



**Rutherford County Office Building
289 N. Main Street
Rutherfordton, NC 28139**

Rutherford County

Board of Commissioners

Minutes of December 1, 2025

**Monday, December 1, 2025
6:00 PM**

I. Call to Order

Clerk to the Board Hazel Haynes called the December 1, 2025 meeting of the Rutherford County Board of Commissioners to order.

Present: Commissioner Bryan King, Commissioner Alan Toney, Commissioner Michael Benfield, Commissioner Hunter Haynes, and Commissioner Donnie Haulk.

A. Pledge of Allegiance

The Board of Commissioners led in the Pledge of Allegiance.

B. Election of Chairman

Chairman Toney nominated Commissioner Bryan King to serve as Chairman of the Board of Commissioners for the following year. Commissioner Benfield seconded the motion.

Commissioner Haynes nominated Commissioner Donnie Haulk as Chairman. Commissioner Haulk seconded the motion.

There were no other nominations.

The vote on the nomination of Commissioner Bryan King was:

**Ayes: Commissioner King, Commissioner Toney, and Commissioner Benfield.
Noes: Commissioner Haulk and Commissioner Haynes.**

The vote on the nomination of Commissioner Haulk was:

**Ayes: Commissioner Haulk and Commissioner Haynes.
Noes: Commissioner King, Commissioner Toney, and Commissioner Benfield.**

C. Election of Vice Chairman

Commissioner Benfield nominated Commissioner Toney to serve as Vice Chairman of the Board. Chairman King seconded the motion.

Commissioner Haulk nominated Commissioner Haynes to serve as Vice Chairman. Commissioner Haynes seconded the motion.

There were no other nominations.

The vote on the nomination of Commissioner Toney was:

Ayes: Commissioner King, Commissioner Toney, and Commissioner Benfield.
Noes: Commissioner Haulk and Commissioner Haynes.

The vote on the nomination of Commissioner Haynes was:

Ayes: Commissioner Haulk and Commissioner Haynes.
Noes: Commissioner King, Commissioner Toney, and Commissioner Benfield.

D. Agenda Approval

Vice Chairman Toney moved to approve the agenda. Commissioner Haulk seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.
Noes: None

II. Public Hearing

A. ID-25-4336 Public Hearing – Economic Development Project

At 6:05 P.M. Chairman King opened the public hearing to hear comments regarding the proposal of the County to convey land at Gateway Commerce Court (Rutherford County Revenue Department Parcel PIN 1655250) for an economic development project pursuant to North Carolina General Statute 158-7.1.

Economic Development Director Birgit Dilgert told the Board that a resolution approving the conveyance of a county-owned, 2.6 acre property along College Avenue at Gateway Commerce Court valued at \$235,000/ac for a total value of \$611,000 was presented for the Board's consideration. The resolution also authorized the County Manager working with legal counsel, to negotiate the remaining terms and conditions and enter into the purchase and sale agreement and any other necessary documents.

Director Dilgert advised that a potential buyer has offered to pay the county \$660,000 and plans to invest between \$8-9M to construct a retail business consistent within the permitted uses for the

Minutes of Rutherford County Commissioners' Meeting on December 1, 2025
Page 3 of 15

property, which is expected to create 25-30 jobs. The conveyance of this property is expected to stimulate the local economy, promote business, and serve as a catalyst for additional activity in the area.

No one else wished to speak.

At 6:06 P.M. Chairman King declared that the public hearing was closed.

Vice Chairman Toney moved to approve the resolution. Commissioner Benfield seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

Resolution Authorizing Sale of Real Property for Economic Development

WHEREAS, North Carolina General Statute § 158-7.1 authorizes a county to undertake an economic development project by conveying property to a company in order to cause the company to locate or expand its operations within the county; and

WHEREAS, Rutherford County is the owner of a certain tract of real property being held for economic development purposes pursuant to North Carolina General Statute § 158-7.1 and being Lot 1, containing 2.60 acres, more or less, of Gateway West subdivision shown on that plat of subdivision recorded in Plat Book 42 at Page 265, Rutherford County Registry, and being shown as Rutherford County Revenue Department parcel PIN 1655250; and

WHEREAS, Rutherford County and DIB, LLC, its successors and/or assigns, a North Carolina limited liability company, engaged in private negotiations for the conveyance of said Lot 1 to the end that DIB, LLC, will construct a commercial facility on the tract and have reached tentative agreement on the terms for conveyance; and

