

May 4, 2026, MB#57

Regular Session, May 4, 2026, at 7:00 p.m.  
Catawba County Board of Commissioners

<b><u>Appointments</u></b>	868	05/04/2026
Alcohol Beverage Control Board – David Isenhower		
Catawba County Planning Board – Danny Long		
Catawba County Economic Development Corporation – Terry Corpening		
Catawba County Economic Development Corporation – Garrett Hinshaw		
<b><u>Budget</u></b>		
FY26 Budget Amendment	888	05/04/2026
<b><u>Catawba Valley Medical Center</u></b>		
Catawba Valley Medical Center Easement	875	05/04/2026
Catawba Valley Medical Center Property Disposal: 2050 Clark Way, Hickory	887	05/04/2026
<b><u>Closed Session</u></b>		
Economic Development	889	05/04/2026
<b><u>Facility Services</u></b>		
Catawba County Schools Middle School Expansion	868	05/04/2026
<b><u>Finance</u></b>		
Qualified School Construction Bond Debt Payments	868	05/04/2026
<b><u>Legal</u></b>		
Tower Lease Agreement Amendment	875	05/04/2026
<b><u>Ordinances</u></b>		
Capital One Project Ordinance Establish School Renovation for Catawba County Schools Expansion of Arndt MS, River Bend MS, and Jacobs Fork MS (Ordinance 2026-2)	870	05/04/2026
Capital One Project Ordinance Establish School Renovation Projects for Maiden Middle School Expansion and Maintenance (Ordinance 2026-3)	871	05/04/2026
<b><u>Presentations</u></b>	868	05/04/2026
Proclamation Declaring May 15 <sup>th</sup> as National Peace Officers Memorial Day and May 12-15 <sup>th</sup> , 2026, as National Police Week		
Civic Leadership Graduation Recognition		
Proclamation Declaring May 3-9 <sup>th</sup> , 2026, as Professional Clerks to the Boards of County Commissioners' Week		
<b><u>Proclamations</u></b>	868	05/04/2026
Proclamation Declaring May 15 <sup>th</sup> as National Peace Officers Memorial Day and May 12-15 <sup>th</sup> , 2026, as National Police Week		
Proclamation Declaring May 3-9 <sup>th</sup> , 2026, as Professional Clerks to the Boards of County Commissioners' Week		
<b><u>Public Comment</u></b>	868	05/04/2026
Michael McRee		
Watkins Sherrill		
Jesse Alden		
<b><u>Resolutions</u></b>		
Resolution Authorizing Sale and Upset Bid Process (2050 Clark Way; Resolution 2026-9)	887	05/04/2026

**Sheriff**

Proclamation Declaring May 15<sup>th</sup> as National Peace Officers Memorial Day and  
May 12-15<sup>th</sup>, 2026, as National Police Week.

888 05/04/2026

**Social Services**

Community Child Protection and Fatality Prevention Team Annual Report

868 05/04/2026

The Catawba County Board of Commissioners met in Regular Session on Monday, May 4, 2026, at 7:00 p.m., in the Board of Commissioners Meeting Room, 2<sup>nd</sup> Floor, Catawba County Justice Center, 100 Government Drive, Newton, North Carolina.

Present were Chair Randy Isenhower, Vice-Chair Austin Allran, and Commissioners Robert C. Abernethy, Jr., Barbara G. Beatty, and Cole Setzer.

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 Barbara G. Beatty led the Pledge of Allegiance.
3. Commissioner Robert C. Abernethy, Jr., offered the invocation.
4. Commissioner Abernethy made a motion to approve the Minutes from the Board's Regular Meeting of April 20, 2026. The motion carried unanimously.
5. Recognition of Special Guests:  
Chair Isenhower welcomed everyone present.
6. Public Comments.  
Michael McRee and Sherrill Watkins came forward and spoke in favor of the school merger. Jesse Alden came forward and spoke in opposition to the school merger.
7. Appointments.  
Upon a recommendation by Chair Isenhower that came in the form of a motion which unanimously carried, the following appointments/reappointments were made by the Board:  
David Isenhower for 5<sup>th</sup> term to the Alcohol Beverage Control Board, with a term expiration of April 6, 2029; Danny Long to the Catawba County Planning Board to fill the unexpired term of Gina Sigmon, with a term expiration of December 31, 2029; and Terry Corpening for a 2<sup>nd</sup> term and Garrett Hinshaw for a 7<sup>th</sup> term to the Catawba County Economic Development Corporation, with term expirations of June 30, 2029.
8. Presentations.
  - a. Commissioner Cole Setzer presented a Proclamation Declaring May 15<sup>th</sup> as National Peace Officers Memorial Day and May 12-15<sup>th</sup>, 2026, as National Police Week to Sheriff Don Brown.
  - b. Chair Isenhower and Board presented certificates to the 2026 Civic Leadership Academy graduates.
  - c. Chair Isenhower presented a Proclamation Declaring May 3-9<sup>th</sup>, 2026 as Professional Clerks to the Boards of County Commissioners' Week to County Clerk Dale Stiles.
9. Department Reports.
  - a. Social Services  
Child Protective Services Program Manager Jessica Ford and Public Health Nursing Supervisor Marianne Vogel requested the Board approve the Local Fatality Review Team Annual Report before its required submittal to the State.

The Catawba County Child Protection Team was established in February 1992 as the result of a gubernatorial executive order by Governor James Martin. Later, North Carolina mandated a Child Fatality Review Team, and

Catawba County elected to combine the two, with a first joint meeting in August 1995. The combined teams have met quarterly since inception. Both the Social Services and Public Health Directors have specific responsibilities associated with each team.

The Child Protection Team (CPT) has the legal responsibility for reviewing cases of child fatalities when the family is known to Social Services and when areas for improvement in Protective Services have been identified to maximize child safety. The Child Fatality Prevention Team's (CFPT) purpose is to provide a multi-agency, multi-disciplinary approach to study cases of childhood death in Catawba County to attempt to reduce child fatalities.

Updates to North Carolina's Child Fatality Prevention System

The Community Child Protection Team (CCPT) and Child Fatality Prevention Teams (CFPT) become one "Local Team" effective July 1, 2025. This change is to comply with the 2023 Appropriations Act (Session Law 2023-134). The recommendation for this change was to strengthen North Carolina's child fatality prevention system. The goal of these changes was to "eliminate the silos and redundancy that exist within the current system," while also seeking to strengthen the system's effectiveness in preventing child abuse, neglect, and death.

The other significant change affecting this work involves an expansion of the types of cases reviewed by local teams. Effective July 1, 2025, the team began reviewing child fatalities in one of the following categories: undetermined causes; unintentional injury; violence; motor vehicle accidents; sudden unexpected infant death; suicide; deaths not expected in the next six months; deaths related to child maltreatment or child deaths involving a child or child's family who was reported to or know to child protective services; and/or other deaths according to guidelines set by NCDHHS. The team is required to use the National Fatality Review – Case Reporting System (NFR-CRS) effective January 1, 2026. Additionally, the State Child Fatality Review Team no longer conducts Intensive Reviews, and instead the Local Teams review those deaths. The Local Team is required to meet a minimum of twice per year but anticipates meeting 8 times, due to the volume of reviews.

