

AGENDA



Keith Wood, Chairman
Wayne Barneycastle, Vice Chairman
Brad Chandler, Commissioner
Sonya Cox, Commissioner
Rick Morris, Commissioner

REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS
Monday, July 14, 2025
1014 MAIN STREET
DANBURY, NC 27016
6:00 PM

Call to Order

Invocation

Pledge of Allegiance

I. Approval of the Agenda

II. Public Comments

III. Comments - Managers/Commissioners

IV. Conflicts Of Interest

V. Consent Agenda

- a. Resolution of Donation to Stokes County Historical Society**
- b. Budget Amendments**
- c. Minutes**

VI. Discussion Agenda

- a. Voluntary Agriculture District Board Appointments**
- b. Stokes Aging Planning Committee Appointments**
- c. Conditional Approval for Lein Subordination**

VII. Action Agenda

- a. DSS Board Appointment**
- b. Conditional Approval for Lein Subordination**

VIII. Adjournment

*Anyone with a disability(is) who needs an accommodation to participate in this meeting is requested to inform us 48 hours prior to the scheduled time of the affected group meeting

*Attachments may be delivered before or at the time of the meeting

*Times may vary due to times preset for agenda items



**Board of County Commissioners
July 14, 2025
6:00 PM**

Item number: V.a.

Resolution of Donation to Stokes County Historical Society

Contact: Glenda Pruitt, Purchasing/Project Manager

Summary:

Resolution of Donation to Stokes County Historical Society for (7) wooden chairs, set of banisters six (6) total, and one (1) chair with rollers. A public notice was posted on June 23, 2025, no calls were received. All procedural provisions were followed per NCGS 160A-280.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	7/2/2025	Resolution Letter

**Resolution authorizing donation of personal property worth less than \$30,000.00
(G.S. 160A-280)**

WHEREAS, The County of Stokes owns seven (7) wooden chairs, set of banisters six (6) total, and one (1) chair with rollers; that has become surplus; per GS 160A-280 A county may donate to another governmental unit within the United States, a sister city, or a nonprofit organization incorporated by (i) the United States, (ii) the District of Columbia, or (iii) one of the United States, any personal property, including supplies, materials, and equipment, that the governing board deems to be surplus, obsolete, or unused.

WHEREAS, Procedural provisions of North Carolina 160A-280 Donations of personal property deems surplus;

WHEREAS, the Board of Commissioners are convened in a regular meeting;

THEREFORE, THE BOARD OF COMMISSIONERS OF STOKES COUNTY RESOLVES TO:

Authorizes the Purchasing/Project Manager Glenda Pruitt to donate on behalf of The County of Stokes the below item to The Stokes County Historical Society:

- seven (7) wooden chairs
- set of banisters six (6) total
- one (1) chair with rollers

Adopted this the 14th day of July, 2025.

Keith Wood- Chairman

Wayne Barneycastle Vice Chairman

Sonya Cox- Commissioner

Rick Morris- Commissioner

Brad Chandler – Commissioner

Attest:

Olivia Jessup –Clerk to the Board



Board of County Commissioners
July 14, 2025
6:00 PM

Item number: V.b.

Budget Amendments

Contact: Tammy Keaton, Finance Director

Summary:

Budget Amendment #1 - Health Dept. - CCNC Innovative Grant Funding

Budget Amendment #2 - Finance Dept. - 100-5911-5011004 Fines and Forfeitures

ATTACHMENTS:

Description	Upload Date	Type
Budget Amendment #1 - CCNC Grant	7/11/2025	Budget Amendment
Budget Amendment #2 - Fines and Forfeitures	7/15/2025	Cover Memo

**STOKES COUNTY, NORTH CAROLINA
GENERAL FUND**BOARD MEETING DATE: July 14, 2025

WHEREAS, the Budget Officer recommends, and the Board now desires to amend the FY2025-2026 **General Fund** as outlined below in **"Exhibit A"** to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Stokes as follows:

1. That the FY2025-2026 amendment(s) listed in **"Exhibit A"** below be hereby adopted.
2. That this ordinance shall be effective upon adoption.
3. Copies of this amendment shall be furnished to the Clerk of the Board of Commissioners, Budget Officer, and to the Finance Director.

ADOPTED this 14th day of July, 2025

Requesting Department: Health Department – Tammy Martin
Budget Amendment Item: 100-5100-5000180 Professional Services, 100-5101-5000230 Medical Supplies, 100-5101-5000511 Equipment Non-Capitalized

Description and Justification: The Health Department has received one time funds to improve patient care and relieve administrative burden to staff. The Health Department would like continue to partner with Appalachian Healthcare, support an LPN contract to assist with clinic duties, purchase three integrated wall systems for exam rooms, electronic blood pressure cuffs for patients, and two translator devices.

Funding Source: CCNC Innovative Grant Funding

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
110-3839-3839000 - Miscellaneous Revenue	\$ 20,928.33	
100-5101-5000180 - Professional Services		\$ 15,788.33
100-5101-5000230 - Medical Supplies		\$ 640.00
100-5101-5000511 - Equipment Non-Capitalized		\$ 4,500.00
TOTAL	\$ 20,928.33	\$ 20,928.33

Verified by the Clerk to the Board:

Clerk to the Board

Tammy Martin
Department Manager

7-10-25
Date

[Signature]
County Manager

7/14/25
Date

Tammy E. Keaton
Finance Director

7/10/2025
Date



Stokes County Health Department



Tammy Martin, MS MPH, Health Director
Lisa Cassidy-Vu, MD, Medical Director

PO Box 187
1009 N Main Street
Danbury, NC 27016
(336) 593-2400

To: Stokes County Board of County Commissioners
Jeff Sanborn, County Manager

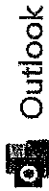
The Health Department has received one-time grant funding from Community Care of North Carolina (CCNC) in the amount of \$20,928.33 to be used to improve patient care and relieve administrative burden to staff. The Health Department is requesting to use these funds for the following:

- \$15,788.33 – Professional Services
 - \$12,000.00 – The Health Department is requesting to continue a partnership with Appalachian District Health Department for North Carolina Region 3 workforce development and retention. Appalachian Healthcare uses these funds to support employee retention initiatives, facilitate regionwide professional development opportunities, and develop and implement regional training and retention plans.
 - \$3,788.33 – The Health Department is requesting to use these funds for a Licensed Practical Nurse (LPN) contract for FY 25-26. A contracted LPN would assist in filling gaps in care during times that the clinic may be short-staffed.
- \$640.00 – Medical Supplies
 - \$500.00 – Electronic blood pressure cuffs would be provided to patients at no charge.
 - \$140.00 – Translator Devices (2) at \$70.00 each, have been suggested by CCNC as a reliable translation service for patients.
- \$4,500.00 – Equipment Non-Capitalized
 - Three Welch Allyn Integrated Wall Systems (3) at \$1,500.00 each, with a blood pressure cuff, otoscope and ophthalmoscope would provide unified equipment in exam rooms for optimal patient care.

I appreciate your attention to this matter and your support in promoting workforce development and patient care.

Sincerely,

Tammy Martin, Health Director
Stokes County Health Department



Outlook

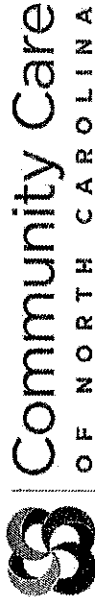
CCNC Payment Notification 00001479/244

From Accounts Payable (accounting@communitycarenc.org) <system@sent-via.netsuite.com>

Date Wed 6/25/2025 12:03 PM

To Lisa Lankford <llankford@co.stokes.nc.us>; Hayley Shelton <hshelton@co.stokes.nc.us>; Michelle Duncan <mduncan@co.stokes.nc.us>

You are receiving this notice because you are signed up for payment notifications. A payment has been processed out of our accounting system. Payment will be credited to your bank in 1-3 business days.



Community Care of North Carolina, Inc.
110 Donimoor Ct
Garner NC 27529
United States

Paid To

1316914534003
COUNTY OF STOKES
PO BOX 20
DANBURY NC 27016
United States

Payment Voucher

Payment Date	Payor	Amount	Payor Reference Number	Invoice Number	Description
6/25/2025	CCNC	\$20,928.33	00001479/244	Bill #CCNC Bring Val Hom Grant-2025 - 1316914534003	CCNC Bring Val Hom Grant-2025
		\$20,928.33			

For inquiries, email accounting@communitycarenc.org

**STOKES COUNTY, NORTH CAROLINA
GENERAL FUND****BOARD MEETING****July 14, 2025**

WHEREAS, the Budget Officer recommends, and the Board now desires to amend the FY2025-2026 General Fund as outlined below in "**Exhibit A**" to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Stokes as follows:

1. That the FY2025-2026 amendment(s) listed in "**Exhibit A**" below be hereby adopted.
2. That this ordinance shall be effective upon adoption.
3. Copies of this amendment shall be furnished to the Clerk of the Board of Commissioners, Budget Officer, and to the Finance Director.

