Caldwell County
North Carolina
Board of Commissioners Meeting

March 10, 2025 at 6:00 PM
City-County Chambers
905 West Avenue NW, Lenoir

AGENDA

Call to Order ***Chairman Randy T. Church***

Public Comment Period

Invocation ***Pastor Rocket Barber, Anchor Church***

Pledge of Allegiance ***Commissioner, Jeff Branch***

Agenda Amendments from the Board, Manager & Public

Agenda Items

1.	Resolution *Jonathan Kirby*	Retirement of K-9 Pancho
2.	Resolution *Jonathan Kirby*	Retirement of K-9 Angie
3.	Resolution	Line Worker Appreciation Day
4.	Presentation	Dr. Lim- Presentation to Family
5.	Presentation	RHA Behavioral Health Urgent Care
6.	Presentation *Ashley Bolick*	Caldwell County Housing Plan

Consent

7.	Items for Decision	Golden Leaf Grant Administration Contract
8.	Items for Decision	Golden Leaf - Airport Due Diligence Agreement
9.	Items for Decision	Sales Tax Reinvestment Agreement
10.	Items for Decision	WPCOG Agreement for Code Enforcement Services
11.	Items for Decision	DSS- Request for Four Part-Time Staff Members
12.	Budget Revisions	911 Fund Balance Correction

13.	Budget Revisions	Gamewell Sewer Fund
14.	Items for Decision	Building Inspections Position
15.	Budget Revisions	Animal Care and Enforcement- Use of Donated Funds for Rabies Vaccines
16.	Budget Revisions	Health Department- Agreement Addendum for Professional Fees and Supplies
17.	Budget Revisions	Health Department- Exam Table Purchase
18.	Budget Revisions	Sheriff's Office- Vehicle Purchase
19.	Budget Revisions	Sheriff's Office- Wrecked Vehicle Replacement
20.	Items for Decision	Ratify Winter Storm State of Emergency Ending Date
21.	Items for Decision	Appointments of ETJ Members to Sawmills Planning Board
22.	Items for Decision	Approval of 2025 Tri-County Speedway Event Calendar
23.	Items for Decision	Approval of Minutes from February 10, 2025, Meeting

Closed Session

Adjourn

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Sheriff's Office	Jonathan Kirby

AGENDA ITEM # 1

Retirement of K-9 Pancho

BACKGROUND

K9 Pancho is retiring after years of service to Caldwell County.

RECOMMENDED MOTION

BUDGET IMPACT

N/A

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. K9 Pancho Resolution 2025
2. K9 Pancho MOU

RESOLUTION

05 - 2025

AUTHORIZING THE SALE OF RETIRED K-9 "Pancho"

WHEREAS, Sheriffs K-9 "Pancho" and his handler, Corporal 1Iatthew January have been a great benefit to the Caldwell County Sheriff's Office and its communities; and

WHEREAS, it has come time for "Pancho" to retire from his service to the Caldwell County Sheriff's Office; and

WHEREAS, the Board of Commissioners of the County of Caldwell, NC finds that Sheriffs K-9 "Pancho" should be retired to a member of the Caldwell County Sheriff's Office due to the additional training and responsibility which is required; and

WHEREAS, G.S. 160A-266(d) permits the Board of Commissioners of the County of Caldwell, NC to authorize the disposition of personal property as described thereunto; and

WHEREAS, Corporal Matthew January of the Caldwell County Sheriff's Office has agreed to purchase retired K-9 "Pancho" from the County of Caldwell, NC in the amount of $1.00, and upon accepting custody of the dog will assume all liability and responsibility for the care of the animal for the remainder of its life.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the County of Caldwell, NC authorizes the purchase of K-9 "Pancho" by Corporal Matthew January for the amount of $1.00 effective March 10th, 2025.

Adopted this the 10 day of March 2025.

_____

Randy Church, Chairman of the Board
Caldwell County Board of Commissioners

ATTEST:

_____

Abby Rich, NCCCC
County Clerk

MEMORANDUM OF UNDERSTANDING FOR
TRANSFER OF OWNERSHIP OF SHERIFF CANINE

Sheriff Canine Pancho is no longer useful or necessary for law enforcement purposes and, thus, has retired from active service at the Caldwell County Sheriff's Office. Pancho is of no economic value to the County of Caldwell, NC. Ownership and possession of Pancho are hereby transferred to Corporal Matthew January in consideration of his agreement with the following conditions:

1. Matthew January assumes full responsibility for Pancho's welfare, including but not limited to providing adequate shelter, food, grooming and veterinary care; and
2. Matthew January is aware of the general background, training, and utilization of Pancho by the Caldwell County Sheriff's Office and, being so informed, is fully cognizant of all risks associated with assuming ownership and possession of the animal. Matthew January does hereby release, forever discharge, and covenant not to sue Caldwell County, the Caldwell County Sheriff's Office, and all past, present, and future employees, elected and appointed officials, contractors, agents, and representatives of the County from any claims, demands, damages, causes of action, liabilities and judgments arising from or related in any way to the ownership, possession, use, condition, actions, activities, transfer or sale of Pancho; and does hereby further agree to defend, indemnify, hold and save the County of Caldwell, NC, the Caldwell County Sheriff's Office, and all past, present and future employees, elected and appointed officials, contractors, agents and representatives of Caldwell County free and harmless from any claims, demands, damages, causes of action, liabilities and judgments arising from or related in any way to the ownership, possession, use condition, actions, activities, transfer or sale of Pancho.
3. With this transfer, the County of Caldwell, NC, and the Caldwell County Sheriff's Office relinquish all rights of ownership and responsibility of Canine Pancho.

Kevin H. Bean 2-12-25
Sheriff K.H. Bean Date

M. [signature] 2/11/25
Matthew January Date

_____
Randy T. Church Date
Chairman, Board of Commissioners Caldwell County, NC

_____ County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Name(s) of principal(s) _____

My commission expires: _____. SEAL

Abby Rich _____
County Clerk, Assistant to County Manager

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Sheriff's Office	Jonathan Kirby

AGENDA ITEM # 2

Retirement of K-9 Angie

BACKGROUND

K9 Angie is retiring after years of service to Caldwell County.

RECOMMENDED MOTION

BUDGET IMPACT

N/A

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. K9 Angie Resolution 2025
2. K9 Angie MOU

RESOLUTION

06 -2025

AUTHORIZING THE SALE OF RETIRED K-9 "Angie"

WHEREAS, Sheriff's K-9 "Angie" and her handler, Corporal Chase Bowman have been a great benefit to the Caldwell County Sheriff's Office and its communities; and

WHEREAS, it has come time for "Angie" to retire from her service to the Caldwell County Sheriff's Office; and

WHEREAS, the Board of Commissioners of the County of Caldwell, NC finds that Sheriffs K-9 "Angie" should be retired to a member of the Caldwell County Sheriff's Office due to the additional training and responsibility which is required; and

WHEREAS, G.S. 160A-266(d) permits the Board of Commissioners of the County of Caldwell, NC to authorize the disposition of personal property as described thereunto; and

WHEREAS, Corporal Chase Bowman of the Caldwell County Sheriff's Office has agreed to purchase retired K-9 "Angie" from the County of Caldwell, NC in the amount of $1.00, and upon accepting custody of the dog will assume all liability and responsibility for the care of the animal for the remainder of its life.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the County of Caldwell, NC authorizes the purchase of K-9 "Angie" by Corporal Chase Bowman for the amount of $1.00 effective March 10, 2025.

Adopted this the 10 day of March 2025.

_____

Randy Church, Chairman of the Board Caldwell
County Board of Commissioners

ATTEST:

_____

Abby Rich, NCCCC
County Clerk

MEMORANDUM OF UNDERSTANDING FOR
TRANSFER OF OWNERSHIP OF SHERIFF CANINE

Sheriff Canine Angie is no longer useful or necessary for law enforcement purposes and, thus, has retired from active service at the Caldwell County Sheriff's Office. Angie is of no economic value to the County of Caldwell, NC. Ownership and possession of Angie are hereby transferred to Corporal Chase Bowman in consideration of his agreement with the following conditions:

1. Chase Bowman assumes full responsibility for Angie's welfare, including but not limited to providing adequate shelter, food, grooming and veterinary care; and
2. Chase Bowman is aware of the general background, training, and utilization of Angie by the Caldwell County Sheriff's Office and, being so informed, is fully cognizant of all risks associated with assuming ownership and possession of the animal. Chase Bowman does hereby release, forever discharge, and covenant not to sue Caldwell County, the Caldwell County Sheriff's Office, and all past, present, and future employees, elected and appointed officials, contractors, agents, and representatives of the County from any claims, demands, damages, causes of action, liabilities and judgments arising from or related in any way to the ownership, possession, use, condition, actions, activities, transfer or sale of Angie; and does hereby further agree to defend, indemnify, hold and save the County of Caldwell, NC, the Caldwell County Sheriff's Office, and all past, present and future employees, elected and appointed officials, contractors, agents and representatives of Caldwell County free and harmless from any claims, demands, damages, causes of action, liabilities and judgments arising from or related in any way to the ownership, possession, use condition, actions, activities, transfer or sale of Angie.
3. With this transfer, the County of Caldwell, NC, and the Caldwell County Sheriff's Office relinquish all rights of ownership and responsibility of Canine Angie.

Kevin H. Bean 2-12-25
Sheriff K.H. Bean Date

Chase Bowman 2-7-25
Chase Bowman Date

_____
Randy T. Church Date
Chairman, Board of Commissioners Caldwell County, NC

_____ County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Name(s) of principal(s) _____

My commission expires: _____. SEAL

Abby Rich _____
County Clerk, Assistant to County Manager

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Administration	

AGENDA ITEM # 3

Line Worker Appreciation Day

BACKGROUND

This resolution honors line workers for their service to Caldwell County citizens.

RECOMMENDED MOTION

BUDGET IMPACT

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. Proclamation for Line Workers Appreciation 2025

PROCLAMATION

01-2025

LINE WORKER APPRECIATION DAY

WHEREAS, on April 10, 2013, a resolution was passed in the United States Senate to recognize April 18 annually as National Lineman (Line Worker) Appreciation Day; and

WHEREAS, the profession of the electrical line worker is steeped in personal, family, and professional tradition; and

WHEREAS, line workers are often first responders during storms and other catastrophic events, working to make the scene safe for other public safety officials, and to expedite the return of vital electrical power to our communities; and

WHEREAS, these brave men and women work with thousands of volts of electricity high atop power lines 24 hours a day, 365 days a year, risking and sometimes losing their lives to keep electricity flowing; and

WHEREAS, line workers are often faced with dangerous conditions, far from their families, as they work to construct and maintain energy infrastructure throughout the State of North Carolina and the United States; and

WHEREAS, line workers must use their technical knowledge, physical strength and ingenuity to achieve success in challenges they face every day; and

WHEREAS, the Caldwell County Board of Commissioners thanks these skilled and heroic line workers who brave hurricanes, ice storms, snow storms, floods, and other natural disasters to maintain our community's energy grid.

NOW THEREFORE BE IT PROCLAIMED that the Caldwell County Board of Commissioners, do hereby proclaim Friday, April 18, 2025, as "Line Worker Appreciation Day".

Adopted this the 10 day of March 2025.

_____

Randy Church, Chairman of the Board
Caldwell County Board of Commissioners

ATTEST:

_____

Abby Rich, NCCCC
County Clerk

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Administration	

AGENDA ITEM # 4

Dr. Lim- Presentation to Family

BACKGROUND

The resolution honoring Dr. Lim was approved at the February 10, 2025, meeting. Dr. Lim's family will be in attendance to have the resolution presented to them.

RECOMMENDED MOTION

BUDGET IMPACT

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

None

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Administration	

AGENDA ITEM # 5

RHA Behavioral Health Urgent Care

BACKGROUND

Representatives with RHA will be presenting information on the new Behavioral Health Urgent Care

RECOMMENDED MOTION

BUDGET IMPACT

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

None

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Economic Development	Ashley Bolick

AGENDA ITEM # 6

Caldwell County Housing Plan

BACKGROUND

To encourage the development of more market-rate housing in Caldwell County, Caldwell County Economic Development has partnered with the City of Lenoir and the Western Piedmont Council of Governments to complete the 2025 Caldwell County Housing Plan. This plan assesses the demographics and housing preferences of potential home buyers and renters, analyzing real estate market trends across various generational groups, including Baby Boomers, Millennials, Gen Z, and Gen Z.

Additionally, the Plan explores the connection between housing density and access to job opportunities while considering a range of housing types to diversify the County's housing stock.

RECOMMENDED MOTION

None. For informational purposes only.

BUDGET IMPACT

None.

APPROVED FOR BUDGET YEAR

Yes

ATTACHMENTS

1. 2025 Caldwell County Housing Plan



CALDWELL COUNTY

HOUSING PLAN

Prepared for Caldwell County and the City of Lenoir

Western Piedmont Council of Governments

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INTRODUCTION

Nestled in the foothills of the Blue Ridge Mountains, within the Catawba Valley, Caldwell County's mild climate, scenic mountain views, and open spaces provide an idyllic setting for the kind of tranquil lifestyle that many can only dream of experiencing. Caldwell County is an easy 1-hour drive from Charlotte and 90 minutes from the Asheville and Winston-Salem metropolitan areas.

Caldwell County's historic towns and welcoming communities offer a more affordable lifestyle while fostering a sense of entrepreneurialism and innovation. Renowned as the furniture-manufacturing hub of the United States, the County is experiencing new growth in the biotechnology, pharmaceutical, food processing, and data center sectors. Each year, a new workforce talent pool emerges from Caldwell Community College & Technical Institute, Lenoir Rhyne University, and Appalachian State University with their campuses in Boone and Hickory, supporting local business development and driving new ideas forward.

The County's high quality of life is enriched by its numerous recreational, cultural, artistic, and historical offerings. These include parks, greenways, hiking trails, museums, galleries, live music, dance, theatrical performances, and lively community festivals.

Caldwell County and Lenoir's abundance of available buildings and rail-served manufacturing sites – along with the availability of grant funding for building renovations and workforce development purposes – makes it unique in the area. Businesses choosing to locate in Caldwell County benefit from the ability to quickly occupy buildings, gain access to funding for property improvements, receive support for recruiting and training skilled workers, and achieve lower operational costs compared to neighboring regions.

However, some in the business community have expressed concerns that their new hires often struggle to find housing that suits their needs. Caldwell County and Lenoir's economy have added about 1,000 new jobs over the past several years, but with minimal new housing being built, an increasing number of workers have been forced to live in neighboring counties and commute to Caldwell County. While there is some encouraging data in the County's housing and income statistics, this information has not been enough to convince developers to build new market-rate housing or convince lenders to provide financing to developers.



The HUB Station

Previous studies showed that almost 85 percent of existing housing in Caldwell County was already occupied, and that an increasing number of new hires lived outside of Caldwell County. The University of North Carolina at Chapel Hill School of Government's Development Finance Initiative (DFI) completed a study of the County's current housing market in 2020. That study found that 81 percent of business and industry found the lack of suitable housing to be a recruitment problem as they try to hire new workers. The DFI study also found that 15,400 employees of Caldwell County – based businesses commute to Caldwell from outside the county. In addition, the study determined that when compared to rental patterns in the rest of the state, there was potential in Caldwell County to fill more than 1,000 new apartments.


Lovelady Boating Access Area

The City of Lenoir, NC, and Caldwell County benefit significantly from their strategic location between Boone and Hickory, as well as their proximity to two Appalachian State University campuses–its main campus in Boone and the App State Hickory Campus. This provides a variety of advantages that are attractive to developers and investors, offering both immediate opportunities and long-term growth potential. Lenoir's central location between Boone and Hickory positions it as a hub for both local and regional activity. This advantageous location places Lenoir and Caldwell County in the ideal middle ground, offering developers the best of both worlds – proximity to both university-driven economic activity and the established industrial and commercial networks of Hickory.

Additionally, the area's location between Boone and Hickory gives it excellent access to major transportation routes. The intersection of U.S. Highway 321 and Interstate 40, along with its proximity to other regional roads, provides easy access for both local and out-of-state businesses.

Finally, Lenoir and Caldwell County are situated within a region experiencing moderate but steady growth. The expanding university presence, coupled with nearby employment opportunities in Hickory's manufacturing and retail sectors, creates ongoing demand for housing—especially in terms of workforce housing, student housing, and multi-family residential developments. Developers can take advantage of this demand by focusing on projects that meet the needs of these diverse populations.

Caldwell County presents an exceptional, untapped opportunity for developers eager to capitalize on a growing market. To unlock this potential, the County has partnered with the Western Piedmont Council of Governments to craft a comprehensive plan that will not only pinpoint the underlying causes of the County's housing shortages but also pave the way for significant new development. With a clear strategy in place, this initiative is set to unlock lucrative prospects for market-rate housing projects, positioning Caldwell County as a prime destination for forward-thinking developers looking to make a lasting impact.

The Plan will examine the demographics and housing preferences of potential homebuyers and renters, including an evaluation of real estate market trends associated with various generational groups (Baby Boomers, Millennials, Gen Z, etc.). For example, retirees may seek a more serene lifestyle near the lake or in the mountains, while younger generations may prefer denser housing located close to work and recreational opportunities.

This Plan will explore the relationship between housing density and access to job opportunities. Additionally, since many residents work outside the County, the County has an opportunity to market the County's strategic location in relation to nearby employment hubs as a selling point to housing developers and future residents. The plan will include a series of recommendations to get new housing supply added to Caldwell County and Lenoir as quickly as possible.

To attract younger demographic groups, it is crucial to position Caldwell as a prime area for relocation. By highlighting the community's benefits, including access to quality education and recreational activities, the County can position itself as an attractive option for those seeking to move.

The Plan will also explore various housing types, such as condominiums, to diversify the County's housing stock. Zoning regulations can play a significant role in stimulating the development of new housing types, allowing for innovative solutions such as cluster subdivisions – which maximize land use while also maintaining aesthetic appeal. Incorporating thoughtful landscaping around the edges of higher-density developments and encouraging wider natural buffers between developments will enhance community integration and add to visual appeal.

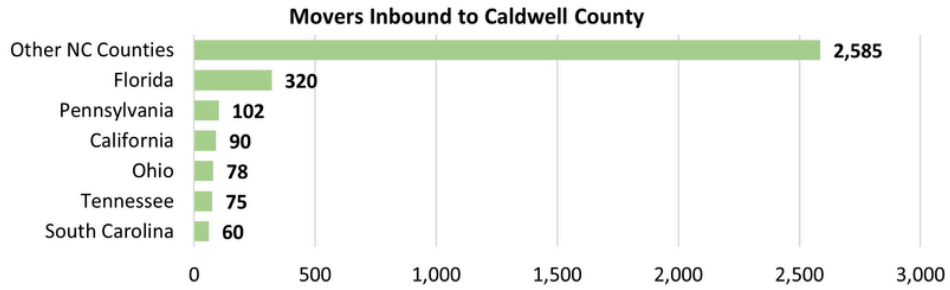
This Plan will also analyze the balance between rental and ownership opportunities in the County. Providing options that cater to both preferences will ensure that the County can provide a wider range of market-rate housing opportunities, fostering a more stable and inclusive housing market that accommodates the needs of residents that are just beginning their adult years and those that are ready to retire.



