Minutes

Board of County Commissioners Regular Meeting
Monday, August 18, 2025 at 4:00 PM
Pender County Public Assembly Room
805 S. Walker Street, Burgaw, NC

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 Tracy Sholders, Interim Clerk to the Board 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 Groves gave the invocation.

3. PLEDGE OF ALLEGIANCE

   Vice Chair Springer led the Pledge of Allegiance.

4. ADOPTION OF AGENDA

   Commissioner Groves made a motion to adopt the agenda
   Commissioner George seconded the motion.
   The motion passed unanimously.

5. PUBLIC HEARING

6. PUBLIC INFORMATION

6.1 NCACC Youth Voice Program - Jacob Farrow — Mark Seitz

Mark Seitz, Extension Services Director, introduced Jacob Farrow. Farrow explained he is the 2025 Youth Voice Deligate for 4H and was looking forward to the NCACC meeting.

6.2 Introduction of New Pender County Department of Social Service Director, Joseph "Rich" Blankenship — Carolyn Moser

Carolyn Moser, Health Director, introduced Joseph "Rich" Blankenship as the new DSS Director. Blankenship looks forward to working with the county.

6.3 Introduction of new Tax Administrator, Mark Walker — Margaret Blue

Margaret Blue, Interim County Manager, introduced Mark Walker, the new Tax Administrator. Walker is ready to get to work and looking forward to working for Pender County.

7. PUBLIC COMMENT

Jennifer Hornacek spoke about oversight for future development.
Harold Motley spoke about the Pender EMS & Fire merger.
Ken Jones spoke about the Pender EMS & Fire merger and excluding Maple Hill.
Tom Brown spoke about town hall meetings and transparency.
Cheri Proctor spoke about town hall meetings and following statues.
Kenneth Ramsey spoke about having meetings in Burgaw and District voting.
Franklin Saunders spoke about transparency, newspaper costs, and the Pender EMS & Fire merger.
Louis Saunders spoke about transparency and town hall meetings.
Greg Long spoke about code enforcement.
Beth Butler spoke about mold mediation for Topsail Schools.
Ann Deaton spoke about a memorandum to stop building in Pender County.

8. CONSENT AGENDA

Commissioner Tate made a motion to approve the agenda with the pulling of 8.1 and 8.5 from the agenda for discussion.
Commissioner Springer seconded the motion.
The motion passed unanimously.

8.1	Approval of Purchase order to Scanning America for $347,961.91	Carolyn Moser

Carolyn Moser, Health Director, explained that the scanning was an ongoing 2-year project and should be completed by December 2025. Commissioner Tate questioned if there were current bids for this year. Commissioner Springer asked about current employees shredding the documents. Marcel Miranda, IT Director, explained that it was too costly to have done in-house due to the equipment costs and time.

Commissioner George made a motion for approval.
Commissioner Groves seconded the motion.
Chairman Burton voted to approve.
Commissioners Springer and Tate voted against.
The motion carried.

8.2	Approval of the 2025 Energy Outreach Plan	Carolyn Moser
8.3	Resolution authorizing the Upset Bid process on Parcel 3300-39-7033-0000 with a bid in the amount of $2,400.00	Margaret Blue
8.4	Approval of Budget Ordinance Amendment for Green Growth Toolbox Grant project	Lee Duncan
8.5	Approval of Purchase Order in the amount of	Brian Terry

$65,000.00 to Hach Company for Reagents and Chemicals utilizing funds from 063-403300 (Supplies & Materials).

Brian Terry, Water & Sewer Superintendent, explained the chemicals were needed for testing water and sewer and would last a year.

Commissioner Tate made a motion for approval.
Commissioner Springer seconded the motion.
The motion passed unanimously.

8.6	Approval of Budget Ordinance Amendment to close three grant projects related to hurricane recovery	Lee Duncan
8.7	Approval of Purchase Order in the Amount of $85,000.00 for Compliance Sampling Services with Envirochem Laboratories from the approved FY26 budget from 063-404500 (Contracted Services).	Brian Terry
8.8	Approval of Bid Offer – Deeded Easement on Parcel 3249-98-6507-0000.	Margaret Blue
8.9	Approval of July 2025 Board of Commissioners Meetings Minutes	Tracy Sholders

9. APPROVALS AND RESOLUTIONS

9.1	Approval of two Purchase Orders for 16 budgeted Sheriff's Office vehicles	Alan Cutler

Sheriff Cutler stated this was for 16 of the 20 approved vehicles as that was all that was available at the time. This included 10 Fords and 6 Chevy 1500's.

Commissioner Springer made a motion for approval.
Commissioner Tate seconded the motion.
The motion carried unanimously.