WHEREAS, the Board of Commissioners of Rutherford County, after providing required public notice of at least ten (10) days before the hearing, has held a public hearing to consider whether to approve conveyance of the tract to DIB, LLC, its successors and/or assigns;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF RUTHERFORD COUNTY RESOLVES THAT:

1. The chairman of the Board of Commissioners is authorized to execute the necessary documents to convey to DIB, LLC, its successors and/or assigns, a North Carolina limited liability company, the real property more particularly described below:

Situate, lying and being in Cool Springs Township, Rutherford County, North Carolina, and being a portion of the lands conveyed to Rutherford County in that deed recorded in Deed Book 962 at Page 769, Rutherford County Registry, and also a portion of the lands conveyed to Rutherford County in that deed recorded in Deed Book 962 at Page 773, Rutherford County Registry; and being all that tract of real property shown as Lot 1, containing 2.60 acres, more or less, on that certain plat of survey for Gateway West subdivision, recorded in Plat Book 42 at Page 265, Rutherford County Registry, reference to which is hereby made for a full and complete metes and bounds description and for any plat notes thereon.

SUBJECT TO The Declaration of Covenants, Conditions and Restrictions for the Commercial Tract at Gateway West Commerce Park, recorded in Book 2049 at Page 118, Rutherford County

Registry, and any amendments, supplements and modifications thereto of public record.

2. The conveyance of the property to DIB, LLC, will stimulate and stabilize the local economy, promote business and serve as a catalyst for additional industrial and commercial activity in the area, including in the remainder of Gateway West, and will result in the creation of a substantial number of new, permanent jobs in the county. The Board has determined the probable average hourly wage to be paid to workers by the business to be located at the property.

3. The fair market value of the tract being conveyed, subject to whatever covenants, conditions, and restrictions the county proposes, is \$235,000.00 per acre, which amount would be \$611,000.00 calculated for 2.60 acres. This determination of fair market value is based upon an appraisal of the property by Tanner Real Estate Services, Inc., a copy of which is on file in the office of Rutherford County Economic Development, 142 E. Main St., Forest City, NC, and is based upon the sales prices of comparable tracts of land in Rutherford County, as reported to the Board of Commissioners, subject to confirmation prior to conveyance.

4. As consideration for the conveyance of the property, DIB, LLC, will pay \$660,000.00 for the subject tract.

5. The Board of Commissioners, pursuant to N.C. Gen. Stat. §158-7.1 and based upon the foregoing, approves the conveyance of property referenced herein to DIB, LLC, its successors and/or assigns, for the consideration of \$660,000.00 and authorizes the County Manager, working with legal counsel, to negotiate the remaining terms and conditions and enter into purchase and sale agreement and any other necessary documents as are consistent herewith.

ADOPTED this the 1st day of December, 2025.

III. Public Comments

Ms. Lori Hardin who lives in the Bill's Creek Community told the Board that 300 tiny homes are planned for construction in her area. A request for 34,000 tons of sewer service with the Town of Lake Lure was denied. She has a concern about water for her and her neighbors. Though she is not excited about the prospect of zoning, she wants a common sense approach to what is currently in place.

Mr. Jason Wease stated that he has five properties with no dwellings on them that are being charged \$150 per year unless he files paper work every year to avoid the fee. He is opposed to this procedure.

Also, Mr. Wease advised that the late Ed Robeson has \$35,000 in an account at the Clerk of Courts' office which should be used to purchase a monument for Mr. Robeson.

Mr. Mike Dalton pointed out that the County budget for the current year was \$80,000,000 while the budget for the school system was \$90,000,000. He said he is continuing to monitor the zoning issue in Rutherford County.

IV. Consent Agenda

Commissioner Benfield moved to approve the Consent Agenda. Vice Chairman Toney seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

Consent Agenda Items approved were:

A. **ID-25-4342 Minutes of November 3, 2025 County Commissioners' Meeting**
B. **ID-25-4344 Tax Refunds and Releases**

Refund amount totaling \$2,676.56

Releases greater than \$100 totaling \$44,443.37

Releases less than \$100 totaling \$84.21

(A copy of these tax refunds and releases is typed in the Minute Book.)

