

Cleveland County Board of Commissioners
March 20, 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
Chris Green, Tax Administrator

CALL TO ORDER

Chairman Eddie Holbrook called the meeting to order and Commissioner Whetstine led the audience in the Pledge of Allegiance and provided the invocation for the meeting.

AGENDA ADOPTION

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

SPECIAL PRESENTATION

Platform Presentation by Miss Carolina Foothills Outstanding Teen: Chairman Eddie Holbrook recognized Danyel Phelps, Miss Shelby Organization Executive Director. The Board thanked Ms. Phelps for the hard work she gave for reviving the Miss Carolina Foothill program which covers 10 counties in the foothill region. The Board also commended Ms. Phelps for the continued support, care and leadership she gives to the participants in these programs. Ms. Phelps thanked the Board for their continued support to the Miss Shelby and Miss Carolina programs and for their service to the citizens of Cleveland County. This is the fifth year for the Miss Shelby/Miss Carolina Foothills/Outstanding Teen Program and a grand total of \$280,000 has been awarded in scholarships throughout those five years. Ms. Phelps advised Taylor Cuthbertson, title holder for Miss Carolina Foothills 2018 was unable to attend due to the inclement weather in her area. Ms. Phelps then introduced Taylor Lloyd, Miss Carolina Foothills Outstanding Teen 2018. Ms. Lloyd gave an overview of the upcoming Ms. North Carolina Outstanding Teen pageant competition. She continued with her personal platform which is Healing Hearts through the Arts that is registered in North Carolina as a Title 501C3 non-profit. She was inspired to join the program by her younger brother who was severely injured as a child. While he was in the hospital, the arts had a major impact on his recovery and she wanted to give back to the organization. The Board thanked Ms. Lloyd for her presentation and her community participation.

CITIZEN RECOGNITION

No citizens registered to speak.

CONSENT AGENDA

APPROVAL OF MINUTES

The Clerk to the Board included the Minutes of the *February 6* and the *February 20, 2018 regular meeting*, in Board Members packets.

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

TAX COLLECTOR'S MONTHLY REPORT

The Tax Collector provided Commissioners with the following detailed written report regarding taxes collected during *February 2018*.

CLEVELAND COUNTY 311 E MARION ST ROOM 134 P O BOX 370 SHELBY, NC

TOTAL TAXES COLLECTED FEBRUARY 2018			
YEAR	AMOUNT-REAL	AMOUNT-VEH	
DEF REV	\$0.00	\$0.00	\$0.00
2017	\$1,696,032.21	\$0.00	\$1,696,032.21
2016	\$46,302.11	\$0.00	\$46,302.11
2015	\$10,286.22	\$0.00	\$10,286.22
2014	\$6,586.55	\$0.00	\$6,586.55
2013	\$1,309.39	\$369.92	\$1,679.31
2012	\$1,849.71	\$269.04	\$2,118.75
2011	\$809.09	\$67.41	\$876.50
2010	\$748.81	\$27.52	\$776.33
2009	\$370.43	\$94.81	\$465.24
2008	\$130.74	\$97.97	\$228.71
2007	\$0.00	\$0.00	\$0.00
TOTALS	\$1,764,425.26	\$926.67	\$1,765,351.93
DISCOUNT	\$0.00		
INTEREST	\$61,896.90	\$463.89	\$0.00
TOLERANCE	(\$7.90)	\$0.00	
ADVERTISING	\$288.00	\$343.13	
GARNISHMENT	\$1,458.85		
NSF/ATTY	\$623.96		
LEGAL FEES	\$0.00		
TOTALS	\$1,828,685.07	\$1,733.69	
MISC FEE	\$128.35	\$0.00	
TAXES COLL	\$1,828,813.42	\$1,733.69	
DEF	\$6,588.14	\$7,067.78	\$0.00
DISC	(\$11.36)	\$1,835,881.20	\$1,733.69
TOL	\$0.03		
INT	\$490.97		
TOTAL UNCOLLECTED TAXES FEBRUARY 2018			
	AMOUNT-REAL	AMOUNT-VEH	COMBINED AMT
2017	\$3,193,918.61	\$0.00	\$3,193,918.61
2016	\$680,094.67	\$0.00	\$680,094.67
2015	\$379,365.73	\$0.00	\$379,365.73
2014	\$309,410.29	\$0.00	\$309,410.29
2013	\$171,649.63	\$71,767.10	\$243,416.73
2012	\$118,659.16	\$82,411.09	\$201,070.25
2011	\$85,578.08	\$61,171.80	\$146,749.88
2010	\$76,658.99	\$55,855.11	\$132,514.10
2009	\$75,302.42	\$52,241.65	\$127,544.07
2008	\$55,385.42	\$63,145.80	\$118,531.22
2007	(\$0.00)	\$0.00	(\$0.00)
	\$5,146,022.99	\$386,592.55	\$5,532,615.54
DEF REV	\$8,114.93		
TOTAL UNCOLLECTED	\$5,154,137.92	\$386,592.55	\$5,540,730.47

TAX ABATEMENTS AND SUPPLEMENTS

The Tax Assessor provided Commissioners with a detailed written report regarding tax abatements and supplements during *February 2018*. The monthly grand total of tax abatements was listed as (\$5,680.07) monthly grand total for tax supplements was listed as \$8,015.89.

