

STATE OF NORTH CAROLINA

COUNTY OF VANCE

The Vance County Board of Commissioners met in regular session on Monday, January 10, 2022 at 6:00 p.m. in the commissioners' conference room, Vance County Administration Building, 122 Young Street, Henderson, NC. Those commissioners present were as follows: Chairman Leo Kelly, Jr., Vice-Chair Yolanda J. Feimster, Commissioners R. Dan Brummitt, Thomas S. Hester, Jr., and Archie B. Taylor, Jr.

Absent: Commissioner Carolyn Faines and Commissioner Gordon Wilder.

Also present were County Manager Jordan McMillen, Finance Director Katherine Bigelow, County Attorney Jonathan S. Care, and Clerk to the Board Kelly H. Grissom.

Mr. Frankie Nobles, Vance County Employee Engagement Team Chair, appeared before the board to recognize the new employee of the month. He noted that employees are nominated by their peers, and this month's recognition goes to Mina Champ with the Vance County Sheriff's Office. Her peers noted that she is extremely dependable, a team player, and is always willing to assist others in any way possible. Ms. Champ will receive a \$100 gift card and a designated parking space for the month. Ms. Champ was presented with a certificate of appreciation and the board congratulated her on receiving this recognition.

Mr. Stuart Hill, Thompson, Price, Scott, Adams & Co, P.A., was next on the agenda and presented the FY 2020-21 Audit Report. He stated that there were two budget findings which have been corrected, no difficulties encountered in performing the audit, no uncorrected misstatements, and no disagreements with management. The County's total fund balance increased from \$22.0 million to \$26.9 million. The unassigned fund balance increased from \$15.3 million to \$22.0 million, which is 44.61% of next year's budget. This is well within the range that is recommended by the Local Government Commission. Tax collections increased from 96.68% to 97.60%. The total property valuation is \$2,963,958,764 and the total levy amount is \$26,533,277.

After discussion, motion was made by Commissioner Dan Brummitt to receive the FY 2020-21 Audit Report as presented. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.

Water District Board

Chairman Leo Kelly, Jr. called the Water District Board to order and the November 2021 monthly operations report was presented to the board for information. County Manager Jordan

McMillen provided a brief update on Phase 1B. Chairman Leo Kelly, Jr. adjourned the Water District Board.

Finance Director’s Report

*Purchase of New Ambulance.* Finance Director Katherine Bigelow stated that the budget contains funds for the purchase of a new ambulance in the current fiscal year. Vance County EMS advertised and solicited bids for the purchase of a 2022 or newer diesel-powered Ford Type I ambulance. Four bids were received, with three vendors meeting the specifications. The three bids acceptable were as follows:

- Northwestern Emergency Vehicles: \$ 264,230
- Atlantic Emergency Vehicles: \$ 296,667
- Southeastern Specialty Vehicles: \$ 274,032

Recommendation 1: Reject the bid from First Class Emergency Vehicles as being non-responsive since it does not meet the engine and body specifications. Recommendation 2: Approve the purchase of a 2022 Ford F-550 4x4 Type I ambulance per Vance County specifications from Northwestern Emergency Vehicles in the amount of \$264,230. Recommendation 3: Approve Budget Amendment #12 for \$4,230 to complete the purchase of the new ambulance.

Motion was made by Commissioner Dan Brummitt, seconded by Commissioner Thomas S. Hester, Jr., vote unanimous, to reject the bid from First Class Emergency Vehicles as being non-responsive since it does not meet the engine and body specifications; approve the purchase of a 2022 Ford F-550 4x4 Type I ambulance per Vance County specifications from Northwestern Emergency Vehicles in the amount of \$264,230; and approve Budget Amendment #12 for \$4,230 to complete the purchase of the new ambulance.



**Budget Amendment #12  
FY 2021-2022  
EMS**

<b>Revenue Amendment Request</b>	<b>Account Number</b>	<b>Revenue Increase (Decrease)</b>
Fund Balance	10-348-434826	4,230
<b>Total Revenue Increase (Decrease)</b>		<b>\$ 4,230</b>

<b>Expenditure Amendment Request</b>	<b>Account Number</b>	<b>Expense Increase (Decrease)</b>
Capital Outlay	10-530-500074	4,230
<b>Total</b>		<b>\$ 4,230</b>

Purpose: To purchase budget ambulance.