The Catawba County local fatality review team, which is mandated by law, includes the following members:

Representative	Name/Title
<b>State Mandated</b>	
Dept of Social Services Director	Karen Harrington Director, Catawba County Social Services
Social Services Staff Member	Jessica Ford (Co-Chair) CPS Program Manager, DSS
Law Enforcement Member (Appointed by County Commissioners)	Sheriff Don Brown Subcommittee Designee: Lieutenant Michael Hoyle
Attorney from District Attorney's Office (Appointed by County Commissioners)	Scott Reilly District Attorney – 36 <sup>th</sup> District Designee: Jessica Phillips, Assistant District Attorney
Executive Director of Community Action Agency or Designee	Adrienne Opdyke Executive Director, Children's Advocacy and Protection Center
Local School Superintendents or Designees	Catawba County Schools – Designee: Maria Ballard, Director of Student Services
	Newton-Conover Schools – Designee: Paula Sigmon, School Psychologist for Student Services
	Hickory City Schools – Designee: Angela Simmons, Assistant Superintendent Student Support & Operations
Dept of Social Services Board Member (Appointed by Chair of DSS Board)	Sherry Butler DSS Board Chair
Mental Health Professional	Paul Holden Community Ops, Partners Behavioral Health Management

Guardian ad Litem Coordinator or Designee	Amy Jackson-Kincaid, MDiv District Administrator, GAL Program, 36 <sup>th</sup> District
Health Director	Jennifer McCracken Health Director, Catawba County Public Health
Health Care Provider (Appointed by the Board of Health)	Trish H. Beckman, RN, CNM, MPH, NEA-BC Director of Maternity Services – CVMC
EMS Provider or Firefighter (Appointed by the County Commissioners)	Melanie Sigmon Emergency Medical Services Community Engagement Specialist
District Court Judge (Appointed by Chief District Judge)	VACANT - District Court Judge – 36 <sup>th</sup> District
County Medical Examiner (Appointed by Chief Medical Examiner)	Designee: Chris Richardson
Representative of Local Child Care Facility or Head Start Program (Appointed by Director of DSS)	Janie Connor Executive Director, Community Ridge Daycare
Parent of Child who died prior to 18 <sup>th</sup> Birthday (Appointed by County Commissioners)	VACANT
<b>Other Members</b>	
Law Enforcement – Hickory Police Dept (Appointed by County Commissioners)	Captain Andy Kerley Community Services Division Commander Hickory PD
Dept of Social Services CPS (Appointed by County Commissioners)	Jessica Hatley CPS Social Work Supervisor, DSS
Public Health (Appointed by County Commissioners)	Marianne Vogel, BSN, RN, NCSN School Health Nursing Supervisor
Other Member (Appointed by County Commissioners)	Jessi Kirby Coordinator, Safe Kids Coalition, Catawba Valley Health System
Other Member (Appointed by County Commissioners)	Mark Bumgarner (Co-Chair) Executive Director, United Way
Staff Support Member(s) County CFPT Review Coordinator	Debra A. Young & Karina Zamora (Backup) Catawba County Public Health

In 2025, the Community Child Protection and Child Fatality Prevention Team focused on the following areas:

- Continued focus and education regarding infant safe sleep and early prenatal care
  - Focus on unsafe sleep infant deaths and impact related to caretaker substance use
    - 33 infant Pack and Play sleep yards distributed to CPS involved families
- Continue to look at infant and teen deaths related to illegal substances
- Continue to strengthen guidance and education for understanding mandatory reporting laws for abused, neglected, or dependent children
- Juvenile Crime Prevention Council provided CPS with gun locks for safe firearm storage to provide to families
- Erlene Sigmon Fund purchased 4 lock boxes for medications/substances to keep children safe
- Continuing community education through the Children’s Advocacy and Protection Center on Darkness to Light and Monique Burr Safety Program
- Darkness to Light – 377 community presentations, including presentations at Catawba Valley Community College, Lenoir Rhyne University, Grace Reformed Church, Tuttle Elementary, Conover School, Dental Programs, Children’s Resource Center, Patrick Beaver Learning Resource Center tutors.
- Monique Burr Safety Program – 1704 presentations at Hickory City Elementary, middle, and high school classrooms

- Pinwheels for Prevention - Child Abuse Awareness Month
  - Vigil at Zahra Baker - Kiwanis Park
- Community- This year, the Prevention Council is focused on promoting youth mental health and preventing adverse childhood experiences (ACEs) by strengthening protective factors that help children and families thrive. Through community collaboration, education, and outreach, we aim to shift the conversation from reacting to crisis to building resilience, ensuring every child has the support, stability, and positive relationships needed for a healthy future. We believe that prevention starts with connection, and that positive childhood experiences play a powerful role in shaping lifelong well-being.

**Catawba County Local Child Fatality Team**

Deaths reviewed in 2025: Catawba County reported 27 deaths involving children under the age of 18 (increase of 9 deaths from prior year). 59% of those deaths involved children under the age of 1 (down from 67% the prior year).

- Please refer to the Child Fatality Infographic (attached) for breakdown of data by cause/age of death

**Social Services Data Related to Child Abuse/Neglect:**

- In 2025, Child Protective Services (CPS) received 2779 reports involving 5461 children
- Compared to 2024 data – CPS received 2716 reports involving 5413 children (2% increase)
  - Accepted 1916 reports for investigation/assessment (1% decrease compared to prior year)
  - Accepted 80 Reports involving substance affected infants
  - Accepted 371 reports alleging neglect due to substance use by a parent or caretaker
- Children experiencing foster care as of 12/31/25 = 1204 (up from 195 the prior year)
- Please refer to the Child Welfare Infographic (attached) for summary data

2024 to 2025 side by side comparison (trend assessment):

Item	2024	2025	Comments/Trend
# of CPS reports received/# of children involved	2716 / 5413	2779 / 5461	2% increase in intake reports
# of accepted CPS reports/#of children involved	1902 / 3833	1916 / 3949	1% increase in reports accepted
Top 3 maltreatment types for screened in reports (ranked)	Injurious environment (465) Substance use (400) Improper Care (354)	Injurious environment (520) Substance use (371) Domestic Violence (296)	Ranking changes with domestic violence, but improper medical care/remedial care at 292
# of accepted reports for substance affected infants	101	80	20% decrease
# of accepted reports alleging substance use by Parent / caretaker	400	371	7% decrease
# of children experiencing foster care on 12/31	195	204	5% increase
# of children entering/exiting foster care during year	84/73	78/79	7% decrease in entries 8% increase in exits
Of children entering care, top 3 substances used by parents/caretakers (ranked)	Methamphetamine (36) Marijuana (21) Amphetamines (14)	Methamphetamine (20) Marijuana (19) Fentanyl (17)	Change in ranking and substances *Began to track fentanyl in July 2024

CCPT/CFPT Priorities for 2026:

- Continued focus and education regarding infant safe sleep and early prenatal care
- Continue to look at infant and teen deaths related to illegal substances
- Continue to look at safe gun storage strategies related to teen suicide

After the presentation, there was a brief discussion. Commissioner Abernethy made a motion to approve the Local Fatality Review Team Annual Report prior to its submittal to the State of North Carolina. The motion carried unanimously.