COOPERATIVE EXTENSION: BUDGET AMENDMENT (BNA #034)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, 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>
010.495.4.810.99		Cooperative Extension/Dairy Steer Proj-Contrib	\$2,223.00	
010.495.5.790.99		Cooperative Extension/Dairy Steer Proj-Contrib	\$2,223.00	
010.495.4.810.99		Cooperative Extension/Contributions-Donations	\$847.00	
010.495.5.790.99		Cooperative Extension/Contributions-Donations	\$847.00	

Explanation of Revisions: To budget \$3,070 in donations received for the Dairy Steer Project. Budget sponsorships/donations received to cover Area Beef Conference expenses that was held on January 3, 2018.

HEALTH DEPARTMENT: BUDGET AMENDMENT (BNA #035)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, 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>
012.548.4.810.00		CODAP/Contributions-Donations	\$100.00	
012.548.5.790.00		CODAP/Contributions-Donations	\$100.00	

Explanation of Revisions: To budget \$100.00 in donated funds received from the Poston Family in memory of Dean Ruppe to be used by the Substance Abuse Prevention Coalition to purchase educational materials to promote Drop Box Drop Off events.

HEALTH DEPARTMENT: BUDGET AMENDMENT (BNA #036)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, 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>
012.536.4.810.00		Adolescent Pregnancy/ Contributions-Donations	\$150.00	
012.536.5.790.00		Adolescent Pregnancy/ Contributions-Donations	\$150.00	

Explanation of Revisions: To budget \$150.00 in funds received from the First Baptist Church in Kings Mountain that will be used towards student incentives for participating in the adolescent pregnancy prevention program.

SOCIAL SERVICES: BUDGET AMENDMENT (BNA #037)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, 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>
011.519.4.310.00	93568-P372	Public Asst/Fed Gov Grants	\$50,000.00	
011.519.5.512.05		Public Asst/Crisis	\$50,000.00	

Explanation of Revisions: \$50,000 budget amendment necessary to accept additional federal funds for the Low-Income Energy Assistance Program (LIEP) for FY 2017/2018. The additional monies are the result of additional funding.

SOCIAL SERVICES: BUDGET AMENDMENT (BNA #038)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, 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>
011.504.4.310.00	93556-P096	Title XX/Federal Grants	\$12,515.00	
011.504.5.121.00		Title XX/Salaries	\$12,515.00	

Explanation of Revisions: \$12,515 budget amendment necessary to accept additional Federal Funds to help offset the county share in salaries FY 2017/2018.

CAPITAL PROJECTS IPWS ROAD/RAIL: BUDGET AMENDMENT (BNA #039)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, 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>
479.715.4.350.00		IPWS Road-Rail Proj/State Government Grants	\$2,117,322.00	
479.715.4.409.00		IPWS Road-Rail Proj/Local Revenues	\$1,175,000.00	
479.715.5.700.01		IPWS Road-Rail Proj/Grants-Road, Paving, Rail	\$3,292,322.00	

Explanation of Revisions: To budget funds for IPWS Turn Lanes and New Industrial Entrance. Board approved contractor at the February Meeting. This is to set up the NCDOT grant funds and the Clearwater Funds.

HEALTH DEPARTMENT: BUDGET AMENDMENT (BNA #040)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, 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>
012.548.4.310.00	93276-8SPF	CODAP/Federal Govt Grants	\$20,364.00	
012.548.5.581.00	93276-8SPF	CODAP/Awards-Appreciation	\$1,866.40	
012.548.5.211.00	93276-8SPF	CODAP/Grants-Expense	\$18,497.60	

Explanation of Revisions: Budget federal grant dollars in the amount of \$20,364.00 for Partners Behavioral Health Management/Strategic Prevention Framework (SPF). Cleveland County received additional funding of \$20,364.00 given to purchase drug disposal kiosk that will be given to the Cleveland County Sheriff's Office. The purchase of medicine lock boxes and deterra pouches to be used as incentives.

FARM LEASE AGREEMENT

Andrew White (Parcel 33012 - 53 acres) and Roger Bradley (Parcel 33309 - 27 acres) have been farming property owned by Cleveland County in Polkville. Parcel 33012 was given to Cleveland County by the Town of Polkville in 2010. The property was given to the County to be used for the proposed Upper Cleveland Sports Complex. With the dissolution of the Sports Commission, the property has been vacant since 2010. The County entered into a lease agreement to farm the property in 2015. Parcel 33309 was purchased by Cleveland County in 2009 from Anne Hare. It has been vacant since purchase. Roger Bradley currently farms the property. Staff worked with Greg Traywick to determine a fair cost per acre. Staff is recommending that both properties be leased for \$40 an acre. Cost per acre would be per acre cultivated. This would be a renewal on the existing lease agreement. The County will receive approximately \$2,500 in revenue under this agreement. Funding from the lease of these parcels will be earmarked to the County's Economic Development Fund which is used primarily for land development. Staff has contacted the Town of Polkville and the Mayor is in support of the project.

