



Minutes

**Board of County Commissioners Regular Meeting
Monday, November 17, 2025 at 6:00 PM
Pender County Public Assembly Room
805 S. Walker Street, Burgaw, NC**

PRESENT: Commissioner Jerry Groves
Commissioner Brent Springer
Commissioner Jimmy T. Tate

ABSENT:

OTHER PRESENT: Margaret Blue, Interim County Manager
Trey Thurman, County Attorney
Tracy Sholders, Clerk to the Board
Other Staff and Members of the Press and Public

1. CALL TO ORDER

Vice Chair Springer called the meeting to order at 6:01PM.

2. INVOCATION

Commissioner Tate lead the invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Groves lead the Pledge of Allegiance.

4. ADOPTION OF AGENDA

Commissioner Groves made a motion to excuse Chairman Burton and Commissioner George.
Commissioner Tate seconded the motion.
The motion passed unanimously.

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

5. PUBLIC HEARING

5.1 Vincent Valuations-2026 Schedule of Values

Mark Walker

Joshua with Vincent Valuations presented the item and hoped to have the commissioners vote on it the next meeting, December 1, 2025.

5.2 Economic Development contribution to Amazon for
Pender Commerce Park Site Development for
maintenance relocation of several existing utility
infrastructure lines in the amount of \$500,000

Margaret Blue

Interim County Manager, Margaret Blue, presented the item. Blue stated this was for the last mile distribution center to lower Pender County utilities under the roads.

6. PUBLIC INFORMATION

6.1 Wilmington Business Development presentation Scott Satterfield

Scott Satterfield, Economic Development Partner, presented the item. Satterfield stated that the Pender Commerce Park on 421 was already sold out. Project Whale (Amazon) and Project Tuna were expected to be completed in August or September 2026. The Pender Commerce Park has brought in 1.5 billion dollars, and is expected to bring an additional 4,000 jobs to the area. Satterfield stated that roughly half of the employment would come from Pender County. Satterfield explained the reasons why this site was successful were due to utilities being in place, access to major highways, and that the property was owned by the county and cost could be reasonably held. Satterfield also stated the average salary for the park was \$15–16 dollars, with Amazon pay in the early \$20's.

6.2 Matt Collogan - NC Cooperative Extension Natural Resources Area Agent - Program Update Matt Collogan

Matt Collogen with the North Carolina Cooperative Extension presented the item. Collagen stated he dealt mainly with Natural Resources in Brunswick, New Hanover and Pender Counties. The goal is to improve the impact on the environment and stormwater control measures. Collagen explained that there is information online and on the extension portals. Collagen also talks with clubs, HOA's and other groups.

6.3	Proclamation of National Hospice and Palliative Care Month November, 2025	Tracy Sholders
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Tracy Sholders, Clerk to the Board of Commissioners, presented the item. The Lower Cape Fear Lifecare was requesting a proclamation to declare November as Hospice and Palliative Care month for 2025.

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

7. PUBLIC COMMENT

Margaret Blue, Interim County Manager, introduced Jerry Turbeville the new Inspections Director.

Tom Brown spoke about Chairman Burton resigning from the Pender EMS & Fire Board. Micheal Willman spoke about closing the abandoned section of Old Swan Point Avenue. Kay Warner spoke about the Piver Tract.

Cindy Moore spoke about Maple Hill and feeling forgotten.

Frankie Saunders spoke about asking questions and being accused of slander and called a liar.

Louis Saunders spoke about his wife being accused of slander and domionized in public.

Tommy Batson, Emergency Management Director, spoke about the County now having 11 flood monitoring gauges.

8. CONSENT AGENDA

Commissioner Groves made a motion to approve the Consent Agenda.
Commissioner Tate seconded the motion.
The motion passed unanimously.

8.1	Approve purchase order for chemical pumps from EW2 for the amount of \$52,983.68 approved in 2026 capital outlay budget 069-407400	James Proctor
8.2	Approval to apply for the Community Health Grant.	Carolyn Moser
8.3	Approval of Board of Commissioners Special Meeting Minutes from October 10, 2025.	Tracy Sholders
8.4	Approval of Board of Commissioners Meeting Minutes from the October 20, 2025, Meeting.	Tracy Sholders
8.5	Motor Vehicle Releases and Refunds	Mark Walker
8.6	Refund/Release Requests for items meeting NC G.S. 105-381	Mark Walker
8.7	Approval and Adoption of the 2026 Holiday Schedule	Kimberly Wickline-Bennett

9. APPROVALS AND RESOLUTIONS

9.1	Approval of Purchase Orders and Budget Ordinance Amendment for Additional Deputies, Vehicles, and Related Equipment beginning January 1, 2026	Alan Cutler
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Sheriff Cutler presented the item. The sheriff's office was asking for equipment and vehicles for the four (4) added positions and was seeking an additional four (4) officers as well as equipment and vehicles for them. The question was asked why this was not brought up at the budget session. Cutler explained that it was and was cut back. Cutler explained that there were currently six (6) police officers on a shift with a deputy. This would increase the coverage by two (2) police officers for a total of eighty (8) each shift with a deputy. Concern was brought up about doing this now for this department, but what about other departments?