**b. Facility Services**

County Manager Mary Furtado and Facility Services Director John Cameron requested the Board of Commissioners appropriate \$10.821 million in General Fund fund balance supported by future debt proceeds towards expansion of the following Catawba County Schools' middle schools: Arndt, Jacobs Fork, Maiden, Mill Creek, and River Bend, including establishment of a Construction Project Manager staff position.

In May 2025, the Catawba County Board of Commissioners (BOC) hosted a joint meeting with Catawba County Schools' (CCS) Board of Education for the purpose of discussing CCS's long-range school construction needs. During this discussion, CCS shared information on an estimated \$485M in school facility needs related to keeping students "safe, warm, and dry," ensuring adequate classroom capacity for CCS's growing student population, and ensuring each facility offers competitive student-facing features and amenities (related to the arts, athletics, technology, etc.) that enhance the educational experience. Both boards agreed that developing a strategy to address current classroom overcrowding was the overarching priority for CCS.

A major component of that strategy involved Catawba County Schools' decision to realign grades between elementary and middle schools. Currently, elementary schools in the CCS system include students in grades kindergarten through six, and middle schools include grades seven and eight. CCS made the decision to shift sixth grade to middle school, creating the future configuration where elementary school consists of kindergarten through fifth grade, and middle school consists of grades six through eight. This strategy concentrates CCS's construction efforts in five middle schools, versus elementary school expansions at 8 elementary schools.

The move of sixth grade to middle schools provides increased capacity at the elementary schools and allows for a measured and fiscally responsible approach to address growth in the CCS district. This project, estimated to cost \$120 million in total, is the top schools' construction priority county-wide.

Catawba County Schools has been working in earnest on these projects since January 2026, when the Board of Education authorized staff to move forward using the Construction Manager At-Risk construction method and conduct solicitations and selections for both Architectural Design Services and Construction Manager At-Risk general contractors.

The project team overseeing this portfolio has organized the projects in the following manner.

1. Design Costs
  - The expansion design for Arndt MS, Riverbend MS, Jacobs Fork, and Mill Creek will be handled by architects LS3P, Inc. and is estimated at \$4.5 million.
  - The expansion design for Maiden MS will be provided by Holland and Hamrick and is estimated at \$2.5M.
2. Pre-Construction services are projected at 1% of the total estimated construction costs, for a total of \$1.2M.
3. Site Investigation and Due Diligence: a budget allocation of \$200,000 per school has been established to cover:
  - Geotechnical investigations
  - Surveying services
  - Hazardous materials assessments
  - Other required preliminary studies

For five schools, this represents a total allocation of \$1.0 million. Sewer design at two schools is estimated at \$200,000.

**Cost Summary Table**

	<b>MMS</b>	<b>Other 4 MS</b>	<b>TO TAL</b>
Design	\$2.5M (Holland & Hamrick)	\$4.4M (LS3P)	<b>\$6.9M</b>
Preconstruction	\$480,000	\$720,000	<b>\$1.2M</b>
Site Investigations	\$200,000	\$1M	<b>\$1.2M</b>
Contingency	\$600,000	\$900,000	<b>\$1.5M</b>
<b>TOTAL</b>	<b>\$3.78M</b>	<b>\$7.02M</b>	<b>\$10.8M</b>

In addition to the funds for the projects, staff is requesting authorization to establish a Construction and Project Manager position, with a pay grade of 80 (salary ranges from \$70,171 to \$115,782) and associated operating funds to support the position for the remainder of the fiscal year. (If approved, this position will be incorporated into the FY26-27 Recommended Budget.) Personnel expense for the remainder of the year for this position is estimated at roughly \$21,000.00.

While this request is for appropriation of fund balance, plans for completing these projects involve issuing debt in Spring / Summer 2027, at which point the General Fund would be paid back for project expenses incurred to that point.

Supplemental Appropriation

Revenue:

110-190900-690100	Fund Balance Appropriated	\$10,821,000
423-740100-695110	Transfer from General Fund	\$10,821,000

Expense

110-190900-995423	Transfer to School Construction Fund	\$10,800,000
423-740100-863200-31100-3-01	CCS Middle Schools Renovations- 4	\$ 7,020,000
423-740100-863200-3113-3-07	Maiden Middle School Renovations '26	\$ 3,780,000
110-440011-812100	Regular Wages	\$14,779
110-440011-821100	FICA	\$1,118
110-440011-822100	Local Gov't Emp. Ret.	\$2,211
110-440011-823100	Group Health	\$1,564
110-440011-823300	Group Dental	\$864
110-440011-823610	Basic Life Insurance	\$13
110-440011-825500	ST Disability	\$11

After the presentation, there was a brief discussion, with Chair Isenhower noting the growth in student population driving the need for this investment is something to be appreciated. Commissioner Setzer made a motion to appropriate \$10.821 million in General Fund fund balance supported by future debt proceeds towards expansion of the following Catawba County Schools' middle schools: Arndt, Jacobs Fork, Maiden, Mill Creek, and River Bend, including establishment of a Construction Project Manager staff position. The motion carried unanimously.

*The following two ordinances were approved:*

ORDINANCE NO: 2026-02

Capital Project Ordinance to Establish School Renovations Projects for Catawba County Middle Schools Expansion of Arndt MS, River Bend MS, Mill Creek MS, and Jacobs Fork MS

BE IT ORDAINED by the Catawba County Board of Commissioners, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The projects authorized by this ordinance include renovations to expand capacity to add sixth grade students and to address necessary repairs and maintenance to Arndt Middle School, River Bend Middle School, Mill Creek Middle School, and Jacobs Fork Middle School.

Section 2: The officers of the County are hereby directed to proceed with the project within the budget contained herein.

Section 3: The following amounts are approved for the projects and authorized for expenditure:

Account Number	Project Description	Amount	Date of Appropriation
423-740100-863200-31100-3-01	Catawba County Middle Schools Renovations to add 6 <sup>th</sup> grade-(Arndt, River Bend, Mill Creek, Jacobs Fork)	\$7,020,000	5/4/26
	TOTAL	\$7,020,000	

Section 4: The following revenues are available to initiate the project. The funding source to complete the projects is anticipated to be installment financing to be issued Spring of 2027.

Account Number	Revenue Description	Amount	Date of Funding Allocation
110-190900-690100	General Fund Fund Balance	\$7,020,000	5/4/26
	TOTAL	\$7,020,000	

Section 5: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting and other compliance records to satisfy requirements of state law.

Section 6: Copies of this capital project ordinance shall be furnished to the Budget Officer, the Finance Officer, and to the Board Clerk.

Section 7: This ordinance shall remain in effect until the authorized projects are complete.

This the 4<sup>th</sup> day of May, 2026

ORDINANCE NO: 2026-03  
Capital Project Ordinance to Establish School Renovations Projects  
for Maiden Middle School Expansion and Maintenance

BE IT ORDAINED by the Catawba County Board of Commissioners, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project authorized by this ordinance includes renovations to expand capacity to add sixth grade students and to address necessary repairs and maintenance at Maiden Middle School.

Section 2: The officers of the County are hereby directed to proceed with the project within the budget contained herein.