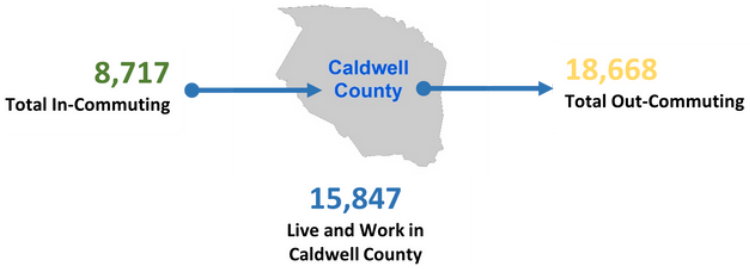
DEMOGRAPHICS

Caldwell County is attracting households from all over the United States. Florida had the most movers to Caldwell County followed by Pennsylvania, California, and Ohio (Lenoir data on which states people were moving from was not available). Over 2,500 movers to Caldwell County were from other North Carolina Counties. Additionally, the 2024 United Van Lines study show the Hickory-Morganton-Lenoir MSA, which includes Caldwell County had the 9th highest rate of inbound movers among over 350 Metro areas in the US (75% inbound vs. 25% outbound).

Movers Inbound to Caldwell County 2018-2022 American Community Survey



Caldwell County has a much larger number of residents out-commuting from Caldwell County (over 18,000) than in-commuting to Caldwell County for employment (less than 9,000). Workers who commute into Caldwell are potential targets for eventual movers to Caldwell County. Caldwell County receives thousands of workers from Burke and Catawba Counties.



2022 Population Estimates

Caldwell County Total Population: **81,587**

Lenoir:	18,681
Granite Falls:	5,088
Sawmills:	5,075
Hudson:	3,819
Gamewell:	3,745
Cajah's Mountain:	2,745
Cedar Rock:	305

Source: NC Office of Management and Budget, 2024

The American Community Survey shows limited housing availability in Caldwell County and Lenoir. In Caldwell, 8.7% of units were vacant, but the homeowner vacancy rate was under 1%, and only 2% of rental units were available. In Lenoir, 12.1% of units were vacant, with a homeowner vacancy rate of 1% and a rental vacancy rate of 5.7%, highlighting the need for more housing inventory.

Caldwell County Vacancy Rate, 2023

8.7%	0.8%	2.0%
Vacant	Homeowner	Renter

Lenoir Vacancy Rate, 2023

12.1%	1.0%	5.7%
Vacant	Homeowner	Renter

Little change in the percentage of two- or three-bedroom units has occurred over the past ten years, although it should be noted that there has been a small increase in studio/one-bedroom units in Lenoir, as some one-bedroom multi-family units have been added in recent years.

Number of Bedrooms of Housing Units in all of Caldwell County, 2023

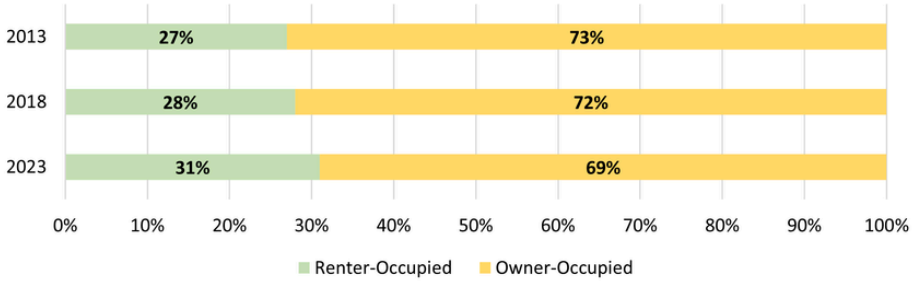
6.1%	32.1%	48.7%	11.3%
Studio or 1 Bedroom	2-Bedroom Units	3-Bedroom Units	4+-Bedroom Units

Number of Bedrooms of Housing Units in the City of Lenoir, 2022

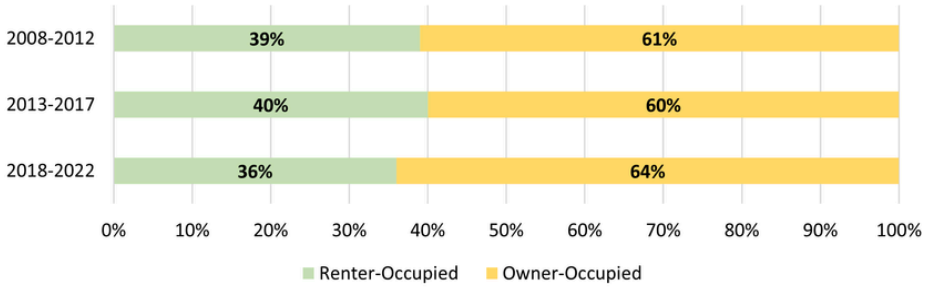
13.0%	32.5%	41.4%	13.1%
Studio or 1 Bedroom	2-Bedroom Units	3-Bedroom Units	4+-Bedroom Units

Over the past decade, renter-occupied units in Caldwell County grew from 27% in 2013 to 31% in 2023, driven by more multi-family housing and some conversions of owner-occupied housing. In contrast, Lenoir saw an increase in owner-occupied units, rising from 60% in 2008-2012 to 64% in 2018-2022, due to the addition of new single-family homes.

Caldwell County Percentage Owner vs. Renter Occupied Units

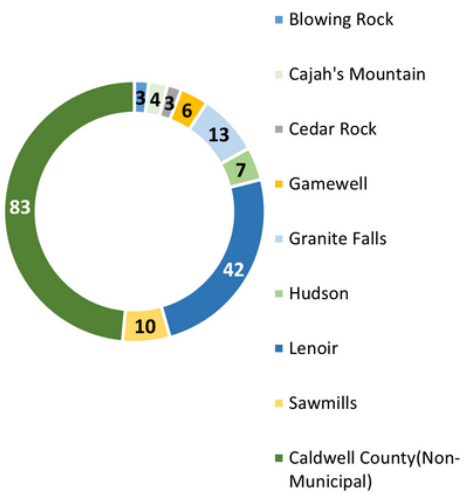


Lenoir Percentage Owner vs. Renter Occupied Units



Zillow provides data on verified listings and sale prices in Caldwell County. Nearly half of all listings in Caldwell County were in non-municipal areas. Lenoir had just over 40 listings, with all other municipalities having fewer than 15 listings each.

Number of Verified Listings by Area



Source: Zillow home listings, September 2024.

Both Caldwell County and Lenoir have aging housing stock, highlighting the urgent need for new construction. Over 50% of Caldwell's homes were built between 1970 and 2000, and nearly one-third were built before 1970. In Lenoir, about 50% of homes are over 50 years old, and less than 10% have been built since 2000.

Only **16%** of Homes in Caldwell County were Built in this Century (Since 2000)

Only **9%** of Homes in Lenoir were Built in this Century (Since 2000)

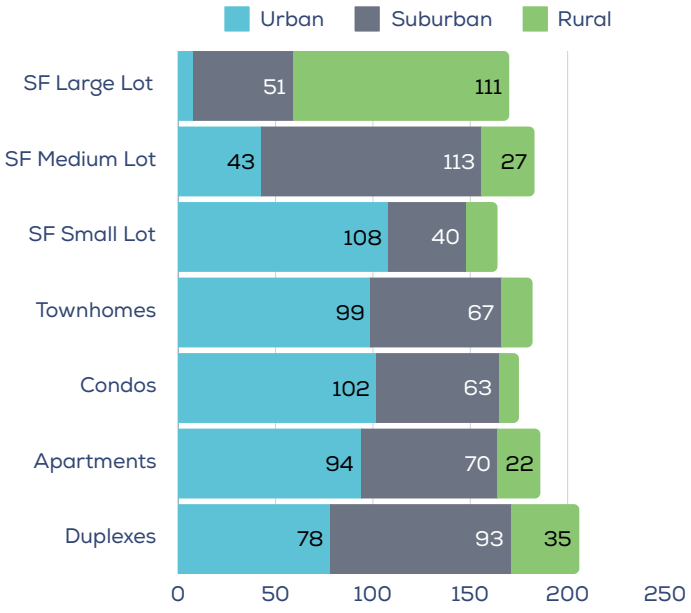
Caldwell County Top Private Employers

- **Merchants Distributors LLC**
- **Exela Pharma Sciences LLC**
- **Rex Healthcare Inc**
- **Swift Beef Company**
- **Bernhardt Furniture Co Inc**
- **Google**

SURVEY ANALYSIS

The Western Piedmont Council of Governments conducted a housing preference survey in Caldwell County to gather input on desired housing types for the future. The survey was divided into different sections including single-family, attached/detached, and multi-family housing. Respondents were asked to choose images in each section that they liked best (favorite option for each housing type) and describe the top attributes of the image they selected. Privacy was the top priority for over 90% of respondents, followed by greenspace, sidewalks, and proximity to amenities. Large lot homes with privacy, trees, and proper fencing were preferred, while medium lots favored ranch-style homes with garages and porches. Respondents also liked townhomes with parking and low-maintenance condos that blend with single-family homes, and apartments in repurposed buildings, like the Blue Bell redevelopment. Duplexes with separate entrances and driveways were also favored. Additionally, respondents expressed the desire to limit sprawl by indicating that higher-density housing options should be focused within towns (urban areas). The full analysis can be found in Appendix B.

Where Should These Housing Types be Located?



Choose Your Favorite Option



Single Family Small Lot
60.8% of Respondents
chose this image



Townhomes
42% of Respondents
Chose This Image



Apartments
39.5% of Respondents
Chose This Image



Condos
50% of Respondents
Chose This Image



Builder's Perspective
"Smaller homes, but not tiny homes, make it affordable for those starting out or downsizing. This will free up existing housing stock. More smaller housing choices and greater diversity of housing options."

Developer's Perspective
"Magnitude in numbers will help make development more affordable."





Planner's Perspective
"We have to extend infrastructure if we want more housing, and we need to reduce the constraints by allowing administrative approval."

Business Perspective
"We cannot recruit future employees because there is a lack of available housing options."



HIGHLIGHTING SUCCESSES



Kirkland Grove Apartments

Kirkland Grove Apartments in Hudson, NC, is a 70-unit affordable housing community for seniors aged 55 and older, with household incomes ranging from 40% to 60% Area Median Income (AMI). The project received its last Certificate of Occupancy on January 18, 2023, and achieved full occupancy just two weeks later. This success was made possible through 9% Housing Tax Credits from NCHFA, USDA Section 528 financing, NCHFA's Workforce Housing Loan and Rental Production programs, and HOME funds from the Western Piedmont Council of Governments. Kirkland Grove provides quality, affordable housing, enhancing the quality of life and independence for limited-income seniors.

Lenoir Blue Bell Apartments

The old Lenoir Cotton Mill/Blue Bell Inc. plant in Downtown Lenoir has been transformed into 46 market-rate one- and two-bedroom apartments, offering amenities like a fitness center and on-site parking with key fob access. The City and Caldwell County, with the Economic Development Commission, funded studies and established a Historic Preservation Commission, securing historic landmark status and tax credits for the project. City staff and Council members also lobbied for Historic Preservation Tax credits and funded infrastructure improvements, enhancing the area with a new greenway and proximity to Unity Park and Community Gardens. This revitalization provides modern, desirable living spaces while preserving the site's historic significance.





Duke Street Cottages

The Duke Street Cottages are an 11-lot pocket neighborhood development in Granite Falls. This housing type is referred to as cottage courts, which are collections of smaller single-family homes with a shared green space or "court" that is visible from the street. This unique neighborhood style promotes affordable homeownership and proximity to the downtown Granite Falls area.

Public-Private Partnership for Residential Development

At the April 10, 2023, Caldwell County Board of Commissioners meeting, the Board approved the purchase of a parcel at 1901 Connelly Springs Rd. from Valdese General Hospital to establish a new EMS base in the rapidly growing southwest area of the County. In addition to the EMS base, the County plans to use the remaining land for economic development, particularly to address the County's housing shortage. The proposed residential development would feature 36-48 units at a density of 3-4 units per acre, with a focus on "missing-middle" housing through cluster-style homes. The development would include common spaces for dining and socializing, open recreational areas, and offer housing options for civil servants, such as teachers, firefighters, and healthcare workers.





Southwood Reality Project

The Southwood Reality Project is a 136-unit apartment development along Hickory Blvd in Lenoir. Construction on this project has not yet begun, but the permits are currently under review and will be presented to the Lenoir City Council for final review.

HOUSING TOUR

Caldwell County Economic Development toured a variety of innovative housing options across Hudson, Granite Falls, and Hickory. This trip highlighted diverse housing types that are not typically seen in Caldwell County, offering a fresh perspective on how Caldwell can meet the needs of its growing community. The group was able to explore patio-style homes, alley-fed detached single-family homes, modern townhomes, duplexes, multi-family buildings, condominiums, urban apartments, modular homes, and a five-plex apartment complex. From the trip, the group highlighted the need for funding resources to support builders, specifically leveraging local developers who could develop vacant lots for infill. The group preferred single-family homes, valued quality materials, and saw HOAs as key to successful projects. Condos, high-end patio homes with garages, and multi-unit designs that blend with neighborhoods were also favored. The group mentioned that they valued public-private partnerships, like the Hickory parking deck project, and believe subsidized housing can be attractive if well-designed, citing a new building near Hickory Center Crossing as an example.





INTERVIEWS

DEVELOPER INTERVIEW:

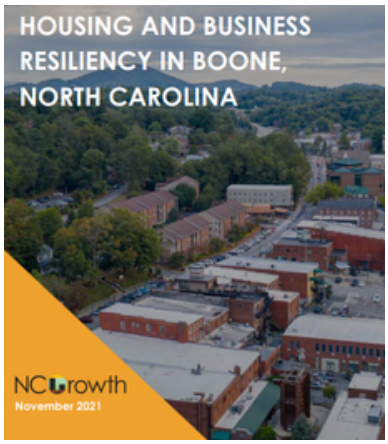
Q: How would you describe the housing market in Caldwell County? Do you think that buyer preferences are changing?	**A:** Yes, some surrounding areas have adapted better to multifamily and higher-density housing. Younger buyers often struggle to afford homes in Caldwell due to the strong second home market, forcing them to look elsewhere.
Q: Would your company be interested in working with a locally based group of private or nonprofit investors focused on market-rate housing development?	**A:** Absolutely – the biggest barrier for us is finding investors willing to fund developments. We prefer not to take on the risk of roads and infrastructure. The lack of connections to potential investors has been a major obstacle.
Q: How familiar are you with the housing market in this region outside of the cities of Hickory, Lenoir, and Morganton? Do you view those areas as being viable markets?	**A:** Yes, not everyone wants to be in the city, some transitional densities in the outlying areas surrounding the cities would benefit residents.

LENDER INTERVIEW:

Q: What are the biggest challenges you encounter when providing financing for market-rate housing? Are there any specific financing challenges you face that are unique to Caldwell? If so, what are they?	**A:** We have an internal policy to limit speculative exposure, we are looking for pre-sells before we get involved.
Q: How have economic conditions, such as inflation or interest rates, impacted your lending practices in Caldwell County?	**A:** Things have slowed down because costs and rates increased at same time; some builders took a pause, but we're starting to get calls from builders in other areas outside of Caldwell about housing development now that rates are coming down.
Q: What factors contribute to your assessment of borrower (developer) risk in the current market?	A: We're conservative about builder cash reserves, considering how far they can stretch if the market declines. We also evaluate the development's location and ensure the pricing and marketing target the right demographic.

Case Studies

1. Housing and Business Resiliency in Boone



Boone adopted a multifaceted approach to attract market-rate housing, streamlining development, improving affordability, and fostering positive relationships with developers. Key takeaways include:

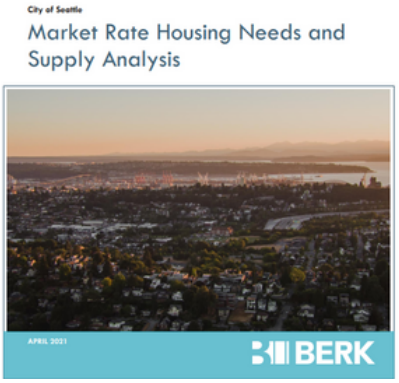
- Housing Availability & Demographics
  - Boone faces a housing shortage, with low vacancy rates (2.8% for rentals, 9.6% for owned homes), indicating strong demand that the current supply cannot meet.
  - Boone's non-student workforce, particularly those aged 25 to 34, is underserved in the housing market. This group tends to prefer "missing middle" options, such as duplexes, triplexes, and small multi-family developments, highlighting a need for diverse housing types.
- Regulatory Barriers and Land Use
  - Due to limited land availability in Boone, they prioritized expanding underutilized land and infill development to meet the housing demand.
- Engaging in Robust Community Outreach
  - **Commuter and Resident Inclusion**: Boone conducted outreach to include commuters and residents, using stakeholder interviews and public forums to gather insights from local businesses, developers, and community members about housing barriers, opportunities, and preferences.
- Addressing Workforce Housing Needs
  - **Targeting Key Demographics:** Boone prioritized housing for essential workers, including healthcare professionals and educators, by partnering with major employers like Appalachian State University and Watauga Medical Center to co-develop workforce housing near employment hubs, reducing commuting times and attracting a stable workforce.

2. 2024 HUD PD&R National Housing Market Summary Q1 & Q2 Takeaways

- Rising Interest and Evolving Housing Preferences Among Younger Generations
  - First-time homebuyers, primarily Millennials and Gen Z, accounted for 31% of all sales in Q2 2024, up from 29% in Q1. While these percentages are still below the historic norm of 39%, this reflects growing interest among younger buyers.
- Demand Continues to Outpace Supply
  - The inventory of homes for sale increased to a 4.1-month supply in Q2 2024, up from 3.2 months in Q1, but remains below the long-term average of 6.0 months. Homeowners with low-interest-rate mortgages are reluctant to sell, restricting inventory and contributing to the ongoing imbalance between supply and demand.
- Generational Challenges in Achieving Homeownership
  - The national homeownership rate was 65.6% in Q2 2024, but younger generations, especially those with student loans, face challenges due to high debt-to-income ratios, tight credit standards, and affordability barriers, resulting in lower homeownership rates.
- Shifting Market Preferences and Barriers for First-Time Buyers
  - A slight increase in first-time homebuyer activity suggests a generational shift in housing preferences with Millennials and Gen Z, favoring walkable neighborhoods and low-maintenance living options. However, high mortgage rates and low inventory continue to limit access and affordability for these groups.
- Supply Constraints Against Growing Generational Demand
  - Despite recent increases in inventory, the market remains constrained, with younger generations driving much of the demand. The reluctance of current homeowners to sell and the financial challenges of moving to homes with higher mortgage rates exacerbate supply shortages, leaving demand unmet.