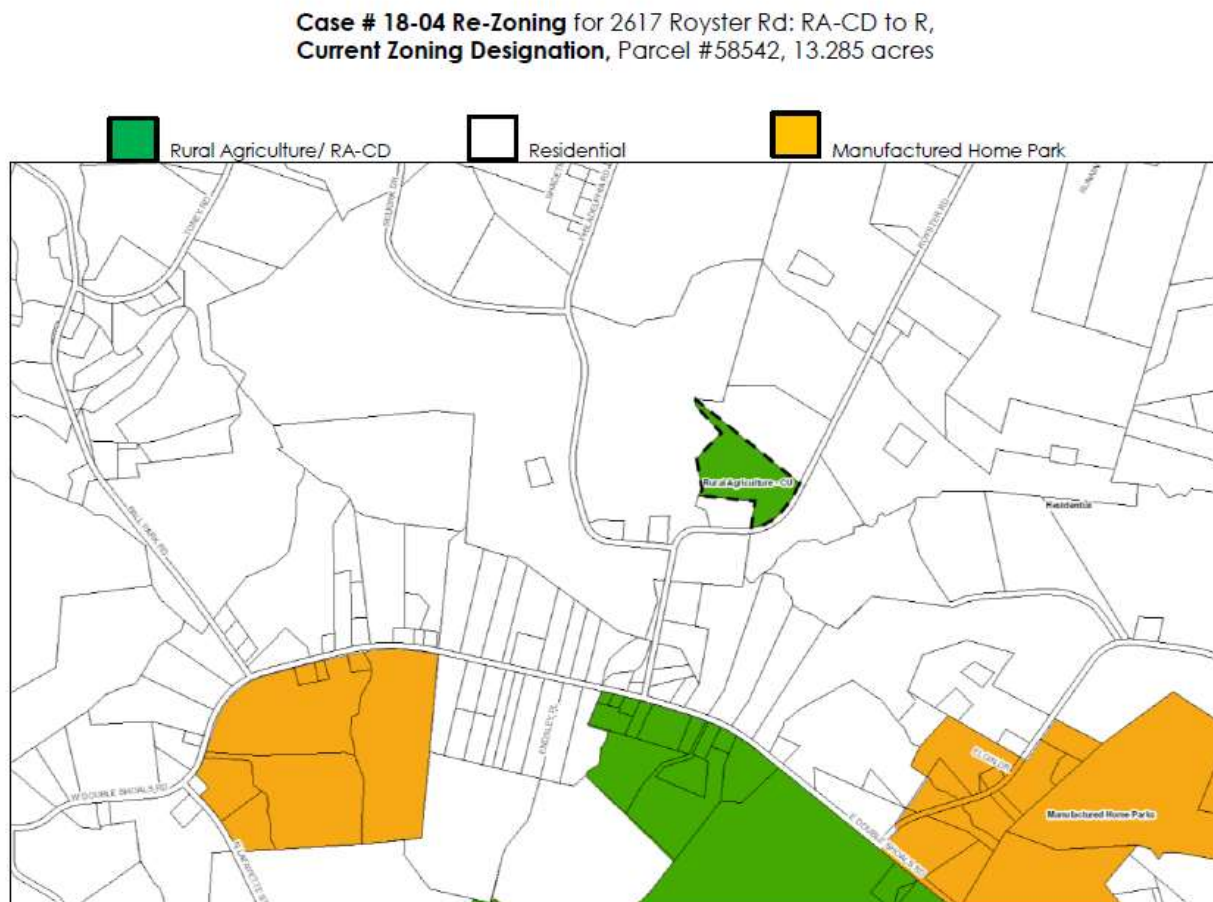
(copy found on Page ____ of Minute Book ____).

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and passed unanimously by the Board to, ***approve the Farm Lease agreements between Andrew White and Cleveland County and Roger Bradley and Cleveland County.***



PLANNING DEPARTMENT: RE-ZONING CASE 18-04; PARCEL 58542 at 2617 ROYSTER RD.
(Schedule Public Hearing for April 17, 2018)

The Bank of the Ozarks is requesting to rezone Parcel #58542 at 2617 Royster Rd. from Rural Agriculture-Conditional Use (RA-CU) to Residential to revert the property use back to residential. Bank of the Ozarks, Inc. has acquired this property and wishes to sell it for residential use. It is currently zoned as Rural Agriculture-Conditional Use district for a motorcycle repair shop and therefore cannot be sold for residential use under its current zoning district. This RACU zoning district was assigned to the property on October 3, 2006.