Section 3: The following amounts are approved for the projects and authorized for expenditure:

Account Number	Project Description	Amount	Date of Appropriation
423-740100-863200-31113-3-07	Maiden Middle School Renovations to add 6 <sup>th</sup> grade and for repair and maintenance	\$3,780,000	5/4/26
	TOTAL	\$3,780,000	

Section 4: The following revenues are available to initiate the project. The funding source to complete the projects is anticipated to be installment financing to be issued Spring of 2027.

Account Number	Revenue Description	Amount	Date of Funding Allocation
110-190900-690100	General Fund Fund Balance	\$3,780,000	5/4/26
	TOTAL	\$3,780,000	

Section 5: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting and other compliance records to satisfy requirements of state law.

Section 6: Copies of this capital project ordinance shall be furnished to the Budget Officer, the Finance Officer, and to the Board Clerk.

Section 7: This ordinance shall remain in effect until the authorized projects are complete.

This the 4<sup>th</sup> day of May, 2026

**c. Finance**

Chief Financial Officer Mary Morrison requested the Board of Commissioners appropriate debt-restricted general fund fund balance of \$27,808,553 to satisfy outstanding 2010 and 2011 Qualified School Construction Bonds debt due in fiscal year 2026.

Between 2009 and 2011 the State Board of Education offered local education agencies within Catawba County Qualified School Construction Bonds in the amount of \$21,508,553 through 2010 and \$6,300,000 in 2011. The QSCB program was established under the 2009 American Recovery and Reinvestment Act and allowed local education agencies to issue interest-free bonds for school construction and renovations. Construction and renovation projects supported by this financing were Newton-Conover Middle School, Arndt Middle School, Webb Murray Elementary, Hickory High School, St. Stephens High School, and various Catawba Valley Community College projects. As a requirement of the installment financing agreements, sinking funds were established with Truist Bank (formerly BB&T) for annual contributions to be held in an interest-bearing escrow account until the loan balance became due, which is in fiscal year 2026.

The total amount held in escrow between the two QSCB sinking funds is \$27,808,553, which is the total outstanding debt, and has been designated as restricted fund balance since inception. Staff has attached a breakdown of general fund balance restricted for debt service and how FY25-26 transactions impact the restricted fund balance. Staff is requesting to appropriate restricted fund balance designated for debt for the outstanding balance of the 2010 and 2011 QSCBs.

Supplemental Appropriation of Restricted Fund Balance

Revenue

110-190900-690110	Restricted Fund Balance 2010 QSCB	\$21,508,553
110-190900-690111	Restricted Fund Balance 2011 QSCB	\$6,300,000

Expense

110-930570-971200	Debt Service QSCBs	\$27,808,553
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After the presentation, there were no questions. Commissioner Abernethy made a motion to appropriate debt-restricted general fund fund balance of \$27, 808,553 to satisfy outstanding 2010 and 2011 Qualified School Construction Bonds debt due to fiscal year 2026. The motion carried unanimously.

10. Consent Agenda.

County Manager Mary Furtado presented the following six items under the consent agenda. Chair Isenhower asked if any commissioner wished for the item to be broken out of the consent agenda for individual consideration. None was requested.

a. The Finance and Personnel Subcommittee recommended the Board of Commissioners appropriate a total of \$4,046,811 in current-year revenue over-collections and unearned incentives (\$1,500,000 in sales tax, \$2,000,000 in interest on investments, and \$546,811 in unearned incentives) to address various one-time capital expenses and other economic development expenditures.

Based on current data from the State as well as historic trends, sales tax collected and allocated for general use in the General Fund is expected to exceed budget by approximately \$3M. Staff recommends \$1.5M of this overcollection be used to address one-time costs in the current fiscal year to address items that would otherwise be budgeted in the upcoming fiscal year. Addressing these costs in the current year allows staff to maximize current year overcollections in a strategic way.

Derived from interest earned on County investments, year-to-date performance shows this revenue stream is expected to overperform from a budget standpoint in the current fiscal year. Staff recommends \$2M in overcollections be used to address one-time costs in the current fiscal year which would otherwise be budgeted in FY27. Addressing these costs in the current year allows staff to maximize current year overcollections in a strategic way.

Funding is budgeted every fiscal year to support existing performance-based economic development incentive contracts authorized by the Board of Commissioners. Payments are only issued based on each company's ability to meet incentive eligibility requirements. The following companies have not met eligibility requirements for the current year and are therefore ineligible for payment in FY2026:

- CommScope - \$232,875 – company did not request funds in current year; remains eligible through 12/31/2027.
- Cataler - \$166,750 – company did not request funds in current year; remains eligible for future payments.
- Poppelmann Plastics - \$74,161 – economic development agreement terminated by Catawba County.
- Steel Warehouse - \$50,111 – company did not request funds in current year; eligible for future payments.
- Wanzl - \$22,914 – company did not request funds in current year; improvement period closed; no future eligibility remaining.

Staff recommends reappropriating these funds for other economic development purposes, detailed in the table on the following pages.

PROJECTS FOR SALES TAX AND INVESTMENT EARNINGS OVERCOLLECTIONS			
Department	Account#	Appropriation	Description
General Capital Projects - Technology - ERP Replacement	410-460100- 982000-11205	\$1,017,993	Funds long-planned Enterprise Resource Planning replacement project (currently underway but not fully funded).
911 Communications - Radio Consoles	110-280100- 985000	\$957,852	Funds purchase of 12 AXS Radio Consoles, used with statewide VIPER P25 radio network. To replace current MCC7500 Radio system. \$513K is funded through 911 Board. This covers 911-ineligible expenses.

General Capital Projects - Technology Server and Desktop Applications	410-460100-870150-11022	\$275,000	Funds scheduled upgrades and cost increases to Technology products
General Capital Projects - New interface upgrade for 4 chillers	410-460100-988000-12007	\$120,000	Upgrades interface for 4 chillers at Gov't Center to address cybersecurity concerns
General Capital Projects - Technology - Public Safety Software System	410-460100-982000-12019	\$75,000	Funds scheduled upgrades and cost increases to software used by Sheriff's Office
911 Communications - Replacing channel banks	110-280100-985000	\$52,000	Replaces current channel banks connecting JC Tower and 911 Data Center for radio communications
General Capital Projects - Government Center HVAC controls upgrade	410-460100-988000-12007	\$50,000	Upgrades control system for Government Center HVAC; current system experiencing frequent errors
General Capital Projects - FSC Fire Alarm	410-460100-988000-12007	\$45,000	Replaces end-of-life fire alarm at Family Services Center
Organization-wide - Department replacement vehicles	110-XXXXXX-984000	\$257,000	Provides replacement vehicles for Parks, Facilities, Fire Marshal, and Tax in accordance with scheduled replacement cycles
Organization-wide - New FTE vehicles	XXX-XXXXXX-984000	\$93,000	Supports new staff vehicles: Facilities (General Fund) and Tax (Reappraisal Fund) recommended through FY2027 budget. If positions are not funded, the vehicles would not be purchased
Rescue Squad - Equipment reserve	410-460100-988000-12029	\$200,000	Deposit to reserve for future Rescue Squad equipment needs
Animal Control - Climate-controlled truck	110-260300-984000	\$125,000	Funds new Animal Control vehicle meeting State climate control requirements
Facilities - Garage lift	110-440103-842530	\$80,000	Provides low-profile lift (\$30K) and new pumps for existing lifts (\$50K) at garage - needed for OSHA compliance