C. **ID-25- 4329 Approval of Bonds for County Officials**

Public Official	Amount	Expiration Date
Finance Director	\$1,000,000	08/13/2026
Finance Director (TDA)	\$ 450,000	03/02/2026
Finance Director (Airport)	\$ 50,000	08/13/2026
Finance Director (Transit)	\$ 50,000	08/13/2026
Social Services' Director	\$ 100,000	10/31/2025
County Manager	\$ 100,000	09/01/2026
Sheriff	\$ 10,000	12/05/2026
Register of Deeds	\$ 50,000	12/05/2026
Revenue Director	\$ 100,000	01/14/2027

V. Commissioners/Appointments

A. **ID-25-4343 Recognition of Thomas Jefferson Classical Academy (TJCA) High School Soccer team**

Chairman King recognized the 2025 Thomas Jefferson Classical Academy Men's Soccer team who were in attendance. The team finished the season at 26-1 overall, and 15-1 in conference play. The 26 wins marks a new school record for soccer. On top of the record, the men's soccer team won:

- The Catawba River 1A/2A/3A Conference Title (first ever)
- The 2025 1A West Regional Championship (first ever)
- The 2025 NCHSAA 1A State Championship (first ever)

The men's soccer program capped off a remarkable season with a championship victory spanning across regulation, four overtime periods, and penalty kicks to bring home the state title. They leave their mark as the only soccer team to ever bring home a state championship in Thomas Jefferson Classical Academy's history.

B. ID-25-4341 Appointment to the Tourism Development Authority

It was announced that Mr. Kendall Slowe who served on the TDA as a representative of the occupancy tax collector category had resigned. Ms. Jessica Davis who is the General Manager of Jellystone Park submitted an application for appointment. Vacancies on this authority had been advertised.

Vice Chairman Toney moved to appoint Ms. Jessica Davis to the Tourism Development Authority to fill an unexpired term ending June 30, 2026. Commissioner Benfield seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

C. ID-25-4326 Appointments to Rutherford County Boards and Commissions

Several boards/commissions including fire department boards of trustees for firemen's relief funds had terms which would be expiring on December 31, 2025.

Commissioner Benfield moved to re-appoint Vice Chairman Toney to the Blue Ridge Community Action Board to a term expiring December 31, 2028. Commissioner Haynes seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

Commissioner Haulk nominated Mr. Charles Jones to the Board of Equalization and Review to a term ending December 31, 2028. Commissioner Benfield seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

Commissioner Haynes nominated Mr. Bill Eckler to the Board of Equalization and Review to a term ending December 31, 2028. Vice Chairman Toney seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

Vice Chairman Toney moved to reappoint the following members to fire department boards of trustees for firemen's relief fund to terms ending December 31, 2027. Commissioner Benfield seconded the motion. The vote on the motion was:

Minutes of Rutherford County Commissioners' Meeting on December 1, 2025

Page 7 of 15

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

Mr. Anton Roos	Bill's Creek Fire Department Board of Trustees for Firefighters' Relief Fund
Mr. Darrell Toney	Cherry Mountain Fire Department Board of Trustees for Fireman's Relief Fund
Bruce Godzik	Chimney Rock Fire Department Board of Trustees for Fireman's Relief Fund
Mr. Jonathan Maness	Cliffside Fire Department Board of Trustees for Fireman's Relief Fund
Mr. Charles Vassey	Ellenboro Fire Department Board of Trustees for Fireman's Relief Fund
Mr. Mike Miller	Green Hill Fire Department Board of Trustees for Fireman's Relief Fund
Mr. Floyd Samuel	Hudlow Fire Department Board of Trustees for Fireman's Relief Fund
Mr. Brian Oursler	S.D.O. Fire Department Board of Trustees for Fireman's Relief Fund
Mr. Jeff Lynn	Sandy Mush Fire Department Board of Trustees for Fireman's Relief Fund
Ms. Angela Pritchard	Shingle Hollow Fire Department Board of Trustees for Fireman's Relief Fund
Kaye Deyton	Union Mills Fire Department Board of Trustees for Fireman's Relief Fund

Commissioner Benfield moved to reappoint Mr. Bob Owens and Mr. Michael Harget to the Watershed Review Board to terms ending December 31, 2026. Commissioner Haynes seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

VI. Commissioner Reports

A. ID-25-4340 2024-2025 DSS Annual Report

Department of Social Services Director Delores Hunt provided an update on DSS services for the period of July 1, 2024 to June 30, 2025 stating that it was a year defined by resilience, compassion, and unwavering service to the community such as responding to the Hurricane Helene crisis, building the Lighthouse at Building D which is a safe home for children entering custody, ensuring safety for children who have been reported as being in crisis, supporting families through prevention and healing, providing economic and emergency support, expanding access to the Medicaid Expansion Success, collecting child support for local children, protecting vulnerable adults, and various other services.

