

March 2, 2026, MB#57

Regular Session, March 2, 2026, 7:00 p.m.
Catawba County Board of Commissioners

<u>Appointments</u>	797	03/02/26
Town of Catawba Planning & Zoning Board – Ray Abernathy		
Town of Catawba Planning & Zoning Board – Kathy Ervin		
Town of Maiden Planning Board – Joe Good		
<u>Budget</u>		
Budget Transfers (Sheriff Vehicle Replacement & Professional Services)	799	03/02/26
<u>Economic Development</u>		
Property Acquisition: Utility Easement for Economic Development	797	03/02/26
<u>Finance</u>		
Property Surplus: Catawba County Schools Real Property		
<u>Presentations</u>	797	03/02/26
Interbasin Transfer Update		
<u>Public Comment</u>	797	03/02/26
Kenyon Kelly		
Sherrill Watkins		
<u>Public Hearings</u>		
Property Acquisition: Utility Easement for Economic Development	797	03/02/26
<u>Resolutions</u>		
Resolution Declining Surplus Property Adjacent to Balls Creek Elementary on Little Mountain Road (Resolution 2026-05)	801	03/02/26

The Catawba County Board of Commissioners met in Regular Session on Monday, March 2, 2026, at 7:00 p.m., in the Board of Commissioners Meeting Room, 2nd Floor, Catawba County Justice Center, 100 Government Drive, Newton, North Carolina.

Present were Chair Randy Isenhower and Commissioners Robert C. Abernethy Jr., Barbara G. Beatty, and Cole Setzer. Vice-Chair Austin Allran was not present.

Also present were County Manager Mary S. Furtado, Assistant County Manager Paul Murray, Assistant County Manager Adam Lindsay, County Attorney Jodi Stewart, Assistant County Attorney Josh Teague, and County Clerk Dale Stiles.

1. Chair Randy Isenhower called the meeting to order at 7:00 p.m., noting a quorum was present.
2. Commissioner Cole Setzer led the Pledge of Allegiance.
3. Commissioner Barbara G. Beatty offered the invocation.
4. Commissioner Robert C. Abernethy, Jr. made a motion to approve the Minutes from the Board's Regular Meeting and Closed Session of February 16, 2026. The motion carried unanimously.
5. Recognition of Special Guests:
Chair Isenhower welcomed Newton Conover City Schools Superintendent Dr. Emily Shaw as well as everyone present.

6. Public Comments.

Kenyon Kelley came forward and spoke in appreciation of the Board's observance of Black History Month, requested the monument on the grounds of the 1924 Courthouse be removed, and spoke about March being Women's History month. Watkins Sherrill came forward in opposition to the previous speaker.

7. Appointments.

Upon a recommendation by Commissioner Setzer that came in the form of a motion which unanimously carried, the Board reappointed Ray Abernathy for a second term and Kathy Ervin to a ninth term to the Town of Catawba Planning and Zoning Board, each with a term expiration of December 31, 2028.

Upon a recommendation by Commissioner Setzer that came in the form of a motion which unanimously carried, the Board appointed Joe Good to fill the unexpired term of Bruce Ikard on the Maiden Planning Board, with a term expiration of December 31, 2026.

8. Presentations.

Western Piedmont Council of Governments Executive Director Anthony Starr provided the Board an Interbasin Transfer Update. The presentation included discussion of Charlotte Water's current water loss ratios and financial ability to fund alternatives to an Interbasin Transfer, in addition to the great drought risks an IBT would introduce to the region's population. The point was reiterated several times that the Charlotte region's growth should not come at the expense of our region – and it would, as we rely upon the Catawba River basin for drinking water.

9. Public Hearings.

County Attorney Jodi Stewart requested the Board of Commissioners conduct a public hearing and approve the purchase of approximately 0.44 acres located at 2018 Conover Blvd. E in Conover (LRK 68386), subject to the satisfactory completion of all due diligence, for utility purposes at the Claremont International Rail Park and authorize the County Manager to execute all documents necessary to complete the purchase.

