

STATE OF NORTH CAROLINA

COUNTY OF VANCE

The Vance County Board of Commissioners met in regular session on Monday, March 4, 2024 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: Chair R. Dan Brummitt, Vice-Chair Leo Kelly, Jr., Commissioners Sean A. Alston, Sr., Carolyn Faines, Yolanda J. Feimster, Thomas S. Hester, Jr., and Archie B. Taylor, Jr.

Absent: None

Also present were County Manager C. Renee Perry, County Attorney Jonathan S. Care, and Clerk to the Board Kelly H. Grissom.

Rev. Joseph Ratliff, Shiloh Baptist Church, gave the invocation.

County Manager C. Renee Perry introduced Sherry Moss as the County's new Planning Director. Ms. Moss stated that she was glad to be back in Vance County and looks forward to working with everyone.

Mr. Frankie Nobles, Vance County Employee Engagement Team Chair, was next on the agenda and introduced Economic Development Director McKinley Perkinson to recognize the new employee of the month. Ms. Perkinson noted that employees are nominated by their peers, and this month's recognition goes to Christa Hight with Vance County Economic Development. Her peers noted that she takes the teamwork approach to her work, is self-motivated, is extremely dependable, and goes above and beyond her normal work duties. Ms. Hight will receive a \$100 gift card and a designated parking space for the month. She was presented a certificate of appreciation and the board congratulated her on receiving this recognition.

Mr. Ryan Vincent, Vincent Valuations, appeared before the board and provided an update on the 2024 Tax Revaluation process. He reported that data collection began in 2022 and the Schedule of Values was adopted by the board in November 2023. Reappraisal notices will be mailed out to all property owners later this month and the board will set the new tax rate by July 1, 2024. He noted that the overall countywide change is estimated to be between 67-72%, with 93% of properties having a higher value than in 2016.

He explained that physical characteristics were collected for each property, including condition and exterior features. Property Sales were studied to determine market areas, trends and patterns from which models that mimic the local market were created and applied at the neighborhood level. The Schedule of Values was used to help appraisers correlate physical

characteristics with market values. He noted that taxpayers have the right to appeal the values of their property to the County's Board of Equalization and Review. Those hearings will begin May 6, 2024 and the deadline to submit an appeal is June 3, 2024.

Water District Board

Chair R. Dan Brummitt called the Water District Board to order.

The January 2024 monthly operations report was presented to the board for information. Chair Brummitt adjourned the Water District Board.

Committee Reports and Recommendations

Planning/Environmental Committee - Board of Equalization and Review. County Manager C. Renee Perry reported that the committee (Brummitt, Feimster and Kelly/absent) met on February 26, 2024 to review GS 105-322, Article 21. This statute allows the board of county commissioners to appoint a separate committee to serve as the board of E&R. Staff has already done research and found that the counties that provided data are split about 50/50 as it relates to members of their board of E&R. The committee and the county manager both recommend keeping the board of E&R as the board of county commissioners due to timing constraints. GS 105-322, Article 21 states that the resolution would need to be passed on the first Monday of March in order to appoint new members to the board of E&R. This does not provide sufficient time for board vacancy announcements, recruitment, and appointment of those new members by the first Board of E&R meeting, which will take place the first Monday in April.

Motion was made by Commissioner Archie B. Taylor, Jr. to appoint a separate board as the board of equalization and review. This motion was seconded by Commissioner Sean A. Alston, Sr.

The board discussed this matter at length and determined that there was not adequate time to solicit applications to the board of E&R, appoint members to the board, and adequately train the members before April 1.

Vote on the motion to appoint a separate board as the board of equalization and review was ayes – three (3); noes – four (4), with the dissenting votes being cast by Commissioners R. Dan Brummitt, Carolyn Faines, Yolanda J. Feimster, and Leo Kelly, Jr.

Following the meeting, staff determined that the Board of E&R should open May 6 instead of April 1 to allow property owners enough time to receive their notices.

Properties Committee – Land Donation Update. Ms. Perry stated that the committee (Taylor, Brummitt, and Alston) met on February 26, 2024 to review a request from Mr. Arthur

Faulkner for Vance County to accept 32.63 acres of land and a farmhouse. Extension Director Wykia Macon presented additional documentation with data maps and other potential uses of the land. The committee has asked staff to continue to do more research. Staff has done some research with other jurisdictions and that information is below:

- City of Havelock: recommends getting a phase 1 environment assessment on the property before it is accepted.
- Edgecombe County: unless there is a specific need and use for it, does not accept donated property.

