Minutes

Board of County Commissioners Regular Meeting
Monday, September 15, 2025 at 4:00 PM
Hampstead Annex Auditorium
15060 US Highway 17, Hampstead, 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 4:00 PM.

2. INVOCATION

Chairman Burton asked for a moment of silence for our country.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by all.

4. ADOPTION OF AGENDA

Commissoner Springer asked for items 8.3 and 8.4 to be removed for discussion.
Commissioner Tate asked for item 8.5 to be removed for discussion.

Commissioner Springer made a motion to approve the agenda with the removal of items 8.3, 8.4 and 8.5.
Commissioner Tate seconded the motion.
The motion passed unanimously.

5. PUBLIC HEARING

6. PUBLIC INFORMATION

6.1 Update on the Health and Human Services Building project — Nick West

Nick West, Project Manager, presented the item. West introduced Will Barbour, Project Manager 1, and Austin Nastasi Senior Project Manager of Bobbitt Construction.

Barbour, provided an update on the progress of the new DSS building. The building is 72% complete, and they anticipate a completion date of 4/6/2026 with a Certificate of Occupancy. Commissioner Springer asked them to look into temporary CO's due to current space issues.

6.2 Update on the Law Enforcement Center Building Project — Nick West

Nick West, Project Manager, presented the item. West introduced Steve Nally of Moseley Architecture and John Schulthesis, Senior Project Manager with Daniels and Daniels Construction Co, Inc.

Nally, provided an update on the progress of the new Law Enforcement Center. The building is 45% complete, and they anticipate a completion date of 10/18/2026.

6.3 Update on the Hampstead Library Project. — Nick West

Nick West, Project Manager, presented the item. West introduced John Saywer, President, and Scott Spike, Architect, of Sawyer Sherwood and Associates.

Sawyer, provided an update on the progress of the new Library in Hampstead. Sawyer anticipates completion to be April 2027 as long as the bid process goes accordingly.

6.4 Update on the Pender County Strategic Plan — Sarah Fulton

Sarah Fulton, Strategic Director, presented the item. Fulton stated there will be a town hall meeting in each district over the next month. Commissioner Tate requested the percent of building constraints and Fulton stated they would be sent to the Commissioners.

7. PUBLIC COMMENT

Lasilo Almasi spoke about volunteering to pick up trash and signs for Pender County.
Beth Butler spoke about the Pender Post.

8. CONSENT AGENDA

Commissioner Springer requested items 8.3 and 8.4 be pulled for discussion.
Commissioner Tate requested item 8.5 be pulled for discussion.

Commissioner Springer made a motion for accept the agenda with the removal of items 8.3, 8.4 and 8.5 for discussion.
Commissioner Tate seconded the motion.
The motion carried unanimously.

8.1 Request to carry over and re-budget a Purchase Order for Sludge Removal at the wastewater treatment plant for the amount of $3,500.00 — James Proctor

8.2 Approval for Purchase Order for tire disposal for Tire Reclaim of Eastern North Carolina in the amount $70,000.00. — Susan Barnhill

8.3 Approval for Purchase Order for two replacement vehicles for DSS in the amount of $69,564.81 — Rich Blankenship

Rich Blankenship, DSS Director, presented the item. Blankenship stated DSS has 27 total vehicles and 130 employees in the department. These two vehicles would replace two that have been totaled by the insurance company. The vehicles are used the most by CPS. Commissioner Springer requested a list of how often the vehicles are driven, with some suggestions on how to improve the vehicles' use. Chairman Burton suggested a review of the vehicle policy, the use rates and inventory.

Commissioner Springer made a motion to table the item for the October meeting.
Commissioner Tate seconded the motion.
The motion carried unanimously.

8.4	Approval of a Budget Amendment to Increase Department of Social Services Revenues and Expenditures for Fiscal Year 2025-2026 in the amount of $82,406	Rich Blankenship

Rich Blankenship, DSS Director, presented the item. Blankenship explained this was for a grant for the adoption promoting program run by the State. The largest expense involved in adoption was the legal fees. Blankenship stated the money would be used for filing forms for the different steps in the adoption process, training, home assessments, etc.

Commissioner George made a motion of acceptance.
Commissioner Groves seconded.
The motion passed unanimously.

8.5	Approval of purchase order for 2 budgeted Sheriff's Office vehicles in the amount of $89,759.00.	Alan Cutler

Alan Cutler, Sheriff, presented the item. Cutler stated this was for the addition of two mustangs, part of the original 20 vehicles approved. The mustangs would be part of the specialized unit and would be less expensive than trucks. Cutler explained that they try to reuse the equipment in the used vehicles when possible.