Staff has advertised a public hearing for acquisition of a 0.44-acre parcel on Conover Blvd for a total purchase price of \$90,000 (for which Catawba County would be responsible for \$45,000) to facilitate installation of water line infrastructure in the Claremont International Rail Park. Without this property, the County and Claremont would be unable to expend previously secured grant funds from NC Railroad for water line installation. Claremont and the County will each pay 50% of the costs associated with this acquisition. Funds are available within the existing Claremont International Rail Park capital project to support this request, so no appropriation is required.

After Ms. Stewart's presentation, Commissioner Abernethy verified the \$90,000 purchase price. Chair Isenhower opened the public hearing. With no one coming forward the Chair closed the public hearing. Commissioner Setzer made a motion to approve the purchase of approximately 0.44 acres located at 2018 Conover Blvd. E in Conover (LRK 68386), subject to the satisfactory completion of all due diligence, for utility purposes at the Claremont International Rail Park and authorize the County Manager to execute all documents necessary to complete the purchase. The motion carried unanimously.

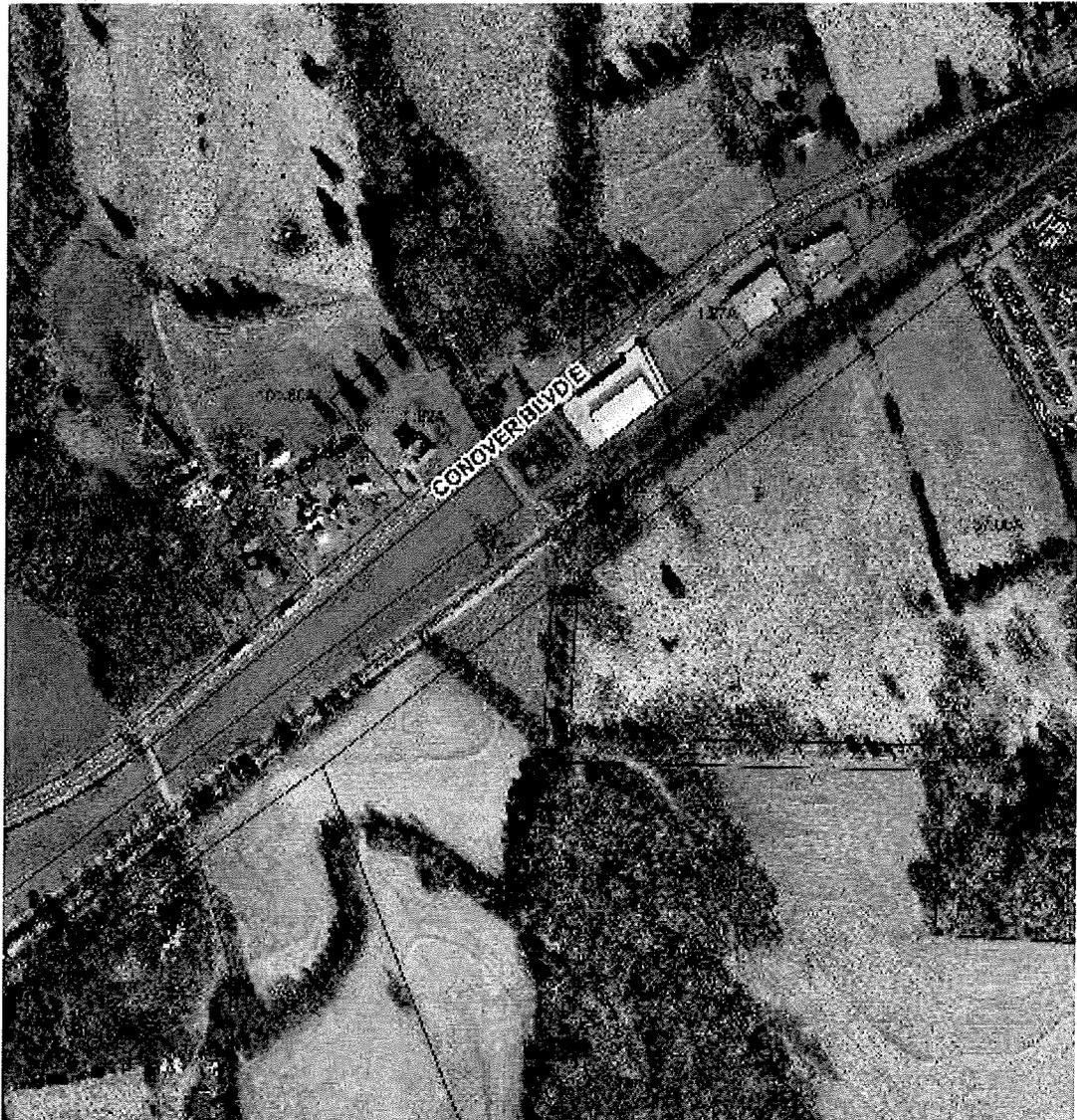
A copy of the map of the property is hereto attached:



catawba county
MAKING LIFE BETTER

Geospatial
Information Services

Real Estate Search



1 in = 400ft

Parcel: 375106487656, 2018 CONOVER BLVD E CONOVER, 28613

Owners: FRAZIER SHERRI MARIE REVOCABLE TRUST, FRAZIER MICHAEL D

Owner Address: 2860 TWIN OAKS ST

Values - Building(s): \$0, Land: \$19,200, Total: \$19,200

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02/26/2026

10. Other Items of Business. None.

11. Manager's Report.

County Manager Mary Furtado reported the following two budget transfers to the Board:

Budget Transfers: Pursuant to Board authority granted to the County Manager, the following budget transfers have been completed:

Contingency Transfer:

Sheriff Vehicle Replacement

Transfer

From:

115-150120-695110	From General Fund	\$7,845.33
115-150120-994200	Special Contingency	\$7,845.33

To:

115-150120-680800	Insurance Settlements	\$7,845.33
115-150120-995110	To General Fund	\$7,845.33

Supplemental Appropriation:

Revenue:

110-190900-695115	From Self Insurance Fund	\$7,845.33
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Appropriation:

110-210050-984000	Motor Vehicles	\$7,845.33
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Transfer from Special Contingency to move funding received from an insurance payout to the General Fund to purchase a replacement vehicle for one damaged in an accident.

Budget Transfers: Pursuant to Board authority granted to the County Manager, the following budget transfer has been completed:

Contingency Transfer:

Other Government Costs Contingency Transfer

Transfer

From:

110-190100-994000	Contingency	\$40,000
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To:

110-190050-856900	Other Government Cost – Other Professional Services	\$40,000
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Contingency transfer for Professional Services for a contingency-based contract for exploration of BOC-directed potential real property acquisition.

12. Attorney's Report.

Staff requested the Board of Commissioners determine if the Board is interested in purchasing the Catawba County Board of Education's surplus property located on Little Mountain Road and identified as PIN# 366904709884 ("Property").

The Catawba County Board of Education adopted a Resolution on February 23, 2026, declaring the Property to be surplus property, and pursuant to state law, directed the Superintendent to afford the Board of Commissioners the first opportunity to obtain the property at fair market value. The Property is across from

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Balls Creek Elementary School on Little Mountain Road. Staff does not recommend the Board of Commissioners purchase the Property as it is not necessary for County operations.

If the County does not purchase the Property, the Board of Education may utilize any statutorily approved process for disposal of the Property. The Board of Education's Resolution and a map of the Property are attached for reference.

State law also requires the proceeds of any sale of real property be applied to reduce the County's bonded indebtedness for the school administrative unit disposing of the real property or for capital outlay purposes.