3. City of Seattle Market Rate Housing Needs and Supply Analysis



The City of Seattle created a detailed report that examines the demand for and availability of market-rate housing, offering insights into the city's housing market with a focus on the balance between supply and demand. Takeaways include:

- Align Market Rate Housing Development with Job Growth
  - Seattle's rapid job growth in high-paying sectors has increased housing demand, outpacing supply. Caldwell County should align housing development with local job growth, focusing on areas near employment hubs to reduce commutes and attract professionals seeking convenience and quality of life.
- Cater to Generational Housing Preferences and Demographics
  - Over 20% of Seattle's population in their 20s prefer smaller, modern housing options like apartments and townhomes, while the aging population seeks senior-friendly designs such as single-story layouts. Caldwell County should appeal to both younger generations and retirees.
- Promote Middle-Density Housing Options
  - Seattle's limited supply of middle-density housing (e.g., townhomes, duplexes, and multiplexes) has restricted housing options for middle-income families and younger professionals. Caldwell County can proactively address this gap by promoting zoning changes and policies that encourage the development of middle-density housing, providing alternatives to single-family homes and large apartment complexes.
- Maintain Balanced Housing Supply to Stabilize Costs
  - In Seattle, low vacancy rates (under 5%) have driven up rents and displaced residents. Maintaining a 6% vacancy rate helps stabilize rents and housing prices. Caldwell County should prioritize consistent housing production to meet demand and maintain market stability.

4. UNC Development Finance Initiative Housing Study

The UNC School of Government Development Finance Initiative (DFI) Housing Study for Caldwell County assesses the County's housing needs and provides recommendations for improving local housing development. The study focuses on identifying barriers to housing growth, particularly in terms of affordability and supply, and explores opportunities to address these issues through strategic investments and partnerships.
Key findings include:



- **Housing Shortage:** Caldwell County faces a significant shortage of affordable housing, particularly for moderate-income households, with demand outpacing the current supply.
- **Market Gaps:** The study highlights gaps in the housing market, such as the lack of workforce housing, multifamily units, and housing options for seniors and low-income families.
- **Barriers to Development:** Challenges such as zoning restrictions, high construction costs, and limited financing options have made it difficult for developers to build affordable housing in the County.
- **Financial Tools:** The report recommends leveraging state and federal funding sources, such as Low-Income Housing Tax Credits (LIHTC) and other incentives, to make affordable housing projects more viable.
- **Policy and Partnership Recommendations:** The study emphasizes the need for local policy changes, including zoning adjustments and the creation of public-private partnerships, to facilitate housing development and attract investment.
- **Long-Term Strategy:** A comprehensive housing strategy, including targeted investments in key areas, is essential for addressing the County's housing challenges and ensuring sustainable growth.

5. From Boomers to Zoomers: Housing Priorities by Generation

The article "From Boomers to Zoomers: Housing Priorities by Generation" explores how housing preferences differ across generations, from Baby Boomers to Generation Z. Key points include:

NEW HOME TRENDS INSTITUTE
by John Burns Research & Consulting

Boomer

Boomers are sitting on large amounts of equity and wealth, but are less motivated to move unless they are moving to a lower-cost and/or are seeking a low-maintenance home or rental.

Gen X

Gen X are starting to buy move-down homes for their next life stage (post children, pre-retirement). They are also drawn to suburban or semi-rural locations that offer work-life flexibility.

Millennial

Millennials are the most dominant home buyer group. Their top housing priority is to move up from their starter homes.

Gen Z

Gen Z are getting ready to enter the housing market, but are facing extremely high home prices. Due to this, smaller, creative housing options that maximize function are optimal.

Recommendations

Building Reuse/Brownfield

A. Look for industrial buildings that can be revitalized into market-rate housing rentals or ownership.

- Take advantage of brownfield programs to allow redevelopment opportunities, more specifically for multi-family opportunities.
- If not suitable for residential then develop amenities such as parks with green space to promote quality of life to remove blight.

B. Repurpose historic school buildings for adaptive reuse, transforming them into housing units, such as teacherages, to attract and support the workforce in the County.

Infrastructure

A. Promote growth strategically by extending sewer and water lines by targeting properties adjacent with favorable topography and minimal environmental constraints.

B. Enhance broadband infrastructure to draw in businesses and skilled workers, while also supporting the growth of housing in the area.

C. Create an inventory of municipal-owned properties served by water and sewer that are ripe for housing development and are desired to be placed back on the tax roll.

- Multi-family housing opportunities.
- Infill opportunities.

D. Ensure that new housing communities are walkable and bikeable to other locations outside the development. Inner connectivity of sidewalks, greenways, and bikeways are most ideal.

Data Driven Decisions / Marketing

A Engage WPCOG to use Placer AI and other data sources to determine where relocators come from within North Carolina and out of state.

- Leverage data to inform decision-making and adopt a more data-driven strategy for housing production.
- Create a marketing plan for areas identified as key sources of relocators.

B Continue to collect housing data year to year to monitor growth and to determine needed initiatives.

C Utilize opportunity zones (sunset Dec 31, 2026), to engage in housing finance support initiatives. rental / owner

D Aesthetics play a key role in attracting people; continue efforts to enhance the beauty of Caldwell County. Support Local Government's code enforcement efforts to clean and maintain the visual quality of Caldwell County.

E Tell your story – engage with locals, newcomers, and business owners to establish a wide variety of prospectives in describing CaldWELL.

Financial Support/Resources

A Support the diversity of market-rate housing - Establish a workforce consortium to launch a workforce housing initiative that provides temporary housing solutions, helping workers secure short-term rentals while transitioning to the area. This will aid with attraction and retention due to the housing shortage as well as providing more time to find a place to live permanently.

B Engage the building community to establish a series of housing opportunities that are fully permitted

C Continue to support, promote, and invest in public-private partnerships.

D Focus on addressing childcare issues/needs by collaborating with local partners and industries - design a joint implementation childcare plan.

E Create revolving loan pools. Such as, but not limited to:

- Pre-development Loan Pool
- SystemVision™ Energy Guarantee Program
- Self Help Loan Pool
- First Time Home Buyers Program & the NC Home Advantage Tax Credit
- City of Charlotte's Acquisition, Rehabilitation & Resale Revolving Loan Fund Program
- WPCOG Essential Single Family Rehabilitation Loan Pool

Conclusion



The initiatives within this plan upon implementation will provide for a stronger more resilient Caldwell County – upon the next economic downturn, natural disaster, or large impact the County will be able to maintain its vibrancy.

Resources

Agencies

- Caldwell County Economic Development
- Caldwell County-Lenoir Housing Authority
- Caldwell County Habitat for Humanity
- North Carolina Housing Advocacy - NC Care 360
- The Western Piedmont Council of Governments offers multiple programs to promote and assist with housing needs.

Financial Support

- Building Loans
  - United States Department of Agriculture (USDA)
  - Veterans Affairs (VA)
  - Conventional
- Low/Moderate Income
  - North Carolina Housing Finance Agency (NCHFA)
  - Low-Income Housing Tax Credit Program (LIHTC)
  - U.S. Department of Housing and Urban Development (HUD)
  - Habitat for Humanity
  - The CDBG Neighborhood Revitalization Grant
- Infrastructure/Capacity
  - U.S. Department of Agriculture, Water and Waste Disposal Loan and Grant Programs
  - U.S. Department of Agriculture (USDA) Rural Community Development Initiative (RCDI)
  - U.S. Department of Housing and Urban Development (HUD) - Pathways to Removing Obstacles (PRO) Housing Program
  - Energy Efficient Home Improvement Credit / Residential Clean Energy Credit
    - Where possible, capitalize on long-term savings by applying energy tax credits to residential properties and commercial buildings.

Revolving Loan Pools

- **Pre-Development Loan Pool:** A collection of funds from multiple investors or lenders used to finance the early-stage activities of a project, such as site acquisition, planning, and permitting, before construction begins.
- **SystemVision™ Energy Guarantee Program:** Encourages the implementation of high energy efficiency standards for the construction of affordable housing.
- **Self-Help Loan Pool:** A financial program that provides affordable loans for housing or community projects, where participants contribute labor (sweat equity) to reduce costs and increase accessibility to financing.
- **Community Partners Loan:** A loan offered to community-based organizations or nonprofits to fund projects that benefit underserved communities, such as affordable housing or local development initiatives.
- **NC 1st Home Advantage Down Payment Program:** Provides eligible first-time home buyers and military veterans with $15,000 in down payment assistance.
- **NC Home Advantage Tax Credit:** Enables eligible first-time buyers (those who haven't owned a home as their principal residence in the past three years) and military veterans to save up to $2,000 a year on their federal taxes with a Mortgage Credit Certificate (MCC).
- **City of Charlotte's Acquisition, Rehabilitation & Resale Revolving Loan Fund Program:** https://www.charlottenc.gov/files/sharedassets/city/v/1/streets-and-neighborhoods/housing/documents/rfps/aug24/guidelines-arr-revolving-loan-fund-fy25.pdf
- **WPCOG Essential Single-Family Rehabilitation Loan Pool:** Provides low-interest or deferred loans to low- and moderate-income homeowners in the Western Piedmont region of North Carolina to fund essential home repairs, ensuring safety, health, and livability for residents in need.

Appendix A

Caldwell County Market Study

Demographics

2022 Population Estimates

81,587
Caldwell County Population

18,681
Lenoir

5,088
Granite Falls

5,075
Sawmills

3,819
Hudson

3,745
Gamewell

2,744
Cajah's Mountain

305
Cedar Rock

Source: NC Office of Management and Budget, 2024.

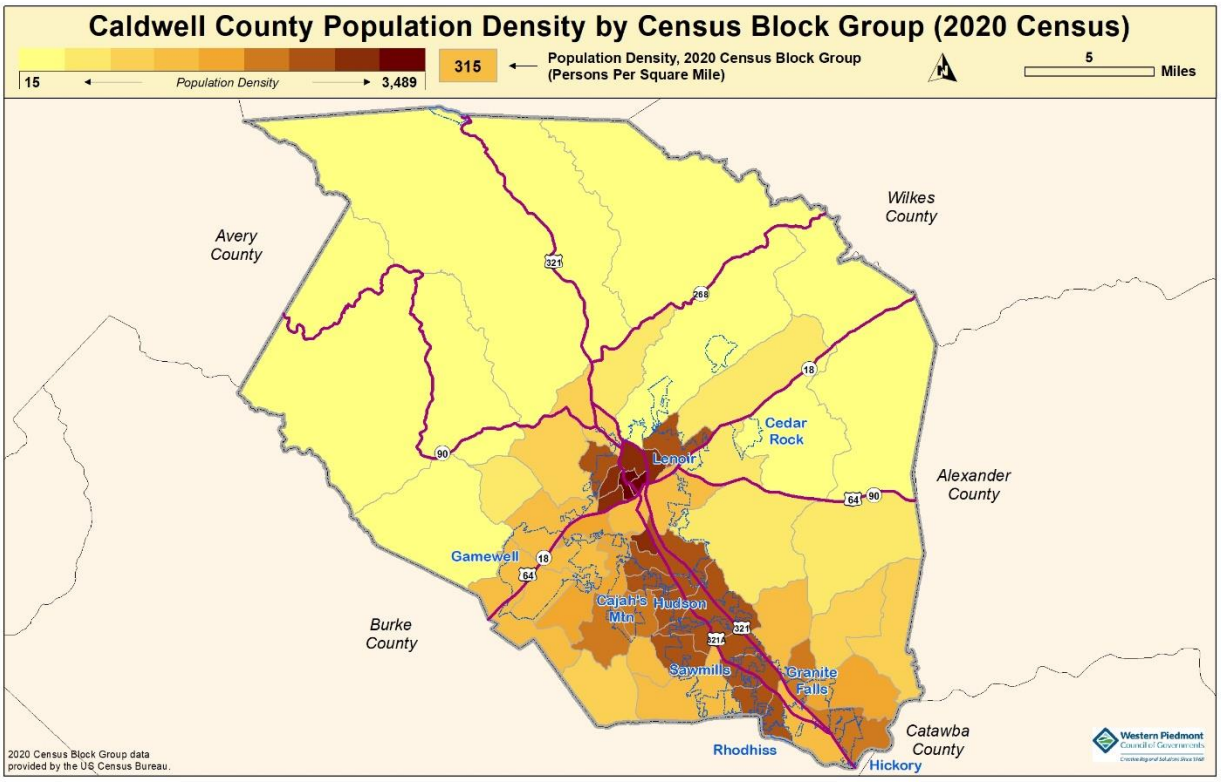
County and Municipal Population Change, 2020-2022

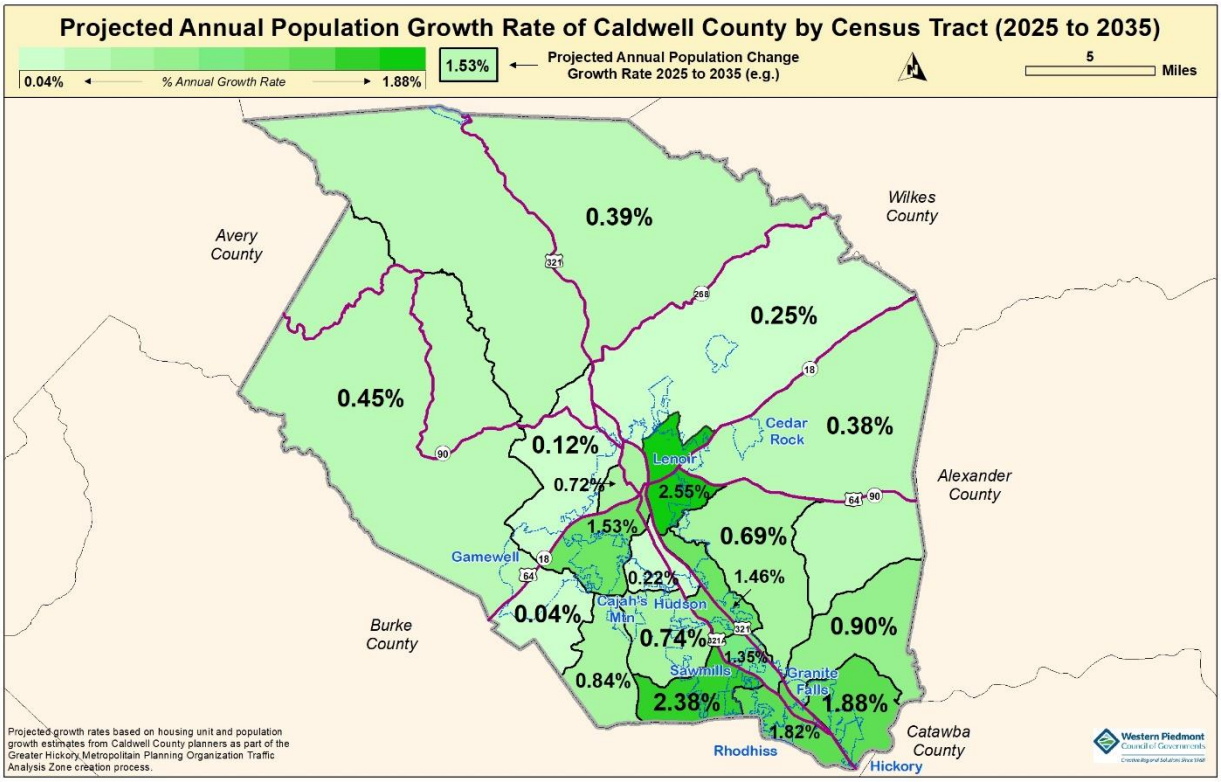
Municipality	2020 Census	2022 Estimate	Change	% Change
Lenoir	**18,352**	**18,681**	**329**	**1.8%**
Granite Falls	4,965	5,088	123	2.5%
Sawmills	5,020	5,075	55	1.1%
Hudson	3,780	3,819	39	1.0%
Gamewell	3,702	3,745	43	1.2%
Cajah's Mtn	2,722	2,744	22	0.8%
Cedar Rock	301	305	4	1.3%
Rhodhiss (Caldwell Co. Portion)	358	360	2	0.6%
Blowing Rock (Caldwell Co. Portion)	91	97	6	6.6%
Hickory (Caldwell Co. Portion)	32	34	2	6.3%
Caldwell Co. Non-municipal	41,329	41,639	310	0.8%
Caldwell Co. (Total Population)	**80,652**	**81,587**	**935**	**1.2%**

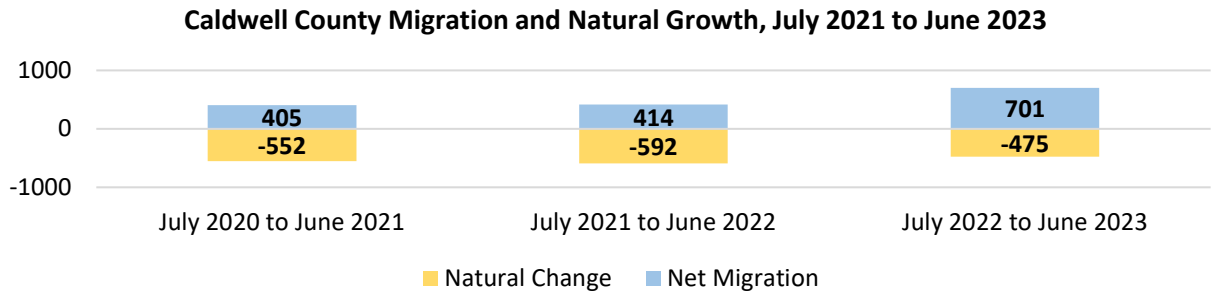
Source: NC Office of Management and Budget, 2024.

Caldwell County's population has grown 1.2% in the past two years to 81,587. Lenoir has added 329 residents since 2020 (1.8% growth) to 18,681. In terms of percentage, Granite Falls has been the fastest growing municipality in Caldwell County since 2020. About two-thirds of Caldwell County's growth over the past couple of years has either been in Lenoir or in in non-municipal parts of the County.

Results from the 2020 Census indicate that Caldwell County population densities are greatest near downtown Lenoir and between US 321 and US 321-A south of Lenoir. The fastest rates of population growth over the next ten years are projected near Lake Hickory and Lake Rhodhiss is southern Caldwell County and in Lenoir west of US 321.