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

PLANNING DEPARTMENT: RE-ZONING CASE 18-05; PARCEL 59646 at 5110 EAST DIXON BLVD.
(Schedule Public Hearing for April 3, 2018)

Betty H. Carrigan is requesting a zoning map amendment at 5110 East Dixon Blvd in Kings Mountain from Heavy Industrial (HI) to General Business (GB). Charles and Betty Carrigan own Parcel #59646, a one (1) acre tract on East Dixon Blvd between Shelby and Kings Mountain, just east of the intersection of East Dixon and Harmon Road.

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

REGULAR AGENDA

PLANNING DEPARTMENT: ZONING CASE 18-01; PARCEL 27384 AT 217 EAST BLAZER STREET

Chairman Holbrook called Chris Martin, Senior Planner for Cleveland County, to the podium. Mr. Martin advised a Public Hearing was held at the February 6, 2018 Regular Meeting regarding the rezoning request from John Williams, owner of Williams and Twiggs Trucking, to rezone Parcel 27384 at 217 Blazer Street, from Residential (R) to General Business-Conditional District (GB-CD) to be used for his business. Mr. Martin reminded the Board in August 2015, Mr. Williams bought the property, which is slightly less than two acres,

located in the Light Oak Community on Blazer Street which is a secondary road off of Oak Grove Road. Mr. Williams currently uses this property to park six semitrailer trucks. A zoning permit was not sought for this use. The area surrounding 217 Blazer Street is zoned both Residential and Restricted Residential and is comprised of mostly single-family dwellings. To the southwest is some commercial property within Shelby's zoning jurisdiction and to the east there is some general business along Oak Grove Road. The land use plan designates this area and the surrounding area as Residential. Upon recommendation from the Planning Board, Commissioners voted to postpone their decision of rezoning Parcel 27384 until the March 20, 2018 Regular Meeting. This would give the Isothermal Planning and Development Commission (IPDC) time to evaluate and make their recommendation.

On Wednesday, February 21, 2018, the Planning Department received the recommendation from the IPDC consultant to deny the proposed conditional rezoning of Parcel 27384 from Residential to General Business due to its inconsistency with the Cleveland County Land Use Plan and its impact on surrounding properties. Most notably, the properties along Oates Drive would be impacted. Drivers along Oak Grove Road may be impacted as well when the trucks turn on or off of Oates Drive. The presence of large trucks traveling down Oates Drive and Oak Grove Road (noise, potential damage to road, impact on pedestrian safety) create the biggest impact to surrounding neighbors and contributes most to the rezoning's inconsistency. If the property is rezoned to General Business, any use authorized in a General Business District must be authorized on the site in the future. Potential conditions to lessen impact may include restrictions on hours of operation, lighting, screening, or parking surface materials and could make the general freight trucking use more attractive to surrounding neighbors, but no reasonable condition could make the presence of large trucks traveling down small, residential streets less of a public safety and nuisance issue. Additionally, the approval of rezoning may be considered spot zoning due to its inconsistency with the surrounding zoning districts.

The Planning Board meet for a second time on February 27th and after much discussion they too voted unanimously to recommend denying the rezoning request citing this area is designated Residential and rezoning to General Business Conditional District would not be consistent with the plan. The Planning Board commented that the request would create a spot zoning situation that is inconsistent with the Land Use Plan. The Planning Board felt that the Land Use Plan should not be amended and the proposed use of a transportation trucking business was incompatible with the surrounding neighborhood. The Planning Board listed several reasons for their recommendation to deny which include:

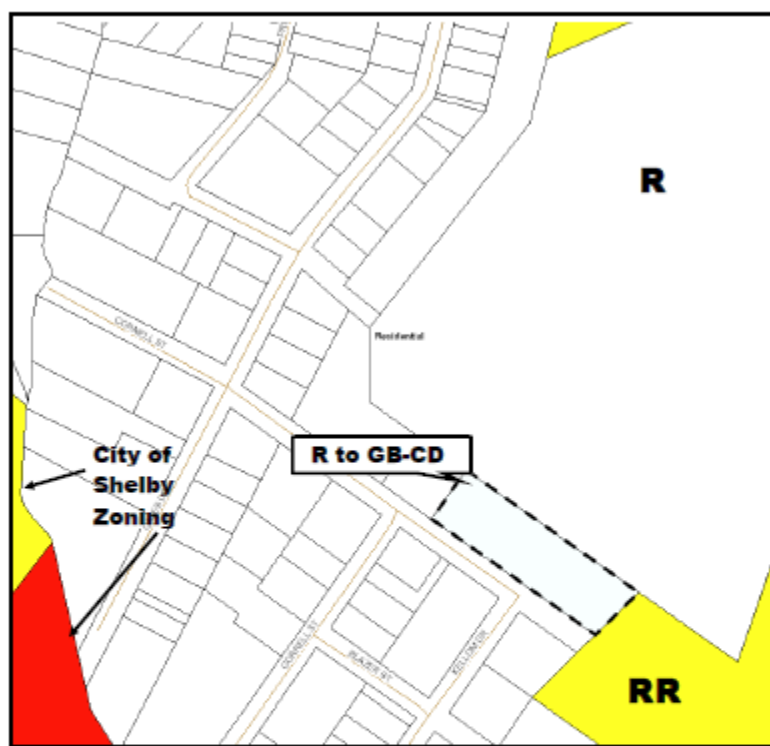
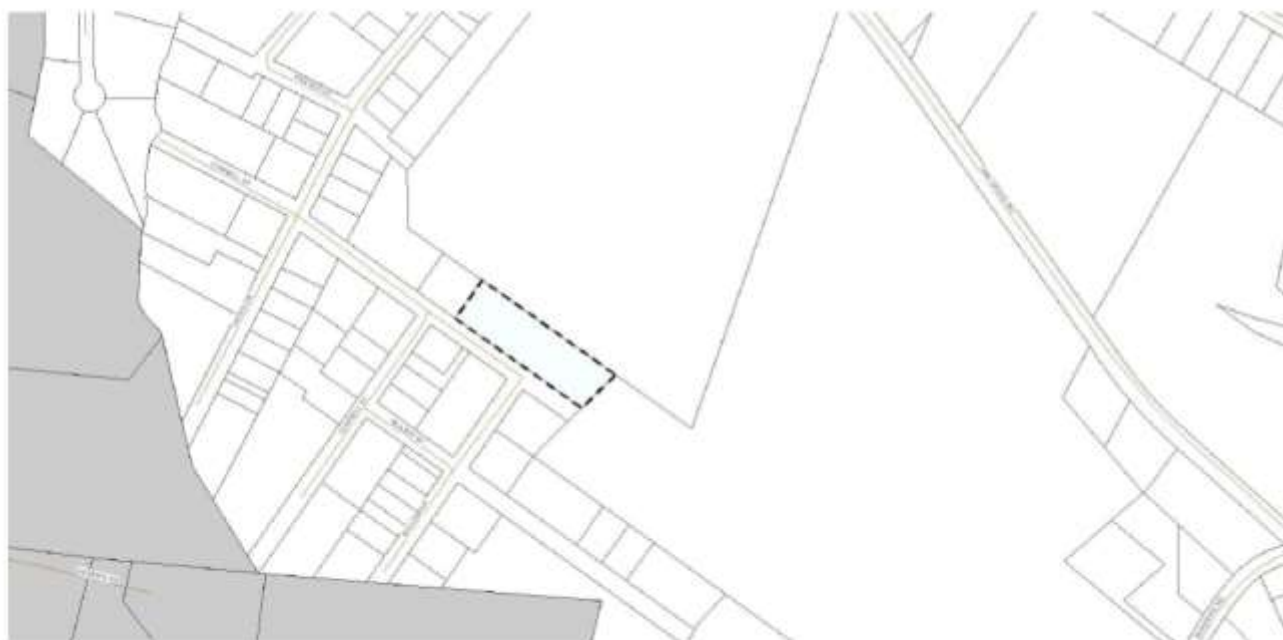
- Rezoning to General Business would be spot zoning
- General Business is not consistent with the land use plan and there is no reasonable justification for amending the land use plan for this neighborhood
- Roads are not designed for truck traffic
- Potential safety issues

- The proposed use would not be in the best interest of the public and would be inconsistent with the surrounding uses.
- The truck traffic could pose a danger to the neighborhood.

Chairman Holbrook opened the floor to the Board for comments or questions. Commissioner Hutchins inquired about the road going in and out of the neighborhood. Mr. Martin advised it is a state-maintained road and is considered a secondary road. Commissioner Allen stated she has driven out to that area several times and it is a residential neighborhood through the main entrances.

**Case # 18-01 Re-Zoning: 217 Blazer Street: R to GB-CD
Future Land Use Plan Designation**

Residential
 Municipal Zoning



REZONING CASE 18-01: 217 East Blazer Street
 Existing: Residential
 Proposed: General Business-Conditional District
 Planning Board Recommendation: January 23, 2018
 Public Hearing: February 6, 2018

R	Residential	NB	Neighborhood Business
RR	Restricted Residential	GB	General Business
RM	Manufactured Homes & Parks	LI	Light Industrial
RA	Rural Agricultural	HI	Heavy Industrial

The Board inquired about the time frame that is allowed for Mr. Williams to bring the property into compliance. Mr. Martin advised the code gives a minimum of a 60-day period to fix the violation but does allow for that time to extend to 180 days.