Parks - Riverbend Upgrades/Renos	110-450040-842580	\$40,000	Upgrades and repairs to Riverbend Park buildings: restrooms, Education building, and office
Board of Elections - Replacement of training laptops	110-140050-870100	\$36,000	Replacement of 30 training laptops that have reached end-of-life
Register of Deeds - Plat Cabinet	110-160050-981000	\$13,000	New Plat Cabinet for Register of Deeds
Sheriff's Office - Ballistic shields for elementary SROs	110-210070-831090	\$33,366	15 Ballistic shields: 1 for each elementary SRO at each elementary school
Sheriff's Office - Tasers	110-210050-870100	\$29,789	Funds 20 Tasers for jail staff
Subtotal		\$3,500,000	
<b>REALLOCATION OF ECONOMIC DEVELOPMENT FUNDS</b>			
Additional funding for the Future-Ready Manufacturing Grant Program	110-480050-868267	\$175,000	Continues existing EDC Future-Ready Manufacturing Grant Program to support additional projects
Continue funding for EDC Project Work	110-480050-868158	\$220,625	Supports regional water and wastewater strategy development and execution, market-ready site development
Add to existing future economic development project	410-460100-993110-18021	\$151,186	Adds remaining funding to existing reserve project for future economic development opportunities
Subtotal		\$546,811	
<b>GRAND TOTAL</b>		<b>\$4,046,811</b>	

**SUPPLEMENTAL APPROPRIATION**

Revenue:

110-190050-611200	Sales Taxes-County 1% - Art 39	\$1,500,000
110-170050-680300	Interest on Investments	\$2,000,000
410-460100-695110	Transfer from General Fund	\$1,934,179

Expense:

110-190900-995410	To General Capital Projects Fund	\$1,934,179
110-480050-868247	Cataler	-\$166,750
110-480050-868265	CommScope	-\$232,875
110-480050-868259	Steel Warehouse	-\$50,111
110-480050-868258	Wanzl	-\$22,914
110-480050-868133	Poppelman Plastics	-\$74,161

Specific General Capital Projects Fund (410) and General Fund (110) \$4,046,811

appropriations as detailed in the above table

**b.** The Policy and Public Works Subcommittee recommended the Board of Commissioners approve the Second Amendment to the Tower Lease Agreement with Celco Partnership d/b/a Verizon Wireless ("Verizon"), which allows Verizon to extend the lease term for the communications tower located behind the Justice Center for an additional ten (10) years.

Catawba County owns the communications tower located behind the Justice Center and currently has a lease with Verizon for space on the tower for equipment and an equipment building beside the tower. Verizon also has an easement for the placement of utilities extending to Highway 321. The lease expires on June 30, 2026, and provides for a rental payment of \$2,000 per month with a 3% annual escalation. Verizon and the County would like to amend the lease to extend the term for an additional ten (10) years, under substantially the same terms and conditions.

Notice of this lease was advertised as required by North Carolina General Statutes.

*A copy of the Second Amendment to Tower Lease Agreement is hereto attached:*

## SECOND AMENDMENT TO TOWER LEASE AGREEMENT

This Second Amendment to Tower Lease Agreement (this "Amendment") is entered into as of the latter signature date hereof (the "Effective Date") by and between **Catawba County** ("Lessor"), and **Cellco Partnership** d/b/a Verizon Wireless ("Lessee"). Lessor and Lessee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

### RECITALS

**WHEREAS**, Lessor and Lessee (or their respective predecessor(s) in interest) entered into that certain Tower Lease Agreement dated December 7, 2015, as amended by that certain First Amendment to Tower Lease Agreement dated August 18, 2022 (collectively, the "Agreement") whereby Lessee leases from Lessor certain space on Lessor's property located at 100-B Southwest Boulevard, Newton, Catawba County, North Carolina, as further described in the Agreement; and

**WHEREAS**, the current term of the Agreement will expire on June 30, 2026, and the Parties, in their mutual interest, wish to extend the term of the Agreement, and to otherwise amend the Agreement, in accordance with the terms set forth hereinbelow.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree to be legally bound to this Amendment as follows:

1. The above recitals are incorporated herein by reference. Except as expressly set forth in this Amendment, all defined terms herein used shall have the same meaning as set forth in the Agreement.
2. Effective upon the expiration of the current term, the Agreement shall automatically be extended for two (2) additional five (5) year terms unless Lessee terminates the Agreement by giving Lessor written notice of the intent to terminate at least three (3) months prior to the end of the current term or then current term.
3. During the additional terms granted herein, rent shall escalate in accordance with the terms of the Agreement.
4. Paragraph 9 of the Agreement is hereby deleted in its entirety and will be replaced with the following:

9. **INDEMNIFICATION**. Subject to the limits set forth in Paragraph 10 below, and to the extent not prohibited by applicable law, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents.

5. Paragraph 10.b. of the Agreement is hereby amended by adding the following sentence at the end thereof:

“LESSEE will provide LESSOR with a current Certificate of Insurance upon LESSOR’s written request submitted in accordance with Paragraph 25 of this Agreement.”

6. Paragraph 39 is hereby added to the Agreement and shall read as follows:

39. E-VERIFY: LESSEE shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further, if LESSEE utilizes a subcontractor, LESSEE shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina Statutes.

7. All remaining provisions of the Agreement shall remain in full force and effect as to all other terms and conditions and shall remain binding on the Parties hereto. The Parties hereby ratify the Agreement, as amended by this Amendment.

8. The Agreement and this Amendment contain all agreements, promises or understandings between the Parties and no verbal or oral agreements, promises or understandings shall be binding upon either Party in any dispute, controversy or proceeding at law, and any addition, variation or modification to the Agreement and/or this Amendment shall be void and ineffective unless made in writing and signed by the Parties. In the event any provision of the Agreement and/or this Amendment is found to be invalid or unenforceable, such a finding shall not affect the validity and enforceability of the remaining provisions of the Agreement and/or this Amendment. Each of the Parties hereto warrants to the other that the person or persons executing this Amendment on behalf of such Party has the full right, power and authority to enter into and execute this Amendment on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Amendment.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]  
[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have set forth their hand and seal as of the date indicated above.

LESSOR:

**Catawba County**

By: \_\_\_\_\_(Seal)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

LESSEE:

**Cellco Partnership d/b/a Verizon Wireless**

By: \_\_\_\_\_(Seal)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

c. The Policy and Public Works Subcommittee recommended the Board of Commissioners approve a Drainage Easement Agreement with NC DOT for a temporary construction easement, a permanent drainage easement and the removal of shrubbery on the property located at 2712 S NC 127 Hwy, Hickory, NC.

NC DOT is widening Highway 127 from Huffman Farm Road to Zion Church Road and has offered CVMC \$27,525.00 for a temporary construction easement (0.147 acres), a permanent drainage easement (8.282 square feet), and the removal of shrubbery on CVMC's property in Mountain View. The Board of Commissioners' approval is contingent upon approval and recommendation by the CVMC Board of Trustees.