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

9.2	Approval of Budget Amendment and Allocation of Economic Development appropriation to Amazon for site development in the amount of \$500,000 in accordance with N.C. G.S. 158-7.1	Margaret Blue
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Margaret Blue, Interim County Manager, presented the item. Blue explained that the County

sold the property as development ready and it was not. The utilities need to be placed deeper in the ground in order for Amazon to move the project forward with paving the roads for the trucks to get in and out. Blue explained that Amazon had paid 7 to 8 hundred thousand in fees and the tax revenue would cover this in the first year.

Commissioner Groves made a motion to table the item.
There was no second, so the motion died.

Commissioner Tate made a motion to approve.
There was no second, so the motion died.

9.3 Addition of Grant Administrator position to Pay & Margaret Blue
 Classification Plan and related Budget Amendment for
 January 1, 2026 implementation

Margaret Blue, Interim County Manager, presented the item. This would be a Grant Administrator position, centralized for the County. The question came up about incentives in order to measure the success of the individual. Blue explained that this was a quick look at the position. It was asked if the item could be brought back before the board with some incentives, as well as the position covering three (3) to four (4) departments to start with and then gradually at the others.

Commissioner Groves made a motion for approval.
There was not second, so the motion died.

10. DISCUSSION

Commissioner Tate requested trash cans at rivers and creeks and promoting cleanup of the areas, wants to move forward with the Beautification Board, and District issues involving tax rates.

Commissioner Groves stated Pender County needs to have a way to notify the public of meetings and things happening in the county other than the internet. He felt personally attacked regarding the tax post on Facebook and brought up Andy Devane commenting on the Facebook post about the County supposedly hiring a County Manager.

Trey Thurman, County Attorney, stated the Board needed to enter into closed session for items three (3) Attorney Client and item six (6) Personnel.

Vice Chair Spriger wished everyone a happy Thanksgiving.

11. APPOINTMENTS

11.1 Appointment to the Jury Commission Tracy Sholders

Tracy Sholders, Clerk to the Board, presented the item. Sholder's explained there was an error in the voting for the Jury Commission at the last meeting. There were three (3) positions available, but the Board could only appoint one (1) person. Sholder's went over the three applicants received and noted that it was recommended that Samenthia Jones be appointed.

Commissioner Groves made a motion to approve the recommendation.
Commissioner Tate seconded.

The motion approved 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

17.1 Approval of the Health and Human Services Directors Job Description Carolyn Moser

Carolyn Moser, Health Director, presented the item. Moser explained that each year, her job description had to be approved by the Board in order to be a credited agency.

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

17.2 Board of Health Handbook and Annual Training Carolyn Moser
Carolyn Moser, Health Director, presented the item. Moser explained that each year, the Board of Health Handbook and Annual Training had to be approved by the Board in order to be a credited agency.

18. SOCIAL SERVICES BOARD

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

Trey Thurman, County Attorney, stated the Board needed to enter into closed session for items three (3) Attorney Client and item six (6) Personnel.

20. CLOSED SESSION (IF APPLICABLE)

Commissioner Groves made a motion to enter closed session at 8:46PM.
Commissioner Tate seconded the motion.

The motion passed unanimously.

Commissioner Groves made a motion to end closed session at 9:21PM.
Commissioner Tate seconded the motion.
The motion passed unanimously.

21. 8PM PUBLIC HEARINGS: SPECIAL USE PERMITS/ZONING MAP
AMENDMENTS/RESOLUTIONS

21.1	SUP 2025-54: Request for a Special Use Permit to allow for the expansion of an existing non-metallic mineral mine (Sand Borrow Pit and A Non-Hazardous Waste Disposal site)	Madelynn Spencer
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Madelynn Spencer, Planner I, presented the item. Gary Shipman, attorney for the applicant, explained that the parcel was over 100 acre track and that 34.9 acres were currently being used. The applicant is asking for an additional 4.11 for mining and 7.04 for parking and training for a total of an additional 11.15 acres.

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

22. ADJOURNMENT

Commissioner Goves made a motion to adjourn at 9:22PM.
Commissioner Tate seconded the motion.
The motion passed unanimously.

[MIN_SIGNATURES]