



MINUTES
Board of County Commissioners Meeting
Monday, April 3, 2023 4:00 PM
Pender County Public Assembly Room

MEMBERS PRESENT:

Fred McCoy
Jacqueline A. Newton
Jerry Groves
Wendy Fletcher-Hardee
Brad George

MEMBERS ABSENT:

OTHERS PRESENT:

David Andrews, County Manager
Trey Thurman, County Attorney
Tera Cline, Clerk to the Board
Allen Vann, Assistant County Manager
Other Staff and Members of the Press and Public.

1 CALL TO ORDER

1.1 Chair Newton called the meeting to order at 4 pm.

2 INVOCATION

2.1 Commissioner George gave the invocation.

3 PLEDGE OF ALLEGIANCE

3.1 Commissioner Groves led the Pledge of Allegiance

4 ADOPTION OF AGENDA

Chair Newton stated that the presenter for item 5.1 under Public Information is not able to attend.

Moved by Fred McCoy, seconded by Wendy Fletcher-Hardee

Motion to adopt the agenda as amended with the removal of items 5.1, 8.4 and 8.7.

	For	Against	Abstained	Absent
Fred McCoy	x			

Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

5 PUBLIC INFORMATION

- 5.1 Final FY 2023-2024 CSBG Grant Application by Kathleen Lowe Jacobs, Director, Southeastern Community Action Partnership

Presenter unable to attend - removed from agenda

- 5.2 Presentation of the Water & Sewer System Development Fee Study by Stantec Consulting Services Inc.

Mr. Keel introduced Mr. David Hyder from Stantec Consulting Services to present the systems development fee study to the board. Mr. Hyder recommended using the combined approach.

There were no questions from the board and no action taken.

6 PUBLIC COMMENT FOR AGENDA ITEMS ONLY

- 6.1 There were no public comments.

7 CONSENT AGENDA

- 7.1 Acceptance of Deed of Easement for Pump Station Site
- 7.2 Acceptance of Deed of Easement for Water Pipeline for Blake Farm Near Island Creek Road
- 7.3 Increase PO# 184 to Core & Main for Supplies for Water & Sewer System
- 7.4 Approval of minutes
- 7.5 Approval of Tax Releases and Refunds
- 7.6 Approval of Contract for Seven Oaks Management to go to Excel Property Management
- 7.7 Approval of new hire for Tax Administrator, Melissa Radke effective May 1, 2023.

Moved by Brad George, seconded by Fred McCoy

Motion to approve consent agenda as presented.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

8 APPROVALS AND RESOLUTIONS

8.1 Appointment of Michael Carlisle & Joseph Hedricks to the Pender EMS & Fire, Inc to the Relief Fund Board of Trustees

Mr. Batson stated GS 58-84-30 for appointment of Michael Carlisle and Joseph Hendrick to serve on the Pender EMS and Fire Relief Fund Board.

There was no discussion.

Moved by Jerry Groves, seconded by Wendy Fletcher-Hardee

Motion to approve the appointments as presented by Mr. Batson.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

8.2 Approval of Award to L.R. Thomas & Sons for WTP HSPS construction project, Budget Ordinance Amendment, Associated Purchase Order, and Reimbursement Resolution

Mr. Keel requested the board to approve the water treatment plant high service pump station construction project to L.R. Thomas & Sons. The

construction would increase the water pump capacity from two million gallons per day to four million gallons per day. Mr. Keel informed the board that L.R. Thomas & Sons had the lowest responsible bid and that the bid was \$384,320 over budget. Mr. Keel addressed questions from the board.

Motion to approve the project to L.R. Thomas & Sons and the budget amendment by Mr. George.

8.3 Approval of Budget Amendment to Increase Fuel Sales & Purchases for Remainder of FY2023

Ms. Blue presented budget amendment to increase fuel sales and purchases for the remainder of FY2023 due to the cost increase of fuel. There were no questions from the board and no discussion.

Motion to approve 8.3 by Fred McCoy.

8.4 Approval of Offer & Authorize Closing Process for Sale of Surplus Property - Parcel 2259-60-8304-0000 - Off of Asa Lane, Long Creek

This item was pulled from the agenda by staff.

8.5 Approval of Offer & Authorize Closing Process for Sale of Surplus Property - Parcel 2259-92-5101-0000 - Off of McAllister Road, Columbia

Ms. Blue requested the board approve the offer and authorization of sale for surplus property, parcel 2259-92-5101-0000, off McAllister Road a 7 acer lot of woods. The tax value of property is \$28,000, the bid was for \$32,000, \$4,000 over value.

There were no questions from the board and no discussion.