Commissioner Abernethy made a motion to decline the purchase of Catawba County Board of Education's surplus property located on Little Mountain Road and identified as PIN# 366904709884 ("Property"). The motion passed unanimously.

A copy of the Catawba County Board of Education Resolution is hereto attached:

**Resolution of the Catawba County Board of Education
Declaring Certain Real Property Surplus**

Whereas, the Catawba County Board of Education (the "Board") owns a small parcel of real property located across from Balls Creek Elementary School on Little Mountain Road (the "Subject Property"); and

Whereas, the Subject Property can be described as having an area of no more than 0.1 acres, being physically situated between 3739 Little Mountain Road, Newton, North Carolina 28658 (Catawba County Parcel No. 366904702415) and 3731 Little Mountain Road, Newton, North Carolina 28658 (Catawba County Parcel No. 366904705596); and

Whereas, neither the Board nor District staff sees any present or foreseeable useful value in the Subject Property, considering it unnecessary or undesirable for public school purposes; and

Whereas, North Carolina Gen. Stat. §115C-518(a) establishes specifics as to how a local board of education must handle surplus school property including, in pertinent part, that such boards must do so in accordance with the procedures laid out in Article 12 of Chapter 160A of the North Carolina General Statutes; and

Whereas, it is the recommendation of Catawba County Schools' staff to declare the Subject Property surplus and to follow the procedures laid out in Article 12 of Chapter 160A of the North Carolina General Statutes.

THEREFORE, the Catawba County Board of Education resolves that:

1. The Subject Property is hereby declared surplus property and will be treated as such for disposal purposes under North Carolina law.
2. The Superintendent, with the assistance of District staff, is directed to approach the Catawba County Board of Commissioners (the "County"), through the County Manager's Office, to offer the Subject Property to the County at fair market value, as required by North Carolina law.
3. If the County declines to acquire the Subject Property, the Superintendent, with the assistance of the Board Attorney and the District's Operations' leadership, is directed to draft a subsequent resolution for the Board's consideration as to how to most responsibly, transparently, and efficiently dispose of the Subject Property.

Adopted this the 23 day of February, 2026.



Dr. Matthew W. Stover, Superintendent
Catawba County Schools

Tim Battlemyre, Chairman
Catawba County Board of Education

The following resolution applies:

RESOLUTION No. 2026-5
RESOLUTION DECLINING SURPLUS PROPERTY ADJACENT TO BALLS CREEK
ELEMENTARY ON LITTLE MOUNTAIN ROAD

WHEREAS, the Catawba County Board of Education ("BOE") owns certain real property located across from Balls Creek Elementary School on Little Mountain Road and is a portion of PIN # 366904709884 ("Property"); and

WHEREAS, the BOE adopted a Resolution on February 23, 2026, declaring the Property to be surplus property and authorizing the Superintendent to offer the Property to the County at fair market value, as required by North Carolina law; and

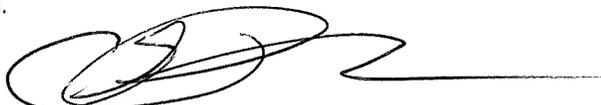
WHEREAS, if the County declines to acquire the Property, the BOE will consider the appropriate way to dispose of the Property.

NOW THEREFORE, be it resolved as follows:

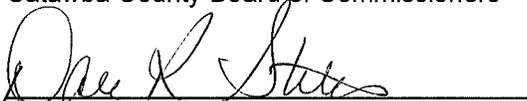
1. That the BOE offered the Property at fair market value to the Catawba County Board of Commissioner; and
2. That the Catawba County Board of Commissioners hereby declines the offer to purchase the Property.

ADOPTED, this the 2nd day of March 2026.

13. Adjournment. No further action was taken. Upon a motion by Commissioner Beatty which unanimously carried, the meeting was adjourned at 7:34 p.m.



Randy Isenhower, Chair
Catawba County Board of Commissioners



Dale R. Stiles
County Clerk