Caldwell County Population Density by Census Block Group (2020 Census)
15
Population Density
3,489
315
Population Density, 2020 Census Block Group
(Persons Per Square Mile)
5
Miles
Avery County
Wilkes County
Alexander County
Burke County
Catawba County
Lenoir
Cedar Rock
Gamewell
Cajah's Mtn
Hudson
Sawmills
Granite Falls
Rhodhiss
Hickory
2020 Census Block Group data provided by the US Census Bureau.
Western Piedmont Council of Governments


Projected Annual Population Growth Rate of Caldwell County by Census Tract (2025 to 2035)
0.04%
% Annual Growth Rate
1.88%
1.53%
Projected Annual Population Change
Growth Rate 2025 to 2035 (e.g.)
5
Miles
Avery County
Wilkes County
Alexander County
Burke County
Catawba County
0.39%
0.25%
0.45%
0.38%
0.12%
0.72%
2.55%
1.53%
0.69%
0.22%
1.46%
0.04%
0.74%
0.90%
1.35%
0.84%
2.38%
1.88%
1.82%
Lenoir
Cedar Rock
Gamewell
Cajah's Mtn
Hudson
Sawmills
Granite Falls
Rhodhiss
Hickory
Projected growth rates based on housing unit and population growth estimates from Caldwell County planners as part of the Greater Hickory Metropolitan Planning Organization Traffic Analysis Zone creation process.
Western Piedmont Council of Governments

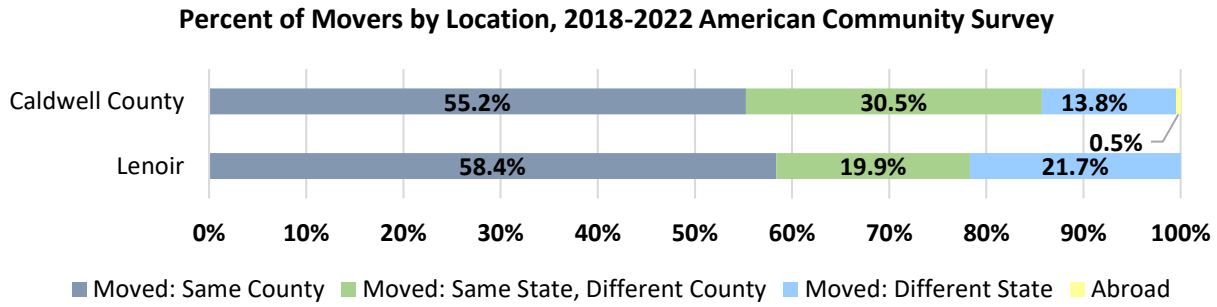


Year	Population Estimate	Change July 2020 to July 2023	Births	Deaths	Natural Change	Net Domestic Migration	Net International Migration	Net Migration
2023	80,574	-78	2,240	3,859	-1,619	1,506	14	1,520

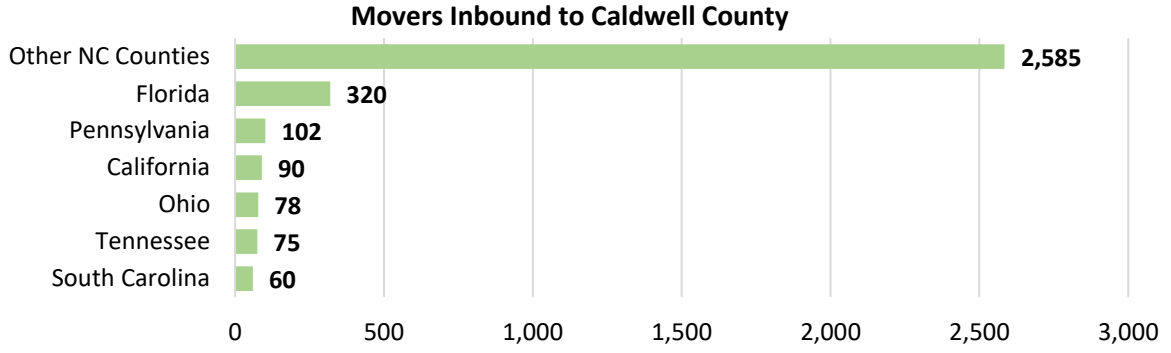
US Census Bureau Population Estimates Division, 2024.

Caldwell County Movers

More than 30% of house movers in Caldwell County moved from a different county in North Carolina. Only about 20% of house movers in Lenoir moved from a different county in North Carolina; however, more than 20% of movers to Lenoir came from a different state.



Caldwell County is attracting households from all over the United States. Florida had the most movers to Caldwell County followed by Pennsylvania, California, and Ohio (Lenoir data on which states people were moving from was not available). Over 2,500 movers to Caldwell County were from other North Carolina Counties.

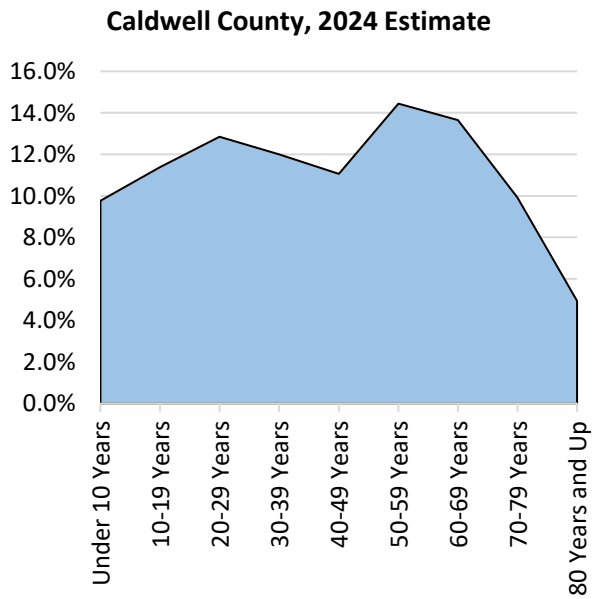


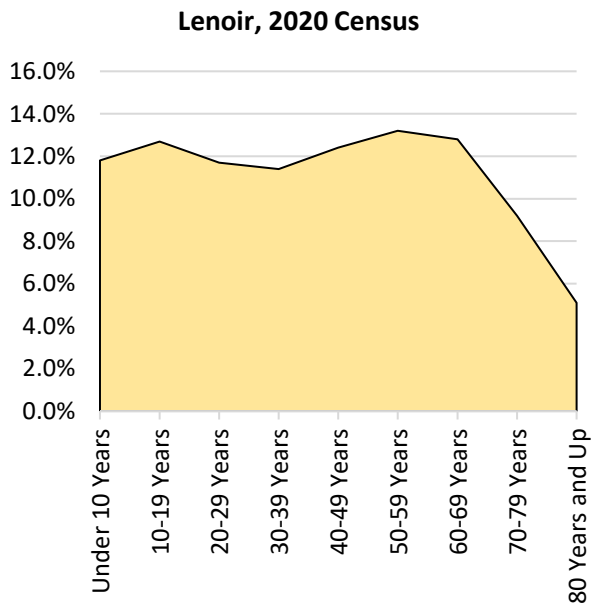
Source: 2018-2022 American Community Survey, US Census Bureau.

The highest percentage of movers to Caldwell County were between age 18 and 34 followed by age 45 and 65. In Lenoir, the highest percentage of movers were between age 45 and 65 followed by age 18 to 34. The most likely group to move (both Caldwell County and Lenoir-age 25 and over) had an educational attainment level of some college or Associates Degree. In Caldwell County, the highest percentage of movers had individual incomes between $25K and $50K while in Lenoir the highest percentage had less than $25K. More than one-third of Lenoir movers had individual incomes between $50K and $75K. Nearly 70% of the recent movers to Lenoir were in rental units compared to 45% of all Caldwell County movers.

Percentage of Movers (2018-2022 American Community Survey)	**Caldwell County**	**Lenoir**
Age		
Under 18 Years	21%	24%
18 to 34 Years	**33%**	**29%**
35 to 44 Years	11%	8%
45 to 65 Years	**26%**	**33%**
65 Years and Older	8%	6%
Educational Attainment		
High School or Equivalent	**25%**	**16%**
Some College or Associates Degree	**40%**	**36%**
Bachelor's Degree or Higher	19%	11%
Individual Income		
Less than $25,000	19%	**45%**
$25,000 to $50,000	**42%**	14%
$50,001 to $75,000	19%	**36%**
$75,000 or more	**20%**	5%
Housing Tenure		
Householder lived in owner-occupied housing units	**55%**	**31%**
Householder lived in renter-occupied housing units	**45%**	**69%**

Caldwell County and Lenoir Age Distribution





Age Group	Under 10 Years	10-19 Years	20-29 Years	30-39 Years	40-49 Years	50-59 Years	60-69 Years	70-79 Years	80 Years and Up	Total
Caldwell County	10.7%	12.9%	11.8%	10.8%	14.7%	14.9%	12.6%	7.8%	3.9%	100.0%
Lenoir**	12.3%	13.1%	10.6%	12.1%	13.7%	13.4%	11.2%	7.7%	5.9%	100.0%

** Lenoir data is from the 2020 Census. Caldwell County 2024 estimates from the NC Office of Management and Budget

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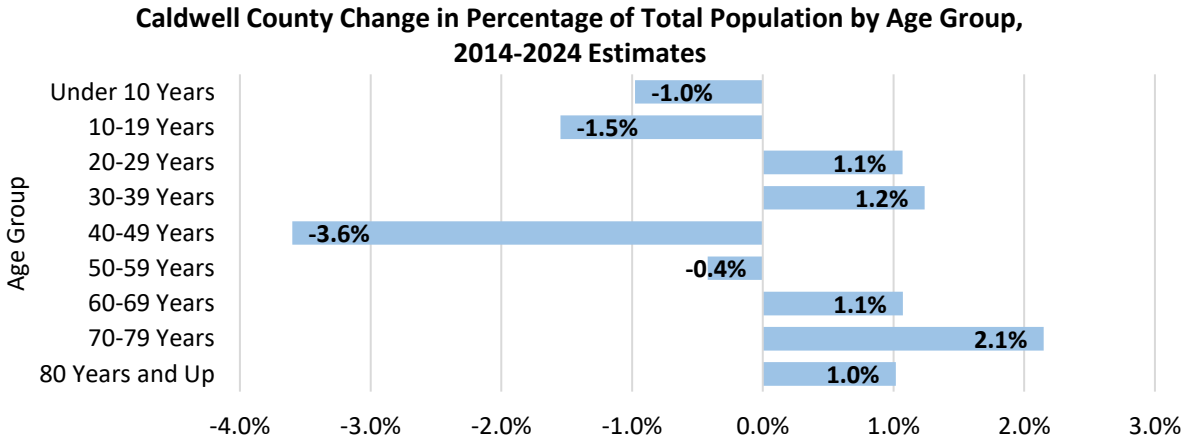
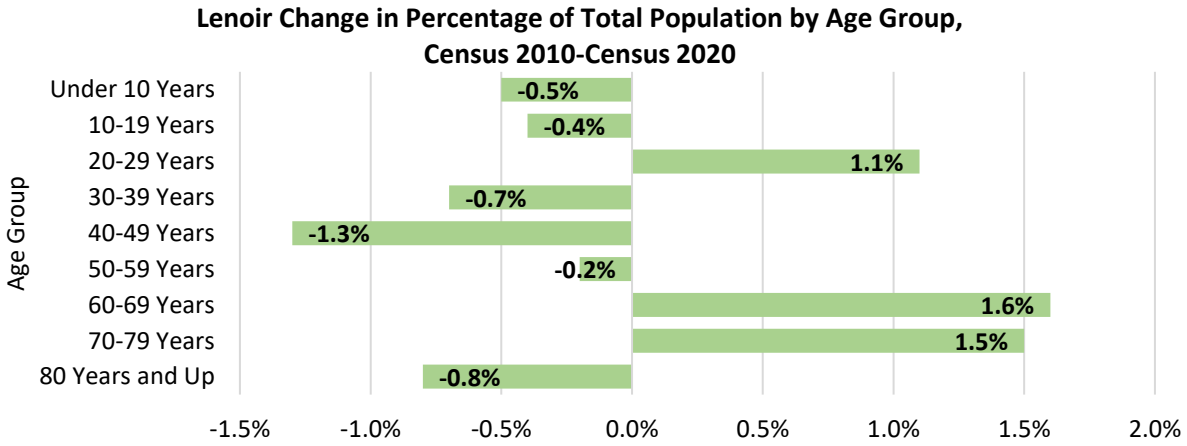




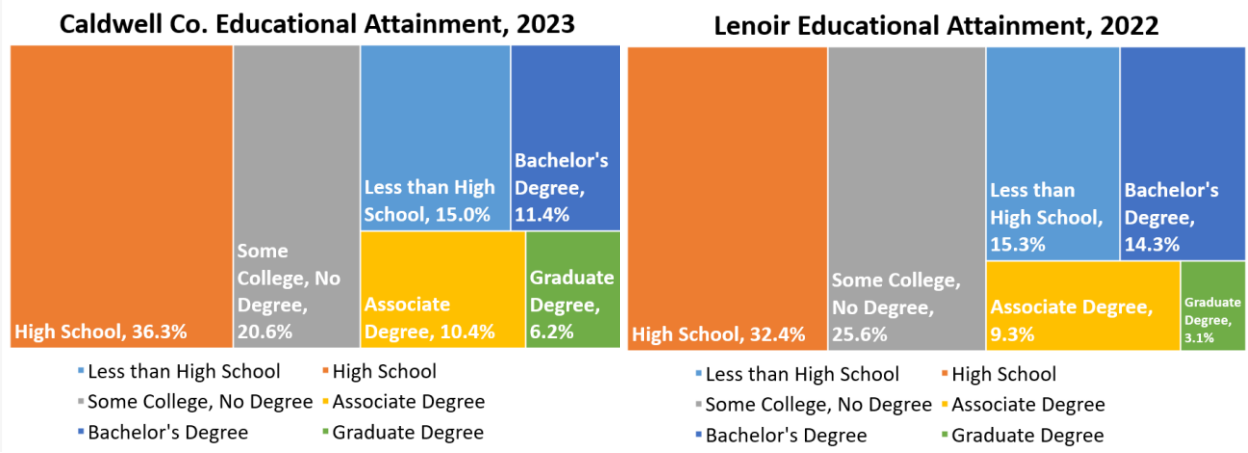
** Lenoir data is from the 2010 and 2020 Census. Caldwell County 2014 and 2024 estimates from the NC Office of Management and Budget.

Age group distribution is a critical component of labor force analysis as well as how areas development plans for services from education to health care as well as senior citizen resources. Similar too many counties and municipalities in North Carolina, Caldwell and Lenoir has a higher percentage of older adults. Over the past decade a large proportion of Caldwell County's and Lenoir's population are growing older and not being replaced proportionally with younger age groups.

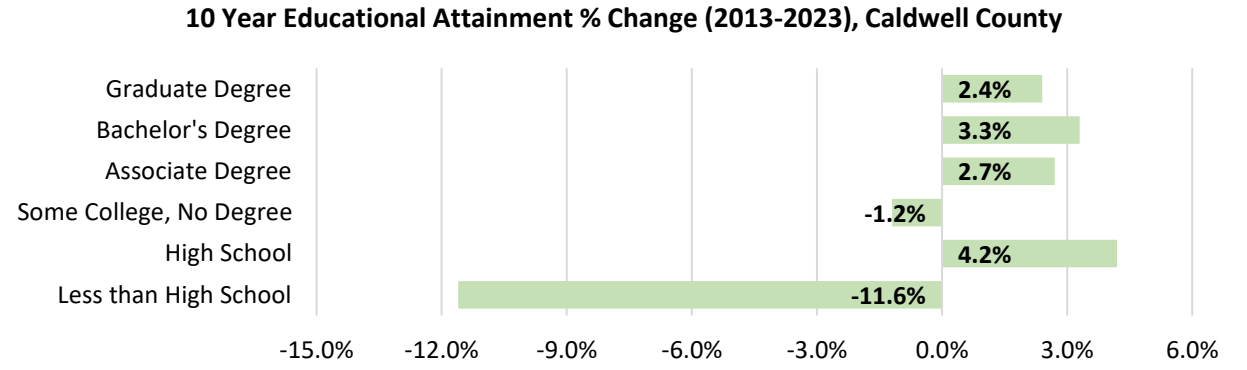
Age Group Change in Percentage of Total Population										
Age Group	Under 10 Years	10-19 Years	20-29 Years	30-39 Years	40-49 Years	50-59 Years	60-69 Years	70-79 Years	80 Years and Up	Total
Caldwell County	-1.0%	-1.5%	1.1%	1.2%	-3.6%	-0.4%	1.1%	2.1%	1.0%	100.0%
Lenoir**	-0.5%	-0.4%	1.1%	-0.7%	-1.3%	-0.2%	1.6%	1.5%	-0.8%	0.0%

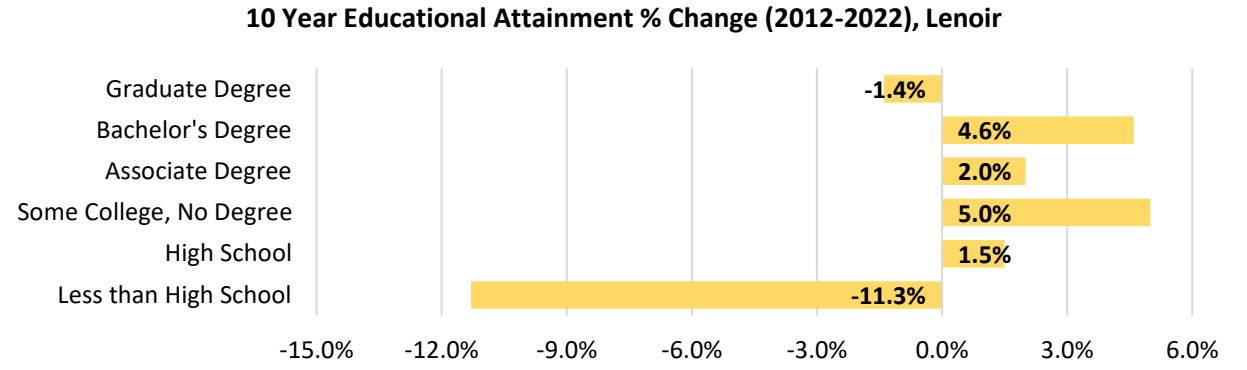
Educational Attainment

About 85% of Caldwell County's and Lenoir's population age 25 and over have a high school or higher educational attainment. About 17% to 18% of Caldwell County's and Lenoir's population age 25 and over have a Bachelor's Degree or higher. Overall, educational attainment levels have been increasing in both Caldwell County and Lenoir. From 2012 to 2022, Lenoir had a significant increase in Bachelor's Degree educational attainment, but a decrease in Graduate Degree attainment. In the past decade, Caldwell County experienced growth in both Bachelor's Degree and Graduate Degree educational attainment.