*A copy of the Contingent Offer to Purchases is hereto attached:*

**SUMMARY STATEMENT/CONTINGENT OFFER TO PURCHASE REAL PROPERTY  
DUE TO THE ACQUISITION OF RIGHT OF WAY AND DAMAGES**

TO: <u>Catawba County c/o Catawba Valley MC</u>	DATE: <u>March 24th, 2026</u>
<u>Attn: Ava Taylor</u>	TO: <u>Lessee, if Applicable</u>
<u>810 Fairgrove Church Rd</u>	
<u>Hickory, NC 28602</u>	
TIP/PARCEL NO.: <u>U-2530A 163</u>	WBS ELEMENT: <u>34824.2.3</u>
COUNTY <u>Catawba</u>	
DESCRIPTION: <u>NC 127 Widening from SR 1132 (Huffman Farm Rd.) to SR 1008 (Zion Church Rd.)</u>	

Dear Property Owner:

The following contingent offer of just compensation is based on the fair market value of the property and is not less than the approved appraised value for the appropriate legal compensable interest or interests. The approved value disregards any increase or decrease in the fair market value of the property acquired due to influence caused by public knowledge of this project. The contingent offer of just compensation is based on an analysis of market data, comparable land sales, and, if applicable, building costs in the area of your property. **Please retain this form as it contains pertinent income tax information.**

Value of Right of Way to be Acquired	\$	<u>0.00</u>
Value of Permanent Easements to be Acquired	\$	<u>350.00</u>
Value of Temporary Easement (Rental of Land) to be Acquired	\$	<u>22,350.00</u>
Value of Improvements to be Acquired	\$	<u>4,825.00</u>
Damages, if any, to Remainder	\$	<u>0.00</u>
Benefits, if any, to Remainder	minus \$	<u>0.00</u>
<b>TOTAL CONTINGENT OFFER</b>	<b>\$</b>	<b><u>27,525.00</u></b>

The total contingent offer includes all interests other than leases involving Federal Agencies and Tenant owned improvements.

(A) Description of the land and effects of the acquisition

Subject property described in Deed Book 1768, page 194, Catawba County Registry, contains approximately 1.099 acres of which 0.000 acres is being acquired as Right of Way (R/W), leaving 1.099 acres remaining on the right with access to NC 127. Also being acquired is a Permanent Drainage Easement (PDE) containing approximately 0.001 acres, and Temporary Construction Easements (TCE) containing approximately 0.147 acres.

(B) The TOTAL CONTINGENT OFFER includes payment for the improvements and appurtenances described below:  
Medium Tree, Medium Shrubs, 2 Small Trees

Provided there is sufficient time remaining in the project schedule, you may repurchase these improvements for a retention value, with the stipulation that you remove them from the acquisition area at no expense to the Department.

(C) Should you desire to sell the Department the portion of your property considered to be an uneconomic remnant or buildable lot, as explained to you by the Right of Way Agent, the total contingent offer would be: \$ N/A. Please note that any contingent offer to purchase a remnant/buildable lot is conditioned upon the remnant/buildable lot being environmentally clean prior to the conveyance to the Department. You may be required to provide the Department with a release from the appropriate environmental agency stating that all contaminants have been remediated and/or removed to their standards.

The original of this form was handed/mailed, if out of state owner, to Ava Taylor on March 24th 20 26. Owner was furnished a copy of the Right of Way Brochure/Owner's Letter.

I will be available at your convenience to discuss this matter further with you. My telephone number is 828-593-8189

Please be advised that the agent signing this form is only authorized to recommend settlement to the North Carolina

May 4, 2026, MB#57

*A copy of the Drainage Easement is here to attached:*

Revenue Stamps \$ 56.00

**DRAINAGE EASEMENT**

THIS INSTRUMENT DRAWN BY Anthony C. Smith CHECKED BY Bonnie Brown

Return to: Division RAW Agent, NCDOT  
840 Wallace Grove Drive  
Shelby, NC 28150

NORTH CAROLINA TIP/PARCEL NUMBER: U-2530A 163  
COUNTY OF Catawba WBS ELEMENT: 34824.2.3  
TAX PARCEL 279116946218 ROUTE: SR 2959

THIS EASEMENT, made and entered into this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
by and between Catawba County  
PO Box 389  
Newton, NC 28658

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

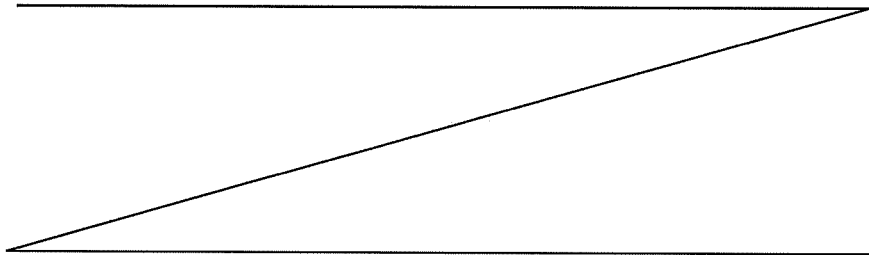
WITNESSETH

THAT WHEREAS, the DEPARTMENT desires to construct and maintain a drainage facility through and across the property of GRANTORS,

AND WHEREAS, GRANTORS, recognizing the benefits accruing to their said property through the construction and maintenance by the DEPARTMENT of roads and highways upon or in the vicinity of said property of GRANTORS,

NOW, THEREFORE, in consideration of said benefits, and further consideration of \$ 27,525.00 and other valuable considerations, GRANTORS hereby release the DEPARTMENT, its successors and assigns, from any and all claims for damages by reason of the construction and maintenance of said drainage facility across and through the lands of GRANTORS, and GRANTORS hereby give, grant, bargain, sell and convey unto the DEPARTMENT, its successors, and assigns, an easement for the construction and maintenance of a drainage facility across and through the property of GRANTORS located in Hickory Township, Catawba County, and being more fully described in a deed recorded in Book 1768, Page 194, Catawba County Registry, said easement being described as follows:

Point of beginning being N 79°36'22.5" E, 152.074 feet from -L- Sta 175+00 thence to a point on a bearing of N 22°53'10.9" W 8.161 feet thence to a point on a bearing of S 52°9'35.1" W 2.101 feet thence to a point on a bearing of S 37°48'19.0" E 7.884 feet returning to the point and place of beginning. Having an area of 8.282 Sq feet being 0.000 acres.



COUNTY: Catawba WBS ELEMENT: 34824.2.3 TIP/PARCEL NO.: U-2530A 163

The final right of way plans showing the above described areas are to be certified and recorded in the Office of the Register of Deeds for said county pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

Said Permanent Drainage Easement (PDE) in perpetuity is for the installation and maintenance of drainage facilities as described below. The DEPARTMENT and its agents or assigns shall have the right to construct and maintain in a proper manner in, upon and through said Drainage Easement area(s) a drainage facility with all necessary pipes, poles and appurtenances, together with the right at all times to enter said Drainage Easement area(s) for the purpose of inspecting said drainage facility and making all necessary repairs and alterations thereon; together with the right to cut away and keep clear of said drainage facility, all trees and other obstructions that may in any way endanger or interfere with the proper maintenance and operation of the same. The DEPARTMENT and its agents or assigns shall also have the right to access the Drainage Easement area(s) at any time and from time to time by vehicles, equipment, and pedestrians, provided that such access to the Drainage Easement area(s) from outside of the Drainage Easement area(s) shall be confined to then-existing streets, roads, and driveways to the extent they provide sufficient access.

