Minutes

Board of County Commissioners Regular Meeting
Monday, May 19, 2025 at 4:00 PM
Hampstead Annex
15060 HWY 17, Hampstead, 28443

PRESENT:	Commissioner Brad George Commissioner Jerry Groves Chairman Randy Burton Vice Chair Brent Springer Commissioner Jimmy T. Tate
ABSENT:	
OTHER PRESENT:	Margaret Blue, Interim County Manager Trey Thurman, County Attorney Lexi Stanfield, Clerk to the Board Allen Vann, Assistant County Manager Other Staff and Members of the Press and Public

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1. CALL TO ORDER

Chairman Burton called the meeting to order at 4:00PM.

2. INVOCATION

Commissioner Tate gave the invocation.

3. PLEDGE OF ALLEGIANCE

Vice Chairman Springer led the Pledge of Allegiance.

4. ADOPTION OF AGENDA

Commissioner Tate requested item 8.4 be tabled to the June 16, 2025, Board of Commissioners Regular meeting.

Vice Chairman Springer made a motion to adopt the agenda with item 8.4 tabled.
Commissioner Tate seconded the motion.
The motion carried unanimously.

5. PUBLIC HEARING

6. PUBLIC INFORMATION

6.1	Status Update for the Law Enforcement Center Project	Steve Nally, Jeremiah Daniels	4-16

Vince White, Steve Nally, and Jeremiah Daniels presented the status update for the Law Enforcement Center project. White reviewed the completed project activities, reporting the current tasks being worked on, and the milestones the project will have in the upcoming future. He informed the board that the detention center units would take five days to deliver and install. It was reported the Law Enforcement Center would be weatherproof and interior work would begin in winter 2025. Nally reviewed possible future cost implications and answered questions from the Board.

6.2	Status Update for the Health and Human Services Facility Project	Austin Nastasi, Will Barbour	17-32

Austin Nastasi and Will Barbour presented the Health and Human Services Facility update. Barbour reviewed the project's schedule and the completed tasks as of date. He reported that all steel, electrical, and plumbing had been completed. The north wing exterior framing is completed. Barbour then reviewed the current and future tasks to be completed in the upcoming months. Nastasi answered questions from the Board with the aid of Carloyn Moser, Health and Human Services director.

7. PUBLIC COMMENT

Sheriff Cutler introduced Eric Adams, United States Secret Service, who presented the National Comprehensive Forensic Institute Award to Detective Sergeant Roy Brandenburg.
Ronald Lewis offered to gift the Charters of Freedom to the County.
Shannon Lloyd spoke about the Pender County ABC.
Lance Rossell spoke about his ongoing case with the Sheriff's Office.
Cindy Marker spoke about excessive building in Hampstead.

8. CONSENT AGENDA

Vice Chair Springer made a motiont to approve the consent agenda.
Commissioner George seconded the motion.
The motion carried unanimously.

8.1	April 7, 2025, Board of Commissioners Regular Meeting Minutes	Lexi Stanfield	33-40
8.2	Approval to declare the intent to list surplus properties obtained in a tax foreclosure sale.	Margaret Blue	41-49
8.3	Approval of Budget Ordinance Amendment for Additional Supplemental Appropriations for Disaster Relief Act (ASADRA)Loan Principal and Interest payments.	Margaret Blue	50-51
8.4	Approval of a Budget Ordinance Amendment and related purchase orders to fund year two of the three-year term of the Opioid Settlement Funds Strategic Plan that was approved on March 11, 2024 by the Board of County Commissioners in the amount of $393,688 for FY 25.	Carolyn Moser	52-66

This item was tabled until the June 16, 2025, Board of Commissioners meeting.

8.5	Requesting approval from the Board of County	Carolyn Moser	67-79

Commissioners to budget year two funding for the Opioid Coordinator previously approved at September 16, 2024 BOCC Meeting

9. APPROVALS AND RESOLUTIONS

9.1 Approval of a Purchase Order for Capital Chevrolet in the amount of $60,584.40. Alan Cutler 80-81

Sheriff Cutler presented the item. The Sheriff reported the funds were budgeted and applied incorrectly to the wrong vehicle. The company refunded them, however new approval is need to spend the money on the correct truck.

Vice Chair Springer made a motion to approve the item.
Commissioner George seconded the motion.
The motion carried unanimously.

9.2 Approval of Purchase Order to NC Fire Chief Consulting in the amount of $35,000 Sarah Fulton 82

Vice Chair Springer made a motion to approve the item.
Commissioner George seconded the motion.
The motion carried unanimously.

9.3 Approval of agreement with Cape Fear Public Utility Authority (CFPUA) for future wastewater treatment plans. Margaret Blue 83

Anthony Colon, Utilities Director, and Meg Blue, Finance Director, presented the item together. The agreement with Cape Fear Public Utility Authority would be extended until 2028. This would allow Utilities Staff and Finance to get Pender County a new line of its own. Waiting until 2028 to lay down a new line would not be cost-effective.

Vice Chair Springer made a motion to approve the item.
Commissioner George seconded the motion.
The motion carried unanimously.

9.4 Approval of Budget Ordinance Amendment to establish grant funding and authorize awards for HUD Tax Credit Properties to maintain compliance through capital requests in the amount of $545,679.53 Margaret Blue 84-85

Meg Blue, Finance Director, presented the item. Blue requested the Board approve creating a grant funding process for the housing Authority for HUD-based housing to apply for Capital Improvement Plans. The maximum funding would be $545,679.53.

