS Unit (Medic 36) July 1, 2022:
    - Stationed on Marion Street
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- System Analysis
  - Average Emergency Response time
    - Overall System, 7 minutes 21 Seconds
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8


### Transition Goals



1. Continued service to Cleveland County citizens ✓
2. Communicate transition partnership with rescue squads ✓
3. Hire 12 FTE for interfacility transports ✓
4. Acquire needed capital for additional staffing ✓
5. Begin system enhancement ✓

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### Questions/Action



**Approve or Deny  
Budget amendment for Rescue Transition**

PRESENTATION FOOTER

10

**EMERGENCY MEDICAL SERVICES: BUDGET AMENDMENT (BNA #001)**

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
010.447.4.510.00		EMS Transition/Departmental Fees	\$3,090,961.00	
010.447.5.121.00		EMS Transition/Salaries-Wages-Reg	\$1,292,166.00	
010.447.5.131.00		EMS Transition/Social Security Taxes	\$80,115.00	
010.447.5.132.00		EMS Transition/Retirement	\$158,802.00	
010.447.5.133.00		EMS Transition/Hospital Insurance	\$383,160.00	
010.447.5.134.00		EMS Transition/Dental Insurance	\$5,580.00	
010.447.5.135.00		EMS Transition/Employer 401K	\$76,854.00	
010.447.5.136.00		EMS Transition/Medicare Taxes	\$18,737.00	
010.447.5.210.00		EMS Transition/Departmental Supply	\$15,000.00	
010.447.5.230.00		EMS Transition/Medicine & Supplies	\$20,000.00	
010.447.5.240.00		EMS Transition/Automotive Supplies	\$30,000.00	
010.447.5.241.00		EMS Transition/Motor Fuels-Oil	\$150,000.00	
010.447.5.250.00		EMS Transition/Uniforms-Clothing	\$12,400.00	
010.447.5.310.00		EMS Transition/Travel & Training	\$10,000.00	
010.447.5.311.00		EMS Transition/Education-Certif-Training	\$4,000.00	
010.447.5.321.00		EMS Transition/Telecommunications	\$5,400.00	
010.447.5.330.00		EMS Transition/Utilities	\$5,000.00	
010.447.5.340.00		EMS Transition/Maint Bldg-Grounds	\$6,500.00	
010.447.5.350.00		EMS Transition/Repairs on Equipment	\$5,000.00	
010.447.5.460.00		EMS Transition/Dues-Subscriptions	\$2,232.00	
010.447.5.461.00		EMS Transition/License-Permit-Cert	\$1,200.00	
010.447.5.560.00		EMS Transition/Refunds	\$40,000.00	
010.447.5.581.00		EMS Transition/Awards-Appreciation	\$5,000.00	
010.447.5.980.00		EMS Transition/C-O Buildings	\$517,000.00	
010.447.5.910.00		EMS Transition/Capital Equipment	\$246,815.00	

Explanation of Revisions: Budget allocation for \$3,090,961.00 in funds for EMS transition department set up.

**ACTION:** Commissioner Whetstine made a motion, seconded by Commissioner Bridges, and unanimously adopted by the Board to, *approve the following budget amendment for rescue transition.*

**CAPITAL PROJECTS UPDATE**

Chairman Gordon called upon Assistant County Manager Kerri Melton to present an update on the county’s capital projects. The Board was reminded of the Capital Improvement Plan (CIP) that was presented at their February 2022 work session. Since that work session, staff has added several minor projects to the CIP. The first of

these smaller projects includes the Lawndale Emergency Medical Services (EMS) base station. Project details include:

- Project Completed July 2022
- 24-hour paramedic base
- Work completed by County Maintenance
- Funding Source – pay as you go

Project scope: Construction of a base in Lawndale to serve the northern end of Cleveland County. Staging a unit in this area will reduce response times and provide a higher level of service for residents during an emergency.

The second project is the Uptown Shelby EMS base station. This building will be used for transport and peak shaving trucks only, there is no housing capability and is a temporary site until a permanent location can be found. All employees operating out of this facility will work 12-hour shifts.