ACTION: Commissioner Bridges made a motion, seconded by Commissioner Allen, and passed by the Board 4-1 (Commissioner Hutchins opposed) to, *deny the re-zoning of Parcel 27384 from Residential to General Business-Conditional District as it could be considered spot zoning and it would be inconsistent with the Land Use Plan and allow John Williams, owner of Parcel 27384, 180 days to bring the property into compliance.*

Chairman Holbrook stated this was a very difficult decision for the Board to make but they are here to help him. The Board gave direction to County Manager Brian Epley to reach out to Mr. Williams to assist with a remedy for the situation.

SMALL BUSINESS INVESTMENT PROGRAM

Chairman Holbrook recognized Chris Green, Tax Administrator to present the Small Business Investment Program. The County Commissioners have recognized the continued need to provide programs and financial support to strengthen and diversify the County's economy, to attract new investment and encourage existing businesses to expand and reinvest in operations. In 2016, Cleveland County adopted the Small Business Investment Program. Several small businesses have taken advantage of this program. After two years of data, staff from Economic Development, Tax Administration, Finance, and Manager's Office have reviewed the program and recommend several minor modifications:

- Change the new taxable value threshold to a minimum of \$50,000 and a maximum of \$1,000,000.
- Grant Percentage will be consistent at 50% for three years regardless of investment amount.
- Provide clarification regarding the payout procedure, including the requirement for public hearing and for written request for payment to be submitted by the grantee.

The proposed changes would make the Small Business Investment Grant available to a wider segment of businesses in Cleveland County who may struggle to establish operations or to expand. Increasing the maximum threshold eliminates the gap between the Small Business Investment Grant Program and the Industrial Inducement Program. Grant percentage is more consistent with Industrial Inducement Program and allows for more efficient administration. The grant payment is based entirely on increased taxable value resulting from net new investment and is only payable after all taxes have been collected.

Chairman Holbrook opened the floor to the Board for questions or comments. Commissioner Hutchins inquired about the length of time for the grant. Mr. Green advised it is a three-year grant. Commissioner Allen stated by approving this revision, it will open avenues for smaller businesses in the community to apply for this program. Commissioner Whetstine voiced concerns of business owners possibly mis-using this grant. He asked if \$50,000 was too little of an amount. Commissioner Whetstine stated he fully supports helping small business

however, he feels this grant should not be used to simply purchase a new vehicle. Mr. Green advised there are fixed costs and legal requirements associated with the grants. He continued by explaining that any grant is calculated on the net additional taxable value over the base year and without that additional net tax value, there would be no grant awarded. Vehicles are also specifically excluded from the grant program. Commissioner Hutchins invited Steve Padgett, Small Business Center Director to make a comment. Mr. Padgett thanked the Board for their continued support and push for small business growth in Cleveland County. He stated this grant modification will assist many small businesses who have trouble reaching the \$100,000 level of grant approval.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Allen, and unanimously adopted by the Board to, *approve the revised Small Business Investment Program.*

Cleveland County Small Business Investment Grant Program

The Cleveland County Board of Commissioners has supported economic development for more than twenty-five years with an emphasis on tax base development, employer diversification and job creation. The Commission recognizes the need to provide programs and financial support to strengthen and diversify the County's economy, to attract new investment and encourage existing businesses to expand and reinvest in their existing operations. Grants will be awarded under the following conditions.

- Net New Taxable Investment:
 - A net new taxable investment that is a minimum of \$50,000 and not more than \$1,000,000, that includes all real property, property improvements and business personal property, not including vehicles.
- Asset purchases, mergers and acquisitions of existing businesses already paying taxes in Cleveland County will not qualify.
- The business must be current with all tax payments required by the County.

I. Grant Guidelines:

- The Small Business Grant requires a net increase in taxable value of at least \$50,000 for the year following the year of application. The intent of the investment grant program is to ensure that the County will see an increase in the property tax base at least equal to the minimum grant requirements. Net new investment is any new asset purchases, as well as assets transferred into Cleveland County, less depreciation on all personal property assets. The base year used in grant calculations will be the (tax) year in which application is submitted. The base value is calculated on all existing assets (real & personal) as of January 1 of the base year.
- The Small Business Grant is for a period not to exceed 3 years, and the grant criteria must be upheld in each incentivized year.
- Only new purchases and assets transferred into Cleveland County from other locations outside Cleveland County will be applicable for grant consideration. Purchase of any pre-existing Cleveland County facility or assets will not qualify.
- Only that investment specifically identified in the grant application will be considered in determining net new investment.
- Real and personal property value will be based on Cleveland County appraised tax value and not on actual investment cost.
- Investment grant checks will be distributed to the property owner who was responsible for the related tax payments. Each business entity/name shall qualify on its own asset merit.
- All assets used in consideration for the grant will be subject to audit by the Cleveland County Tax Administrator's office to ensure accuracy and compliance with the terms of the grant. The burden of proof is upon the taxpayer to prove these related assets qualify. Cooperation of the taxpayer to provide detailed information as required is essential in the grant approval process. The business entity must also agree to the value of all assets prior to receiving payment from Cleveland County. Any appeal of listing or value must be fully resolved before payout can be made.