ADOPTED this 14th day of July, 2025

Requesting Department: Finance Department – Tracy Aaron
Budget Amendment Item: 100-5911-5011004 Fines & Forfeitures

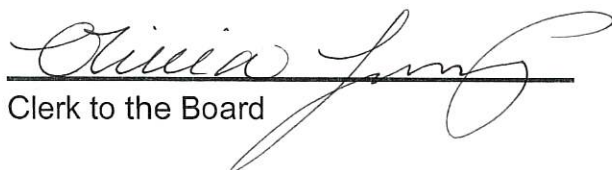
Description and Justification:

Allocate \$160,000 from 100-5911-5011001 Current School Expense to 100-5911-5011004 Fines & Forfeitures. This \$160,000 is already budgeted as part of the School's Current Expense but needs to be shown separately because it is a "pass-through" allocation. We have historically shown this separately but since Current School Expense was moved to the General Fund this year it was overlooked.

Funding Source: No additional funding required. Transfer between budgeted accounts.

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
100-5911-5011001 Current School Expense	\$ -	\$ (160,000.00)
100-5911-5011004 Fines & Forfeitures	\$ -	\$ 160,000.00
	\$ -	\$ -
	\$ -	\$ -
TOTAL	\$ -	\$ -

Verified by the Clerk to the Board:


Clerk to the Board

Department Manager

Date


County Manager

7/14/25
Date


Finance Director

7/14/25
Date



Board of County Commissioners
July 14, 2025
6:00 PM

Item number: V.c.

Minutes

Contact: Olivia Jessup, Clerk to the Board

Summary:

Minutes for Approval:

- April 28, 2025 Regular Meeting Minutes
- June 9, 2025 Regular Meeting Minutes
- June 23, 2025 Regular Meeting Minutes

ATTACHMENTS:

Description	Upload Date	Type
April 28, 2025 Minutes	7/11/2025	Cover Memo
June 9, 2025 Minutes	7/11/2025	Cover Memo
June 23, 2025 Minutes	7/11/2025	Cover Memo

STATE OF NORTH CAROLINA)
)
COUNTY OF STOKES)
)

OFFICE OF THE
COMMISSIONERS
STOKES COUNTY
GOVERNMENT
DANBURY, NORTH
CAROLINA
MONDAY APRIL 28, 2025

Regular Meeting of the Stokes County Board of Commissioners

The Board of Commissioners of the County of Stokes, State of North Carolina, met for a Regular Meeting in the Stokes County Administration Building in the Commissioners Chambers located in Danbury, North Carolina on Monday, April 28th, 2025 at 2:00 pm with the following members present:

Board of Commissioners Present: Chairman Keith Wood, Vice-Chairman Wayne Barneycastle, Commissioner Brad Chandler, Commissioner Sonya Cox, and Commissioner Rick Morris.

County Administration Present: County Manager Jeff Sanborn, Assistant County Manager Amber Brown, Clerk to the Board Olivia Jessup, Director of Finance Tammy Keaton, and County Attorney Ty Browder.

CALL TO ORDER

Chairman Wood called the meeting to order.

INVOCATION

Chairman Wood invited those in attendance to join the Board in the Invocation, if desired.

Vice-Chairman Barneycastle delivered the Invocation.

PLEDGE OF ALLEGIANCE

Chairman Wood invited those in attendance to join the Board in the Pledge of Allegiance.

APPROVAL OF AGENDA

Chairman Wood entertained a motion to amend or approve today's agenda.

Commissioner Cox moved to approve the agenda as presented.

Vice-Chairman Barneycastle seconded the motion. The motion Passed.

Public Comments

Chairman Wood opened the floor for public comments at 2:02 pm.

The following individuals signed up to speak in public comments:

Don Jennings
422 King Street
King, NC 27021
RE: Solar Farm Rezoning Request
Jennings spoke in favor of the Solar Farm Rezoning Request.

Chad Jarvis
306 Summit
Walnut Cove, NC 27052
RE: Solar Farm
Jarvis spoke in favor of the solar farm.

Chairman Wood closed the floor for public comments at 2:09 pm.

COMMENTS - Managers/Commissioners

Chairman Wood opened the floor for comments from the manager and commissioners. •

Commissioner Chandler commented:

- Welcome, everybody. To those of you in person, and also the people are joining on this stream and YouTube. Beautiful day today. I really don't have much to comment on right now. I'll save a lot of it because I think it relates to some of the discussion agenda that we're going to have here shortly. But it's days like today. I know when I woke up this morning to go feed the animals and take a leisurely walk with my dogs, you really know what it's like to live in the beautiful county of Stokes County, and so it kind of goes into what we'll be talking about a little bit on some stuff, but we got a beautiful county with a lot of great people and excellent culture. And sometimes we may take it for granted, but we really are blessed with us being able to live here in Stokes County, and that's all I got.

Commissioner Morris commented:

- Thank you, Mr. Chairman. I just like to welcome everybody. It's good to see a good crowd here today. We've got interesting topics as usual, so that's all I'll say, so we can get on with our business.

Vice-Chairman Barneycastle commented:

- Again, I just have to reiterate what everybody else said. Great to see everybody. Everybody watching live stream. Lord, bless them. Another beautiful day. So good to see y'all.

Commissioner Cox commented:

- I'd just like to again welcome everybody. Thank you for being here today and those watching online. We do have a packed agenda that we probably need to get to, but I do want to mention, as Wayne mentioned in his prayer that our thoughts and prayers go out to the families of everyone involved in the Eden accident, the ones that are recovering and the ones that have lost a loved one, and our thoughts and prayers are with everyone.

County Manager Jeff Sanborn commented:

- Just one thing I'd like to comment on this for the benefit of the public, we are moving forward in developing our Stokes County Parks and Recreation master plan, and I want everybody to know that we have a couple of key opportunities for folks to come and tell us what you think and what you think is important with regard to the development of that plan and things that we need here in Stokes County. They both occur on Tuesdays. They're successive Tuesdays. The first one is Tuesday at 5:30 going till 7:30 at The Arts Place, that's Tuesday May 13th. And the second one is the following Tuesday, May 20th, at StoCo Provisions in King. It's going to be a drop in style thing. So, if you don't show up at 5:30 that's okay. When you come in, you can tell folks what you what you think and have some interaction with folks about where we're going. So, thanks for that opportunity. Thank you.

Assistant County Manager Amber Brown commented:

- Amber, just thank you all for being here. And I just ask everybody remember the Eddie Anderson family and your thoughts and prayers.

Chairman Wood commented:

- And we'd like to welcome Olivia Jessup, and we're not going to put you on the spot, but you're welcome to say something.

Clerk to the Board Olivia Jessup commented:

- Just very thankful to be here. I'm looking forward to working with everyone. The Board of Commissioners, as well as the public, so thank you.

Chairman Wood commented:

- I like to thank everybody for coming, too. And after the last meeting, let's get to it.

Conflicts Of Interest

Chairman Wood asked if any Board member had a conflict of interest with any of the items of the agenda for tonight or one that could be perceived as a conflict of interest.

No conflicts of interest were stated by the Board.

CONSENT AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Minutes

Tax Office Agenda

Grant Project Ordinance ARPA

Budget Amendment

Chairman Wood entertained a motion to approve the Consent Agenda, which included the below:

- Minutes
- Tax Office Agenda
- Grant Project Ordinance ARPA
- Budget Amendment

Commissioner Chandler moved to approve the Consent Agenda as presented.

Commissioner Morris seconded the motion. The motion Passed.

INFORMATION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Register of Deeds Quarterly Report

Chairman Wood turned the floor over to Register of Deeds Brandon Hooker to present the Register of Deed Quarterly Report.

Register of Deeds Brandon Hooker presented his report for the 2025 first quarter/third fiscal quarter. Total revenue during this period was \$162,741.25, while gross revenue was \$99,148.25.

The Board commented on Brandon's reporting and hard work before proceeding to the first item on the Discussion Agenda.

DISCUSSION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Vehicle Use Policy

Chairman Wood turned the floor over to HR Director Jamie Clark to present an updated Vehicle Use Policy.

At a prior meeting, Commissioner Chandler requested an addition of a Reporting Injuries and Accidents section. HR Director Jamie Clark presented the updated Vehicle Use Policy with this added section as well as an addition under "Use of County Vehicles" where it states "Volunteer fire personnel may be authorized to operate a county ambulance if they have received explicit approval from the on-scene staff managing the situation. This approval must consider the individual's qualifications as well as the operational requirements during the incident."

The Board discussed the needed training and qualifications of driving an ambulance and a need for more specific language. Director Clark was requested to consult with Dr. Nelson and Brandon Gentry about specifics in that area of the policy.

After the discussion, the item was moved to the Discussion Agenda for the next meeting.

Solar Farm Rezoning Request

Chairman Wood turned the floor over to Planning and Zoning Director Eric Nance to present the Solar Farm Rezoning Request.

At the last Board of Commissioners Meeting, this rezoning request for a solar farm was presented for review and consideration. The Board moved this item back to the agenda for today's meeting for further discussion. After the last meeting, potential conditions were proposed to Duke Energy by the County to include as part of the conditional zoning consideration. These potential conditions for zoning that have been reviewed and agreed upon by the County, Duke Energy, and the County Attorney's Office.