- Project Completed July 2022
- Transport and Peak Shaving Trucks
- Work completed by County Maintenance
- Funding Source- pay as you go

Mrs. Melton transitioned into the projects that were included in the June FY 2022 – 2023 budget presentation. Staff continues to work on convenient site improvements which include:

- Implementation of Citizen Recognition System
- Staffing & Scheduling
- Customer Service Improvements – Efficiency and Safety
- Lighting
- Safety Features
- Parking Lots

The Oak Grove convenience site is the model site and staff will be implementing a similar model from the Oak Grove site to all the other convenient site locations in the county's jurisdiction. The first two site locations for upgrades are Boiling Springs and Lawndale.

The next project is the co-location of the Health Department and Social Services. Construction is already underway for this project. Phase one, which is the upstairs part of the building is nearing completion. The child support department and the health administration team will move in first in October of this year. Completion of the whole project with total department move-in is scheduled for January 2023. This project cost approximately \$3.5 million. The Board was reminded, through the facility master plan, the social services building is considered "end of life." Building an entirely new social services building has a projected cost of \$10 to \$13MM. The co-location is cost avoidance, which will have improved efficiencies, reductions in costs and the ability to have some state reimbursement. In the existing Social Services building, employees have individual offices, the design has a more workstation with an interview room approach. If a social worker was to meet with a client, they will utilize the interview room rather than the employee's office which is a security enhancement for social services employees.

Cleveland County's biggest project is the Justice Center campus. An architect has been secured and staff has held many meetings with stakeholders in these buildings such as the Sheriff's Office, Clerk of Court and the District Attorney regarding the design and campus layout. Schematic Design is expected to be completed by the end of July. The entire project is expected to be completed in late 2025. The request from the community was to

not build this project in a hole. The team is working on the elevation with the engineers and design team to ensure this does not happen.

The E-911 Communications Center is housed in the existing courthouse but there are plans to relocate that department. Staff submitted a grant to the State E-911 Board on May 1, 2022 and the county's Communications Director Stori McIntyre will be giving a presentation to that Board on August 5, 2022 with a possible grant announcement later in August. Staff has started to work with architects' design firm to get plans in place.

The next project is the Board of Elections building. There are two options for consideration and direction: one is a proposed property on Morgan Street. The other is the old Shelby Rescue Squad building. Staff has been analyzing the rescue squad building to see if it would be suitable for adaptive reuse for the Board of Elections. It does have a lot of big open space and staff believes it can house all the administrative functions of the Board of Elections, as well as early voting, election day voting, training and much-needed storage space. Issues at the Morgan Street property include escalated costs and a lack of construction bidders. The rescue squad building continues to be evaluated, but if chosen, it will be a much quicker and more affordable avenue.

Shell Building IV is located on Randolph Road and is being constructed in partnership with the City of Shelby. Hickory Construction is the contractor on site with completion projected to be at the end of this year. The county is still receiving a lot of interest in this property. This building is a 100,000-square-foot shell with the ability to expand another 100,000 square feet.

Since its opening, there have been several expansions at the Foothills Shooting Complex. The most recent project at the range is the addition of the skeet and trap shoot. These projects have all been done through a partnership with the North Carolina Wildlife Commission. Mrs. Melton spoke of the upcoming Glock Sport Shooting competition. Several enhancements are being done to give the county the ability to host national competitions including the building of a pavilion at the skeet and trap range, dividing several of the shooting ranges, as well as working on a grading plan to add four new shooting bays. The shooting range continues to stay busy.

The final project is part of the CIP and lines up with the Commissioner's strategic goal of being an employer of choice. An innovative way, and something new, is the potential for a childcare center for county employees. Staff is evaluating the potential location and cost for this project. To move forward with this project, this would be funded pay-as-you-go. The following information and PowerPoint were presented to Commissioners.



Lawndale EMS Base

- Project Completed July 2022
- 24-hour paramedic base
- Work completed by County Maintenance
- Funding Source- Pay as you go

Project scope: Construction of a base in Lawndale to serve the northern end of Cleveland County. Staging of a unit in this area will reduce response times and provide a higher level of service for the residents in that area during an emergency.