- Decisions concerning eligibility, determination of real vs. personal property, qualification of assets and grant value calculations will be made by the Cleveland County Tax Department and will be final.
- The Cleveland County Board of Commissioners may modify or eliminate the program subject to meeting existing grant obligations in effect at the time.

II. Calculation of Grant Amount:

- A net new taxable investment that is a minimum of \$50,000 and does not exceed \$1,000,000 would receive a grant equal to 50% of the taxes paid on the net new investment for three years. Incentivized amount will be calculated based on .57 cents per \$100 of net new investment. See illustration below of grant calculation based on net new taxable investment amount:

Net New Investment Taxable Valuation

Investment Amount	Grant Percentage	Grant Amount
\$ 50,000	50%	\$143
\$100,000	50%	\$285
\$250,000	50%	\$713
\$500,000	50%	\$1,425
\$750,000	50%	\$2,138
\$1,000,000	50%	\$2,850

III. Definitions:

Base Value – The Cleveland County taxable assessed value of all existing assets (real & personal) as of January 1 of the base year.

Base Year – The tax year in which grant application is submitted.

Tax Year – July 1 through June 30

Grant Year – Any of up to three (3) tax years immediately following the base year.

Business – A commercial activity engaged in as a means of livelihood or profit, or an entity which engages in such activities. For example: buying and selling goods, making products or providing services. The basic forms of business ownership are: sole proprietorship, partnership, corporation and cooperative.

Business Personal Property Listing Form – The official form on which businesses report their personal property assets annually during the month of January as required by North Carolina State Law.

County Application – The official forms approved by Cleveland County by which the applying business requests consideration for their recent investments toward the County's Small Business Investment Grant Program.

Foreign Location – Any taxable situs location other than Cleveland County.

Cleveland County Commissioners – The body of elected officials which governs budget, policy, and procedures in Cleveland County.

Net New Investment – New asset purchases, as well as transferred assets moved into Cleveland County from foreign locations, less depreciation on all personal property assets.

Personal Property – All items not permanently affixed to the real property and that are typically depreciated over time (including but not limited to machinery & equipment, furniture & fixtures, computer equipment, leasehold improvements and construction in process (CIP).

Pre-existing Assets – Assets, either real or personal, with a taxable situs in Cleveland County prior to grant application.

Real Property – Any land, buildings, improvements, permanent fixtures, and rights & privileges belonging thereto.

IV. The application process:

Written application (on county-approved form) must be submitted to:

Cleveland County Tax Department
PO Box 370
Shelby, NC 28151

V. The payout procedure:

- Calculation of payout will be based on the qualifying increase in taxable value over the base year and shall be computed as follows:
 - The qualifying value for a business in existence prior to application will be determined by looking at all assets in the County as of January 1 of the base year. The difference between the base year tax value and the grant year tax value will be the qualifying net new investment.
 - The grant amount will be calculated on net new investment as illustrated in Section II. In no event shall the grant amount exceed that of a prior grant year.
- In each year of the grant term, after all taxes have been timely paid, and any & all tax appeals resolved, the grantee shall submit written request for payment to the Tax Administrator. If the grantee fails to request payment by March 31st of any year of the grant term, the incentive grant for that year shall be forfeited.
- Upon receipt of grantee's initial request, the Tax Administrator shall make a recommendation to the Cleveland County Board of Commissioners. Approval of all grants will require an initial public hearing. Upon approval by the Board, the Tax Administrator shall notify the Cleveland County Finance Department to remit payment to the grantee.
- Checks for qualifying grants will be processed (paid) in July following each grant year. If any annual taxes on real and personal property are not paid timely by January 5th, or there are any other delinquent taxes as of June 1, the grant will be terminated and grantee will be notified.

LATE APPLICATIONS FOR EXEMPTION

Chairman Holbrook again recognized Chris Green, Tax Administrator to the podium to present the Late Applications for Exemption. Per N.C.G.S. 105-282.1 every owner of property claiming exemption or exclusion from property taxes under the provisions of this Subchapter has the burden of establishing that the property is entitled to it. Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by the Department of Revenue, the Board of Equalization and Review, the Board of County Commissioners, or the governing body of a municipality, as appropriate. Applications appearing on the attached roster would otherwise be eligible for 2017.