Authorization: Vance County Board of Commissioners  
January 10, 2022

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County Manager's Report

*Semi-Annual and Compliance Investigation Jail Inspection Reports.* County Manager Jordan McMillen stated that the NC Division of Health Service Regulation, Construction Section, conducts inspections of county detention facilities twice a year and conducts compliance investigations as required by general statute. The Vance County Jail underwent a compliance inspection on October 14, 2021 and underwent the semi-annual inspection on December 1, 2021. Mr. McMillen informed the board that Jail staff has prepared and submitted the required corrective action related to the semi-annual inspection and will follow up with the state in completing corrective action regarding the compliance inspection.

After brief discussion, motion was made by Commissioner Thomas S. Hester, Jr. to accept the October 14, 2021 compliance investigation report and December 1, 2021 Vance County Jail Inspection Report for informational purposes. This motion was seconded by Commissioner Dan Brummitt and unanimously approved.

*Schedule Annual Planning Retreat.* Mr. McMillen noted that staff is working with the chairman to finalize the annual retreat agenda. The retreat is planned for one day and will include a presentation of the results from the salary study as well as the regular financial and budget outlook, a review of the draft CIP, and prioritization of goals for the upcoming year. The final agenda and location is being finalized and staff proposed Thursday, February 17 for the retreat. The board confirmed February 17 as the date for the annual planning retreat. Exact time and location to be determined.

*Eaton Johnson Update and Ribbon Cutting.* Mr. McMillen reported that landscaping and fencing was recently completed and final punch list items are being reviewed by the architect and contractor. DSS and Senior Center staff have prioritized move-in dates of January 19, 20, and 21. He informed the board that there are two known issues that could delay move-in. The first is related to shipping delays for the duct alarm detectors which were added by change order in November. It is anticipated that these could be installed after move in. The second item relates to existing boilers. State inspections on the boilers were completed last week. One boiler needs to be replaced in the kitchen area, and work is being completed to repair the second boiler in the gym.

He noted that staff is working under the assumption that move-in will occur as planned, and a ribbon cutting and tour event has been scheduled for Friday, January 14 at 10:00 a.m.

County Attorney's Report

*REO Properties – Bid Acceptance Resolutions.* County Attorney Jonathan S. Care noted that during its December meeting, the board of commissioners approved the public sale process for AJ Jones Ln, Kittrell – Parcel 0480 01003A; Wilson Brothers Road Lot – Parcel 0581 01003; and Carver School Road Lot – Parcel 0613 03004. He stated that the properties have been through the upset bid process and the board is now free to sell the properties or reject the offers.

Motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Dan Brummitt, vote unanimous, to approve the following resolutions accepting the bids for AJ Jones Ln, Kittrell – Parcel 0480 01003A; Wilson Brothers Road Lot – Parcel 0581 01003; and Carver School Road Lot – Parcel 0613 03004.



**RESOLUTION ACCEPTING BID FOR  
COUNTY OWNED REAL PROPERTY**

**WHEREAS**, the Vance County Board of County Commissioners received an offer for the purchase and sale of County owned real property, which is more particularly described below:

**AJ Jones Ln, Kittrell, NC, Vance County Tax Department Parcel Number 0480 01003A.**

**WHEREAS**, pursuant to NCGS 160A-269 and the Resolution Authorizing Upset Bid Process for Sale of Real Property adopted by the Vance County Board of Commissioners on December 6, 2021, a notice was published in the *Daily Dispatch* on **December 9, 2021**, stating that said offer by **Jennifer Williamson** in the amount of **\$1,120.00** had been received and that any person wishing to submit an upset bid should do so within 10 days; and

**WHEREAS**, an upset bid was received by **Frederick Taylor**; and

**WHEREAS**, pursuant to NCGS 160A-269, a notice was republished in the *Daily Dispatch* on **December 16, 2021**, stating that said offer by **Frederick Taylor** in the amount of **\$1,879.00** had been received and that any person wishing to submit an upset bid should do so within 10 days; and