Accomplishments celebrated included:

- USDA praised Rutherford County's DSNAF site as a statewide model.
- Agency passed all audits with no findings.
- Staff maintained service delivery despite extreme stress and workload.

A vision for the future includes:

- Strengthening partnerships and expanding service access.

- Fostering transparency, accountability, and data-driven improvement.
- Continuing leadership in statewide innovation and collaboration.
- Promoting Bring the Kids Back Home Initiative.

B. ID-25-4338 Hospital/Community Benefit report

Rutherford Regional Health System CEO Sudandra Ratnasamy presented a brief overview of the services provided to the community by Rutherford Regional Health System.

CEO Ratnasamy pointed out specifics of Rutherford Regional Hospital which included:

- 143-bed acute care facility
- Has served Rutherford County for more than 118 years
- Employs more than 500 staff and 120 physicians and advanced practice providers
- Key Service Lines: Orthopedics, General Surgery/GI, OBGYN, and Cardiology
- Recent Additions: STEMI services, Ortho robotic-assisted surgery, midwifery services, 5 Rural Health Clinics, IOP, FMOBs, Wound Care & Hyperbaric (2026)

The 2024 community impact of the hospital included

- Added 140 employed and independent providers
- Made more than \$1.5 million in capital improvements
- Distributed a payroll of \$46.3 million to approximately 515 employees
- Donated more than \$23.2 million in services to those in need
- Paid \$10.2 million in taxes

VIII. New Business

A. ID-25-4345 Budget Amendments – December 2025

Finance Director Paula Roach presented budget amendments for the Board's consideration.

Commissioner Benfield made a motion to approve the budget amendments. Commissioner Haulk seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

Budget Amendments			
December 1, 2025			
		Expense	Revenue
GENERAL FUND			
Sheriff - Purchases with Donations		\$ 500	
Sheriff - Donations			\$ 500
*donations received			

Minutes of Rutherford County Commissioners' Meeting on December 1, 2025

Page 9 of 15

Sheriff - Equipment Purchased with Seizure Funds	\$ 5,942	
Unauthorized Substance Tax Distributions		\$ 5,942
*distributions received		
Senior Center - Transportation	\$ 16,500	
NC DOT 5311 Grant		\$ 16,500
*additional funds received		
Senior Center - Home Delivery Dogwood Grant Expenditures	\$ 73,200	
Dogwood Grant - Home Delivery Grant		\$ 73,200
*grant received to expand home meal delivery for hard to reach older adults - no senior left hungry program		
Senior Center - Food and Supplies	\$ 5,500	
Gateway Foundation - Operation SNAP Gap Grant		\$ 5,500
*grant received to support emergency response to the national SNAP freeze		
DSS FUND		
Special Childrens Adoption Fund Expenditures	\$ 192,613	
Special Childrens Adoption Program		\$ 192,613
*funds received for special children's adoption program		
AIRPORT FUND		
Airport - Roof Replacement	\$ 6,580	
Fund Balance Appropriated - Roof Replacement Plan		\$ 6,580
*update roof on the small building (former restaurant building)		
GRANT FUND		
Veterans - Equipment & Supplies	\$ 15,405	
Veterans Grant - NC Dept of Military and Veteran Affairs		\$ 15,405
*grant to enhance veteran services for the county		
Sheriff - STAR Program	\$ 3,579	
Sheriff - Donations STAR Program		\$ 3,579
*donations received to support STAR program		
TRANSIT FUND		
Transit - Part-Time Salaries and Benefits	\$ 15,330	
Transit - Fuel		\$ 9,000
Transit - Training Employee Development		\$ 3,400
Transit - Scheduling Software Maintenance		\$ 2,000
Transit - Highway Use Tax		\$ 4,270
Contribution from Senior Center		\$ 34,000
*additional grant funding received for senior center transportation		
Transit - Vehicles and Equipment	\$ 146,694	
Transit - Capital Outlay		\$ 3,100
NCDOT Vehicle Grant		\$ 132,024
Contribution from DSS		\$ 17,770
*carryforward vehicle grants/equipment to be delivered FY2026		