NAME	PARCEL	TYPE	VALUE TO BE		FISCAL IMPACT
			EXEMPT / DEFERRED	(COUNTY RATE ONLY)	
Allen Wayne Poston	41130	DAV	\$ 45,000	\$	256.50
Derek Austin Reeves	72994	DAV	\$ 45,000	\$	256.50
Leonard Ford	3710	Eld/Dis	\$ 25,669	\$	146.31
Hazel Lovelace	32607	Eld/Dis	\$ 7,627	\$	43.47
Hazel Lovelace	M59055	Eld/Dis	\$ 2,594	\$	14.79
Linda Schenk Rippy	3194	Eld/Dis	\$ 30,212	\$	172.21
Larry Steve Self	1466	Eld/Dis	\$ 49,105	\$	279.90
Willie L. Kee	35438	Eld/Dis	\$ 25,000	\$	142.50
George Pinkney Wilson, Jr.	16731	Eld/Dis	\$ 24,300	\$	138.51
George Pinkney Wilson, Jr.	M16731	Eld/Dis	\$ 700	\$	3.99
McDonald Lynch	20287	Eld/Dis	\$ 49,569	\$	282.54
Dorothy P. Costner	22234	Eld/Dis	\$ 52,640	\$	300.05
Renee Johnson Lowery	73686	Eld/Dis	\$ 32,357	\$	184.43
Don & Linda Jones	50600	PUV	\$ 186,845	\$	1,065.02
Don & Linda Jones	50599	PUV	\$ 56,857	\$	324.08
Joe B. Scism	36540	PUV	\$ 10,911	\$	62.19
Total				\$	3,673.00
3/20/2018 BOC					

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Whetstine, and unanimously adopted by the Board to, *approve the presented list of Late Applications for Exemption.*

RESOLUTION AUTHORIZING SEALED BID SALE

Chairman Holbrook called Brian Epley, County Manager to the podium to present the Resolution authorizing sealed bid sale. Mr. Epley advised staff is continuously evaluating any potential surplus assets. The County owns a one-acre parcel located at 1515 Cherryville Road and is considered surplus. North Carolina General Statute 160A-268 requires a resolution to be passed authorizing permission for the County to solicit sealed bids and consider the sale of real property. Over the next 30 days the County may receive bids and staff would come back before the Board to present the bids for consideration.



ACTION: Commissioner Hutchins made the motion, seconded by Commissioner Bridges, and unanimously adopted by the Board, *to adopt the following resolution:*



BOARD APPOINTMENTS

CLEVELAND COMMUNITY COLLEGE BOARD OF TRUSTEES

ACTION: Commissioner Hutchins made the motion, seconded by Commissioner Bridges, and unanimously adopted by the Board, *to appoint Robert Queen to serve as a member of this board*, to fill the unexpired term of Michael Cheng, scheduled to conclude June 30, 2021.

COMMISSIONER REPORTS

Commissioner Bridges – attended the awards ceremony for the County employees and thanked them for the great jobs they do every day. He also attended The National Association of Counties (NACo) conference earlier this month and received a lot of information such as economic development, mental health issues, and high speed broad band.

Commissioner Whetstine – also attended the NACo conference. One of the sessions he attended gave information on the different ways, such as social media, to get information out to the public about what is going on in the county. Commissioner Whetstine and Commissioner Hutchins attended a White House Briefing invitation that was sent out to all North Carolina Commissioners. He also attended the Board of Visitors Meeting that was held at the Community College.

Commissioner Hutchins – commented on the Community College Board of Trustee’s hard work and thoroughness in selecting a new president. Commissioner Hutchins asked Wayne King, Vice-Chair of the Trustees at the community college, to give an update regarding the selection of a new president. Mr. King stated a decision has been made. The new President is Dr. Jason Hurst and he will officially begin on April 2nd. Dr. Hurst’s

background is economic development. Commissioner Hutchins also commented on his visit to the White House briefing. Commissioner Hutchins conclude by giving updates on several of the boards he serves on such the Council of Aging, Veterans Council and Foothills Shooting Complex Advisory Board.

Commissioner Allen – reiterated Commissioner Whetstine and Commissioner Hutchins comments regarding the White House Visit. She also met with Greg Traywick, Cooperative Extension Director, and shared some of the summer programs that are being set up for the county's youth. Commissioner Allen shared some of the Travel and Tourism upcoming events that are coming up and she gave an update on the county's Animal Services.

Chairman Holbrook – stated Dr. Hurst maybe attending the April 3rd Commissioners Meeting to formally introduce himself to the Board and those in attendance that evening. Chairman Holbrook thanked Tim Moore for the initiation of Safe Schools program throughout the state. He gave an update on the American Legion World Series activities. Chairman Holbrook concluded by giving an update on recent activities in economic development. To express how successful the county is doing with economic development, Cleveland County is currently ranked fourth in the country for economic development and growth. In North Carolina, Cleveland County has less than 1% of the state's total population however, Cleveland County has 17% of the of the state's economic development project revenue. These numbers and success rates are a result from the Board changing their approach, focus and energy on economic development.

ADJOURN

There being no further business to come before the Board at this time, Commissioner Hutchins made the motion, seconded by Commissioner Bridges, and unanimously adopted by the Board, *to adjourn the meeting*. The next meeting of the Commission is scheduled for *Tuesday, April 3, 2018 at 6:00 p.m. in the Commissioners Chamber*.

*Eddie Holbrook, Chairman
Cleveland County Board of Commissioners*

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