**WHEREAS**, an upset bid was received by **Yolanda Garcia Vasquez**; and

**WHEREAS**, pursuant to NCGS 160A-269, a notice was republished in the *Daily Dispatch* on **December 23, 2021**, stating that said offer by **Yolanda Garcia Vasquez** in the amount of **\$2,629.00** had been received and that any person wishing to submit an upset bid should do so within 10 days; and

**WHEREAS**, no upset bids were received within the statutorily prescribed time period;

**THEREFORE, BE IT RESOLVED** by the Vance County Board of Commissioners, pursuant to NCGS 160A-269 that:

The bid submitted by **Yolanda Garcia Vasquez** in the amount of **\$2,629.00** subject to the terms and conditions contained in the submitted bid, attached hereto as Exhibit "A", is hereby accepted for the property described herein and the Board's Chairperson shall execute the documents necessary to complete the transfer of title to such property.

This the 10<sup>th</sup> day of January, 2022.

Leo Kelly, Jr. (signed)  
Leo Kelly, Jr., Chairman  
Vance County Board of Commissioners

ATTEST:

Kelly H. Grissom (signed)  
Kelly H. Grissom, Clerk to the Board

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**RESOLUTION ACCEPTING BID FOR  
COUNTY OWNED REAL PROPERTY**

WHEREAS, the Vance County Board of County Commissioners received an offer for the purchase and sale of County owned real property, which is more particularly described below:

**Wilson Brothers Road Lot, Henderson, NC, Vance County Tax Department Parcel Number 0581 01003.**

WHEREAS, pursuant to NCGS 160A-269 and the Resolution Authorizing Upset Bid Process for Sale of Real Property adopted by the Vance County Board of Commissioners on December 6, 2021, a notice was published in the *Daily Dispatch* on **December 9, 2021**, stating that said offer by **Jennifer Williamson** in the amount of **\$1,495.00** had been received and that any person wishing to submit an upset bid should do so within 10 days; and

WHEREAS, an upset bid was received by **Frederick Taylor**; and

WHEREAS, pursuant to NCGS 160A-269, a notice was republished in the *Daily Dispatch* on **December 16, 2021**, stating that said offer by **Frederick Taylor** in the amount of **\$2,250.00** had been received and that any person wishing to submit an upset bid should do so within 10 days; and

WHEREAS, no upset bids were received within the statutorily prescribed time period;

**THEREFORE, BE IT RESOLVED** by the Vance County Board of Commissioners, pursuant to NCGS 160A-269 that:

The bid submitted by **Frederick Taylor** in the amount of **\$2,250.00** subject to the terms and conditions contained in the submitted bid, attached hereto as Exhibit "A", is hereby accepted for the property described herein and the Board's Chairperson shall execute the documents necessary to complete the transfer of title to such property.

This the 10<sup>th</sup> day of January, 2022.

Leo Kelly, Jr. (signed)  
Leo Kelly, Jr., Chairman  
Vance County Board of Commissioners

ATTEST:

Kelly H. Grissom (signed)  
Kelly H. Grissom, Clerk to the Board

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**RESOLUTION ACCEPTING BID FOR  
COUNTY OWNED REAL PROPERTY**

WHEREAS, the Vance County Board of County Commissioners received an offer for the purchase and sale of County owned real property, which is more particularly described below:

**Carver School Road Lot, Henderson, NC, Vance County Tax Department Parcel Number 0613 03004.**

**WHEREAS**, pursuant to NCGS 160A-269 and the Resolution Authorizing Upset Bid Process for Sale of Real Property adopted by the Vance County Board of Commissioners on December 6, 2021, a notice was published in the *Daily Dispatch* on **December 9, 2021**, stating that said offer by **Paul G. McKenzie and Katherine K. Hightower** in the amount of **\$6,200.00** had been received and that any person wishing to submit an upset bid should do so within 10 days; and

**WHEREAS**, an upset bid was received by **Frederick Taylor**; and

**WHEREAS**, pursuant to NCGS 160A-269, a notice was republished in the *Daily Dispatch* on **December 16, 2021**, stating that said offer by **Frederick Taylor** in the amount of **\$8,200.00** had been received and that any person wishing to submit an upset bid should do so within 10 days; and