### Uptown Shelby EMS Base

- Project Completed July 2022
- Transport and Peak Shaving Trucks
- Work completed by County Maintenance
- Funding Source- Pay as you go

Project scope: This base will house our transport and peak shaving trucks. This base does not have living quarters. All units that operate out of this facility work on 12-hour shifts.



### Convenience Site Improvements

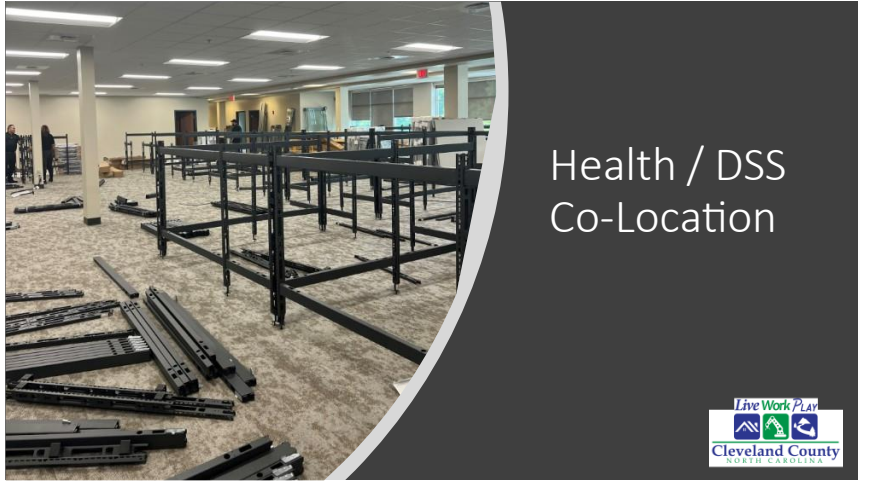
- Implementation of Citizen Recognition System
- Staffing & Scheduling
- Customer Service Improvements Efficiency and Safety
- Lighting
- Safety Features
- Parking Lots



### Health / DSS Co-Location

- Construction Underway. Phase I (upstairs) nearing completion.
- Child Support expected in building October 2022.
- Architect: Tally and Smith
- Contractor: Beam Construction
- Expected Completion: Phase II move in January 2023

Project scope: Renovations to Cleveland County Public Health Center to accommodate 170 employees from the Department of Social Services.



### Health / DSS Co-Location



### Justice Center Campus

- Countless meetings have been held with stakeholders regarding schematic program design
- Weekly meetings held with Architect/CMAR and County staff
- Schematic Design to be completed by end of July
- Expected Completion: 2025