9.2	Approval of purchase order to Batteries of NC for the upfit of 16 vehicles in the amount of $352,161.88.	Alan Cutler

Sheriff Cutler advised that this was for the new vehicles and that when they can, they would use the old equipment when possible.

Commissioner George made a motion for approval.
Commissioner Springer seconded the motion.
The motion passed unanimously.

9.3	2024 Tax Settlement and Order to Collect 2025 and Prior Year Taxes	Mark Walker

Mark Walker, Tax Administrator, went over the delinquent real/personnel property, the garnishments, and staff. Blue explained that it was difficult to get the DMV to change the tax rates on their end, there may be new vehicle owners, past statutes, and it is difficult to track people.

Commissioner George made a motion to approve.
Commissioner Tate seconded the motion.
Commissioner Groves and Chairman Burton voted for approval.
Commissioner Springer opposed.
The motion carried.

9.4 Approval of Updated Pender County Personnel Policies effective July 1, 2025 — Pam Brame

Pam Brame, Human Resources Manager, requested the approval of the updated Pender County Personnel Policies effective 7/1/2025.

Commissioner Tate made a motion for approval.
Commissioner Springer seconded the motion.
The motion passed unanimously.

9.5 Approval to rescind vote on Noise Ordinance Amendments from Board of County Commissioners Special Meeting held on July 28th, 2025 — Margaret Blue

Margaret Blue, Interim County Manager, requested the approval to rescind the Noise Ordinance Amendment vote. Trey Thurman, County Attorney, explained that because the last vote was not unanimous, there had to be a second vote.

Commissioner George made a motion to rescind it.
Commissioner Tate seconded the motion.
Chairman Burton and Commissioner Springer voted to rescind.
Commissioner Groves voted in oposition.

Commissioner Tate suggested that a committee be formed with 3 recommendations from each Commissioner and 3 at large. If there were not 3 recommendations from each district, the recommendations could be shared with other districts.

10. DISCUSSION

11. APPOINTMENTS

11.1 Appointment to the ABC Board — Tracy Sholders

Tracy Sholders, Interim Clerk to the Board, went over the applicants.

Collectively, the commissioners decided that any member of a board should be a resident of Pender County and asked that those who lived outside the county be notified of the change.

Commissioner Springer made a motion for approval.
Commissioner George seconded the motion.

The motion passed unanimously.

11.2 Appointment of Commissioner to the Union Rescue Squad Board of Directors — Sarah Fulton

Sarah Fulton, Strategic Director, requested the Board to appoint a member to the Union Rescue Squad Board of Directors.

Commissioner Springer made a motion to add Commissioner Tate.
Commissioner George seconded the motion.
The motion carried unanimously.

12. MAPLE HILL WATER AND SEWER DISTRICT

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, County Attorney, requested the Board to go into closed session for item three (3) Attorney Client Privilege, item four (4) Economic Development and item six (6) Personnel.

Commissioner George spoke on the 2nd phase of the Hampstead Bypass.
Commissioner Springer questioned when the last time District Maps were drawn for Pender County.
Commissioner Tate spoke about the various Boards, WPO, Solid Waste Stickers, the Dallas Herring Collection and TDA.
Chairman Burton spoke about the 9/4 Kiwanis Park Ribbon Cutting.

Commissioner George made a motion to go into recess for 15 minutes.
The motion passed unanimously.

20. CLOSED SESSION (IF APPLICABLE)

Commissioner George made a motion to enter closed session at 8:02PM.
Commissioner Springer seconded the motion.
The motion passed unanimously.

Commissioner George made a motion to end closed session at 8:44PM.
Commissioner Springer seconded the motion.
The motion passed unanimously.

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

21.1 REZONE 2025-90: Request to rezone two parcels totaling approximately 20.35 acres from the RP, Residential Performance, zoning district to a conditional zoning district in the Topsail Township — Justin Brantley

Justin Brantley, Interim Planning Director, presented the case. Commissioner Springer asked for mixed use to be explained to the public. Sam Potter, the applicant's attorney, explained that if this was approved, it would amend the Future Land use Map.

Paige Freeman, whose brother's property is surrounded by this project, asked for 20' to 25' buffers around his property.
Robert Freeman, the owner of the property surrounded by the project, asked for the buffers to be increased.
Jonathan Washburn, representing Longley Supply, stated they are in agreement with the project.

Potter stated the applicant agreed to a 20' buffer on both sides of Mr. Freeman's property.

Commissioner George made a motion for approval.
Commissioner Springer seconded the motion.
The motion passed unanimously.

22. ADJOURNMENT

Commissioner George made a motion to enter adjourn 8:45PM.
Commissioner Springer seconded the motion.
The motion passed unanimously.

[MIN_SIGNATURES]