Vice Chair Springer made a motion to approve the item.
Commissioner Groves seconded the motion.
The motion carried unanimously.

9.5 Approval of agreement with Falls Mist Development for future wastewater treatment plans. Margaret Blue 86

Meg Blue, Finance Director, presented the item. The agreement is with an upcoming housing development. The agreement is for Pender County to buy the utility facility they will build. This facility will be mobile, so Utilities can utilize it in other places should a more concrete system be implemented in the future.

Vice Chair Springer made a motion to approve the item.
Commissioner Tate seconded the motion.
Vice Chair Springer voted in favor of the item.
Chairman Burton voted in favor of the item.
Commissioner George voted in favor of the item.
Commissioner Tate voted in favor of the item.
Commissioner Groves voted in opposition of approval.

10. DISCUSSION

11. APPOINTMENTS

11.1	Appointment(s) to the Parks Foundation Board of Directors	Lexi Stanfield	87-113

Lexi Stanfield, Clerk to the Board of Commissioners, presented the item. Stanfield reviewed all the applicants and provided background information on each applicant. The Board discussed among themselves.

Commissioner Groves made a motion to appoint all applicants.
Commissioner Tate seconded the motion.
The motion carried unanimously.

12. MAPLE HILL WATER AND SEWER DISTRICT

Chairman Burton opened all water and sewer districts.

Anthony Colon, Utilities Director, informed the Board that the company used to print and send out water bills closed down without notifying the County and bills were not sent out to customers for the month of April. Colon stated customers would not get their water cut off or be issued late fees.

13. ROCKY POINT WATER AND SEWER DISTRICT

14. SCOTTS HILL WATER AND SEWER DISTRICT

15. MOORE'S CREEK WATER AND SEWER DISTRICT

16. CENTRAL PENDER WATER AND SEWER DISTRICT

17. PENDER COUNTY BOARD OF HEALTH

18. SOCIAL SERVICES BOARD

19. ITEMS FROM COUNTY ATTORNEY, COUNTY MANAGER, ASSISTANT COUNTY MANAGER, & COUNTY COMMISSIONERS

Trey Thurman and Meg Blue requested the Board go into closed session for item three (3) Attorney Client Privilege and item six (6) Personnel.
Trey Thurman addressed Lance Rossell's comments from earlier in the Public Comment section.
Commissioner Groves thanked citizens for coming to the meeting.
Vice Chairman Springer acknowledged Trey Thurman for being presentable and requested a new school bond for a high school in the Topsail area.
Commissioner Tate thanked the Board of Education and the Schools, Zach White, and Daniel Adams.
Chairman Burton spoke about the new school name and about what a school bond is.

20. CLOSED SESSION (IF APPLICABLE)

Commissioner Groves made a motion to go into closed session for item three (3) Attorney Client Privilege and item six (6) Personnel.
Vice Chairman Springer seconded the motion.
The motion carried unanimously.

Commissioner George made a motion to resume open session.
Commissioner Groves seconded the motion.
The motion carried unanimously.

21. 7PM PUBLIC HEARINGS: SPECIAL USE PERMITS/ZONING MAP AMENDMENTS/RESOLUTIONS

21.1	REZONE 2025-85: Request to rezone three parcels totaling approximately 6.46 acres from the General Business zoning district to a conditional zoning district in the Topsail Township	Tucker Cherry	114-152

Tucker Cherry, Planner, presented the item. The applicant, Stroud Engineering, is requesting to rezone three parcels of 6.46 acres from General Business to a Conditional Zoning district. Cherry provided a picture of the parcels. The surrounding parcels are zoned for general business. Cherry reviewed the required buffers, potential uses, and Future Land Use Plan. He reported that staff and the Planning Board recommended approval.

Terry Pierce spoke in favor of the rezoning.
Jimmy Frentress spoke about the item.

Vice Chairman Springer made a motion to approve the item, finding it to be consistent with 5.1.F and 5.1.K and added conditions.
Commissioner Groves seconded the motion.
The motion carried unanimously.

21.2	REZONE 2024-82: Request to rezone the Hawthorne at Hampstead development to add 84 apartment units and unify adjacent developments under one zoning district in the Topsail Township	Daniel Adams	153-210

This item was withdrawn.

21.3	ZTA 2025-30: Request to amend the Unified Development Ordinance to require signs be posted on stubbed streets that are intended to connect to adjacent future development	Adam Moran	211-225

Adam Moran, Long Term Planner, presented the item. The request is a zoning text amendment to the Unified Development Ordinance. The request is to amend Section 7.5.1, Public and Private Street Design, to add a requirement that newly constructed stubbed streets have signs posted stating that the street may be extended to an adjacent property in the future. When the connecting road is built, the sign will then be removed.

Commissioner George made a motion to approve the item, finding it to be consistent with 4.2.I, 4.2.I.1, 4.2.I.3.
Commissioner Groves seconded the motion.
The motion carried unanimously.

22. ADJOURNMENT

Commissioner George made a motion to adjourn.
Commissioner Groves seconded the motion.
The motion carried unanimously.

[MIN_SIGNATURES]