It is understood and agreed that the DEPARTMENT shall have the right to construct and maintain the cut and/or fill slopes in the above-described Permanent Drainage Easement area(s). It is further understood and agreed that Permanent Drainage Easement shall be used by the DEPARTMENT for additional working area during the above described project.

The underlying fee owner retains the right to continue to use the Permanent Drainage Easement area(s) in any manner and for any purpose, provided that such use does not unreasonably interfere with the rights granted to the DEPARTMENT in this document. For example, it shall not be unreasonable for the fee owner to safely use the Permanent Drainage Easement area(s) to access the easement area or the remainder of the property, or for parking.

The DEPARTMENT'S acquisition of the Permanent Drainage Easement(s), by itself, does not constitute new control of access (C/A) pursuant to N.C.G.S. §§ 136-89.51 or 136-89.52. Further, this easement does not allow the DEPARTMENT or any utility to prevent the landowner from accessing the easement or the remainder of the property outside the easement.

Upon completion and acceptance by the DEPARTMENT of the above-described project, no utilities, appurtenances, or work performed by the DEPARTMENT, a utility or other assigns pursuant to the rights granted under the easement within the Permanent Drainage Easement(s), shall be added or modified in a manner that interferes with the underlying fee owner's existing points of ingress, egress, and parking, unless appropriate substitute access or parking is provided or the DEPARTMENT provides just compensation for the taking of those rights. If existing points of ingress or egress do not exist, or if additional points of ingress or egress are desired, nothing in this easement prohibits the underlying fee owner from applying for a driveway permit from the DEPARTMENT in the ordinary course. A court of competent jurisdiction shall at all times retain the authority to determine whether the DEPARTMENT or its agents or assigns have exceeded the scope of the rights granted under the easement.

IN ADDITION, and for the aforesaid consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:

Temporary Construction Easement Area:

Point of beginning being N 76°54'24.6" E, 148.610 feet from -L- Sta 175+00 thence to a point on a bearing of S 52°9'35.1" W 215.408 feet thence to a point on a bearing of S 22°54'21.2" E 22.340 feet thence to a point on a bearing of S 82°48'19.0" E 15.771 feet thence to a point on a bearing of N 52°11'41.0" E 45.000 feet thence to a point on a bearing of N 33°45'35.2" E 63.246 feet thence to a point on a bearing of S 37°48'19.0" E 20.000 feet thence to a point on a bearing of N 52°11'41.0" E 85.000 feet thence to a point on a bearing of N 32°54'16.8" E 15.590 feet thence to a point on a bearing of N 22°53'10.9" W 20.530 feet thence to a point on a bearing of N 37°48'19.0" W 7.884 feet returning to the point and place of beginning. Having an area of approximately 0.147 acres.

It is understood and agreed that the DEPARTMENT shall have the right to construct and maintain the cut and/or fill slopes in the above-described area(s) until such time that the property owners alter the adjacent lands in such a manner that the lateral support of the cut and/or fill slopes are no longer needed. Any additional construction areas lying beyond the right of way limits and beyond any permanent easement areas will terminate upon completion of the project. The underlying fee owner shall have the right to continue to use the Temporary Easement area(s) in any manner and for any purpose, provided that such use does not unreasonably interfere with the rights granted to the DEPARTMENT in this document. For example, it shall not be unreasonable for the fee owner to safely use the Temporary Easement area(s) to access the easement area or the remainder of the property, or for parking.

COUNTY: Catawba WBS ELEMENT: 34824.2.3 TIP/PARCEL NO.: U-2530A 163

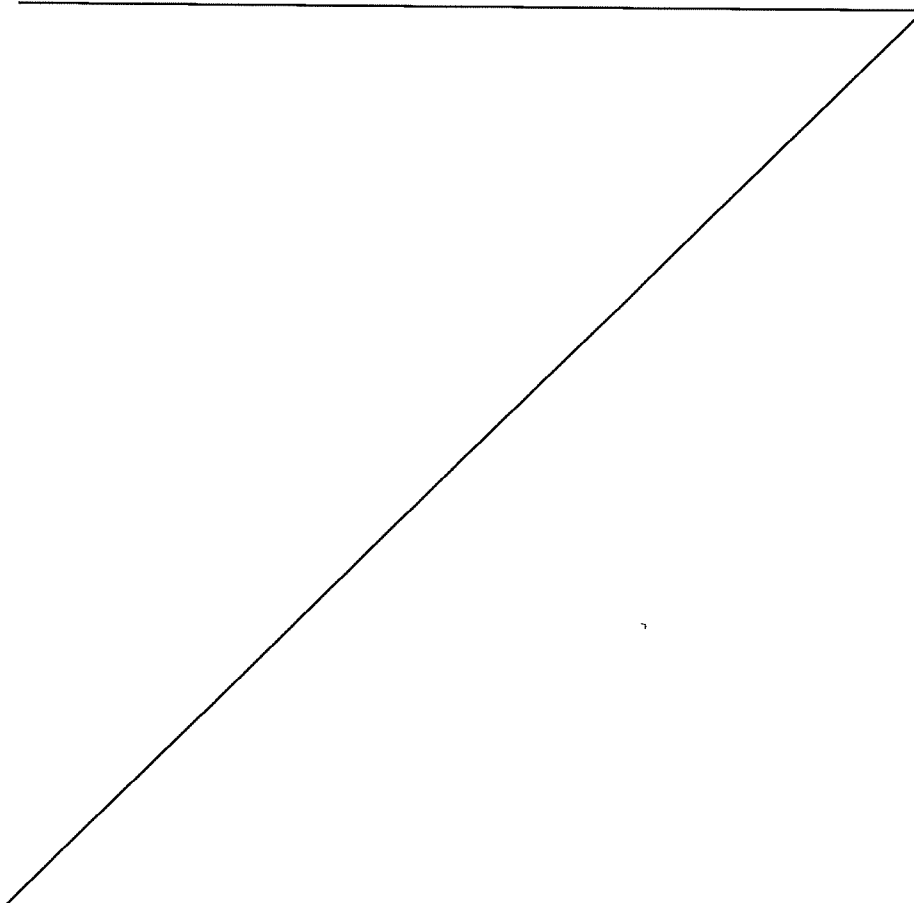
This EASEMENT is subject to the following provisions only:

The undersigned property owners, recognizing that the DEPARTMENT has the right to make adjustments to the road within the existing right of way, and further understanding that such adjustments may disrupt our driveway, do hereby request that the DEPARTMENT enter upon our lands outside of the right of way to the extent as is necessary to reconnect our driveway, and we will have no claim as a result of the reconstruction of said driveway.

There are no conditions to this EASEMENT not expressed herein.