The Board discussed various aspects of the Solar Farm Rezoning Request, such as whether or not the request was in line with the Stokes County 2035 plan, if it was in the interest of the

public who had contacted the commissioners, and changes it could make to the beautification of the county. Jimmy Flythe from Duke Energy answered some of the Board's questions. David Couch, owner of the land, also addressed the Board.

After this discussion, the item was moved to the Action Agenda for today's meeting.

SCOPE Program Budget and Resolution Amendment

Chairman Wood turned the floor over to Health Director Tammy Martin to present the SCOPE Program Budget and Resolutions Amendment.

The Stokes County Health Department requested an extension for two different strategies as part of the Opioid Resolution Amendment. It also included a recommendation from the Health Department for a new Peer Support Specialist position under a one-year contract. The Board of Health reviewed and approved both the extensions and the creation of the new position.

After some discussion, the Board moved this item to the Action Agenda for the next meeting.

Moratock Park Hours and Bridge Replacement Project

Chairman Wood turned the floor over to Public Works Director Stewart Easter to present the Moratock Park Hours and Bridge Replacement Project.

Director Easter presented the request to close of the upper side of Moratock Park for the upcoming park season and for the foreseeable future until the project is complete. This will be for the safety of Stokes County residents and employees. The recommendation is to close the side of the park to the left after passing over the bridge and restrict access to the bank area and water near and under the bridge. The lower side of the park where the Iron Furnace is located at, is recommended to be left open for public use.

After some discussion, the Board gave consensus to approve the request for now. The official closure will not happen until the DOT is ready to begin the project. The item may be revisited in the future if necessary.

Wellhead Protection Plan for Danbury Water System

Chairman Wood turned the floor over to Public Works Director Stewart Easter to present the Wellhead Protection Plan for Danbury Water System.

Public Works Director Stewart Easter presented a wellhead protection plan for the Danbury Public Water System that was drafted by the NC Rural Water Association. This plan identifies hazards within the wellhead protection area and is a guide based off of State findings. The Wellhead Protection Plan falls under the County because it's a county-owned water system, but the Town of Danbury will enforce their setbacks within the map area because it falls within the ETJ.

This plan has already been presented to the Danbury Town Council, and they continue to consider the request as they eagerly await a decision by the Stokes County Board of Commissioners.

With no discussion, the item was moved to the Action Agenda for today's meeting.

Green Box Sticker Program

Chairman Wood turned the floor over to Public Works Director Stewart Easter to present the Green Box Sticker Program.

Public Works Director Stewart Easter engaged the Board in discussion on the green box sticker program. The program was initially discussed due to the number of out-of-county citizens utilizing Stokes County's dump sites had increased. Due to the increase in tonnage and site counts, Public Works still believe the measure needs to be implemented to limit nonresidents from using Stokes County facilities.

After some discussion, the item was moved to the Action Agenda for today's meeting.

TAC Commissioner Appointment

Chairman Wood turned the floor over to Assistant County Manager Amber Brown to present the TAC Commissioner Appointment.

Commissioner Morris currently serves on the TAC for the Rural Planning Organization (RPO) and the Metro Planning Organization (MPO) for the PTRC. Commissioner Chandler has expressed interest in both of these committees and would like to take over this role for Stokes County. Commissioner Morris has agreed to let Commissioner Chandler take his place. The Board needs to approve this appointment in order to move forward with the change.

With no discussion, the item was moved to the Action Agenda for today's meeting.

Stokes Aging Planning Committee Appointment

Chairman Wood turned the floor over to Clerk to the Board Olivia Jessup to present the Stokes County Aging Planning Committee Appointment.

Tanya Gardner submitted an appointment application for the Stokes Aging Planning Committee. There are currently vacant seats on this committee.

Commissioner Cox made a motion to nominate Tanya Gardner for the Stokes Aging Planning Committee. The Board unanimously agreed.

The item was moved to the Action Agenda for the next meeting.

ACTION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Solar Farm Rezoning Request

Chairman Wood entertained a motion to approve or deny the item as presented.

Commissioner Cox moved to disapprove rezoning request #24-1163 submitted by Duke Energy Carolinas, LLC, DFC Stokes, LLC, and DFC Stokes 2, LLC to rezone 667+/- acres from RA (Residential Agricultural) zoning district and m1 (Light Manufacturing Zoning District) to M1-CZ (Light Manufacturing Conditional Zoning) for a large-scale solar farm. This request is not reasonable and in the public interest of Stokes County Citizens because it uses agriculturally based uses, takes away from the natural beauty of Stokes County and is not consistent with the Stokes County 2035 plan pertaining to land use.

Vice-Chairman Barneycastle seconded the motion. The motion Passed.

Wellhead Protection Plan for Danbury Water System

Chairman Wood entertained a motion to approve the item as presented.

Vice-Chairman Barneycastle moved to approve the Wellhead Protection Plan for Danbury Water System.

Commissioner Cox seconded the motion. The motion Passed.

Green Box Sticker Program

Chairman Wood entertained a motion to approve the item as presented.

Commissioner Cox moved to approve the Green Box Sticker Program.

Commissioner Chandler seconded the motion. The motion Passed.

TAC Commissioner Appointment

Chairman Wood entertained a motion to approve the item as presented.

Vice-Chairman Barneycastle moved to approve the TAC Appointment.

Commissioner Cox seconded the motion. The motion Passed.

Adjournment

Chairman Wood entertained a motion to adjourn.

Commissioner Chandler moved to adjourn at 4:18 pm.

Vice-Chairman Barneycastle seconded. The motion Passed.

Olivia Jessup
Clerk to the Board

Keith Wood
Chair

STATE OF NORTH CAROLINA)
)
COUNTY OF STOKES)
)

OFFICE OF THE
COMMISSIONERS
STOKES COUNTY
GOVERNMENT
DANBURY, NORTH
CAROLINA
MONDAY JUNE 9, 2025

**Regular Meeting of the Board of County Commissioners.
These meetings are located in the Commissioners
Chambers in the Ronald Reagan Administration Building
in Danbury.**

The Board of Commissioners of the County of Stokes, State of North Carolina, met for a Regular Meeting in the Stokes County Administration Building in the Commissioners Chambers located in Danbury, North Carolina on Monday, June 9, 2025, at 6:00 pm with the following members present:

Board of Commissioners Present: Chairman Keith Wood, Vice-Chairman Wayne Barneycastle, Commissioner Brad Chandler, Commissioner Sonya Cox, and Commissioner Rick Morris.

County Administration Present: County Manager Jeff Sanborn, Assistant County Manager Amber Brown, Clerk to the Board Olivia Jessup, Director of Finance Tammy Keaton, and Assistant County Attorney Jennifer Michaud.

CALL TO ORDER

Chairman Wood called the meeting to order.

INVOCATION

Chairman Wood invited those in attendance to join the Board in the Invocation, if desired.

Commissioner Morris delivered the Invocation.

PLEDGE OF ALLEGIANCE

Chairman Wood invited those in attendance to join the Board in the Pledge of Allegiance.

APPROVAL OF AGENDA

Chairman Wood entertained a motion to amend or approve tonight's agenda.

Clerk to the Board, Olivia Jessup, noted three amendments to the agenda:

- The minutes for the Public Hearing on May 27, 2025, were incorrectly uploaded. This was corrected before the meeting.
- Sherry Smith's application for the Animal Control Advisory Board was incorrectly labeled as At-Large rather than Animal Advocacy Organization Member. This was corrected before the meeting.
- Linda Hartgrove Mabe requested to move her Animal Control Advisory Board application from Animal Advocacy Organization Member to At-Large. This was corrected before the meeting.

Commissioner Chandler moved to approve the agenda as amended.

Vice-Chairman Barneycastle seconded the motion. The motion Passed.

Public Comments

Chairman Wood opened the floor for public comments at 6:04 pm.

The following individuals signed up to speak in public comments:

Angie Gamble
1025 Brookridge Drive
Walnut Cove, NC
RE: Animal Control Advisory Board
Yielded time to Candis Loy.

Candis Loy
1108 Still Meadows Lane
King, NC
RE: Animal Control Advisory Board

Mary Burton
235 Winfield Drive
King, NC
RE: Animal Control

Kathleen Edwards
1776 Rogers Road
Mount Airy, NC
RE: Animal Control

Katie Tedder
1282 Coy Hall Road
King, NC
RE: Chief Tedder Rescue Foundation

Chairman Wood closed the floor for public comments at 6:25 pm.

COMMENTS - Managers/Commissioners

Chairman Wood opened the floor for comments from the manager and commissioners. •

Commissioner Cox commented:

- Thank you for being here and your attendance and participation in this meeting today. We have stuff that coming up that I'll hold my comments for when it's time. But just thank you all for being here and for your participation.