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

8.6	Approval of purchase order to Batteries of NC for the upfit of 2 vehicles in the amount of $39,651.56.	Alan Cutler
8.7	Approval of Purchase Order for Axon video camera kit for 2 new vehicles in the amount of $31,068.00.	Alan Cutler
8.8	Approval to accept $10,000 in grant funding for migration to new integrated library system software	Allen Phillips-Bell
8.9	Approval of August 2025 Board of Commissioners Meeting Minutes	Tracy Sholders

9. APPROVALS AND RESOLUTIONS

9.1 Approval to increase Purchase Order #200 for chemical purchases in the amount of $48,501.00 — James Proctor

James Proctor, Public Utilities Deputy Director, presented the item. Proctor stated this was for the 421 waste water plant. Three bids had been obtained with Amerochem Corporation having the lost cost.

Commissioner George made a motion to approve.
Commissioner Springer seconded.
The item passed unanimously.

10. DISCUSSION

11. APPOINTMENTS

12. MAPLE HILL WATER AND SEWER DISTRICT

13. ROCKY POINT WATER AND SEWER DISTRICT

13.1 Approval of Agreement with Town of Wallace for Utility Asset and Water Purchases — Margaret Blue

Anthony Colon, Public Utilities Director, presented the item. Colon requested to end the 40-year agreement with the Town of Wallace. A Memorandum of Understanding has been signed by the Town of Wallace and need the Commissioners approval. Commissioner Tate requested to know how much this would save the county with Colon responding over 9 million dollars.

Commissioner Tate made a motion to approve.
Commissioner George seconded the motion.
The motion passed unanimously.

13.2 Authorization for CDM Smith to Apply for Additional Funding for the Hampstead Nano Filtration Membrane Plant — Anthony Colon

Anthony Colon, Public Utilities Director, presented the item. Colon explained this was for CDM Smith to apply for 75 million dollars worth of funding.

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

14. SCOTTS HILL WATER AND SEWER DISTRICT

15. MOORE'S CREEK WATER AND SEWER DISTRICT

15.1 Approval Supporting Regionalization of Sewer Services between Pender County and the Town of Atkinson. — Anthony Colon

Anthony Colon, Public Utilities Director, presented the item. Colon spoke to the Mayor of Atkinson and 20% of the town's septic is failing, and the number continues to increase. Colon requested approval for Garrer Engineering to do a feasibility study and support for regionalization to proceed with intent. Chairman Burton inquired if there had been any public input with Colon stating there had been.

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

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 five (5) real property and item six (6) Personnel.

Commissioner Groves spoke about the Special Olympics, taxes, water, and meeting times.

Commissioner Tate made a motion to wave the rules.
Commissioner George seconded the motion.
The motion passed unanimously.

Commissioner Tate made a motion for BOCC meetings to convene at 6PM.
Commissioner George seconded the motion.
Chairman Burton and Commissioner Springer voted in acceptance.
Commissioner Groves voted in opposition.
The motion passed 4 to 1.

Commissioner George spoke about Kiwanis Ph 4 opening, Pender Early College leaking roof, emails being blocked, email address by his name and no tax bill.
Margaret Blue, Interim County Manager, spoke about the tax bills being online and the Special Olympics.
Commissioner Springer spoke about late tax bills, a spot for a county fair, and three statutory complaints in the last 3 years.
Commissioner Tate spoke about audit findings, LGL, reports from those agency Pender County helps with money, code enforcement, and County Manager search.
Chairman Burton spoke on Library space vetting, Shaw Property, code enforcement and

NCDOT right of way, and the county as a whole.

20. CLOSED SESSION (IF APPLICABLE)

Commissioner Tate made a motion to go into closed session at 6:06 PM.
Commissioner Springer seconded the motion.
The motion passed unanimously.

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

21.1	SUP 2025-52: Request for a Special Use Permit for a 20,000-square feet warehouse for an insulation business within the Rural Agriculture zoning district.	Madelynn Spencer

Madelynn Spencer, Planner, presented the case. Spencer provided that the space would be for the pick-up and delivery of insulation. The Applicant advised they currently do not use spray insulation in the eastern area.

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

21.2	ZTA 2025-31: Request to amend the Unified Development Ordinance to remove determination of vested rights and interpretation of zoning lines and Zoning District boundary lines as a final action of the Board of Adjustment and assign this duty to the Unified Development Ordinance Administrator	Justin Brantley

Justin Brantley, Interim Planning Director, presented the case. Brantley explained this was to add more staff decision-making, but the BOA would make the final decision if appealed.

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

22. ADJOURNMENT

Commissioner George made a motion to end closed session.
Commissioner Groves seconded the motion.
The motion passed unanimously.

Commissioner George made a motion to authorize Chairman Burton to sign Board of Education document needed for grants.
Commissioner Springer seconded.
The motion passed unanimously.

Commissioner Springer made a motion to adjourn.
Commissioner Groves seconded the motion.
The motion passed unanimously.

[MIN_SIGNATURES]