**WHEREAS**, an upset bid was received by **Paul G. McKenzie and Katherine K. Hightower**; and

**WHEREAS**, pursuant to NCGS 160A-269, a notice was republished in the *Daily Dispatch* on **December 23, 2021**, stating that said offer by **Paul G. McKenzie and Katherine K. Hightower** in the amount of **\$9,000.00** had been received and that any person wishing to submit an upset bid should do so within 10 days; and

**WHEREAS**, no upset bids were received within the statutorily prescribed time period;

**THEREFORE, BE IT RESOLVED** by the Vance County Board of Commissioners, pursuant to NCGS 160A-269 that:

The bid submitted by **Paul G. McKenzie and Katherine K. Hightower** in the amount of **\$9,000.00** subject to the terms and conditions contained in the submitted bid, attached hereto as Exhibit “A”, is hereby accepted for the property described herein and the Board’s Chairperson shall execute the documents necessary to complete the transfer of title to such property.

**This the 10<sup>th</sup> day of January, 2022.**

**Leo Kelly, Jr. (signed)**  
**Leo Kelly, Jr., Chairman**  
**Vance County Board of Commissioners**

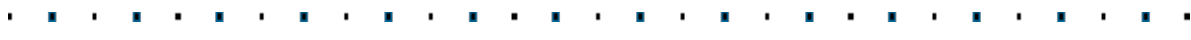
**ATTEST:**

**Kelly H. Grissom (signed)**  
**Kelly H. Grissom, Clerk to the Board**

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*REO Properties – New Offers.* Attorney Care stated that new offers have been received for real properties located at 427 S. Garnett Street – Parcel 0002 05008; 1010 Standish Street – Parcel 0091 07007A; Arch Street Lot – Parcel 0092 02004; Tanner Street Lot – Parcel 0111 04009; 2140 Hicksboro Road – Parcel 0401 02005; and Warrenton Road Lot – Parcel 0526 02008. He stated that the board needs to vote on whether or not to proceed with the sale by advertising for upset bids and recommended approval of the resolutions to begin the upset bid process for the properties. The City has already approved the upset bid process for the jointly owned properties at 427 S. Garnett Street and Arch Street Lot.

Motion was made by Commissioner Dan Brummitt, seconded by Commissioner Thomas S. Hester, Jr., vote unanimous, to approve the upset bid process for real properties located at 427 S. Garnett Street – Parcel 0002 05008; 1010 Standish Street – Parcel 0091 07007A; Arch Street Lot – Parcel 0092 02004; Tanner Street Lot – Parcel 0111 04009; 2140 Hicksboro Road – Parcel 0401 02005; and Warrenton Road Lot – Parcel 0526 02008.



**RESOLUTION AUTHORIZING UPSET BID PROCESS  
FOR SALE OF REAL PROPERTY  
427 S. Garnett Street, Henderson, NC 27536**

**WHEREAS**, Vance County owns certain real property with an address of **427 S. Garnett Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0002 05008**; and

**WHEREAS**, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and

**WHEREAS**, the County has received an offer to purchase the real property described herein above in the amount of **\$7,000.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by *Heather Joi Kenney*; and

**WHEREAS**, *Heather Joi Kenney* has paid the required deposit in the amount of **\$1,000.00** with her offer.

**THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:**

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.

2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.

3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.

4. If a qualifying upset bid is received, a new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.

5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier's check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.

7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and



conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at closing by a Non Warranty Deed, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.

8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject all bids at any time.

9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

**This the 10<sup>th</sup> day of January, 2022.**

Leo Kelly, Jr. (signed)  
Leo Kelly, Jr., Chairman  
Vance County Board of Commissioners

**ATTEST:**

Kelly H. Grissom (signed)  
Kelly H. Grissom, Clerk to the Board

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**RESOLUTION AUTHORIZING UPSET BID PROCESS  
FOR SALE OF REAL PROPERTY  
1010 Standish Street, Henderson, NC 27536**

**WHEREAS**, Vance County owns certain real property with an address of **1010 Standish Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0091 07007A**; and

**WHEREAS**, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and

**WHEREAS**, the County has received an offer to purchase the real property described herein above in the amount of **\$865.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by **Yolanda Garcia Vasquez**; and

**WHEREAS**, **Yolanda Garcia Vasquez** has paid the required deposit in the amount of **\$750.00** with her offer.

**THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:**

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.
2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.
3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying bid is received, a new notice of upset bid shall be published and shall continue to do so until a 10-day period has passed without any qualifying upset bid having



been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.