To HAVE AND TO HOLD said perpetual easement for highway purposes unto the DEPARTMENT, its successors and assigns, and the GRANTORS, for themselves, their heirs, successors, executors and assigns, hereby warrant and covenant that they are the sole owners of the property; that they solely have the right to grant the easement; and that they will forever warrant and defend title to the same against the lawful claims of all persons whomsoever;

The Grantors acknowledge that the project plans for Project # 34824.2.3 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 34824.2.3, Catawba County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.



May 4, 2026, MB#57

COUNTY: Catawba WBS ELEMENT: 34824.2.3 TIP/PARCEL NO.: U-2530A 163

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

Catawba County, a political subdivision of  
The State of North Carolina

BY: \_\_\_\_\_  
Mary S. Furtado, County Manager

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: \_\_\_\_\_

(Official Seal)	North Carolina, _____ County
	I, _____, a Notary Public for _____ County, North Carolina, do hereby certify that <u>Mary S. Furtado</u> personally came before me this day and acknowledged that he/she is Manager of Catawba County, a political subdivision of the State of _____ North Carolina, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of Mecklenburg County. Witness my hand and official seal this the _____ day of _____, 20 _____.
	_____ Notary Public
	My commission expires: _____

d. The Policy and Public Works Subcommittee recommended the Board of Commissioners approve a resolution declaring the CVMC-owned property located at 2050 Clark Way, Hickory ("Property") surplus and begin the upset bid process, based on an offer to purchase by Lutheran Home Hickory West Property, Inc. ("Lutheran Home") in the amount of \$240,000.

Lutheran Home expressed an interest in acquiring the approximately 3.57-acre property, made an offer of \$240,000, and submitted a bid deposit of \$12,000, as required by County policy and State law.

The County does not have any specific use for this property at the present time or in the foreseeable future. This action is contingent upon the CVMC Board of Trustees approving the offer at their meeting on April 27, which is being presented with a favorable recommendation by the Building Committee. The property's assessed value is \$142,400.

If authorized by the Board, notice of the bid will be advertised in the Hickory Daily Record and on the County's website, and upset bids may be made to the County within ten (10) days of publication. If an upset bid is received, that bid will be re-advertised until there are no further upset bids. The Board will then either accept or reject the offer. If the offer is accepted, the property will be sold to the highest bidder. The successful bidder must present cash or a certified check for the entire balance due at the time of closing.

*The following resolution applies:*

RESOLUTION # 2026-11  
RESOLUTION AUTHORIZING SALE AND UPSET BID PROCESS  
Parcel ID: 370113034729

WHEREAS, Catawba Valley Medical Center owns certain property located at 2050 Clark Way, Hickory, North Carolina, as shown in Deed Book 2084 at Page 1618 in the office of the Register of Deeds for Catawba County, to which Deed reference is hereby made for more complete description; and

WHEREAS, North Carolina General Statute §160A-269 permits the County to sell property by upset bid, after declaring the property surplus and receiving an offer to purchase the property; and

WHEREAS, the County has received an offer to purchase the property described above, in the amount of \$240,000, submitted by Lutheran Home Hickory West Property, Inc.; and

WHEREAS, Lutheran Home Hickory West Property, Inc., has paid the required five percent (5%) deposit on their offer; and

WHEREAS, the Catawba County Board of Commissioners acknowledges the offer of \$240,000, subject to the upset bid procedure, for the property located at 2050 Clark Way, Hickory, North Carolina.

THEREFORE, the Catawba County Board of Commissioners resolves that:

1. The Catawba County Board of Commissioners declares the property located at 2050 Clark Way, Hickory, surplus and authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute §160A-269.
2. The County Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.
3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the County Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the Purchasing Manager shall open the bids, if any, and the highest such bid will

become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

4. If a qualifying bid is received, the County Clerk shall cause a new notice of upset bid to be published and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received.
5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000 of that offer and five percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit for five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The County will return the deposit of the final high bidder at closing.
7. The terms of the final sale are that the property is sold "as is," and the buyer must pay with cash, cashier's check or certified check at the time of closing.
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 bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to execute the instruments necessary to convey the property. All other bids must be accepted by the Board of Commissioners.

This the 4<sup>th</sup> of May, 2026.

e. Staff recommended the Board of Commissioners declare Lieutenant Eric Page's badge and weapon surplus, effective May 4, 2026, pursuant to North Carolina Statute 20-187.2(a). Sheriff Lieutenant Eric Page is retiring effective June 1, 2026, and has requested his badge and service weapon. In lieu of receiving these items at a Board of Commissioners meeting, he has asked that the weapon and badge be presented later.

f. Staff recommended the Board of Commissioners declare Major Aaron Turk's badge and weapon surplus, effective May 4, 2026, pursuant to North Carolina Statute 20-187.2(a). Sheriff Major Aaron Turk is retiring effective June 1, 2026, and has requested his badge and service weapon. In lieu of receiving these items at a Board of Commissioners meeting, he has asked that the weapon and badge be presented later.

The consent agenda items came in the form of a motion by Chair Isenhower, which carried unanimously.

11. Other Items of Business. None.

12. Manager's Report. None.

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

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

Contingency Transfer:

Lake Norman Marine Commission Contingency Transfer

Transfer

From:

110-190100-994000

Contingency

\$10,000

To:  
 110-270050-868160                      Lake Norman Marine Comm                      \$10,000

Contingency transfer to move \$10,000 of contingency funds to Lake Norman Marine Commission for expenses related to Commission operations. (Catawba County is serving as the fiscal agent for FY26.)

EMS Transfer:

Rescue Squad Property & General Liability Transfer

Transfer

From:

110-260350-812100                      Regular Wages                      \$10,000

To:

110-270250-843010                      Property & General Liability                      \$10,000

Transfer to move \$15,000 of funds to the Rescue Squad Property & General Liability line to cover minor operating budget overages related to unanticipated expenses earlier in the year.

Sheriff Vehicle Replacement:

Transfer

From:

115-150120-691500                      Special Contingency                      \$58,050.33  
 115-150120-994200                      Special Contingency                      \$58,050.33

To:

115-150120-680800                      Insurance Settlements                      \$58,050.33  
 115-150120-995110                      To General Fund                      \$58,050.33

Supplemental Appropriation:

Revenue:

110-190900-695115                      From Self Insurance Fund                      \$58,050.33

Appropriation:

110-210050-984000                      Motor Vehicles                      \$56,178.00  
 110-210050-842530                      Repair & Maintenance Other Equipment                      \$1,872.33

Transfer from Special Contingency to move insurance claim dollars to the General Fund to purchase a replacement vehicle and equipment for one damaged in an accident.

12. Attorney's Report.

County Attorney Jodi Stewart requested the Board consider moving into Closed Session pursuant to North Carolina General Statutes 143-318.11(a) (3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged; and (4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. Attorney Stewart did not anticipate any action upon return to open session. Commissioner Setzer made a motion to enter closed session for that purpose. The motion carried unanimously.

13. Adjournment. No further action was taken. Upon a motion by Commissioner Barbara G. Beatty which unanimously carried, the meeting was adjourned at 8:27 p.m.



Randy Isenhower, Chair  
Catawba County Board of Commissioners



Dale R. Stiles  
County Clerk