Vice-Chairman Barneycastle commented:

- It's great to see everybody this afternoon, glad the Lord blessed another beautiful day. Just to kind of touch on what Kate just presented, probably the greatest thing that I've seen in a long time. When you go to somebody's house and just take that phone and I scan that QR code, and it gives me their name, date of birth, doctor, what they diagnosed, and medication. Every bit is on there, we don't have to ask the family members nothing. And I think it'll be a great thing for a lot of our elderly people across this county, disabled people. And I just hope it just takes off and goes again.

Commissioner Morris commented:

- I'd like to welcome everybody and thank everybody for the comments that you provided us tonight. Also, Katie, I'm really interested in what you're doing there, too. I'd like to talk to you about it at a later time.

Commissioner Chandler commented:

- Welcome everybody. Good to see the room crowded again. It's kind of way it should be every meeting with the citizens, the residents of Stokes County, becoming involved and sharing your opinions and sharing your wisdom with the Board.
- I know with Katie, it's devastating. I'm so sorry. You know, with the loss of your husband, and I know that, if anything, there will be good that will come out of it, just from what a couple times I've spoken to you, and then what you're saying up here and with Commissioner Barney Castle, so sometimes with when things go kind of you question why your loved one was taken The way it was taken, taken away from you, and at least there will be a good, goodness part of it that will benefit a lot of lot of people. And I know that all you know definitely support 100% what you want to do. Moving forward, speaking of experience, it won't get easier, but moving forward for the betterment of the community, where it'll, it'll kind of soothe some of that pain.
- The people that were up here talking about the advisory board. I hear you. I guess maybe we'll have a few more comments when the discussions come up for the

nominations. But trust me, and I speak for myself, but I'm going to make sure that there's a well-represented group of people that have all have varied opinions. But the one thing that I think that you know has to be common is that we also listen to one another too. We can't just be talk, talk, talk. Everyone has to listen too, and on my end, that's my criteria that I'm going to be evaluating. Thank you.

County Manager Jeff Sanborn commented:

- Mr. Chairman, I just wanted to observe that our first annual resident survey was mailed out from the ETC Institute on May 30 and from Kansas. So, I expect they should have been arriving in mailboxes sometime last week. Not everybody will have received that survey because it's intended to be a representative sample, but for folks that are here, for folks that are listening online, if you got it and you have questions about its legitimacy, it is the real deal, and we sure would like to hear what you have to say.

Assistant County Manager Amber Brown commented:

- Just welcome everybody, and I appreciate all your public comments.

Clerk to the Board Olivia Jessup had no comment.

Chairman Wood commented:

- Welcome everybody. I'm glad, I'm glad y'all made it too. We appreciate y'all being concerned about all the issues. Katie, just let me or Amber or Olivia know and we will put you on the agenda when you're ready.
- Real quick as I come up the road to come in here, I got hit with the announcement I need to make. July 19, the seniors can get free over the counter drugs and medical supplies at Poplar Springs Church in King from 9:00 am to 2:00 pm. I think you have to pre sign up. At Walnut Cove Senior Center Tomorrow at 10:30 am you can sign up there and then at Lawsonville at the old Ruritan Club, where the old fire department was. That's June the 18th, at 11:30 am. If you got any questions, I'm sure our senior centers can help, but it's it's pretty cool.

Conflicts Of Interest

Chairman Wood asked if any Board member had a conflict of interest with any of the items of the agenda for tonight or one that could be perceived as a conflict of interest.

No conflicts of interest were stated by the Board.

CONSENT AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Budget Amendment

Minutes

Chairman Wood entertained a motion to approve the Consent Agenda, which included the below:

- Budget Amendment
- Minutes

Commissioner Cox moved to approve the Consent Agenda as presented.

Commissioner Chandler seconded the motion. The motion Passed.

INFORMATION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Recognition of Ronnie Mendenhall

Chairman Wood turned the floor over to Commissioner Cox to recognize Ronnie Mendenhall.

Commissioner Cox led the recognition of former County Commissioner Mendenhall, who was inducted into the National Wrestling Hall of Fame North Carolina Chapter on May 18th, 2025.

Commissioner Cox read a short biography of Mendenhall's accomplishments, then turned over the floor. Mendenhall thanked those that had come out to support him as well as recognized the other inductees.

The Commissioners and County Administration congratulated Mendenhall for his accolades in the area of wrestling and to Stokes County.

DISCUSSION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Cell Tower Rezoning Request

Chairman Wood turned the floor over to Planning and Zoning Director, Eric Nance to present Cell Tower Rezoning Request.

Nance presented the by applicant The Towers, LLC d/b/a Vertical Bridge to rezone a 100'x100' Lot from 16.23 +/- acres from Residential Agricultural (RA) to Residential Agricultural Conditional Zoning (RA-CZ) at US -NC 5289 E Pinnacle, listed as Stokes County Parcels (599404539560). This request is to build a 195' monopole cellular telecommunications tower in order to address the gap in cellular coverage in the area for Stokes County Citizens. It had been passed unanimously by the Planning Board.

Nance turned the floor over to Ralph Wyngarden, who spoke on behalf of the applicant to ensure the Board that the proper requirements and standards had been met.

After some discussion, the item was moved to the Action Agenda for tonight's meeting.

ACAB Applications

Chairman Wood turned the floor over to Clerk to the Board, Olivia Jessup to present Animal Control Advisory Board applications.

At the last Board Meeting, it was decided to create a new Animal Control Advisory Board. Applications for At-Large Members and the Animal Advocacy Organization Member were made available on the County Website and accepted until June 6th.

The following applications were received:

At Large Member:

Edith Bennett
Karen Condon
Gerald Conrad
Glenn Knox
Linda Hartgrove Mabe
Heather Miller
Mark Pendleton
Ellen Peric
Ken Sevier
Shannon Shaver

Animal Advocacy Organization Member:

Sherry Smith

Health Director Member:

Tammy Martin

After some discussion about evaluation factors and how long applications could continue to come in, the Board nominated all applications listed and moved the item to the Action Agenda for the next meeting.

ACTION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Board of Health Reappointments

Chairman Wood entertained a motion to reappoint the members as presented.

The Board was polled. All stated Kiser, Osteen, and Jarvis. The motion Passed.

Approval of FY 25/26 Budget

Chairman Wood entertained a motion to approve the item as presented.

Commissioner Cox moved to approve the FY 25/26 Budget.

Commissioner Chandler seconded the motion. The motion Passed.

Cell Tower Rezoning Request

Chairman Wood entertained a motion to approve the item as presented.

Commissioner Chandler moved to approve Cell Tower Rezoning Request.

Commissioner Cox seconded the motion. The motion Passed.

CLOSED SESSION

Chairman Wood entertained a motion to enter closed session at 7:12 pm.

Commissioner Chandler moved to go into closed session for the following rationales:

- 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 pursuant G.S. 143-318.11(a)(3)

Vice-Chairman Barneycastle seconded the motion.

With no discussion, the motion passed unanimously.

The Board entered closed session.

Adjournment

The Board reentered open session.

Chairman Wood entertained a motion to adjourn.

Commissioner Cox moved to adjourn at 7:43 pm.

Vice-Chairman Barneycastle seconded. The motion Passed.

Olivia Jessup
Clerk to the Board

Keith Wood
Chair

STATE OF NORTH CAROLINA)
)
COUNTY OF STOKES)
)

OFFICE OF THE
COMMISSIONERS
STOKES COUNTY
GOVERNMENT
DANBURY, NORTH
CAROLINA
MONDAY JUNE 23, 2025

Regular Meeting of the Stokes County Board of Commissioners

The Board of Commissioners of the County of Stokes, State of North Carolina, met for a Regular Meeting in the Stokes County Administration Building in the Commissioners Chambers located in Danbury, North Carolina on Monday, June 23rd, 2025, at 2:00 pm with the following members present:

Board of Commissioners Present: Chairman Keith Wood, Vice-Chairman Wayne Barneycastle, Commissioner Brad Chandler, Commissioner Sonya Cox, and Commissioner Rick Morris.

County Administration Present: County Manager Jeff Sanborn, Assistant County Manager Amber Brown, Clerk to the Board Olivia Jessup, Director of Finance Tammy Keaton, and County Attorney Ty Browder.

CALL TO ORDER

Chairman Wood called the meeting to order.

INVOCATION

Chairman Wood invited those in attendance to join the Board in the Invocation, if desired.

Chairman Wood delivered the Invocation.

PLEDGE OF ALLEGIANCE

Chairman Wood invited those in attendance to join the Board in the Pledge of Allegiance.

APPROVAL OF AGENDA

Chairman Wood entertained a motion to amend or approve tonight's agenda.

Commissioner Chandler moved to approve the agenda as presented.

Vice-Chairman Barneycastle seconded the motion. The motion Passed.

Public Comments

Chairman Wood opened the floor for public comments at 2:04 pm.

The following individuals signed up to speak in public comments:

Linda Hartgrove Mabe

RE: Animal Control Advisory Board

Mabe retracted her application and gave her favor to Gerald Conrad.

Mary Burton

235 Winfield Drive

Stokes County, NC

RE: Animal Control Advisory Board

Burton urged the Board to have scoring guidelines in place when reviewing the Animal Control Advisory Board applications.