Properties Committee – County Office Building Safety. Ms. Perry noted that the committee discussed employee safety at the County Office Building. There is known unlawful activity in the area and safety is a priority for the county manager as well as the board of commissioners. The committee has asked staff to obtain a quote on cameras and keycard access relocation to the building. This cost includes the following:

- replace door with single acting glass door with panic hardware
- relocate the existing card reader from stairwell to storefront door at main entrance
- convert new panic hardware to electronic locking hardware
- install door contact on new door
- install a video intercom door station on the front door
- install two video intercom desk stations, test door and video intercom for proper operation upon completion

Recommendation: appropriate \$14,869.25 from the Contingency Fund to cover the cost of the above recommendations to the County Office Building.

Motion was made by Commissioner Archie B. Taylor, Jr., seconded by Commissioner Carolyn Faines, vote unanimous, to appropriate \$14,869.25 from the Contingency Fund to cover the cost of the above recommendations to the County Office Building.

Properties Committee – Abbott Subdivision. Ms. Perry stated that the committee reviewed a request from Pastor John Miles for assistance with road repairs in Abbott subdivision. She provided information to the committee related to research that was done on orphan roads back in spring 2023. Similar requests from other property owners have gone before the board of commissioners and assistance was not provided. She noted that staff will work with those property owners to see if there are any other funding opportunities.

Properties Committee – Administration Building Handicap Accessibility. Ms. Perry stated that the committee reviewed a request received from a citizen related to handicap accessibility and signage for the Administration Building. Staff will get with maintenance staff to ensure proper signage moving forward.

Human Resources Committee – Background Check Policy. Ms. Perry reported that the committee (Faines, Feimster and Taylor) met on February 26, 2024 to consider a recommended Background Check Policy for applicants with Vance County. The county has historically processed background checks on potential new hires but without a policy in place. Information about an individual’s past criminal conduct is collected to preserve public trust, promote a safe work environment for employees and members of the public, determine their suitability for employment, and promote the protection of the county’s property. She noted that the county seeks to promote a fair, consistent, confidential, and non-discriminatory method of obtaining and using criminal information for employment decisions. Recommendation: Approve Background Check Policy effective March 4, 2024.

Motion was made by Commissioner Archie B. Taylor, Jr. to approve the Background Check Policy as presented. This motion was seconded by Commissioner Sean A. Alston, Sr. and unanimously approved.

Human Resources Committee – Personnel Policy. Ms. Perry noted that the committee considered review of the current personnel policy. Vance County currently contracts with Catapult who provides HR employment law related assistance to the county. Catapult will review the current policy for Federal, State, and local compliance.

County Manager’s Report

Resolution Accepting Exclusive Planning Authority from the City of Henderson. County Manager C. Renee Perry noted that Vance County and the City of Henderson have a long history of coordination with respect to economic development efforts and joint planning initiatives in several identified industrial areas in and around the extraterritorial jurisdictional boundary of the City. There are two (2) parcels of property, Parcels 0403 02018 (75.19 acres) and 0413 02017 (118.5 acres) owned by the Kerr Tar Regional Economic Development Corporation located within both the planning jurisdictions of the County and the City; and the property is split zoned between Vance County and the City of Henderson. NC General Statute 160D-202(h) allows for property within the planning and development regulation jurisdiction of more than one local government to be assigned exclusive planning and development jurisdiction by mutual agreement of the local jurisdictions and with the written consent of the landowner. Recommendation: Adopt the resolution as recommended by staff and the county attorney.

Motion was made by Commissioner Carolyn Faines, seconded by Commissioner Leo Kelly, Jr., vote unanimous, to adopt the following resolution as recommended:

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RESOLUTION
by the
Vance County Board of Commissioners
ACCEPTING EXCLUSIVE PLANNING AUTHORITY FROM THE
CITY OF HENDERSON CONSISTENT WITH NCGS 160D-202(h)
FOR TAX PARCELS 0413 02018 and 0413 02017
Owner - Kerr Tar Regional Economic Development Corporation

WHEREAS, Vance County (hereafter ‘the County’) and the City of Henderson (hereafter ‘the City’) have a long history of coordination with respect to economic development efforts and joint planning initiatives in several identified industrial areas in and around the extraterritorial jurisdictional boundary of the City; and

WHEREAS, there are two (2) parcels of property, further identified utilizing Vance County Parcel Identification Numbers 0403 02018 (75.19 acres) and 0413 02017 (118.5 acres) owned by the Kerr Tar Regional Economic Development Corporation (hereafter ‘the Property’) located within both the planning jurisdictions of the County and the City; and

WHEREAS, the Property is split zoned between Vance County and the City of Henderson as follows:

- PIN 0413 02018: Approximately 62.29 acres (83%) of the Property is subject to County zoning regulations while 17% (12.9 acres) are subject to City of Henderson zoning regulations,
- PIN 0413 02017: Approximately 95.02 acres (81%) is subject to County zoning regulations while 19% (23.47 acres) are subject to City of Henderson zoning regulations; and

WHEREAS, NC General Statute 160D-202(h) allows for property within the planning and development regulation jurisdiction of more than one local government to be assigned exclusive planning and development jurisdiction by mutual agreement of the local jurisdictions and with the written consent of the landowner; and

WHEREAS, both County and City officials are in receipt of a written request by the Kerr Tar Regional Economic Development Corporation to assign exclusive planning and development jurisdiction of the Property to the County for development review purposes; and

WHEREAS, both County and City officials have determined, by mutual agreement, the Property should be developed under County land use and development regulations. This agreement has been reached pursuant to the provisions of NC General Statute 160D-202 and the available authority pursuant to Article 20 of Chapter 160A of the General Statutes; and

WHEREAS, this mutual agreement shall be evidenced by a resolution formally adopted by each governing board and recorded with the Vance County Register of Deeds upon final adoption by the County and City.

NOW BE IT ORDAINED by the Vance County Board of Commissioners:

1. The County is in receipt of a resolution adopted by the City of Henderson Council formally relinquishing planning and development authority over the relevant portion of the Property having Parcel Identification Numbers 0413 02018 and 0413 02017, consistent with the written request of the owner, Kerr Tar Regional Economic Development Corporation;
2. Vance County shall extend existing Light Industrial (LI) general use zoning over the Property previously within the extraterritorial jurisdiction (ETJ) of the City of Henderson and will now treat the tracts of land as whole tracts for Planning purposes as if a portion of the tracts were never split and under the extraterritorial planning jurisdiction for the City of Henderson.

transfer of properties back in January 2023. Attorney Care stated that the county now needs to transfer its ownership to the city and allow them to honor the upset bid process.

Motion was made by Commissioner Thomas S. Hester, Jr. to transfer the county’s ownership of the High Street property, PIN 0021 01008, to the City of Henderson and allow the City to honor the upset bid process. This motion was seconded by Commissioner Carolyn Faines and unanimously approved.

Consent Agenda

Motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Carolyn Faines, vote unanimous, to approve the following consent agenda items as presented: January 2024 Tax Refunds and Releases, departmental monthly reports, and the minutes of the February 5, 2024 regular meeting and the February 15, 2024 special meeting.



TAX OFFICE REFUND AND RELEASE REPORT FOR JANUARY 2024

TAXPAYER NAME	TAX YR	REAL	PERSONAL	SOLID WASTE FEE	REASON
LYONS ANGELA T	2018	9.18	0	0	CORRECT VALUE
LYONS ANGELA T	2019	9.41	0	0	CORRECT VALUE
LYONS ANGELA T	2020	9.41	0	0	CORRECT VALUE
LYONS ANGELA T	2021	9.41	0	0	CORRECT VALUE
LYONS ANGELA T	2022	9.41	0	0	CORRECT VALUE
DAWSON RAY	2023	0	29.67	0	CORRECT VALUE
ADAMS RICHARD S	2023	0	0	120	REMOVE SOLID WAS
ALSTON DAN LEE	2023	0	25.21	0	CORRECT VALUE
BISHOP RADIATOR & TUNE UP	2023	0	540.61	0	PERS PROP BILLED
DICKERSON KENNETH G	2023	0	19.32	120	REMOVE SOLID WAS
DICKERSON KENNETH G	2023	0	19.32	120	REMOVE SOLID WAS
DICKERSON KENNETH G	2023	0	19.32	0	PERS PROP BILLED
HATHAWAY DAVID WAYNE	2023	0	96.70	0	PERS PROP BILLED
JACOBS LARRY THOMAS JR	2023	0	79.70	0	CORRECT OWNERSHI
LEVI MILDRED E	2023	376.50	0	0	CORRECT/GRANT EX
TEMPERATURE CONTROL SOLUTIONS	2023	0	3552.99	0	CORRECT VALUE
BURWELL DELORIS JAN DECEASED	2024	0	71.65	112	PERS PROP BILLED
TOTAL		423.30	4,454.49		
GRAND TOTAL	4,877.80				



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.



As there was no further business, at 7:15 p.m., motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Carolyn Faines, vote unanimous, that the meeting be adjourned.

Approved and signed April 1, 2024.

R. Dan Brummitt (signed)
R. Dan Brummitt, Chair