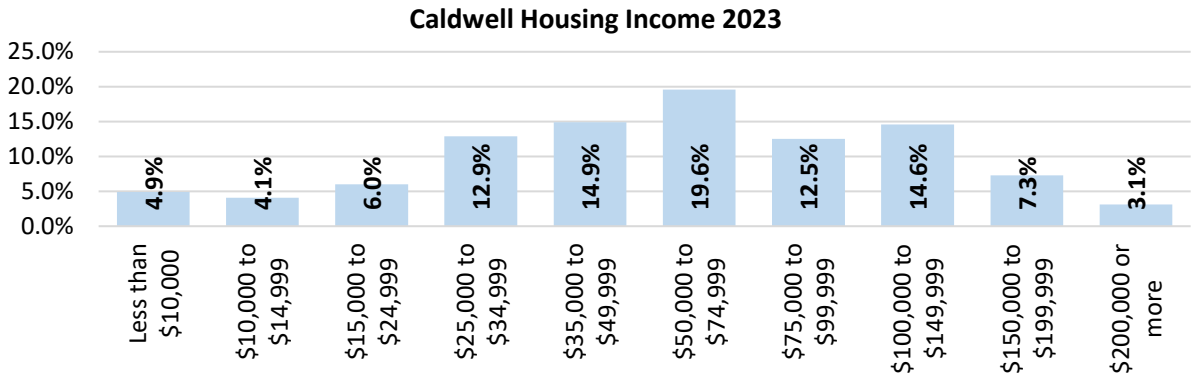
Source: 2023 and 2018-2022 American Community Survey, US Census Bureau.



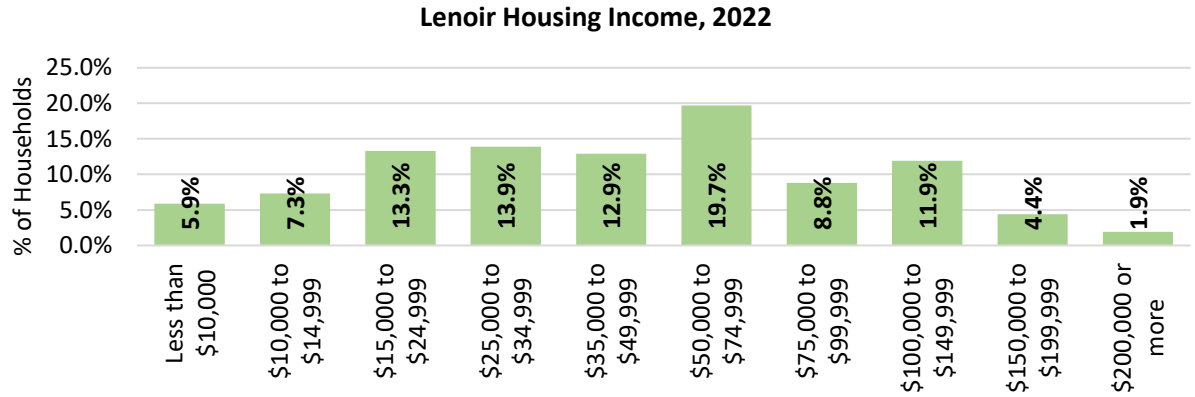


Source: 2023 and 2018-2022 American Community Survey, US Census Bureau.

Income



Source: 2023 American Community Survey, US Census Bureau.



Source: 2018-2022 American Community Survey, US Census Bureau.

Household income is an important indicator of wealth in a community. Caldwell County's and Lenoir's highest percentage of households have an annual income between $50K and $75K. In North Carolina, the highest percentage of households is in the $50K to $75K group, while in the US the highest percentage of households is the $100K to $150K group followed closely by the $50K to $75 group.

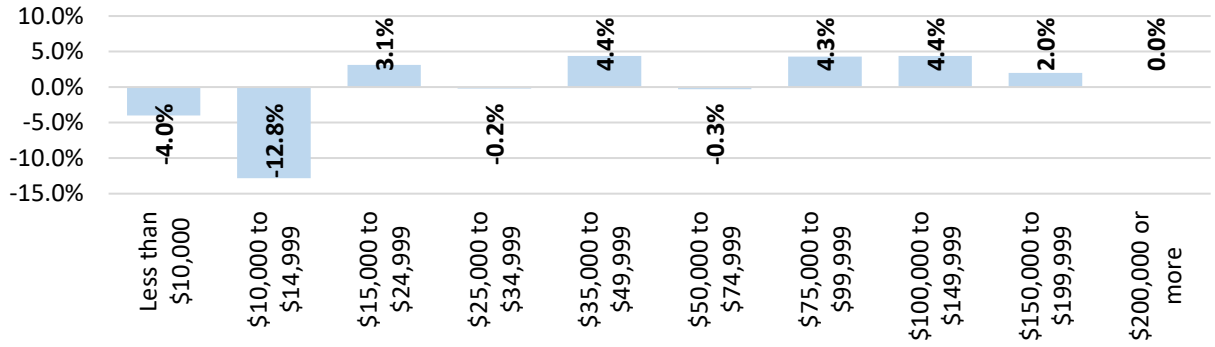
Household Income Group	Lenoir	Caldwell County	North Carolina	United States
Less than $10,000	5.9%	4.9%	5.2%	5.3%
$10,000 to $14,999	7.3%	4.1%	3.6%	3.5%
$15,000 to $24,999	13.3%	6.0%	7.0%	6.4%
$25,000 to $34,999	13.9%	12.9%	7.5%	6.8%
$35,000 to $49,999	12.9%	14.9%	11.9%	10.3%
$50,000 to $74,999	19.7%	19.6%	17.5%	16.1%
$75,000 to $99,999	8.8%	12.5%	13.0%	12.7%
$100,000 to $149,999	11.9%	14.6%	16.5%	17.4%
$150,000 to $199,999	4.4%	7.3%	7.9%	9.1%
$200,000 or more	1.9%	3.1%	9.7%	12.4%

Source: 2023 and 2018-2022 American Community Survey, US Census Bureau.

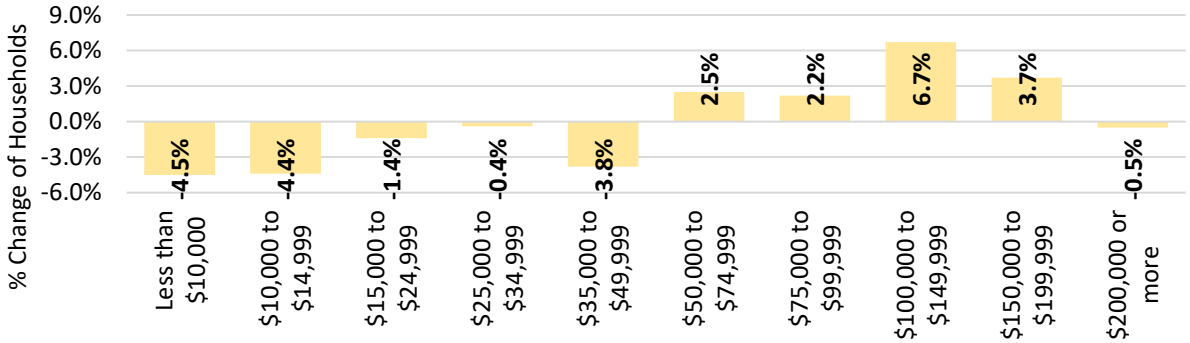
Caldwell County has seen a significant decrease the percentage of households earning $10K to $15K over the past five years. Significant growth (more than four percentage points) has occurred in the $75K to $100K and $100K to 150K groups. There has also been an increase in the percentage of homes

earning between $150K and $200K. These groups are more likely to purchase market rate housing. A similar pattern of income growth has occurred in Lenoir since 2017.

Caldwell County % Change in Household Income Groups, 2018-2023



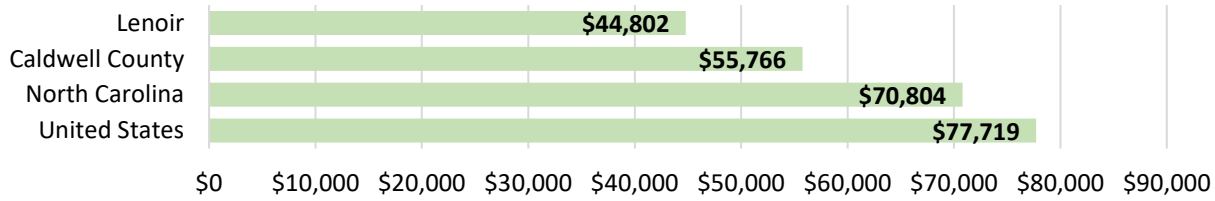
Lenoir % Change in Household Income Groups, 2017-2022



Source: American Community Survey, US Census Bureau.

The 2023 median household income in Caldwell County was $55,766 while Lenoir's median household income was $44,802. This is below the North Carolina and United States median household income, where housing costs tend be higher than Caldwell County and Lenoir.

Median Household Income, 2023*



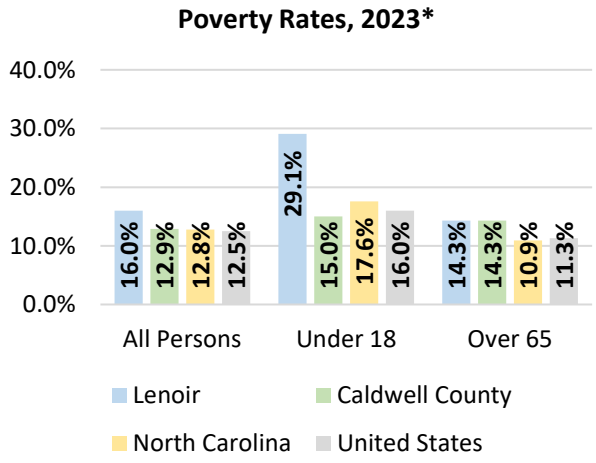
Source: 2023 American Community US Census Bureau, Lenoir data from 2018-2022 American Community Survey, US Census Bureau.

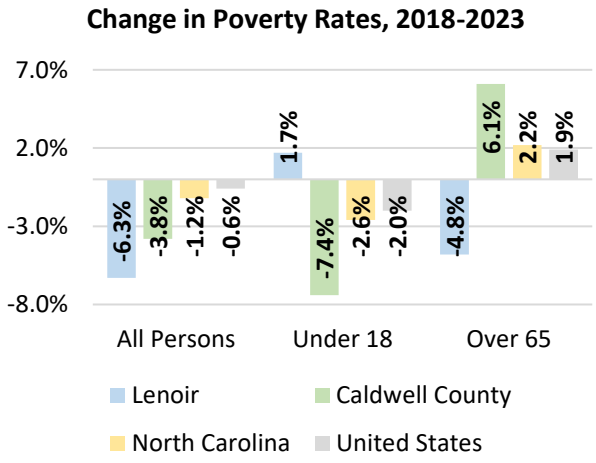
Households in Lenoir and Caldwell County receive income from a variety of different sources. In Caldwell County, more than 75% of households get income from wages or salary (69.3% in Lenoir). This percentage is lower than the State and US. Lenoir and Caldwell County have a similar percentage of income from self-employment as the State and US. More than 40% of households in Caldwell County and Lenoir have household income from Social Security. A similar percentage of households in Caldwell County and Lenoir receive income from other retirement sources as the State and US.

Types of Household Income, 2023*	Lenoir	Caldwell County	North Carolina	United States
Households With:	***%***	***%***	***%***	***%***
Wages or salary income	69.3%	75.8%	77.2%	77.7%
Self-employment income	10.5%	9.7%	10.2%	11.0%
Interest, dividends, rental income	11.3%	12.3%	17.4%	18.9%
Social Security income	44.7%	40.6%	31.7%	31.3%
Supplemental Security income	7.0%	3.8%	4.6%	5.0%
Cash public assistance income	1.4%	1.4%	1.6%	2.4%
Retirement income	23.2%	22.7%	24.9%	24.2%
Other types of income	13.6%	13.8%	12.6%	12.2%

Source: 2023 American Community US Census Bureau, Lenoir data from 2018-2022 American Community Survey, US Census Bureau.

A look at poverty levels helps communities examine the economic well-being of its residents along with indicators of the need for affordable housing options. Caldwell County's poverty rate in 2023 was 12.9% for total population, 15.0% for children under age 18, and 14.3% for age 65 and over. Lenoir's poverty rate for children (29.1%) was nearly double Caldwell County's. Lenoir's over age 65 poverty rate was like Caldwell County's, while Lenoir's poverty rate for all persons (16.0%) was higher than Caldwell County's. Overall, with the exception of Lenoir's poverty rate for children, poverty rates for Lenoir and Caldwell County were similar to the State and US. It should also be noted that poverty rates for all persons has fallen in Caldwell County and Lenoir over the past five years.

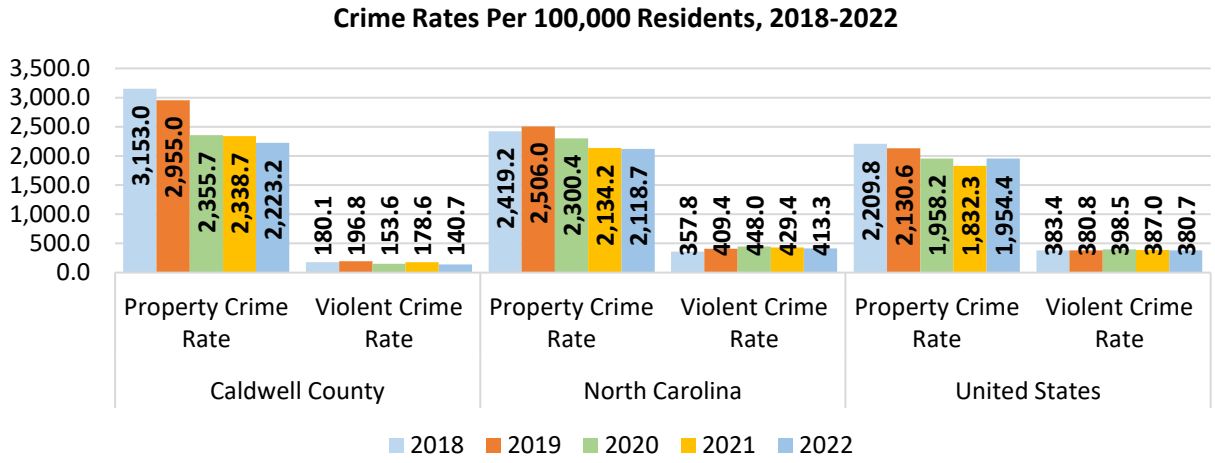




Source: 2023 American Community US Census Bureau, Lenoir data from 2018-2022 American Community Survey, US Census Bureau.

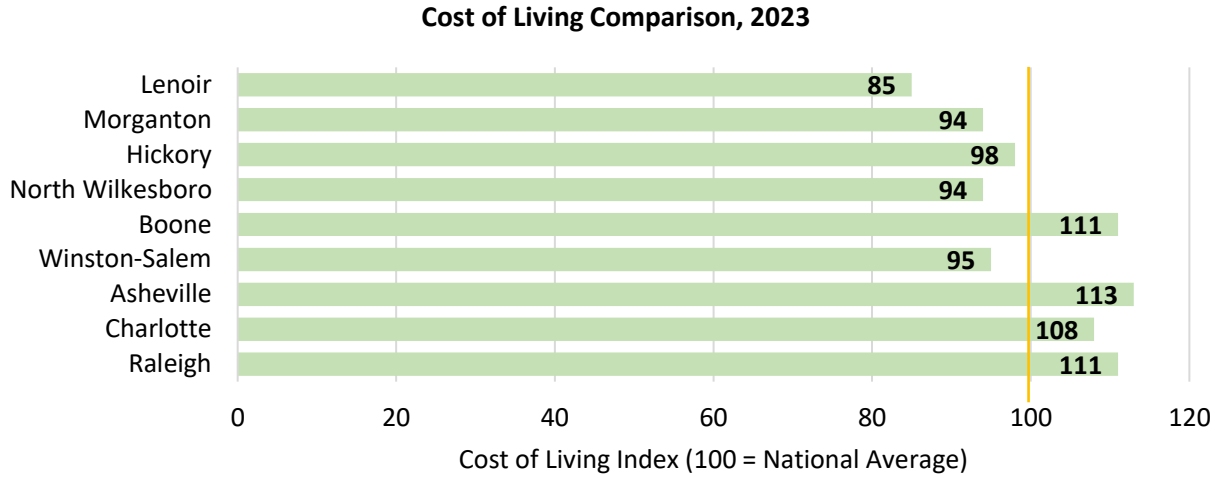
Crime

Crime rates are viewed as an acceptable gauge of livability in a community. They often reflect economic conditions and can be seen as a signal of serious issues in an area. Caldwell County's violent crime rates have been much lower than the State or the US over the past five years of available data. Property crime rates are now similar to the State, but remain slightly higher than the US. It should be noted, however, that smaller property crimes may not be reported in parts of the United States.



Sources: North Carolina State Bureau of Investigation, Crime in North Carolina, FBI Uniform Crime Reporting.

Cost of Living



Index	Lenoir	Morganton	Hickory	North Wilkesboro	Boone	Winston-Salem	Asheville	Charlotte	Raleigh
Cost of Living (Total)	**85**	94	98	94	111	95	113	108	111
Goods & Services	**91**	100	103	106	100	106	100	103	99
Groceries	**97**	98	100	97	98	97	98	100	98
Health Care	**95**	110	111	113	110	113	110	111	112
Housing	**61**	80	96	80	136	84	145	127	138
Transportation	**101**	92	94	92	92	92	92	94	93
Utilities	**101**	108	89	89	108	89	108	89	98

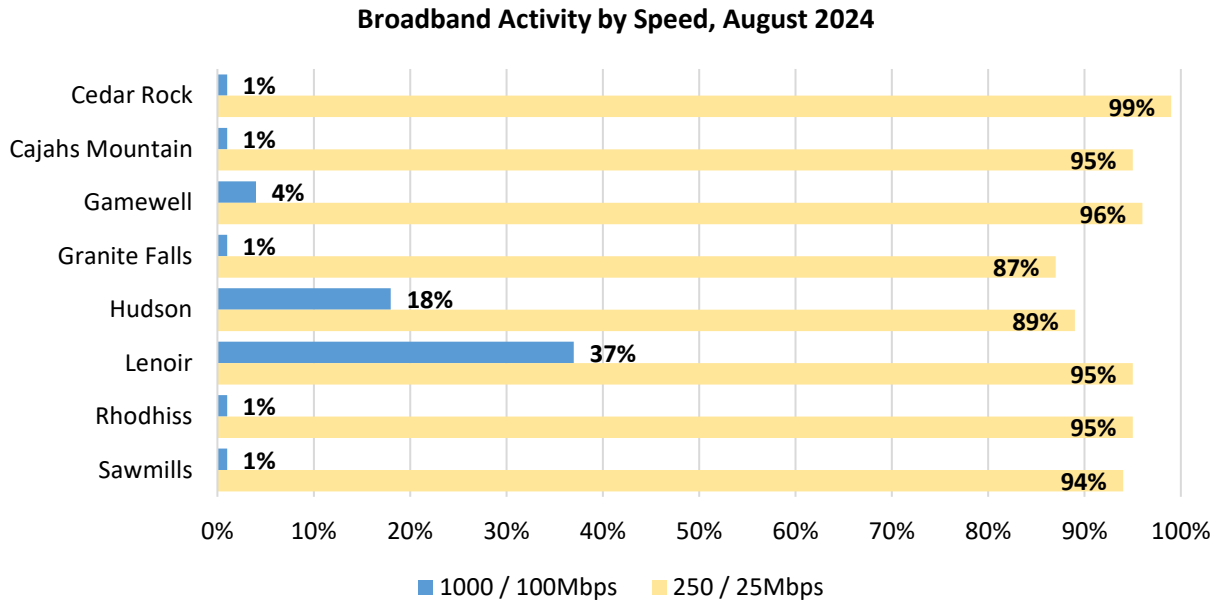
Source: AreaVibes.com derived from C2ER Index for 2023, National Average=100.