5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier's check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.
7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at a closing by a **Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.
8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time.**
9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

**This the 10<sup>th</sup> day of January, 2022.**

Leo Kelly, Jr. (signed)  
 Leo Kelly, Jr., Chairman  
 Vance County Board of Commissioners

ATTEST:

Kelly H. Grissom (signed)  
 Kelly H. Grissom, Clerk to the Board



**RESOLUTION AUTHORIZING UPSET BID PROCESS  
 FOR SALE OF REAL PROPERTY  
 Arch Street Lot, Henderson, NC 27536**

**WHEREAS**, Vance County owns certain real property with an address of **Arch Street Lot, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0092 02004**; and

**WHEREAS**, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and

**WHEREAS**, the County has received an offer to purchase the real property described herein above in the amount of **\$1,399.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by **Tia Samuel**; and

**WHEREAS**, **Tia Samuel** has paid the required deposit in the amount of **\$750.00** with her offer.

**THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:**

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.
2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.
3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying bid is received, a new notice of upset bid shall be published and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.
5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier's check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.
7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at a closing by a **Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.
8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time.**
9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

**This the 10<sup>th</sup> day of January, 2022.**

*Leo Kelly, Jr.* (signed)  
**Leo Kelly, Jr., Chairman**  
**Vance County Board of Commissioners**

**ATTEST:**

*Kelly H. Grissom* (signed)  
**Kelly H. Grissom, Clerk to the Board**



**RESOLUTION AUTHORIZING UPSET BID PROCESS  
 FOR SALE OF REAL PROPERTY  
 Tanner Street Lot, Henderson, NC 27536**

**WHEREAS**, Vance County owns certain real property with an address of **Tanner Street Lot, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0111 04009**; and

**WHEREAS**, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and

**WHEREAS**, the County has received an offer to purchase the real property described herein above in the amount of **\$2,650.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by **Tia Samuel**; and

**WHEREAS**, **Tia Samuel** has paid the required deposit in the amount of **\$750.00** with her offer.

**THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:**

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.
2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.
3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying bid is received, a new notice of upset bid shall be published and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.
5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier's check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.
7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at a closing by **a Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.
8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time.**
9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

**This the 10<sup>th</sup> day of January, 2022.**

Leo Kelly, Jr. (signed)  
Leo Kelly, Jr., Chairman  
Vance County Board of Commissioners

ATTEST:

Kelly H. Grissom (signed)  
Kelly H. Grissom, Clerk to the Board

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**RESOLUTION AUTHORIZING UPSET BID PROCESS  
FOR SALE OF REAL PROPERTY  
2140 Hicksboro Road, Henderson, NC 27537**

**WHEREAS**, Vance County owns certain real property with an address of **2140 Hicksboro Road, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0401 02005**; and

**WHEREAS**, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and

**WHEREAS**, the County has received an offer to purchase the real property described herein above in the amount of **\$2,265.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by **John Earl Davis, Jr.**; and

**WHEREAS**, **John Earl Davis, Jr.** has paid the required deposit in the amount of **\$750.00** with his offer.

**THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:**

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.
2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.
3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying bid is received, a new notice of upset bid shall be published and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.
5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier's check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.
7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following

the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at a closing by a **Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.

8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time.**
9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

**This the 10<sup>th</sup> day of January, 2022.**

Leo Kelly, Jr. (signed)  
Leo Kelly, Jr., Chairman  
Vance County Board of Commissioners

ATTEST:

Kelly H. Grissom (signed)  
Kelly H. Grissom, Clerk to the Board

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**RESOLUTION AUTHORIZING UPSET BID PROCESS  
FOR SALE OF REAL PROPERTY  
Warrenton Road Lot, Henderson, NC 27537**

**WHEREAS**, Vance County owns certain real property with an address of **Warrenton Road Lot, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0526 02008**; and

**WHEREAS**, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and

**WHEREAS**, the County has received an offer to purchase the real property described herein above in the amount of **\$8,972.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by **Omar Duque Vazquez**; and

**WHEREAS**, **Omar Duque Vazquez** has paid the required deposit in the amount of **\$750.00** with her offer.

**THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:**

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.
2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.
3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying bid is received, a new notice of upset bid shall be published and shall continue to do so until a 10-day period has passed without any qualifying upset bid having

been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.