Chairman Wood closed the floor for public comments at 2:11 pm.

COMMENTS - Managers/Commissioners

Chairman Wood opened the floor for comments from the manager and commissioners.

Vice-Chairman Barneycastle commented:

- Great to see everybody today, great to see a crowd here. Lord blessed us with a beautiful day, a hot day. Be safe out there. Temperatures are going to be extremely hot this week, so I don't want to run no calls on you folks. Thank y'all for being here.

Commissioner Cox commented:

- I'd like to thank everybody for being here on this hot, hot day today. Thank you for coming out to participate in the meeting and just stay safe out there.

Commissioner Chandler commented:

- I want to welcome everybody. Good to see another big crowd. I guess just to respond to Mary's comments about our scoring. I know I just speak for myself, but we're just going to do it in the open, in public, and we'll work it out that way. I think that that's more transparent than coming up with a system behind closed doors and then come out and announce the thing. I know in today's society litigation is everywhere. Just because of threat of litigation or possible litigation, it's not going to dictate to me what I think is right. And I work for the voters, and you're a voter, but you're one opinion. I do respect your opinion.
- I appreciate you being forthcoming, but you know, I take comments from all over the county. And the one thing, I assure you that when I nominate my names, it's not just from one side of the aisle. In other words, I want different viewpoints, and it's nothing against the animal control director. I mean, I support Tommy, and I want to give him

whatever tools that and equipment and to be able to do the right things for the animals. I mean, that's the main thing. So you don't have to worry about me being political, and you'll see when I give my recommendations that it's not about politics. But thank you for your comments.

Commissioner Morris commented:

- I'd like to welcome everybody online or in the room here. We do have a nice crowd today, and it's always good to see. I'd like to echo Keith's comments from his prayer about what the military is out doing these days. The operation they pulled the other night was almost unbelievable how flawlessly it was executed. And probably, if you were listening to radio as you're coming in today, you're seeing the next phase of that starting to unfold. And I can assure you that General Caine and Pete Hegseth are expecting that and have contingencies in place to deal with it. So it'll be kind of interesting to see how they do it. We have a lot of military and not a lot of civilians that are working in the Defense Department. They're deployed out all over the place that are at risk, and so we do definitely need to keep them in our prayers and as we work through this rather complex but very critical situation.

Jeff Sanborn commented:

- I just like to take the opportunity to say thanks to Ty. Not everybody here knows this, but this is Ty's last meeting with us here in Stokes County. Sure, he still be around. We'll probably have some connections with him going forward, and we will have the opportunity to more formally recognize him later on in July and bring him back something more meaningful. Thank you for your service. 31 years as Stokes County attorney. That's a lot of experience. It's comforting to know that you're still going to be around, and we can still reach back out to you for clarification on all those things only you know.

Ty Browder commented:

- Well, I would just Like to thank this Board and all the previous boards. My first Board Meeting back in 1981 when we met in the basement of the old courthouse, before any of this here was built. Goes back a long time. I want to thank all those previous boards and for the opportunity to serve you as a board and to serve the citizens discussion. It's been an honor.

Amber Brown commented:

- I just want to thank Ty for his work. I really enjoyed working with him, and I'm looking forward to recognizing him at a future meeting. I think the last one in July is what we're looking at. So, looking forward to that.

Olivia Jessup commented:

- I haven't known Ty very long, I was coming in on your way out. But that's a long time in service to the county, and that's a great accomplishment. So, thank you for your work here.

Sonya Cox commented again:

- Thank you, Ty. I forgot to add that to my comments. But we appreciate all the time. You deserve more than a medal of some of these previous boards you've had over the years. We really appreciate you. Thank you.

Chairman Wood commented:

- I like to welcome everybody. Mary, to be honest, I was with my family yesterday. I wasn't looking at emails. But if you got any questions on how I vote, I will tell you. I'll tell you right here. It's been a busy few weeks. I don't even know if I can name off everywhere I've been the last couple of weeks. Congratulations to Walnut Cove. They're in their new city hall they dedicated. I actually was able to sneak down on the Thursday of last week and attend their council meeting. And I was asked to come and swear in officers at the Health Department committee, and I decided to hang around for their meetings. And yes, I do have other things to do, but again, thanks everybody for coming.

Conflicts Of Interest

Chairman Wood asked if any Board member had a conflict of interest with any of the items of the agenda for tonight or one that could be perceived as a conflict of interest.

No conflicts of interest were stated by the Board.

CONSENT AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Budget Amendments

NCCMT Account Consolidation

Budget Ordinance FY 2025 / 26

Tax Office Agenda

FY 25-26 Pay and Benefits Policy

Chairman Wood entertained a motion to approve the Consent Agenda, which included the below:

- Budget Amendments
- NCCMT Account Consolidation
- Budget Ordinance FY 2025/26
- Tax Office Agenda
- FY 25-26 Pay and Benefits Policy

Commissioner Chandler moved to approve the Consent Agenda as presented.

Commissioner Cox seconded the motion. The motion Passed.

INFORMATION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Recognition of Retirement

Chairman Wood turned the floor over to Amber Brown, Assistant County Manager to recognize the retirement of Janice Pack, Soil and Water Director.

Brown recognized Pack on her 30 years of service to Stokes County and presented her with a plaque.

Commissioners gave comments and congratulations to Pack, thanking her for her outstanding work in the County and wishing her the best in her retirement.

DISCUSSION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Donation of Surplus Property

Chairman Wood turned the floor over to Glenda Pruitt, Purchasing/Project Manager, to present Donation of Surplus Property.

Pruitt stated that there were items in the old prison County owns. This includes seven (7) wooden chairs, a set of banisters six (6) in total, and one (1) chair with rollers; that has become surplus from the old courthouse. Pruitt requested these items to be donated to the Stokes County Historical Society. General Statute 160A-280 will be followed and a public notice will be posted for the donation.

With no discussion, the Board gave consensus to this item. A resolution will be placed on the July 14, 2025, consent agenda for the Board's final approval.

Revised SCOPE Program Budget and Resolution Amendment

Chairman Wood turned the floor over to Tammy Martin, Health Director, to present the Revised SCOPE Program Budget and Resolution Amendment.

Martin and the Stokes County Health Department requested the removal of the Licensed Clinical Social Worker position from the Resolution for Opioid Settlement Funds. In place of this position, they proposed adding a second Peer Support Specialist.

They also requested the approval for the inclusion of the Community Paramedic and current Peer Support Specialist positions as outlined in the Resolution. This included an extension of the dates for these positions since the date of expiration ends at the end of the current fiscal year.

With no discussion, the Board moved the item to the Action Agenda for today's meeting.

Proposed Updated Contract for Fire Services

Chairman Wood turned the floor over to Scott Aaron, Fire Marshal, to present Proposed Updated Contract for Fire Services.

Aaron mentioned that the draft contract from County staff had not yet been reviewed by the Fire Commission or any of the departments. The current contract is set to automatically renew on July 1, 2025. County staff recommended letting the contract renew, but give notice that it will expire on August 1, 2025, and be replaced by the new draft contract.

After discussion about the draft needing revisions and an extended timeline of notice, the Board moved the item to the Discussion Agenda for the next meeting so that the Fire Commission and fire departments could have time to review the document and suggest changes. The document will continue to be worked on to meet the needs and expectations of the County, Board, and Fire Commission.

DSS Board Appointment

Chairman Wood turned the floor over to Olivia Jessup, Clerk to the Board, to present the DSS Board Appointment.

Jessup noted that the Stokes County Board of Social Services had a vacancy. The vacancy was posted on the County Website Appointments page on June 6th and stayed open until June 20th.

The follow applications were received:

- Kathy Young

With no discussion, the Board nominated Kathy Young for the vacancy and moved the item to the Action Agenda next meeting.

Proposed Stokes County Attorney Contract

Chairman Wood turned the floor over to Jeff Sanborn, County Manager, to present Proposed Stokes County Attorney Contract.

Sanborn informed the Board that County Attorney Ty Browder will be stepping back from his role as county attorney for Stokes County. The proposed contract for legal services to continue still uses the Browder, Overby, and Michaud, P.A. Law Firm but contract with Jennifer instead of Ty due to his retirement. There are no changes in the new proposed contract except for the substitution of names. Mr. Browder would remain available as “of counsel” with their office to consult with Jennifer or Nick on any county-related issues in order to make the transition as smooth as possible.

Additionally, the County will recognize Mr. Browder’s retirement and service to the County at a meeting in the near future.

With no discussion, the Board moved the item to the Action Agenda for today's meeting.

NC Dot Request for Addition of Nauvoo Ridge Drive

Chairman Wood turned the floor over to Amber Brown, Assistant County Manager, to present NC DOT Request for Addition of Nauvoo Ridge Drive.

Brown informed the Board that the North Carolina Department of Transportation (NC DOT) requested the addition of Nauvoo Ridge Drive to the state-maintained system. The Board must approve the request via a resolution since the road is located within the boundaries of Stokes County. If the resolution is approved, NCDOT will proceed with next steps in the process including taking it to the DOT Board.