The cost of living in Lenoir is low with a cost of living index of 85 compared the national average of 100. The lowest index score was for housing at just 61 (meaning that Lenoir has some of the lowest housing costs in the United States), followed by goods and services (91), and health care (95). Lenoir's cost of living was less than many neighboring and larger municipalities in North Carolina.

For reference, the housing index is based on home price, mortgage, and apartment rent. The criteria for The Council for Community and Economic Research's (C2ER's) survey are a new home of approximately 2,400 sq. feet and a two-bedroom apartment in a complex built within the past ten years. Health care costs include several standard doctor visits and a few medications. Data for all indices are shopped by areas participating in the survey and then used as a basis to model the cost-of-living indexes for nearby areas not included directly in the survey.

Broadband Internet

Access to broadband and speed of connection in necessary to support businesses and entrepreneurship as well as local education efforts. While most households in Caldwell County's municipalities had access to basic speed broadband (25Mbs), high speed internet access (100Mbs) was much more limited. About 37% of Lenoir's households had high speed internet access followed by Hudson with 18%. Less than 5% in the other Caldwell County municipalities have high speed internet access.



Source: FCC National Broadband Map & Data Collection, as of August 2024. Mbps = Megabytes per second, a measure of speed.

Walkability and Bikeability

A different approach to analyzing the attractiveness and quality of life in a community is by looking at walkability and bikeability. Below is the methodology created by Walk Score, (www.walkscore.com) to determine walk and bike scores for Caldwell County municipalities:

Walk Score *is a branded measure of the walkability to nearby amenities by analyzing walking routes. Amenities within a 5-minute walk (.25 miles) are given maximum points, with no points given after a 30-minute walk. Walk Score also measures pedestrian friendliness by analyzing population density and road metrics. The* ***Bike Score****, another Walk Score ranking, conveys whether a location is good for biking. For a given location, a Bike Score is calculated by measuring bike infrastructure (lanes, trails, etc.), hills, destinations, and road connectivity as well as the number of bike commuters. Component scores are based on data from the United States Geological Survey, Open Street Map, and the U.S. Census.*

Walk scores for downtown locations ranged from 13 for Sawmills (car dependent) to 72 for Lenoir (very walkable). These results indicate that downtown Lenoir is very walkable for potential buyers and renters wanting to live downtown. Bike scores ranged from 19 in Granite Falls and Sawmills (somewhat bikeable) to 35 in Lenoir (also somewhat bikeable).

Scores	Lenoir	Granite Falls	Hudson	Sawmills
Walk Score (Downtown)	 Very Walkable	 Car Dependent	 Car Dependent	 Car Dependent
Bike Score (Downtown)	 Somewhat Bikeable	 Somewhat Bikeable	 Somewhat Bikeable	 Somewhat Bikeable

Source: Walk Score, www.walkscore.com accessed August 2024.

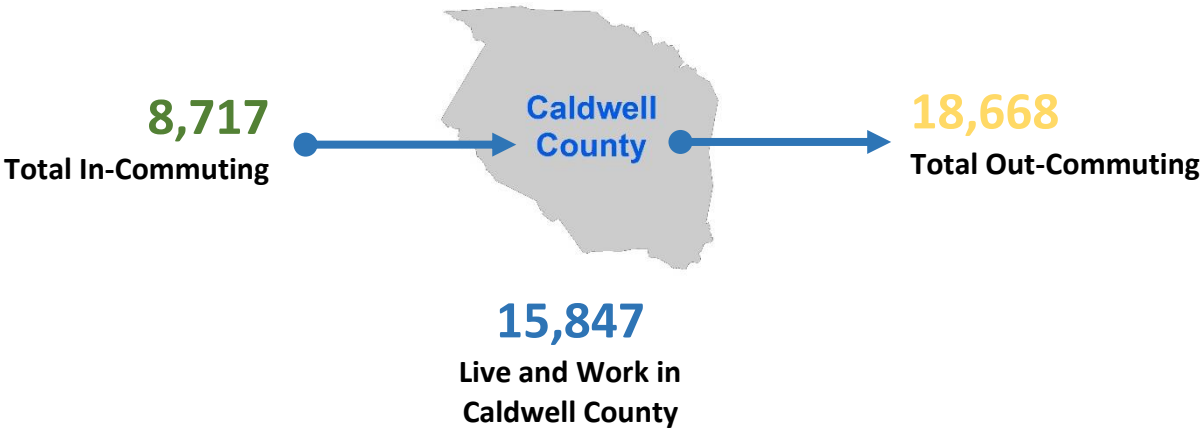
Labor Force and Commuting

Caldwell County has a labor force of over 35,000 with an unemployment rate of less than 4%. Over the past five years, the County has experienced an increase in the labor force and number of employed, with a drop in the unemployment. Caldwell County employment trends have been similar to the Hickory MSA region (Alexander, Burke, Caldwell and Catawba Counties) and the State between 2018 and 2023.

Year		Caldwell County	Hickory MSA	North Carolina
2018	Labor Force	35,852	171,260	4,911,884
	Employed	34,454	165,045	4,715,616
	Unemployment Rate	3.9%	3.6%	4.0%
2023	Labor Force	36,321	174,490	5,231,638
	Employed	35,092	168,732	5,050,870
	Unemployment Rate	3.4%	3.3%	3.5%
5-Year Change	Labor Force	469	3,230	319,754
	Employed	638	3,687	335,254
	Unemployment Rate	-0.5%	-0.3%	-0.5%

Source: North Carolina Department of Commerce, Labor & Economic Analysis Division.

Caldwell County has a much larger number of residents out-commuting from Caldwell County (over 18,000) than in-commuting to Caldwell County for employment (less than 9,000). Average travel time varied from just over 21 minutes in Sawmills to around 27 minutes in Granite Falls. Lenoir's mean travel time was 23.9 minutes while the Caldwell County's mean travel time equaled 25.8 minutes. Less than 10% of Caldwell County (and its municipalities) workers worked from home. This is much less than the State and National average.



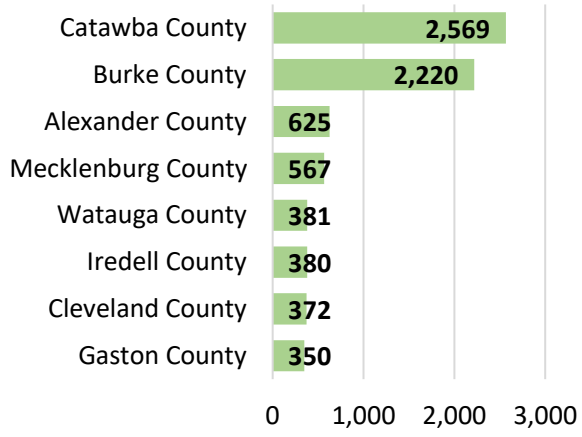
Category	Lenoir	Granite Falls	Hudson	Sawmills	Caldwell County	North Carolina	United States
Average Travel Time to Work (Minutes)	23.9	27.4	21.8	21.4	25.8	25.3	26.8

Category	Lenoir	Granite Falls	Hudson	Sawmills	Caldwell County	North Carolina	United States
% of Employed Residents Working from Home	7.4%	9.2%	3.3%	1.2%	8.2%	16.1%	13.8%

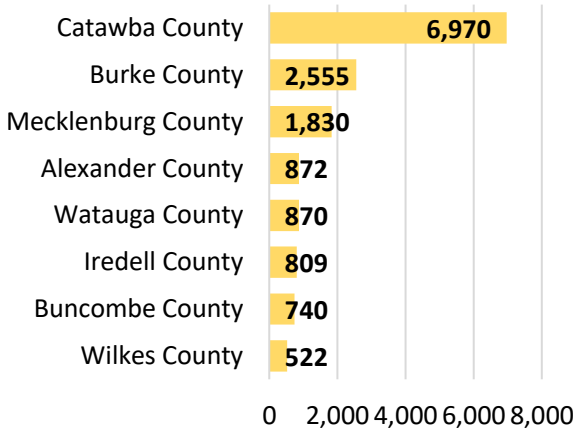
Source: 2023 American Community Survey, US Census Bureau. Municipal data from 2018-2022 ACS.

Workers who commute into Caldwell are potential targets for eventual movers to Caldwell County. Caldwell County receives thousands of workers from Burke and Catawba Counties. Nearly 7,000 Caldwell County residents work in Catawba County. Another 2,555 commute to Burke County and close to 2,000 workers commute to Mecklenburg County.

In-Commuting to Caldwell County Where People Who Work in County Live, 2021



Out-Commuting from Caldwell County Where People Who Live in County Work, 2021



Source: On the map web application, US Census Bureau.

The reach to gain future Caldwell County residents is more significant for workers within a 30- or 60-minute drive of Caldwell County. Within a 30-minute drive time, total populations exceeded 300,000 with a labor force of more than 150,000. Within a 60-minute drive time (within driving distance of the Charlotte Metro area), total populations exceeded 1.3 million with a labor force of more than 600,000.

Potential Population and Labor Force Reach within 30 and 60 drive times in Caldwell County				
Category	Lenoir	Granite Falls	Hudson	Sawmills
30 Minute Drive Time Population	323,628	365,296	334,315	344,846
30 Minute Drive Time Labor Force	157,437	178,186	162,484	167,768
30 Minute Drive Time Median Household Income	$56,949	$58,701	$58,196	$58,323
60 Minute Drive Time Population	1,327,396	1,795,217	1,523,943	1,608,217
60 Minute Drive Time Labor Force	641,322	899,889	753,849	799,979
60 Minute Drive Time Median Household Income	$62,629	$67,838	$66,537	$67,589

Source: University of Missouri Data Center and 2018-2022 American Community Survey, US Census Bureau.

Jobs and Major Employers

The largest percentage of residents in Caldwell County and Lenoir work in educational services/health care/social assistance, manufacturing, and retail trade.

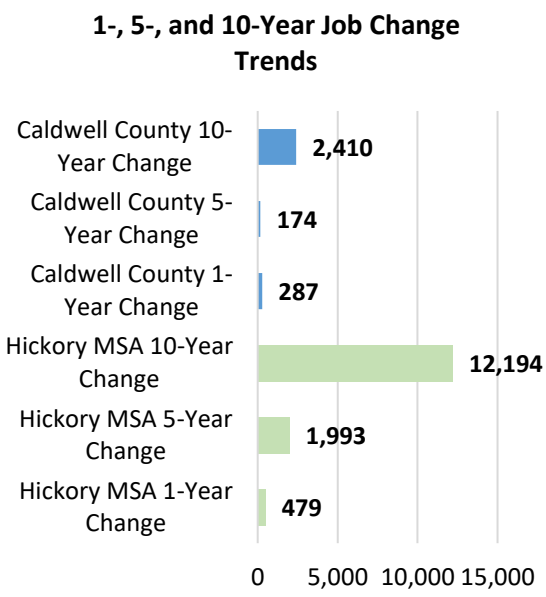
Industry Group	Lenoir	Caldwell County	Hickory MSA	30 Minute Drive Time to Lenoir
Agriculture	0.1%	0.7%	0.7%	0.9%
Construction	7.0%	9.1%	5.4%	6.4%
Manufacturing	16.6%	19.4%	23.6%	21.7%
Wholesale Trade	7.4%	3.2%	2.3%	3.0%
Retail Trade	11.5%	9.7%	10.7%	12.3%
Transportation, Utilities and Warehousing	4.1%	6.9%	4.9%	4.7%
Information	2.3%	0.6%	0.8%	1.1%
Finance and Insurance, Real Estate, Rental and Leasing	4.2%	4.0%	4.1%	3.5%
Professional, Scientific, and Management, and Administrative and Waste Services	5.8%	7.8%	8.5%	6.2%
Educational Services and Health Care and Social Assistance	23.9%	18.2%	21.4%	21.5%
Arts, Entertainment, Recreation, and Accommodation and Food Services	7.8%	9.9%	7.8%	9.2%
Other Services	7.5%	4.8%	5.4%	5.4%
Public Administration	7.8%	5.5%	4.4%	4.0%

Source: 2023 American Community Survey, US Census Bureau. Lenoir Data from 2018-2022 American Community Survey.

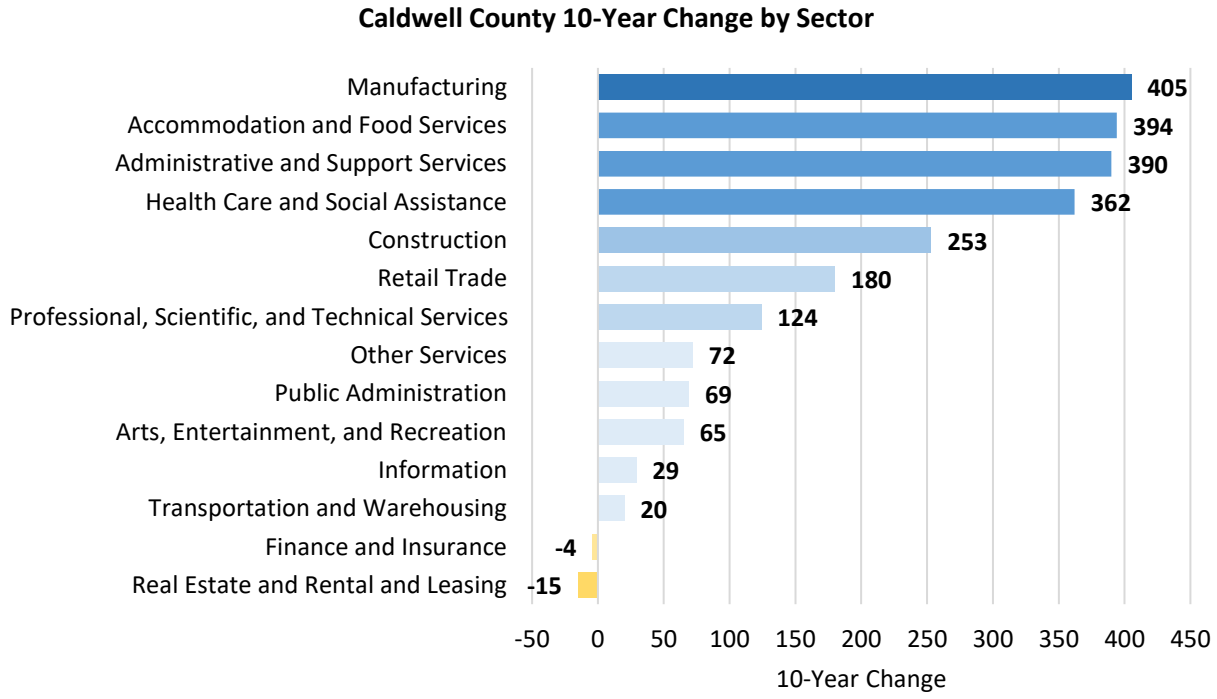
Caldwell County employed 25,375 persons in 2023 with an average weekly wage of $939. Over the past decade, employment has been increasing about 1% a year. Caldwell County had a higher percentage job growth than the Hickory MSA region between 2013 and 2023.

Jobs and Annual Wages, 2023 (Lenoir Data Not Available)			
Category	Caldwell County	Hickory MSA	North Carolina
Employment	25,375	153,832	4,830,147
1-Year Change	287	479	131,778
1-Year % Change	1.1%	0.3%	2.8%
5-Year Change	174	1,993	418,886
5-Year % Change	0.7%	1.3%	9.5%
10-Year Change	2,410	12,194	854,747
10-Year % Change	10.5%	8.6%	21.5%
2023 Average Weekly Wage	$939	$968	$1,262

Source: NC Labor and Economic Analysis Division, 2024.

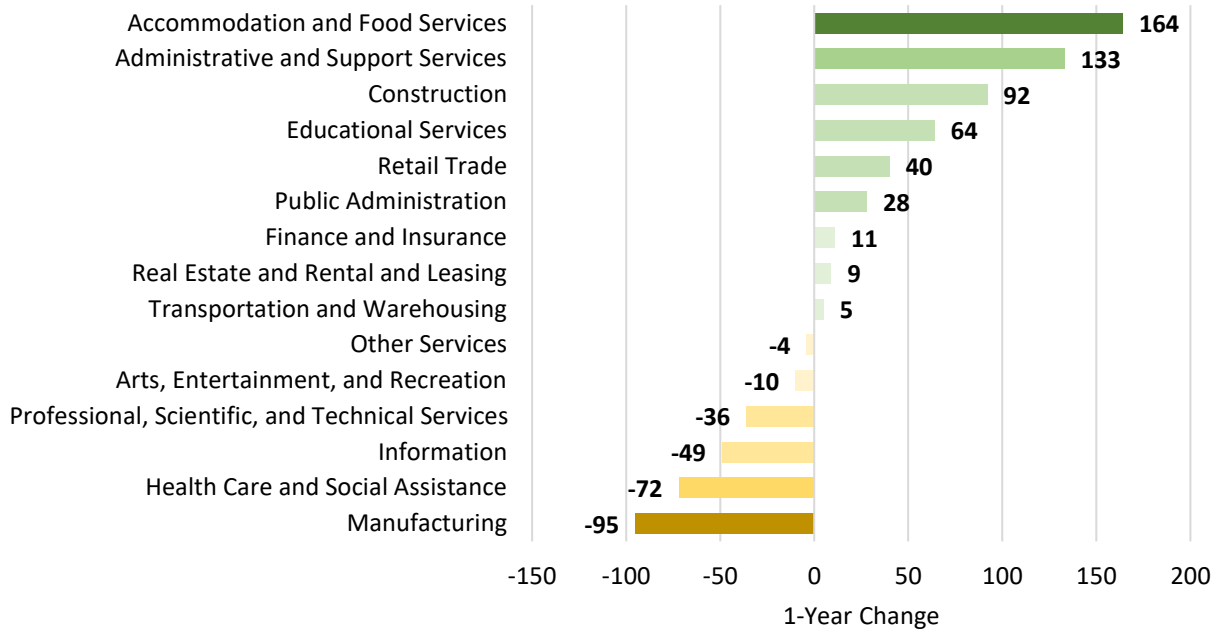


Over the past decade, manufacturing has experienced the most growth followed closely by accommodation and food services, and administrative services and health care. Over the past year, accommodation and food services had the most growth, followed by administrative services and construction.



Source: NC Labor and Economic Analysis Division, 2024.