Moved by Fred McCoy, seconded by Jerry Groves

Motion to approve 8.5 by Fred McCoy.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

8.6 Approval of Offer & Authorize Closing Process for Sale of Surplus Property - Parcel 2350-15-2730-0000 - At 3340 Halfway Branch School Road, Columbia

Ms. Blue requested the board approve the offer and authorization of sale of surplus property, parcel 2350-15-2730-0000, 3340 Halfway Branch School Road 1.2 acer residential lot. The tax value of property is \$12,125, the bid is for \$12,800, \$675 over value.

There was no discussion.

Moved by Fred McCoy, seconded by Jerry Groves

Motion for approval 8.6 by Fred McCoy.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

8.7 Approval of Offer & Authorize Closing Process for Sale of Surplus Property - Parcel 3224-46-2015-0000 - At 600 Cheshire Road, Rocky Point

Item was pulled from the agenda by staff.

8.8 Approval of Offer & Authorize Closing Process for Sale of Surplus Property - Parcel 3320-82-9153-0000 - At 208 Burgaw Creek Loop, Burgaw

Ms. Blue requested the board approve the offer and authorization of sale of surplus property, parcel 3320-82-9153-0000, 208 Burgaw Creek Look 0.3 acre cleared residential lot. The tax value of property is \$2,500, the bid is for \$8,200, \$5,700 over value.

There was no discussion.

Moved by Brad George, seconded by Jerry Groves

Motion to approve 8.8 by Brad George.

	For	Against	Abstained	Absent
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Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

8.9 Approval of Offer & Authorize Closing Process for Sale of Surplus Property - Parcel 3392-538565-0000 - At 960 Lee Road, Holly Ridge

Ms. Blue requested the board to approve the offer and authorization of sale of surplus property 3392-538565-0000, 960 Lee Road a 0.23 acre wooded lot. The tax value of property is \$7,062, the bid is \$7,700, \$638 over value.

There was no discussion.

Moved by Brad George, seconded by Fred McCoy

Motion to approve 8.9 by Brad George.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

8.10 Approval of Offer & Start of Upset Bid Process for Sale of Surplus Property - Parcel 3393-74-8900-0000 on Rock Road, Maple Hill

Ms. Blue requested the board to approve the offer and start an upset bid process for sale of surplus property 3393-74-8900-0000, on Rock Road a 0.63 acre wooded lot. The tax value of property is \$6,300, the bid is \$6,300.

There was no discussion.

Moved by Fred McCoy, seconded by Wendy Fletcher-Hardee

Motion to approve 8.10 by Fred McCoy.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

8.11 Approval of Offer & Start of Upset Bid Process for Sale of Surplus Property - Parcel 3393-84-1762-0000 at 144 Rockfish Road, Maple Hill

Ms. Blue requested the board to approve the offer and start an upset bid process for sale of surplus property 3393-84-1762-0000, 144 Rockfish Road a 1 acre wooded residential lot. The tax value of property is \$37,089, the bid is \$37,089.

There was no discussion.

Moved by Fred McCoy, seconded by Wendy Fletcher-Hardee

Motion to approve 8.11 by Fred McCoy.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

8.12 Courthouse Space Needs Authorization- RFQ#230209-243

Mr. Avery requested the board approve the RPF from Moseley Architect to conduct the courthouse space needs assessment. The defining factor for the recommendation is Moseley has NC experience.

Mr. Avery addressed questions from the board.

Ms. Elizabeth Craver, Clerk of Superior Court addressed the board and clarified and expressed the needs for the study for more space at the courthouse.

Judge Jay Corpening addressed the board to express his support of the study and he spoke on his experience working with Moseley in the past. Judge Corpening informed the board he has to hear Pender County court cases in New Hanover County due to lack of space in Pender County courthouse and expressed the lack of safety in the current courthouse. Judge Corpening also informed the board what should be housed in the courthouse.

Both Ms. Craver and Judge Corpening thanked the board for approving the study.

Moved by Fred McCoy, seconded by Brad George

Motion to approve Mr. Avery's recommendation for 8.12 by Fred McCoy.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

8.13 Consideration of Purchase Order to Bost Tune-up & Argo ATV Sales LLC in the amount of \$33,579.01

Mr. Adams requested the board approve the purchase order for the purchase of the Argo ATV an amphibious ATV. Mr. Adams informed the board the purchase of the ATV is fully funded by grant money. Mr. Adams addressed questions from the board.

There was no discussion.

Moved by Wendy Fletcher-Hardee, seconded by Fred McCoy

Motion to approve 8.13 by Wendy Fletcher-Hardee.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			

Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

8.14 ABC Board regarding closing cost for construction loan.

Ms. Crawford requested the board to approve \$70,000 for the closing cost on the construction loan. Ms. Crawford addressed questions from the board. Ms. Crawford summarized her presentation from November 2022 for the benefit of the new board members.