Minutes of Rutherford County Commissioners' Meeting on December 1, 2025
 Page 10 of 15

<i>Carryforward Projects Incomplete as of June 30th, 2025:</i>	
GENERAL FUND	
Revenue Dept - Professional Services Reappraisal Contract	\$ 147,331
Revenue Dept - Professional Services Other	\$ 90,748
Register of Deeds - Event/Conference Supplies	\$ 1,647
Information Technology - Hardware	\$ 87,809
Information Technology - Software Maintenance	\$ 12,500
Information Technology - MDT Replacements Sheriff	\$ 10,517
Courthouse - Capital Improvements	\$ 92,925
Garage - Capital Outlay	\$ 3,742
Maintenance - Capital Outlay	\$ 22,487
Courthouse -Lower Level - Capital Improvements	\$ 136,091
Maintenance/Garage Facility - Capital Improvements	\$ 49,022
Detention - Repairs and Maintenance	\$ 1,377
Detention - Capital Outlay Equipment	\$ 6,496
Detention - Kitchen Equipment	\$ 59,167
Detention - Capital Improvements	\$ 238,582
County Admin Bldg - Capital Improvements	\$ 87,494
Rutherford Center - Repairs/Capital Improvements	\$ 78,868
EMS Station #1 - Capital Improvements	\$ 4,240
Health Dept Bldg - Capital Improvements	\$ 44,525
Chimney Rock Lift Station - Repairs	\$ 49,697
Library Henrietta - Capital Improvements	\$ 8,675
Bostic EMS Station - Capital Improvements	\$ 12,786
Senior Center - ARPA Operations Supplies	\$ 3,869
Senior Center - Furniture/Kitchen Equipment	\$ 21,019
Senior Center/Coop Ext Bldg - Capital Improvements	\$ 22,893
Veterans - Capital Improvements	\$ 8,500
Parks/Walking Trail - Repairs/Capital Improvements	\$ 31,400
Animal Control Facility - Capital Improvements	\$ 8,017
Bldg Insp/Planning Toms St - Capital Improvements	\$ 27,290
Mountains EMS/Library - Capital Improvements	\$ 9,760
Sheriff Annex 124 W 4th St - Repairs	\$ 4,321
Davis Street - Capital Improvements	\$ 3,675
Offsite Storage Facility - Capital Improvements	\$ 35,502
Bechtler Site - Capital Improvements	\$ 25,771
Frank West Park - Capital Improvements	\$ 1,748
Biggerstaff Property - Maintenance	\$ 19,579
Sparks Drive - Capital Improvements	\$ 6,873
Rails to Trails Maintenance - encroachment fees	\$ 2,690
Rails to Trails Maintenance	\$ 8,695
Rails to Trails - Improvements	\$ 28,000
Sheriff - Community Outreach - Shop w a Cop	\$ 1,064
Sheriff - Project Lifesaver	\$ 4,724
Sheriff - Reading Project for Jail	\$ 1,602
Sheriff - Purchases with Donations/Calendar Funds	\$ 2,495
Sheriff - Purchases with Special Donation	\$ 20,000
Sheriff - Pink Patch Project	\$ 314
Sheriff - Purchases with Seizure Funds	\$ 84,909
Sheriff - Advertising/Foreclosures	\$ 313
Sheriff - Wrecker Fees	\$ 550
Communications - Repairs and Maintenance to Equipment	\$ 58,390
Communication - Capital Outlay Equipment	\$ 46,736
EMS - Capital Outlay	\$ 75,206