With little discussion, the Board moved the item to the Action Agenda for today's meeting.

ACTION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

ACAB Applications

Chairman Wood polled the members of the Board to appoint new members of the Animal Control Advisory Board.

•

Commissioner Chandler:

- Shannon Shaver (At-Large)
- Mark Pendleton (At-Large)
- Gerald Conrad (At-Large)
- Sherry Smith (Animal Advocacy Organization Member)
- Tammy Martin (Health Director)

Commissioner Morris:

- Ken Sevier (At-Large)
- Heather Miller (At-Large)
- Gerald Conrad (At-Large)
- Sherry Smith (Animal Advocacy Organization Member)
- Tammy Martin (Health Director)

Commissioner Cox:

- Shannon Shaver (At-Large)
- Ellen Peric (At-Large)
- Gerald Conrad (At-Large)
- Sherry Smith (Animal Advocacy Organization Member)
- Tammy Martin (Health Director)

Vice-Chairman Barneycastle:

- Edith Bennett (At-Large)
- Shannon Shaver (At-Large)
- Gerald Conrad (At-Large)
- Sherry Smith (Animal Advocacy Organization Member)
- Tammy Martin (Health Director)

Chairman Wood:

- Ken Sevier (At-Large)
- Heather Miller (At-Large)
- Gerald Conrad (At-Large)
- Sherry Smith (Animal Advocacy Organization Member)
- Tammy Martin (Health Director)

Gerald Conrad, Shannon Shaver, Sherry Smith, and Tammy Martin had a spot on the Animal Control Advisory Board, while the final At-Large vacancy was tied between Heather Miller and Ken Sevier with two votes each.

After some discussion about ensuring that Stokes County was geographically represented, the Board was repolled for the final At-Large position. All stated Ellen Peric.

The new Animal Control Advisory Board members are as follows:

- Shannon Shaver (At-Large)
- Ellen Peric (At-Large)
- Gerald Conrad (At-Large)
- Sherry Smith (Animal Advocacy Organization Member)
- Tammy Martin (Health Director)

Revised SCOPE Program Budget and Resolution Amendment

Chairman Wood entertained a motion to approve the item as presented.

Commissioner Chandler moved to approve Revised SCOPE Program Budget and Resolution Amendment.

Vice-Chairman Barneycastle seconded the motion. The motion Passed.

Proposed Stokes County Attorney Contract

Chairman Wood entertained a motion to approve the item as presented.

Commissioner Cox moved to approve Proposed Stokes County Attorney Contract.

Commissioner Chandler seconded the motion. The motion Passed.

NC Dot Request for Addition of Nauvoo Ridge Drive

Chairman Wood entertained a motion to approve the item as presented.

Commissioner Chandler moved to approve NC DOT Request for Addition of Nauvoo Ridge Drive.

Vice-Chairman Barneycastle seconded the motion. The motion Passed.

Adjournment

Chairman Wood entertained a motion to adjourn.

Commissioner Chandler moved to adjourn at 3:18 pm.

Vice-Chairman Barneycastle seconded. The motion Passed.

Olivia Jessup

Clerk to the Board

Keith Wood

Chair



Board of County Commissioners
July 14, 2025
6:00 PM

Item number: VI.a.

Voluntary Agriculture District Board Appointments

Contact: Olivia Jessup, Clerk to the Board

Summary:

George Cutchins and Taylor George were nominated to the Voluntary Agricultural District (VAD) Advisory Board at the last meeting. They are replacing Josh Francis and Sloane McPeak as their terms are expiring. The new appointment terms for the individuals will be for three years.

Attached are the two appointment applications for the VAD Advisory Board.

ATTACHMENTS:

Description	Upload Date	Type
VAD Appointment George Cutchins	6/25/2025	Cover Memo
VAD Appointment Taylor George	6/25/2025	Cover Memo



STOKES COUNTY APPOINTMENT APPLICATION

NAME: **George Cutchins**

AGE: **51**

ADDRESS: **2196 Amostown Rd**

CITY: **Sandy Ridge**

STATE: **NC**

ZIP: **27046**

E-MAIL: **farm_boy27046@yahoo.com**

PHONE: **276-392-7061**

PLEASE INDICATE THE COMMITTEE OR BOARD YOU ARE INTERESTED IN SERVING ON:

Voluntary Ag District

Comments: Please note why you are interested in serving on this committee.

I have previously served for 20 years on and off rotation

Conflicts of Interest: Please list any conflicts that would limit your ability to serve this committee or board.

****IT IS PREFERRED TO ATTACH OR INCLUDE REFERENCES OR A RESUME IF AVAILABLE.**

Fax/Mail/Email appointment application to **Amber Brown, Clerk to the Board**,
PO Box 20, Danbury, NC 27016 | Phone: 336-593-2448 | Fax: 336-593-2346

Email: anbrown@co.stokes.nc.us



STOKES COUNTY

APPOINTMENT

APPLICATION

NAME: AGE:

ADDRESS:

CITY: STATE: ZIP:

E-MAIL: PHONE:

PLEASE INDICATE THE COMMITTEE OR BOARD YOU ARE INTERESTED IN SERVING ON:

Comments: Please note why you are interested in serving on this committee.

To support my community and provide my expertise

Conflicts of Interest: Please list any conflicts that would limit your ability to serve this committee or board.

****IT IS PREFERRED TO ATTACH OR INCLUDE REFERENCES OR A RESUME IF AVAILABLE.**

Fax/Mail/Email appointment application to **Amber Brown, Clerk to the Board**,
PO Box 20, Danbury, NC 27016 | Phone: 336-593-2448 | Fax: 336-593-2346
Email: anbrown@co.stokes.nc.us



Board of County Commissioners
July 14, 2025
6:00 PM

Item number: VI.b.

Stokes Aging Planning Committee Appointments

Contact: Olivia Jessup, Clerk to the Board

Summary:

Vicky East has requested the following members of the Aging Planning Committee to be reappointed for this fiscal year 2025/2026:

- Brad Lankford
- Tammie Bennett
- JoAnn Hall
- Judy Hennis
- Brandon Hooker
- Jack Sneed
- Mike Stewart
- Kathy Young
- Waynona Sands

Additionally, she is requesting Judy Hopkins, Darlene James, and Katie Tedder to be appointed to the Aging Planning Committee. Their applications are attached.

ATTACHMENTS:

Description	Upload Date	Type
Judy Hopkins Application	7/2/2025	Cover Memo
Darlene James Application	7/2/2025	Cover Memo
Katie Tedder Application	7/2/2025	Cover Memo
Katie Tedder Resume	7/2/2025	Cover Memo



STOKES COUNTY

APPOINTMENT

APPLICATION

NAME: AGE:

ADDRESS:

CITY: STATE: ZIP:

E-MAIL: PHONE:

PLEASE INDICATE THE COMMITTEE OR BOARD YOU ARE INTERESTED IN SERVING ON:

Comments: Please note why you are interested in serving on this committee.

Conflicts of Interest: Please list any conflicts that would limit your ability to serve this committee or board.

****IT IS PREFERRED TO ATTACH OR INCLUDE REFERENCES OR A RESUME IF AVAILABLE.**

Fax/Mail/Email appointment application to **Olivia Jessup, Clerk to the Board**,
PO Box 20, Danbury, NC 27016 | Phone: 336-593-2428 | Fax: 336-593-2346

Email: ojessup@co.stokes.nc.us



STOKES COUNTY

APPOINTMENT

APPLICATION

NAME: AGE:

ADDRESS:

CITY: STATE: ZIP:

E-MAIL: PHONE:

PLEASE INDICATE THE COMMITTEE OR BOARD YOU ARE INTERESTED IN SERVING ON:

Comments: Please note why you are interested in serving on this committee.

Conflicts of Interest: Please list any conflicts that would limit your ability to serve this committee or board.

****IT IS PREFERRED TO ATTACH OR INCLUDE REFERENCES OR A RESUME IF AVAILABLE.**

Fax/Mail/Email appointment application to **Olivia Jessup, Clerk to the Board**,
PO Box 20, Danbury, NC 27016 | Phone: 336-593-2428 | Fax: 336-593-2346

Email: ojessup@co.stokes.nc.us



STOKES COUNTY

APPOINTMENT

APPLICATION

NAME: AGE:

ADDRESS:

CITY: STATE: ZIP:

E-MAIL: PHONE:

PLEASE INDICATE THE COMMITTEE OR BOARD YOU ARE INTERESTED IN SERVING ON:

Comments: Please note why you are interested in serving on this committee.

Conflicts of Interest: Please list any conflicts that would limit your ability to serve this committee or board.