Ms. Crawford answered clarifying questions from the board.

Moved by Brad George, seconded by Wendy Fletcher-Hardee

Motion to approve 8.14 by Brad George.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

9 APPOINTMENTS

9.1 Board appointment

Interim Clerk Avery stated District 1 representation Chuck Strickland resigned from the Tourism Development Authority (TDA) board due to work scheduling.

Applicant Lori Chaney-Hastings has applied for this position. This will be her first appointment to the board. Her referral comes from the TDA chair. I am requesting the Board appoint Lori Chaney-Hastings to the Tourism Development Authority as District 1 representative.

Moved by Brad George, seconded by Wendy Fletcher-Hardee

Motion to appoint Lori Chaney-Hastings as the District 1 representative to the Tourism Development Board.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.

10 ITEMS FROM THE COUNTY ATTORNEY, COUNTY MANAGER, ASSISTANT COUNTY MANAGERS, & COUNTY COMMISSIONERS

- 10.1 Attorney Thurman requested the Board go into closed session as per NCGS 143-318.11(3) attorney client and (5) acquisition of real property.

Manager Andrews informed the board their first budget work session is scheduled April 27th at 4:00PM and he would have a balanced budget ready to present at that meeting. Mr. Andrews announced Pender County now has a staff attorney, Patrick Buffkin and he will start on April 17th. Pender Counties new Tax Assessor/Collector, Melissa Radke will start May 1st.

Assistant Manager Vann mentioned this meeting was Ms. Nancy Avery's last night with the county and introduced and welcomed Ms. April Radford, the Clerk to the Cape Fear Council of Governments who will be temporarily helping Pender County with their board meetings. Mr. Vann also mentioned the Service Awards luncheon at the Burgaw Train Depot Thursday April 6th 11:30AM-2:00PM and invited all the board to attend. Mr. Vann also reminded the board that this Friday, April 7th and Monday, April 10th the Pender County offices would be closed in observance of the Easter holiday.

Commissioner Brad George mentioned an EDO study approved by board October 2018 and not being able to find any official conclusion of the study and asked for help finding the achieved video for this study. Mr. George thanked Ms. Avery for her help.

Commissioner Fred McCoy thanked Ms. Avery for all she has done. Mr. McCoy recognized the passing of Commissioner Deb Hays from New Hanover County.

Vice-Chair Wendy Fletcher-Hardee thanks Ms. Avery for all she has done for her and the county. Ms. Fletcher-Hardee also recognized the passing of Ms. Hays.

Commissioner Jerry Groves thanked Ms. Avery for all the help she has provided. Mr. Groves would like the board to look further into the barking dog nuisance. Mr. Groves thanked the county parks & recreation department for clearing Millers Pond and making it safe.

Chair Jackie Newton informed all that she witnessed ALICE training earlier in the day. Ms. Newton recommended the all board and department heads participate in ALICE training. Ms. Newton spoke in support of American Flood Coalition.

11 PUBLIC COMMENT

11.1 Public Comments

1. Michele Hickman of Scotts Hill spoke against the proposed Circle K to be built at the entrance of a community neighborhood. Ms. Hickman asked the board to uphold the tree protection ordinance 8.1.3 and ask that the owners of the property be asked for a different business to go on the property.

2. Jennifer Mackenzie of Scotts Hill with Scotts Hill community in regards to the 65 acres of forest land including Abbey Nature Trails. Ms. Mackenzie explained the importance of forest when it comes to rain, prevention of flooding and drought.

3. Kim Meyer of Scotts Hill presented the Pender County Development and Community Vision Statement to the board. Ms. Meyer invited the board to go to the Abbey Nature Trail and to help save the forest from being clear cut for development. Ms. Meyer asked the board to consider hiring a Storm Water supervisor. Ms. Meyer invited the board to go to the Abbey Nature Trail to view the 65 acres of mature forest land that is not protected by the trust preserve and take action to protect that forest land.

4. Richard Lewis of Scotts Hill asked Commissioner Fletcher-Hardee to attend their community meetings. Commissioner Fletcher-Hardee stated she would be happy to attend their meetings and asked for details.

12 CLOSED SESSION (IF APPLICABLE).

- 12.1 Motion to go into Closed Session at 5:30 pm as per NCGS 143-318.11
(3) attorney client and (5) acquisition of real property.

Motion to go to closed session by Brad George.

13 ADJOURNMENT

- 13.1 Meeting adjourned

Motion to adjourn meeting at 7:15PM by Jerry Groves.