Minutes of Rutherford County Commissioners' Meeting on December 1, 2025

Page 11 of 15

ABC Bottle Tax Funds - Mental Health/Substance Abuse	\$ 225,403
Senior Center - Medicare Education Grant/SHIIP	\$ 13,515
Senior Center - Purchases with Donations	\$ 14,343
Senior Games Supplies - Donations	\$ 11,773
Senior Center - Capital Outlay	\$ 8,160
Veterans - Purchases with Donations	\$ 4,280
Veterans - Food Pantry	\$ 900
Governing Body - Professional Services	\$ 56,400
Sheriff - Forensics Division Supplies	\$ 5,120
Sheriff - Detectives Division Supplies	\$ 837
Sheriff - Uniforms - Reserves	\$ 1,180
Sheriff - Uniforms & Equipment - Road Patrol	\$ 1,419
Sheriff - Narcotics Division Supplies	\$ 108
Board of Elections - Training Supplies	\$ 513
Contribution to DSS Fund	\$ 262,282
Contribution to Airport Fund	\$ 53,058
Fund Balance Appropriated - General Fund	\$ 2,156,582
Fund Balance Appropriated - Airport Fund	\$ 53,058
Fund Balance Appropriated - DSS	\$ 262,282
DSS FUND	
DSS - Maintenance to Bldg/Grounds	\$ 15,450
Data Automation	\$ 42,867
DSS - Capital Improvements	\$ 45,750
Special Children Adoption Funds	\$ 62,827
Disaster Adult Essential Services Program Expenditures	\$ 19,332
Disaster Child Welfare Essential Services Program Expenditures	\$ 76,056
Contribution from General Fund - Fund Balance Appropriated	\$ 262,282
AIRPORT FUND	
Airport - Repairs/Capital Facility Improvements	\$ 53,058
Fund Balance Appropriated	\$ 53,058
SOLID WASTE FUND	
Repairs and Maintenance to Landfill Bldg	\$ 3,200
Professional Services - Mulching/Grinding	\$ 25,000
Fund Balance Appropriated	\$ 28,200

Commissioner Benfield moved to approve Ordinance No. 2025-06-02 Amended December 1, 2025. Vice Chairman Toney seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

**COUNTY OF RUTHERFORD
NC LEGISLATIVE GRANT PROJECTS**
Ordinance No. 2025-06-02
Adopted June 2, 2025
Amended December 1, 2025
Updated for Courthouse Improvement Project

Be it hereby ordained by the Board of Commissioners of Rutherford County, North Carolina, that pursuant to Section 13.2, Chapter 159 of the General Statutes of North Carolina, the following project ordinance is adopted.

SECTION 1: The project authorized is the State Legislative Grant Projects

SECTION 2: The Rutherford County staff is hereby directed to proceed with the project within the terms of the budget contained herein.

SECTION 3: The following revenues and resources are anticipated to be available to complete the project activities:

FY2022 State Legislative Grant – Courthouse Improvements Grant	\$3,107,500
FY2024 County Capital Facilities/Equipment Grant:	
Courthouse Renovations – Additional for 4 th Courtroom	1,500,000
Register of Deeds – Upfit Needed for Relocation	250,000
ARPA Enabled – Critical Priority Projects – Courthouse	250,000
ARPA Enabled – Critical Priority Projects – Reallocation from College Avenue Project	300,000
Interest Earnings – State Legislative Grant	350,000
Courthouse Improvements Total	\$5,757,500

SECTION 4: The following amounts are appropriated for the project activities:

Construction/Capital Improvements	\$4,837,000
Professional Services – Architect/Engineering	300,000
Furniture/Equipment/Technology	370,500
Contingency	250,000
Courthouse Improvement – 4th Courtroom	\$5,757,500

Section 5. The Finance Officer is hereby authorized to set up and maintain the project within the Capital Projects – Other: County Capital Facilities, Vehicles and Equipment Project Fund.

Section 6. The Finance Officer is hereby directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 7. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this project in every budget submission made to this board.

Section 8. Copies of this project ordinance shall be made available to the Finance Officer for direction in carrying out this project.

Adopted this the 2nd day of June, 2025.

Amended this the 1st day of December, 2025.

B. ID-25-4337 Bid Tab for the Renovation and Upfit of the Rutherford County Courthouse

Planning Director Danny said over the past few years design work and construction documents have been accomplished in support of the renovation of the Rutherford County Courthouse. This renovation includes the addition of a 4th Courtroom, DA Suite, Judges Suite and the relocation of Register of Deeds into the old Tax office location. Formal construction bids were opened at 2:30 Thursday, Nov. 13th for this project. Bids received were:

Contractor	Base Bid	Alternate 1	Alternate 2	Alternate 3	Alternate 4
		Carpet in Courtrooms 1 & 2	Pews in Courtrooms 1 & 2	Add Data Wiring	Gyp Bd instead of wood paneling
Beam Construction	4,664,000.00	32,700.00	72,700.00	67,600.00	-150,000.--
Clayton Construction	6,900,000.00	25,500.00	68,600.00	56,730.00	-147,000.00
Sossamon Construction	5,775,000.00	40,000.00	86,000.00	88,000.00	-35,000.00

Director Searcy advised that the staff recommendation was to contract with Beam Construction as the low bidder (\$4,664,000.00) for the project and accept alternates 1 -3 for a total project total of \$4,837,000.00.