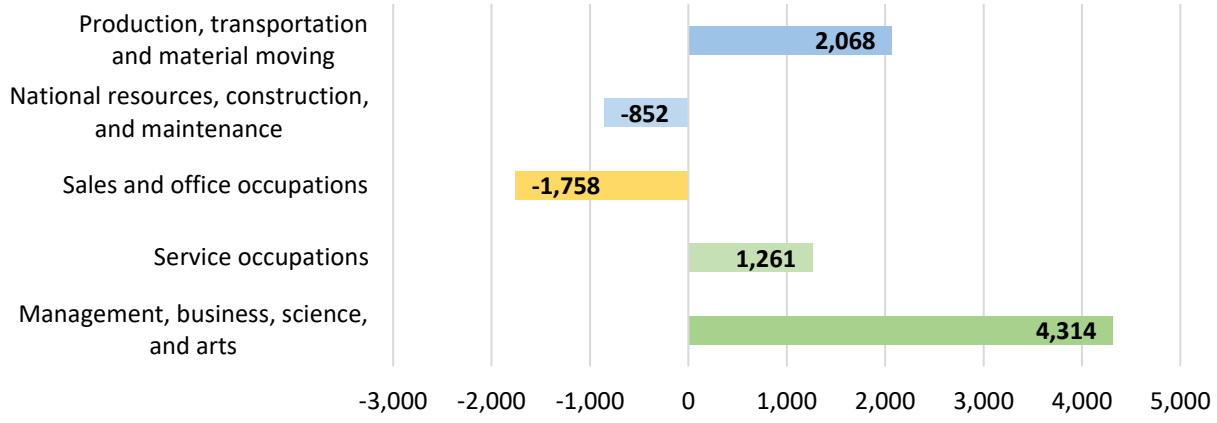
Caldwell County 1-Year Job Change by Sector



Source: NC Labor and Economic Analysis Division, 2024.

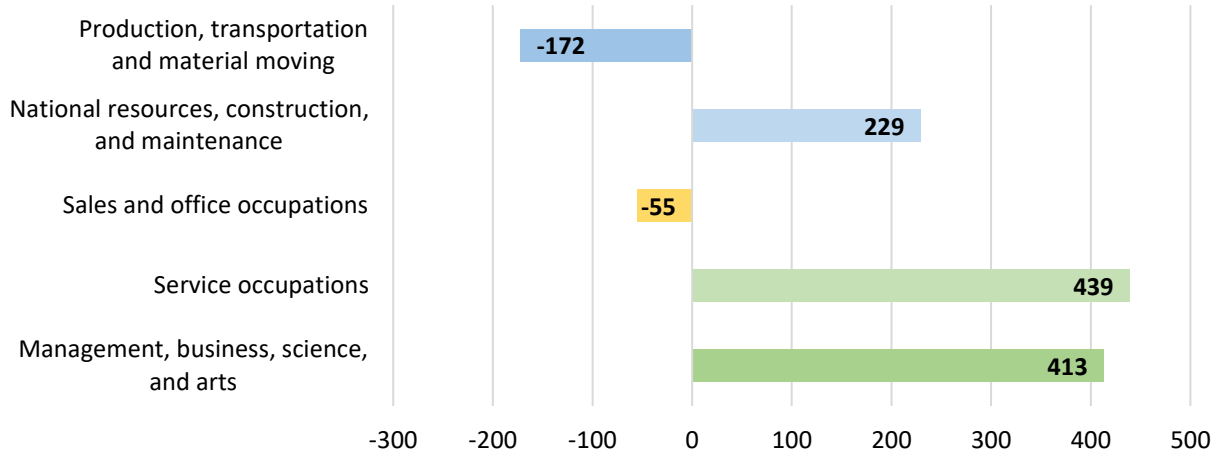
Caldwell County has seen the most occupational job growth in management, business, science, and arts over the past decade. Many of these occupations are on the higher end of wage scale. Lenoir had the most growth in service occupations followed closely by management, business, science, and arts occupations. Caldwell management occupations paid the highest median and mean wages in the County. Computer and mathematical occupations also paid well above the Caldwell County median and mean wages. Other occupation categories that pay above the County median and/or mean wage include health care practitioners and technical occupations; business and financial occupations; architecture and engineering occupations; life, physical, and social science occupations; and legal occupations. Workers in these occupation categories are the most likely targets to be able to afford new housing in Caldwell County, along with incoming retirees to the area.

Caldwell County Job Occupation Change, 2014-2023



Source: NC Labor and Economic Analysis Division, 2024.

Lenoir Job Change by Occupation, 2008-12 to 2018-22



Occupation Category	Employment	Mean Annual Wage	Median Annual Wage
Production	29,690	$43,760	$41,740
Transportation and Material Moving	18,810	$41,550	$38,660
Office and Administrative Support	16,350	$41,760	$38,380
Sales and Related	14,160	$44,530	$32,170
Food Preparation and Serving Related	12,000	$28,220	$26,750
Healthcare Practitioners and Technical	8,830	$90,460	$68,500
Educational Instruction and Library	8,070	$46,380	$48,480
Management	6,830	$119,450	$99,290
Installation, Maintenance, and Repair	6,830	$52,000	$49,320
Healthcare Support Occupations	6,780	$35,070	$34,670
Business and Financial Operations	5,790	$71,780	$62,620
Protective Service Occupations	3,590	$44,040	$42,870
Building and Grounds Cleaning and Maintenance	3,060	$32,560	$31,380
Community and Social Service	1,980	$51,300	$50,140
Personal Care and Service	1,980	$32,980	$28,670
Architecture and Engineering	1,810	$81,680	$77,690
Computer and Mathematical	1,700	$92,970	$81,750
Arts, Design, Entertainment, Sports, and Media	1,070	$52,420	$45,770
Life, Physical, and Social Science	800	$68,630	$62,060
Legal	510	$95,680	$67,570
Farming, Fishing, and Forestry	150	$38,800	$35,500

Higher than Caldwell County Average Household Income ($69,023)

Higher than Caldwell County Median Household Income ($51,592)

Source: NC Labor and Economic Analysis Division, 2024.

The top employers in Caldwell County are Merchant Distributors LLC, Caldwell County Schools, Bernhardt Furniture Company, and UNC Health. Three of the top four employers are in the private sector. Caldwell County had five employers with an employment range between 500 and 999 workers. These employers range from pharmaceuticals and furniture manufacturing industries to retail trade and public administration.

Major Employers, 4th Quarter 2023			
Company Name	Industry	Class	Employment Range
Merchants Distributors LLC	Wholesale Trade	Private Sector	1000+
Caldwell County Schools	Educational Services	Public Sector	1000+
Bernhardt Furniture Company	Manufacturing	Private Sector	1000+
UNC Health	Health Care & Social Assistance	Private Sector	1000+
Wal-Mart Associates Inc.	Retail Trade	Private Sector	500-999
Caldwell County	Public Administration	Public Sector	500-999
Caldwell Community Coll & Tech Inst	Educational Services	Public Sector	500-999
Exela Pharma Sciences LLC	Manufacturing	Private Sector	500-999
Fairfield Chair Co	Manufacturing	Private Sector	250-499
JBS USA	Manufacturing	Private Sector	250-499
Skill Creations Inc	Health Care & Social Assistance	Private Sector	250-499
Cryovac Inc	Manufacturing	Private Sector	250-499
RPM Industrial Coatings Group Inc.	Manufacturing	Private Sector	250-499
Stallergenes Greer	Manufacturing	Private Sector	250-499
City Of Lenoir	Public Administration	Public Sector	250-499
Food Lion	Retail Trade	Private Sector	100-249
Fleetgenius LLC	Manufacturing	Private Sector	100-249
United Parcel Service Inc	Transportation & Warehousing	Private Sector	100-249
Sealed Air Corporation	Manufacturing	Private Sector	100-249
McCreary Modern Inc	Manufacturing	Private Sector	100-249

Source: NC Labor and Economic Analysis Division, 2024.

Caldwell County Housing Stock

Existing Housing Stock

Total Housing Units, 2020

36,931
Caldwell County Housing Units

8,401
Lenoir

2,226
Sawmills

2,105
Granite Falls

1,717
Hudson

1,683
Gamewell

1,196
Cajah's Mountain

136
Cedar Rock

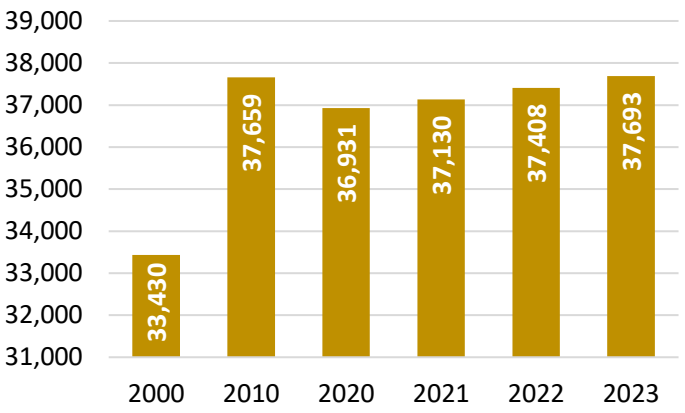
Source: 2020 Census US Census Bureau.

Occupied and Vacant Housing Units, 2020

Area		Total	Occupied	Vacant
Caldwell County	#	**36,931**	**33,166**	**3,765**
	%	**100.0%**	**89.2%**	**10.2%**
Lenoir	#	**8,401**	**7,600**	**801**
	%	**100.0%**	**90.5%**	**9.5%**
Sawmills	#	2,226	2,072	154
	%	100.0%	93.1%	6.9%
Granite Falls	#	2,105	1,970	135
	%	100.0%	93.6%	6.4%
Hudson	#	1,717	1,617	100
	%	100.0%	94.2%	5.8%
Gamewell	#	1,683	1,533	150
	%	100.0%	91.1%	8.9%
Cajah's Mtn	#	1,196	1,110	86
	%	100.0%	92.8%	7.2%
Cedar Rock	#	136	131	5
	%	100.0%	96.3%	3.7%

Source: 2020 Census US Census Bureau.

Caldwell County Housing Units, 2000-2023



Source: 2000-2020 Census US Census Bureau. 2021 to 2023 Estimates based on new residential building permit activity in Caldwell County.

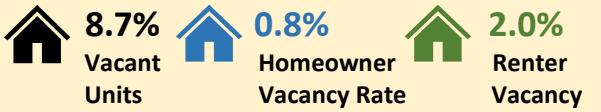
Results from Census 2020 showed that Caldwell County had a total of 36,931 units. About 10% of these housing units are reported as "vacant," although many of these homes are seasonal homes in which the homeowner lives there only for a portion of the year. The 2023 estimate for total housing units in Caldwell County is 37,693, based on new residential building permit activity between 2020 and 2023. Lenoir had just over 8,400 units in 2020. About 9.5% of housing units in Lenoir were reported as "vacant" in 2020.

Results from the American Community Survey reveal trends in owner-occupied units, as well as trends in available owner-occupied and renter units in Caldwell County and Lenoir. While 8.7% of units were considered "vacant," the homeowner vacancy rate was less than 1%. The homeowner vacancy rate is the proportion of the homeowner inventory which is vacant for sale. Meaning less than 1% of the homeowner inventory is available for sales. The data clearly shows the need for additional inventory in the housing market.

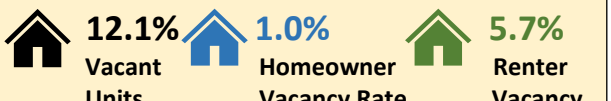
A similar story holds true in the rental market. The rental vacancy rate is the proportion of the rental inventory which is vacant for rent. Only 2% of the available rental market in Caldwell County is available for rent. Again, the data clearly shows the need for additional rental inventory.

In Lenoir, 2023 ACS results showed that 12.1% of housing units were vacant, however, the homeowner vacancy rate was also extremely low (1.0%). The rental rate was slightly better at 5.7%.

Caldwell County Vacancy Rate, 2023



Lenoir Vacancy Rate, 2023

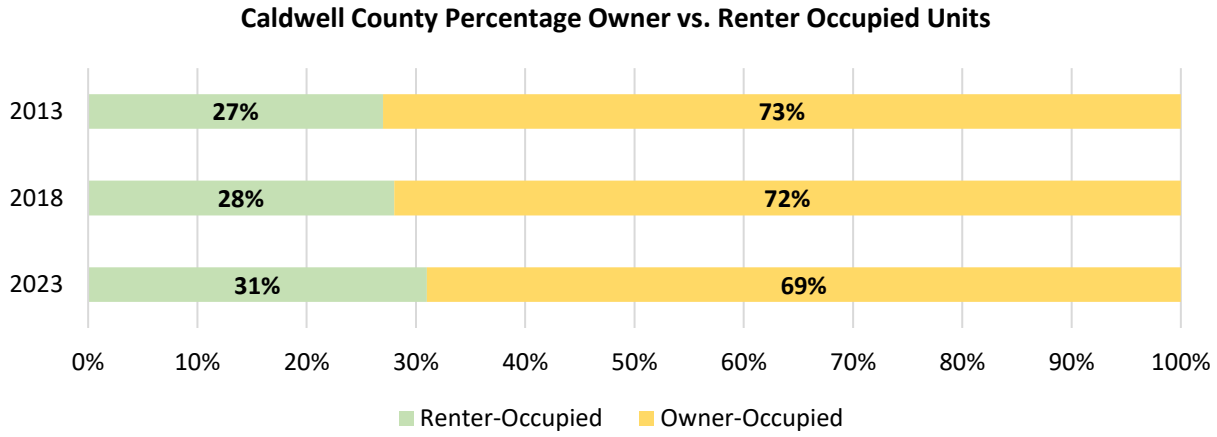


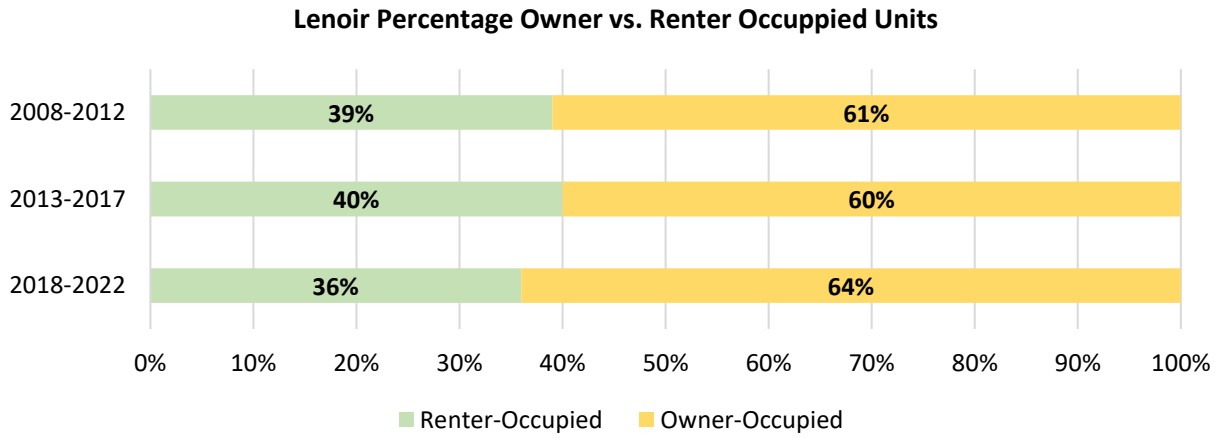
Caldwell County					
Year	2013 ACS	2018 ACS	2023 ACS	10-Year Change	5-Year Change
Total Housing Units	37,418	38,062	37,643	0.6%	-1.1%
% Occupied Units	78.8%	82.9%	91.3%	12.5%	8.4%
% Vacant Units	21.8%	17.1%	8.7%	-13.1%	-8.4%
Homeowner Vacancy Rate	0.8%	1.8%	0.8%	0.0%	-1.0%
Rental Vacancy Rate	15.1%	4.8%	2.0%	-13.1%	-2.8%
Lenoir					
Year	2008-2012 ACS	2013-2017 ACS	2018-2022 ACS	10-Year Change	5-Year Change
Total Housing Units	8,785	8,607	8,660	-1.4%	0.6%
% Occupied Units	81.8%	83.8%	87.9%	6.1%	4.1%
% Vacant Units	18.2%	16.2%	12.1%	-6.1%	-4.1%
Homeowner Vacancy Rate	5.4%	3.4%	1.0%	-4.4%	-2.4%
Rental Vacancy Rate	16.8%	8.3%	5.7%	-11.1%	-2.6%

Source: American Community Survey, US Census Bureau.

There has been a slow increase in the percentage of renter-occupied units in Caldwell County over the past decade. In 2013, 27% of units were renter-occupied. By 2023, 31% of units were renter-occupied. This change has been caused by an increase in multi-family housing along with some owner-occupied being converted to renter-occupied units.

Interestingly, while Caldwell County (as a whole) has seen an increase in the number of renter-occupied units, Lenoir has seen an increase in the percentage of owner-occupied units. The percentage of owner-occupied units in the City has grown from 60% in 2008-2012 to 64% in 2018-2022. This change has occurred due to new single-family homes being added inside Lenoir's city limits over the past decade.





Source: 2023 American Community Survey, US Census Bureau. Lenoir Data from 2018-2022 American Community Survey.

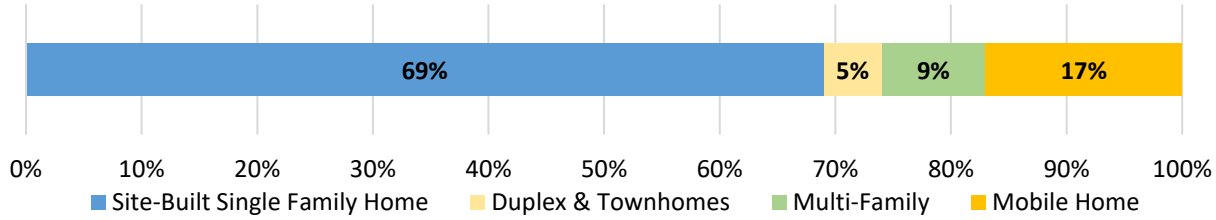
Household size for both owner- and renter-occupied units have been shrinking over the past decade in Caldwell County and Lenoir (following national trends). Owner-occupied household size has declined to 2.3 in Caldwell County while renter-occupied household size has fallen to 1.99 in Lenoir. This trend means that interested owners and renters may be willing to except small sized units that are lower in purchase or rental price.