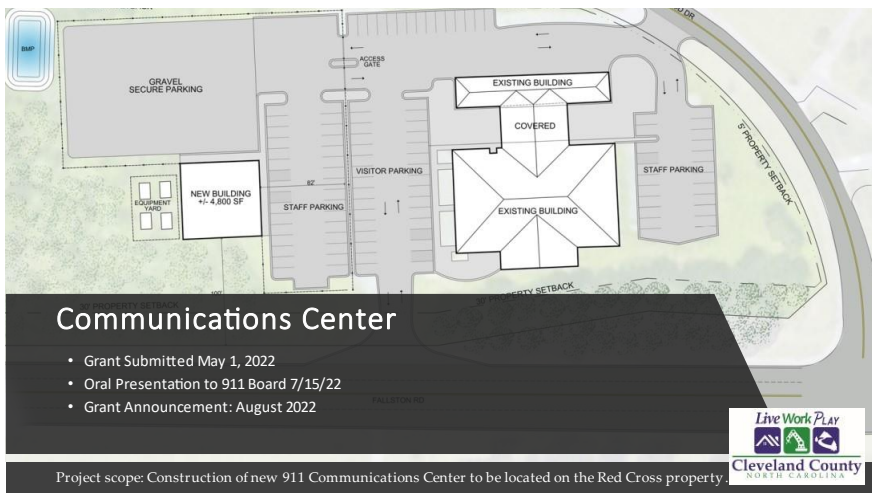
### Justice Center Campus

Dekalb Street / E. Warren Street View



### Justice Center Campus

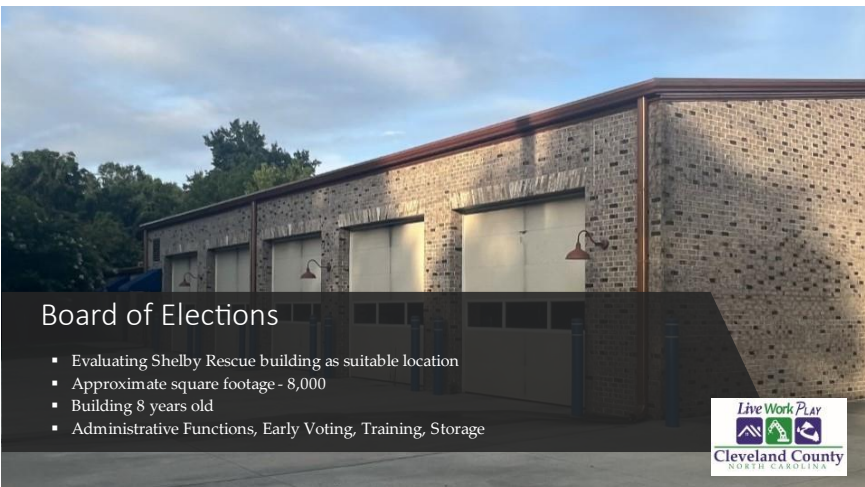
Marion Street / Patton Drive View



### Communications Center

- Grant Submitted May 1, 2022
- Oral Presentation to 911 Board 7/15/22
- Grant Announcement: August 2022

Project scope: Construction of new 911 Communications Center to be located on the Red Cross property.



### Board of Elections

- Evaluating Shelby Rescue building as suitable location
- Approximate square footage - 8,000
- Building 8 years old
- Administrative Functions, Early Voting, Training, Storage



### Shell Building IV

- Partnership with the City of Shelby
- Construction currently underway
- Contractor: Hickory Construction
- Expected Completion: 2022
- CCEDP has received much interest in the property

Project scope: Construction of a 100,000 sq. ft. shell building. 87% Manufacturing/Warehouse with expansion ability to an additional 100,000 sq. ft. Building Dimensions: 250' x 400'



### Shooting Range Enhancements

- Pavilion at Skeet and Trap Ranges
- Dividing several ranges from 50' to 25'
- Grading plan underway to add four new shooting bays

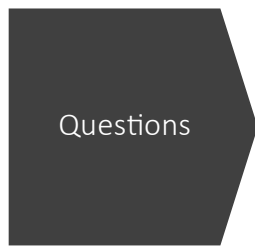


### Emerging Projects

- Innovative Employer of Choice Childcare Center
  - Potential location and cost
  - Pay as you go







## **BOARD APPOINTMENTS**

### **CLEVELAND COUNTY NURSING HOME ADVISORY COMMITTEE**

**ACTION:** Commissioner Hardin made the motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board, *to reappoint Wanda Robinson and Karen Waldrop to serve as members of this board*, for a period of three years, scheduled to conclude June 30, 2025.

### **CLEVELAND COUNTY VETERAN'S ADVISORY BOARD**

**ACTION:** Commissioner Hutchins made the motion, seconded by Commissioner Hardin, and unanimously adopted by the Board, *to appoint Julie Crotts to serve as the Cleveland County Veteran's Office Representative member of this board*, to fill the unexpired term of Debra Conn whose term is scheduled to conclude December 31, 2023.

## **CLOSING REMARKS**

**Commissioner Hutchins** – spoke about the increasing number of RV Parks in Cleveland County and asked staff to review possible options regarding the regulations and safety of RV Parks and bring them back before the Board at a later time.

## **ADJOURN**

There being no further business to come before the Board at this time, Commissioner Hardin made a motion, seconded by Commissioner Whetstine and unanimously adopted by the Board, *to adjourn*. The next meeting of the Commission is scheduled for *Tuesday, August 2, 2022 at 6:00 p.m.* in the *Commissioners Chambers*.

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*Kevin Gordon, Chairman  
Cleveland County Board of Commissioners*

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