5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier's check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.
7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at a closing by a **Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.
8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time.**
9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

**This the 10<sup>th</sup> day of January, 2022.**

**Leo Kelly, Jr.** (signed)  
**Leo Kelly, Jr., Chairman**  
**Vance County Board of Commissioners**

**ATTEST:**

**Kelly H. Grissom** (signed)  
**Kelly H. Grissom, Clerk to the Board**

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Consent Agenda

Motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Dan Brummitt, vote unanimous, to approve the following consent agenda items as presented: November 2021 Tax Refunds and Releases, departmental monthly reports, and the minutes of the December 6, 2021 regular meeting.

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**TAX OFFICE REFUND AND RELEASE REPORT FOR NOVEMBER 2021**

TAXPAYER NAME	TAX YR	REAL	PERSONAL	SOLID WASTE FEE	REASON
MIDWEST BUSINESS CAPITAL	2014	667.93	0	0	CORRECT VALUE
PRESTIGIOUS HOUSING INC	2015	667.93	0	0	CORRECT VALUE
PARRISH DANIEL EUGENE	2020	0	37.37	0	PERS PROP BILLED

SALVATION ARMY THE	2020	2802.36	0	0	CHARITABLE ALL O
CHEEK WILKIE MURRAY SR	2021	433.10	0	0	CORRECT/GRANT EX
HAWKINS MARK HEIRS	2021	150.41	0	0	TAXES LOST TO FO
HOLLAND GRAHAM TODD II	2021	440.55	0	0	CORRECT/GRANT EX
KERR AREA TRANS AUTHO	2021	28881.32	0	0	CORRECT/GRANT EX
LANGSTON EDWIN WESLEY III	2021	0	98.10	0	PERS PROP BILLED
LANGSTON EDWIN WESLEY III	2021	0	148.23	0	PERS PROP BILLED
OASIS OF HOPE MINISTRIES OF HE	2021	2133.42	0	0	CORRECT/GRANT EX
OASIS OF HOPE MINISTRIES OF HE	2021	1123.84	0	0	CORRECT/GRANT EX
PARHAM GLADYS W	2021	428.73	0	120	CORRECT/GRANT EX
PARHAM GLADYS W	2021	400.50	0	0	CORRECT/GRANT EX
TOTAL		38130.09	283.70		
GRAND TOTAL	38413.79				

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MONTHLY REPORTS: 911 Emergency Operations, Administrative Ambulance Charge-Offs, Cooperative Extension, EMS, Human Resources, Information Technology, Parks and Recreation, Planning and Development, Tax Collections and Veterans Service.

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Miscellaneous

*Appointments.* The following appointments were presented to the board for consideration:

Watershed Advisory Board – three year term

Reappoint Lisa Furlow, Edward Spain, Richard Henderson, Harold Thompson, and Phyllis Stainback

Tourism Development Authority

Appoint McKinley Perkinson to fill vacant position.

Vance County Board of Social Services

Appoint Commissioner to fill vacant position.

Rural Transportation Advisory Committee

Appoint Commissioner to fill vacant position.

Motion was made by Commissioner Thomas S. Hester, Jr. to reappoint Lisa Furlow, Edward Spain, Richard Henderson, Harold Thompson, and Phyllis Stainback to the Watershed Advisory Board for a three year term and appoint McKinley Perkinson to the Tourism Development Authority to fill a vacant position. This motion was seconded by Commissioner Dan Brummitt and unanimously approved.

Motion was made by Commissioner Thomas S. Hester, Jr. to appoint Dan Brummitt to the Vance County Board of Social Services to fill a vacant position. This motion was seconded by Commissioner Archie B. Taylor, Jr. and unanimously approved.



Motion was made by Commissioner Dan Brummitt to appoint Gordon Wilder to the Rural Transportation Advisory Committee to fill a vacant position. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.

As there was no further business, at 6:55 p.m., motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Dan Brummitt, vote unanimous, that the meeting be adjourned.

**Approved and signed February 7, 2022.**

**Leo Kelly, Jr. (signed)**  
**Leo Kelly, Jr., Chairman**