Commissioner Benfield moved to award the contract to the winning low bidder, Beam Construction at the base bid of 4,664,000.00 and a project total of \$4,837,000.00. Vice Chairman Toney seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

Commissioner Haynes moved to authorize the County Manager and the County Attorney to negotiate terms of contract and authorize the County Manager, Finance Officer, Clerk to the Board, and other County officials to sign and execute all documents in support of this action. Commissioner Haulk seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

C. ID-25-4325 Rutherford County Housing Study

Foothills Regional Commission Senior Planner Preston Janco presented the Rutherford County Housing Study Draft 5 for the Board's approval. He advised that approval of the housing study is a requirement to meet the grant requirements of Dogwood Health Trust and other grantors.

He explained that the study area was for all of Rutherford County and all municipalities in the county. Any zoning and land use requirements in the study apply to municipalities and not to the County which does not have zoning or land use requirements.

Respondents to public engagement in the survey were asked about their current living arrangements and connection to Rutherford County.

- 59.35% live and work in Rutherford County.
- 36.59% live in Rutherford County but work elsewhere.
- 3.25% work in Rutherford County but live elsewhere.
- 0.81% do not live or work in Rutherford C

Respondents reported regarding the type of housing in which they currently reside.

- 78.05% Single-Family Homes
- 8.94% Mobile Homes
- 4.06% Multi-Family Apartments
- 0% Accessory Dwelling Units (ADUs)
- 2.44% Townhouses
- 0% Homes with Support Services
- 2.44% No Permanent Housing
- 4.07% Other

Implications from the public engagement.

- Inadequate Housing Diversity & Affordability
- Economic Development is Constrained (Businesses can and will struggle finding workers due to the workforce housing shortage)
- Aging and Deteriorating Housing Stock
- Urban Sprawl & Environmental Loss
- Homeless & Transitional Housing Issues.

Recommendations were:

Goal 1: Expand Affordable and Workforce Housing

- Objective 1: Promote development of Missing Middle House.
- Objective 2: Identify and encourage land for mixed-income housing developments.
- Objective 3: Promote incentives and zoning reform that appeals to developers.

Goal 2: Preserve and Improve Existing Housing Stock

- Objective 4: Promote Home Rehabilitation Programs.
- Objective 5: Implement incentives for renovating vacant and dilapidated structures to expand housing options.

Goal 3: Supply Housing for Seniors, Children, and Vulnerable Populations

- Objective 6: Increase the supply of age-friendly housing, including assisted living and independent senior communities and mobile homes.
- Objective 7: Develop transitional housing and emergency shelter options for residents in crisis.
- Objective 8: Partner with nonprofit organizations to provide supportive housing for vulnerable populations.

Goal 4: Align Housing with Economic Development

- Objective 9: Include housing in economic development strategies.
- Objective 10: Attract housing developers.

Goal 5: Preserve Rural Character and Natural Resources
Objective 11: Implement smart growth and land use planning.
Objective 12: Educate the public and developers.

Goal 6: Follow the Strong Towns Housing Checklist (Towns Only)
Objective 13: Allow single-family home conversion to duplex or triplex, by right.
Objective 14: Permit backyard cottages in all residential zones.
Objective 15: Legalize starter homes in all residential areas.
Objective 16: Ease lot size requirements in existing neighborhoods.
Objective 17: Repeal parking mandates for housing.
Objective 18: Streamline the approval process.

Commissioner Benfield moved to accept the Rutherford County Housing Study. Vice Chairman Toney seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes, and Commissioner Haulk.

Noes: None

X. Adjournment

At 8:05 P.M. Commissioner Benfield made a motion to adjourn. Vice Chairman Toney seconded the motion. The vote on the motion was:

Ayes: Commissioner King, Commissioner Toney, Commissioner Benfield, Commissioner Haynes and Commissioner Haulk.

Noes: None

Chairman, Board of Commissioners

Vice Chairman, Board of Commissioners

ATTEST:

Clerk, Board of Commissioners