****IT IS PREFERRED TO ATTACH OR INCLUDE REFERENCES OR A RESUME IF AVAILABLE.**

Fax/Mail/Email appointment application to **Amber Brown, Clerk to the Board**,
PO Box 20, Danbury, NC 27016 | Phone: 336-593-2448 | Fax: 336-593-2346

Email: anbrown@co.stokes.nc.us

Katie C. Tedder
1282 Coy Hall Road
King, NC 27021
336-413-3492
chieftedderrescuefoundation@gmail.com
tedderfarm@gmail.com

Service Organizations

2025	Chief Tedder Rescue Foundation - 501(c)(3) - Executive Director
2021 - Present	Habitat for Humanity of Stokes County - Vice-Chairperson
2024 - Present	Homebuilders of Winston-Salem, Inc. - Stokes Alliance - Member
2024 - Present	Tourism and Development Authority of Stokes County - Vice-Chairperson Appointed by the Board of County Commissioners
2025 - Present	Downtown King Partnership Advisory Committee - Member
2025 - Present	King Chamber of Commerce - Member

Former Service Organizations

Department of Social Services - Board Member

Guardian Ad-Litem - Stokes County

Licensed Foster Parent

NC SECU - Advisory Board Member

Friends of Stokes Shelter - Board Member

Education:

Teaching Licenses

Special Education - General Curriculum
EC - English/Language Arts EC - Math
EC - Science EC - Social Studies

Bachelor of Science - Business Administration

East Carolina University - 1992
Major - Marketing Management

Employment History:

2020 - Present	Property Manager - Tedderfarm Properties
2018 - 2019	Board of Education - Stokes County Schools - Member
2019 - 2020	Board of Education - Stokes County Schools - Vice-Chairperson

2005 - 2018

Stokes County Schools - West Stokes High School

Administrative Team Member

June 2014 - July 2018

Exceptional Children's Teacher

March 2006 - June 2014

Inclusion English 9-12

Inclusion Physical Science and Biology

Inclusion Civics and Economics

Inclusion Algebra I, II

Occupational Course of Study (OCS)- Career Development

Experienced in various online learning platforms including:

NCVPS, Blackboard, Odysseyware

Teacher Assistant

September 2005 - March 2006

Substitute Teacher

September 2005

August 1998 -

October 2003

Assistant Director - Administration

North Carolina Department of Administration

State Construction Office

Manage internal operations for the State Construction Office, including personnel, budget and legislative matters. Assist the Director in developing long range plans and implementing goals and objectives. Develop and manage the operating budget for all programs and staff. Plan and develop expansion and continuation budget requests. Provide assistance and advice to the Director and managers in all personnel matters. Supervise and coordinate the work of the office support staff. Coordinate meetings of the State Construction Commission. Represent the office in legislative matters. Track and evaluate all pertinent legislative issues and actions relative to the State Construction Office. Coordinate all aspects of the annual State Construction Conference attended by over 600 guests

September 1992 -

August 1998

Personnel Officer

NC Department of Environmental Quality

Division of Water Resources

Supervise all aspects of the Personnel/Staff Services office in a Division of 500+ (management, technical and support) positions. Duties include: policy development, interpretation and administration; salary reserve management; EEO, position management; staff training and development; safety/health training; recruitment; employee relations; general services; Division authority for personnel recommendations and employee benefits administration. Experience in establishing meeting agendas and coordinating meetings for legislative committees and the Environmental Management Commission.

Katie C. Tedder

1282 Coy Hall Road

King, NC 27021

336-413-3492

chieftedderrescuefoundation@gmail.com

tedderfarm@gmail.com

Skills and Abilities:

Organization
Detail Oriented
Prioritizing
Communication
Management
Multi-Tasking
Discretion

Interpersonal
Listening
Technology
Delegating
Motivating
Planning
Research

References - Available Upon Request



**Board of County Commissioners
July 14, 2025
6:00 PM**

Item number: VI.c.

Conditional Approval for Lein Subordination

Contact: Tory Mabe, Economic Development Director

Summary:

Mitchell's Meat Processing Inc. is looking to obtain approval for subordination from Farm Credit Loan to Atlantic Union Loan for Grant Number 2023-025-3201-2587.

Attached is a memo for more information.

ATTACHMENTS:

Description	Upload Date	Type
Conditional Approval for Subordination Memo	7/15/2025	Cover Memo

Stokes County Economic Development
1014 Main Street
PO Box 20
Danbury, NC 27016



7/14/2025

MEMO

TO: Stokes County Board of Commissioners

FROM: Tory Mabe – Stokes County Economic Development

RE: Conditional Approval for Subordination from Farm Credit Loan to Atlantic Union Loan in lien with Mitchell's Meat Processing Inc Building Reuse Contract Agreement for Grant Number 2023-025-3201-2587

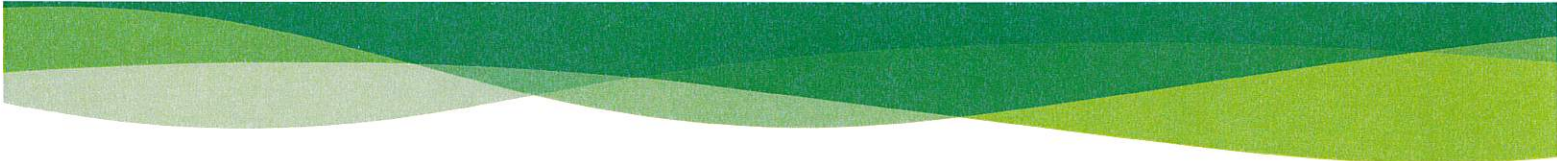
Dear: Stokes County Board of Commissioners

On Tuesday, June 10, 2025 Finance Director Tammy Keaton was notified by Whitney Hunter of The Law Office of A.L. Collins, PLLC of needing to get a payoff quote for a lien that the County of Stokes was listed as a # 2 on the original loan for the property held with Farm Credit. After further investigation and discussion with the North Carolina Commerce Rural Economic Division, this was not something that they had initiated on the Building Reuse Grant with Mitchell's Meat Processing Inc. On Thursday, July 12, 2025 Whitney Hunter again emailed Tammy Keaton to say "Seems like we have to get the County Attorney to approve a Subordination Agreement for the Deed of Trust. If they need anything from your department, I will let you know."

On Friday, June 13, 2025, Ty Browder contacted me to give me updates on discussions that he had had. Mitchell's Meat Processing Inc had started the transition from Farm Credit to Atlantic Union for a new Mortgage and the County of Stokes was becoming the # 1 lien holder on the new Mortgage. Atlantic Union was requesting the County to subordinate before June 20th. Upon additional discussions with County Manager Jeff Sanborn, the liability that would be posed upon the county in the event of a foreclosure or default on Building Reuse Grant Requirements would be too great without knowing the true amount of equity from a new Appraisal Document that we didn't have a copy of and the proposed increase in Loan amount with the new Loan Agent.

On Thursday, July 3rd an email was sent to Carl and Kristie Mitchell requesting a copy of the Appraisal and any additional bank or loan documentation that may help with presenting this topic to Commissioners on Monday, July 14, 2025. The attachment that was attempted to be sent from Kristie Mitchell on Thursday, July 10, 2025 was received at 12:30pm on July 14th.

Of a requested \$200,000 allotment for a Building Reuse Grant with NC Commerce, the final requested total that has been paid to Mitchell's Meat Processing Inc is \$151,057.91. The appraised value Sales Comparison Approach is listed as \$615,000, Income Approach is \$605,000 and Reconciled Value is \$615,000 as shown on Page 99 of the Appraisal Document. The Total Taxable Value as listed by the Stokes County Tax Office is \$451,500.



In terms of the NC Commerce Building Reuse Grant Contract, if the final requirements of creating 9 New Jobs and holding those jobs for 6 months is not completed prior to the close out date of the NC Commerce Building Re-Use Grant period, the County of Stokes could be required to collect the paid out funds and required to pay back the total that the state has remitted to the County for payment to Mitchell's Meat Processing Inc.

Stokes County Economic Development is presenting this to you the Commissioners for Conditional Approval upon presentation of Loan Applications and documents that help to confirm the amount of equity available in the property. Tory Mabe with Stokes County Economic Development and the County Attorney's Office can explain in better detail the requirements for subordinating and issues that may arise in extreme circumstances from foreclosure, or defaulting on Grant requirements.

Sincerely,

Tory Mabe
Stokes County Economic Development



Board of County Commissioners
July 14, 2025
6:00 PM

Item number: VII.a.

DSS Board Appointment

Contact: Olivia Jessup, Clerk to the Board

Summary:

The Stokes County Board of Social Services has a vacancy. The vacancy was posted on the County Website Appointments page on June 6th and stayed open until June 20th.

The follow applications were received:

- Kathy Young

ATTACHMENTS:

Description	Upload Date	Type
DSS_Application_Young	6/17/2025	Cover Memo



**CONGRATULATIONS ON YOUR NOMINATION FOR APPOINTMENT TO THE
STOKES COUNTY BOARD OF SOCIAL SERVICES**

This is one of the most important volunteer appointments to a board the county has to offer and your service will be subject to the following conditions and requirements:

- **YOU MUST BE WILLING** to serve as an advocate for the interest of the County Department of Social Services, employees of the County Department of Social Services and the clients of the County Department of Social Services;
- **YOU MUST BE WILLING** to work to increase public understanding, acceptance and support of social services programs by being a liaison between the County Department of Social Services, public officials and the public at large;
- **YOU MUST BE WILLING** to promote closer working relationships between the Social Services Board and the County Commissioners;
- **YOU SHALL BE EXPECTED** to be prepared for all Board of Social Services meetings by reading advance materials prior to the board meeting;
- **YOU SHALL BE EXPECTED** to attend educational training related to board member duties and responsibilities and to attain a working knowledge of the many services offered by the County Department of Social Services;
- **YOU SHALL BE EXPECTED** to devote the time, attention and effort needed to fulfill board member duties and participate actively and constructively in the business of the Social Services Board;
- **YOU SHALL BE EXPECTED** to attend the Social Services Board meetings and other public meetings as necessary in support of the Social Services Board and the County Department of Social Services;
- **YOU SHALL BE EXPECTED** to be informed concerning facts related to social and economic needs of the community;
- **YOU SHALL BE EXPECTED** to obtain and read a copy of the booklet "Serving on the County Board of Social Services" before you are appointed to the board. Copies of the Nomination Form and the booklet can be downloaded at the following website:
<https://www2.ncdhhs.gov/dss/sscommission/nomination.htm>. Copies can also be obtained at the Chamber of Commerce, County Commissioner's Office and County Department of Social Services.

I UNDERSTAND THE ABOVE CONDITIONS AND AGREE TO ADHERE TO THE CONDITIONS AND REQUIREMENTS IF APPOINTED TO SERVE:

SIGNATURE OF NOMINEE: *Kathy Young - 6-17-25*

**NOMINEE APPLICATION FOR APPOINTMENT BY
THE STOKES COUNTY BOARD OF COUNTY COMMISSIONERS
TO THE STOKES COUNTY BOARD OF SOCIAL SERVICES**

ANSWER ALL QUESTIONS TO BE CONSIDERED FOR APPOINTMENT - DO NOT SEND RESUME, EXCEPT AS ATTACHMENT ONLY

Last Name: Young	First Name: Katherine (Kathy)	Middle Name: S.
Street Address: 1114 Nina Woods Rd		
City: Danbury	State: NC	ZIP Code: 27016
County: Stokes		
Email Address: young92155@yahoo.com		
Home Phone Number: 336-416-7398	Mobile Phone Number: 336-416-7398	Work Phone Number: N/A
Ethnic Background: <input type="checkbox"/> Black <input checked="" type="checkbox"/> White <input type="checkbox"/> Hispanic <input type="checkbox"/> Native American <input type="checkbox"/> Other (Specify):		
Sex: <input type="checkbox"/> Male <input checked="" type="checkbox"/> Female		
Age: 69 (AGE OF NOMINEE MUST BE INCLUDED ON APPLICATION)		
Educational Background: <input checked="" type="checkbox"/> High School <input type="checkbox"/> College <input type="checkbox"/> Graduate School		
Please list all degrees:		
Have you ever been convicted of an offense against the law other than a minor traffic violation? The offense and how recently you were convicted will be evaluated. (If yes, explain fully on an additional sheet.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Occupation or Former Occupation, if retired: Register of Deeds		
Related Experience (Boards, Volunteer Services Past 5 Year History): See below		
Boards and Volunteer Services (Currently Serving): Danbury Library Bd; Stokes Co. Aging		
Current Community Interests and Activities (List awards or recognitions):		
Is the nominee a currently County Social Services Board Member? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
If yes, give dates and county:		
If no, has the nominee served previously on a County Social Services Board? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
If yes, give dates and county:		
Is the nominee currently a County Commissioner? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
If no, do you plan on running for office in the near future?		
Is the nominee a former employee of the DSS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
If yes, when? Approx 8-1991 - 6-1993		
Does the nominee have an immediate family member working for the County Department of Social Services in the same county? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
"Immediate family member" for the purpose of the appointment is defined as a spouse, parent, sibling, child, grandparent, grandchild, stepparent, stepchild, mother-in-law, father-in-law, daughter-in-law, brother-in-law, sister-in-law, aunt, uncle, niece or nephew."		
Briefly explain why you wish to serve on this Board and how you will assist the work on the Board: I have knowledge from working in DSS, along with my knowledge working in county government for 34 years. I am familiar with the budget process and being on the aging comm which DSS is a part of with their programs		

Services Planning Comm.

RESTRICTIONS
COUNTY SOCIAL SERVICES BOARD MEMBERSHIP

G.S. 108A-3 Residential Qualifications

Each member of the county social services board ".... shall be bona fide residents of the county from which they are appointed to serve."

G.S. 108 A-4 Terms of Appointment

"Each member of a county board of social services shall serve for a term of three years. No member may serve more than two consecutive terms. Notwithstanding the previous sentence, the limitation on consecutive terms does not apply if the member of the social services board was a member of the board of county commissioners at any time during the first two consecutive terms, and is a member of the board of county commissioners at the time of reappointment."

G.S. 108A-6 Member Filling an Unexpired Term

All appointments made to fill vacancies "... shall be for the remainder of the former member's term of office and shall not constitute a term for the purposes of G.S. 108A-4."

G.S. 108A-47 State/County Special Assistance for Adults - Limitations on Payments

"No payment for assistance... shall be made for the care of any person in an adult care home that is owned or operated in whole or in part by ... a member of any county board of social services."

G.S. 108A-55 Medical Assistance Program - Payments

"No payments shall be made for the care of any person in a nursing home or intermediate care home which is owned or operated in whole or in part by a member of any county board of social services."

G.S. 128-1.1 Dual-Office Holding Allowed

Any person who holds an elective or appointive office in State or local government is authorized by the General Assembly, pursuant to Article VI, Sec. 9 of the North Carolina Constitution to hold concurrently one other appointive office, place of trust or profit, in either State or local government.

10A NCAC 68.0301 Employment of Relatives of County Board Members

"No person shall be considered for employment in a county department of social services during the time a member of his immediate family is serving on the county board of social services or the board of county commissioners in the same county. **This regulation in no way effects the status of a person who is already an employee of a county department of social services and of whose immediate family member becomes a candidate for, or is appointed or elected to the county board of social services or the board of commissioners of the same county.** (emphasis added) 'Immediate family member' is for purposes of this Regulation defined as a spouse, parent, sibling, child, grandparent, grandchild, stepparent, mother-in-law, father-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, aunt, uncle, niece, or nephew."

Do you or your business receive funds from the DSS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Do you have a current contract for services with DSS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
I HAVE READ THE ABOVE RESTRICTIONS ON SERVING ON A COUNTY BOARD OF SOCIAL SERVICES AND UNDERSTAND THE RESTRICTIONS AND DO NOT BELIEVE MY APPOINTMENT WILL VIOLATE ANY OF THE STATUTES OR RULES LISTED ABOVE.		
SIGNATURE OF NOMINEE: <u>Kathy Young</u>		DATE: <u>6-17-25</u>
RECOMMENDED BY: First Name: <u>Darlene</u> Last Name: <u>Bullins</u>		
Organization/Position: <u>Current DSS Bd member</u>		Phone: <u>336-337-4219</u>
Address: <u>1863 Jewel Rd. Danbury NC 27016</u>		
IF SUBMITTED BY SOMEONE OTHER THAN NOMINEE, SUBMITTED BY:		
PLEASE MAIL APPLICATION TO: Olivia Jessup Clerk to the Board & Assistant to the County Manager's Office PO Box 20 Danbury, 27016		Form Received:
Note: Please verify that Nominee's Signature is affixed to pages 1 and 3 of this application. At time of submission, applications are considered incomplete if signatures or pages of application are missing.		



**Board of County Commissioners
July 14, 2025
6:00 PM**

Item number: VII.b.

Conditional Approval for Lein Subordination

Contact: Tory Mabe, Economic Development Director

Summary:

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Stokes County Economic Development
1014 Main Street
PO Box 20
Danbury, NC 27016



7/14/2025

MEMO

TO: Stokes County Board of Commissioners

FROM: Tory Mabe – Stokes County Economic Development

RE: Conditional Approval for Subordination from Farm Credit Loan to Atlantic Union Loan in lien with Mitchell's Meat Processing Inc Building Reuse Contract Agreement for Grant Number 2023-025-3201-2587

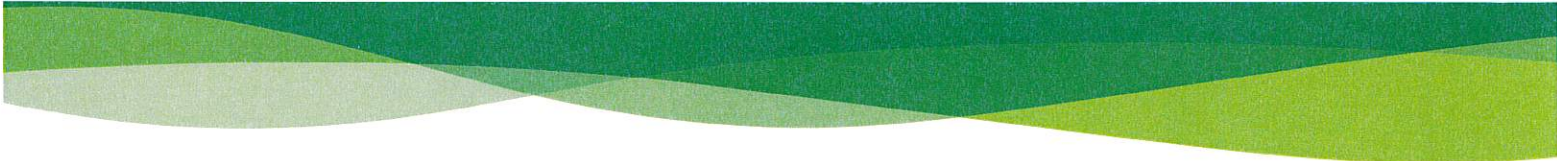
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Tory Mabe
Stokes County Economic Development