Caldwell County and Lenoir Average Household Size, Owner- vs. Renter-Occupied					
Caldwell County					
Year	**2013 ACS**	**2018 ACS**	**2023 ACS**	**10-Year Change**	**5-Year Change**
Owner-Occupied Average Household Size	2.78	2.60	2.30	-0.48	-0.30
Renter-Occupied Average Household Size	2.75	2.47	2.36	-0.39	-0.11
Lenoir					
Year	**2008-2012 ACS**	**2013-2017 ACS**	**2018-2022 ACS**	**10-Year Change**	**5-Year Change**
Owner-Occupied Average Household Size	2.68	2.43	2.52	-0.16	0.09
Renter-Occupied Average Household Size	2.07	2.36	1.99	-0.08	-0.37

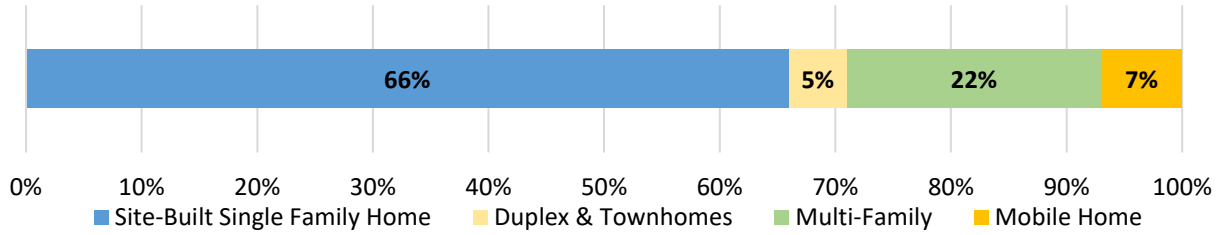
Source: American Community Survey, US Census Bureau.

About 69% of Caldwell County residents, and 66% of Lenoir residents, live in a site built single-family home. More than 20% of housing units in Lenoir are multi-family compared to less than 10% of Caldwell County units. Mobile homes make up 17% of housing units in Caldwell County, but only 7% of housing units in Lenoir.

Caldwell County Type of Home, 2023



Lenoir Type of Home, 2022



Caldwell County and Lenoir Housing Unit Types					
Caldwell County					
Year	**2013 ACS**	**2018 ACS**	**2023 ACS**	**10-Year Change**	**5-Year Change**
Site-Built Single Family	**65.0%**	**66.7%**	**68.7%**	**3.7%**	**2.0%**
Multi-Family	**13.4%**	**12.2%**	**14.4%**	**1.0%**	**2.2%**
Townhome	0.2%	1.0%	2.1%	1.9%	1.1%
Duplex	3.2%	1.6%	2.9%	-0.3%	1.3%
3 or 4 Units	2.8%	1.9%	2.9%	0.1%	1.0%
5 to 9 Units	4.0%	4.1%	4.8%	0.8%	0.7%
10 or More Units	3.2%	3.6%	1.7%	-1.5%	-1.9%
Mobile Home	**21.6%**	**21.1%**	**17.0%**	**-4.6%**	**-4.1%**
Lenoir					
Year	**2008-2012 ACS**	**2013-2017 ACS**	**2018-2022 ACS**	**10-Year Change**	**5-Year Change**
Site-Built Single Family	**69.8%**	**71.4%**	**66.4%**	-3.4%	-5.0%
Multi-Family	**20.5%**	**21.3%**	**26.9%**	6.4%	5.6%
Townhome	0.9%	0.8%	1.7%	0.8%	0.9%
Duplex	4.0%	3.7%	3.5%	-0.5%	-0.2%
3 or 4 Units	4.8%	3.8%	8.4%	3.6%	4.6%
5 to 9 Units	6.6%	6.2%	3.5%	-3.1%	-2.7%
10 or More Units	4.2%	6.8%	9.8%	5.6%	3.0%
Mobile Home	**9.7%**	**7.3%**	**6.7%**	-3.0%	-0.6%

Source: American Community Survey (ACS), US Census Bureau.

Caldwell County has experienced a significant increase in the percentage of single-family homes with a decrease in the percentage of mobile homes. Townhomes are slowly becoming a larger percentage of multi-family housing in the County. The percentage of multi-family homes in Lenoir has grown from

20.5% in 2008-2012 to 26.9% in 2018-2022. Like the County, Lenoir has seen a decrease in the percentage of mobile homes over the past decade.

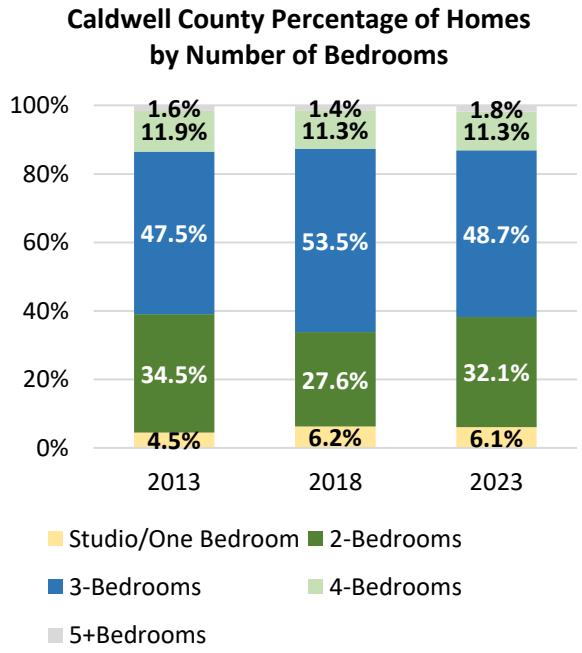
Little change in the percentage of two- or three-bedroom units has occurred over the past ten years, although it should be noted that there has been a small increase in studio/one-bedroom units in Lenoir, as some one-bedroom multi-family units have been added in recent years.

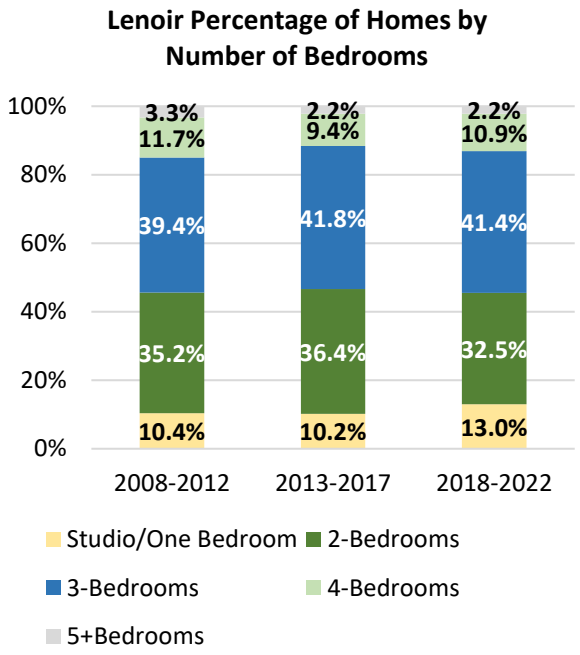
Number of Bedrooms of Housing Units in Caldwell County, 2023

6.1%	32.1%	48.7%	11.3%
Studio or 1 Bedroom	2-Bedroom Units	3-Bedroom Units	4+-Bedroom Units

Number of Bedrooms of Housing Units in Lenoir, 2022

13.0%	32.5%	41.4%	13.1%
Studio or 1 Bedroom	2-Bedroom Units	3-Bedroom Units	4+-Bedroom Units

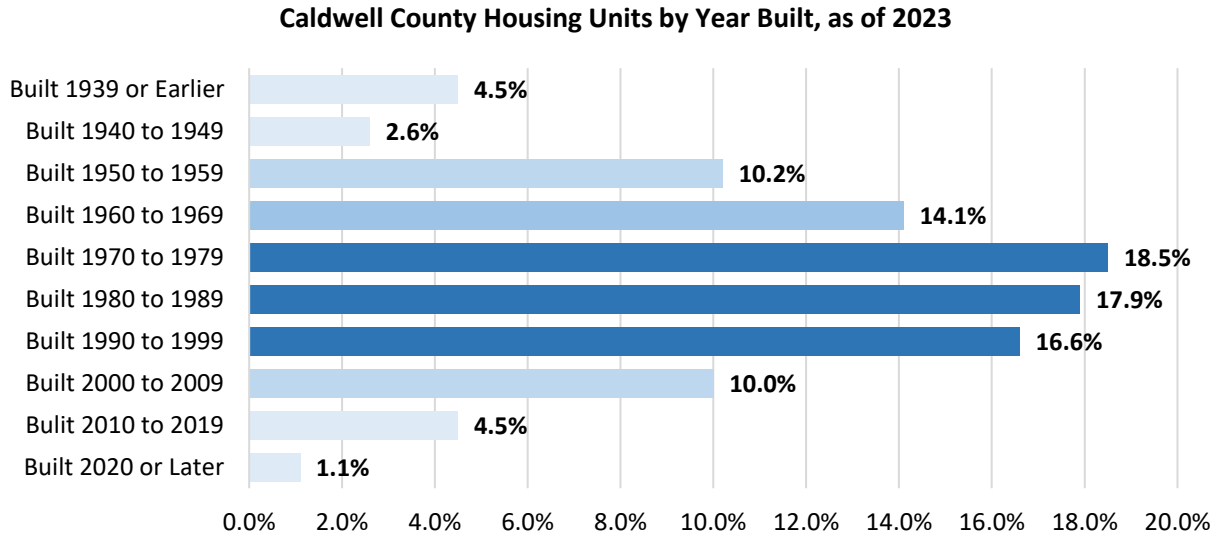


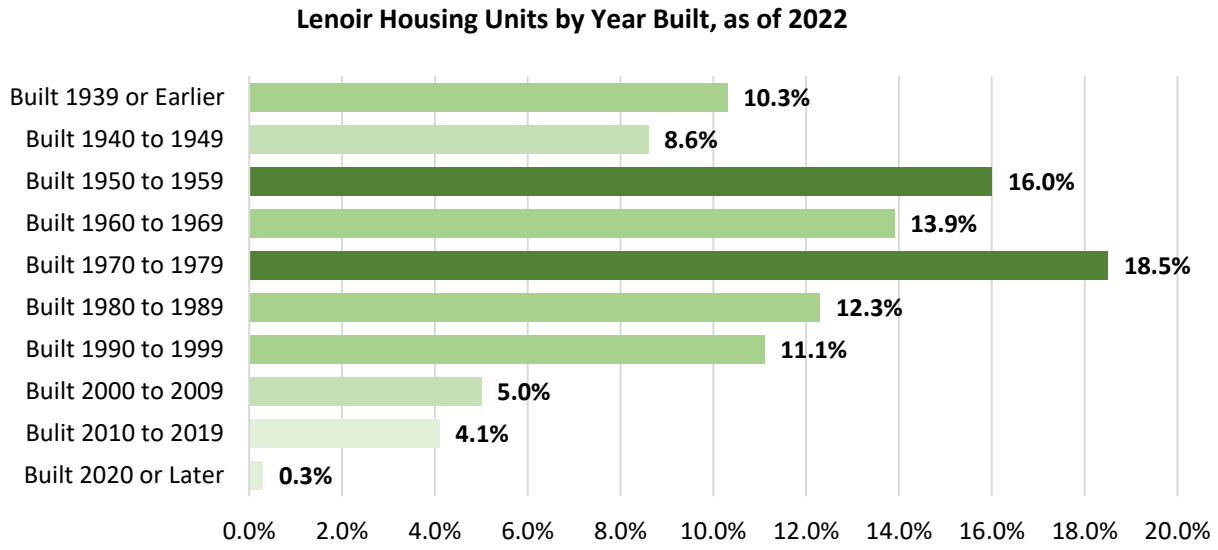


Data from 2018-2022 American Community Survey.

Only **16%** of Homes in Caldwell County were Built in this Century (Since 2000)

Only **9%** of Homes in Lenoir were Built in this Century (Since 2000)



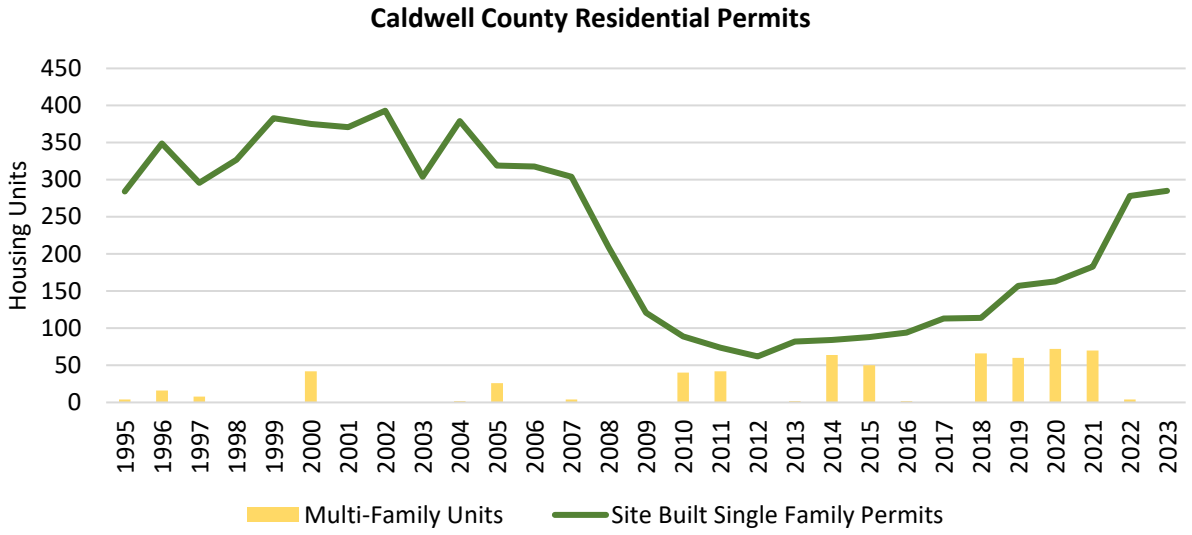


Source: 2023 American Community Survey, US Census Bureau. Lenoir Data from 2018-2022 American Community Survey.

Both Caldwell County and Lenoir have older housing stock, indicating the need for new housing as quickly as possible. Over 50% of homes in Caldwell County were built between 1970 and 2000. Almost one-third of homes in Caldwell were built before 1970. Nearly 50% of homes in Lenoir were built before 1970, meaning that these structures are more than 50 years old. In Lenoir, about two in five homes were built between 1970 and 2000. Less than 10% of homes were built between 2000 and 2022.

Residential Building Permits

An older housing stock in Caldwell County and Lenoir infers that new residential construction has not kept pace for residents (both existing and new movers) for many years. The pace of new Caldwell County residential construction has yet to return to the volume of construction in the years prior to the 2008 “Great Recession.” Multi-family construction is only a small percentage of new building permits units, although there were some multi-family projects between 2018 and 2021.



Residential construction data reveals that the number of new site-built single-family units has more than tripled since 2013. Estimated construction values have substantially increased from $20 million in 2013 to more than $111 million in 2023. In fact, the average estimated single-family construction value has more than doubled from $195K in 2010 to nearly $400K in 2023.

Years	Total Units	Total Value	Site Built Single-Family Units	Site Built Single-Family Estimated Construction Value	Multi-Family Buildings	Multi-Family Units	Multi-Family Estimated Construction Value
2013	84	$20,308,819	82	$20,033,819	1	2	$275,000
2014	148	$26,489,487	84	$22,560,487	4	64	$3,929,000
2015	138	$28,761,194	88	$24,323,194	1	50	$4,438,000
2016	96	$25,584,498	94	$25,404,498	1	2	$180,000
2017	113	$27,555,420	113	$27,555,420	0	0	$0
2018	180	$42,462,595	114	$39,342,545	5	66	$3,120,050
2019	217	$48,346,384	157	$43,773,659	1	60	$4,572,725
2020	235	$54,665,386	163	$50,305,386	7	72	$4,360,000
2021	253	$66,272,140	183	$59,315,970	16	70	$6,956,170
2022	282	$96,544,597	278	$96,044,597	2	4	$500,000
2023	285	$111,750,381	285	$111,750,381	0	0	$0

Source: US Census, Caldwell County Building Permits. Data Excludes Mobile Homes.

Average Estimated Site-Built Single Family Construction Values

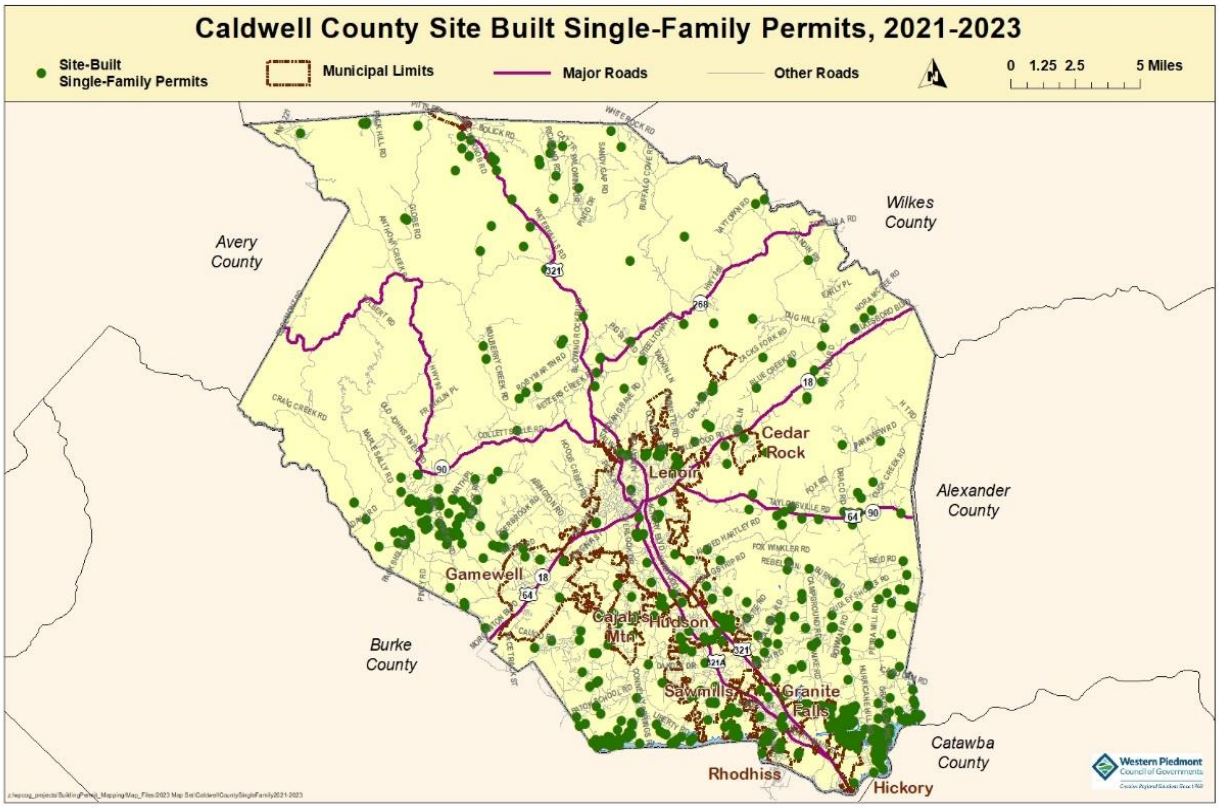
$195,042
Average Site-Built Single-Family 2010

$276,400
Average Site-Built Single-Family 2015

$308,622
Average Site-Built Single-Family 2020

$392,107
Average Site-Built Single-Family 2023

New residential construction has been concentrated mostly near Lake Hickory and Rhodhiss in southern Caldwell County, and at the Coves near Collettsville. These homes tend to have higher estimated residential construction costs and are often used just seasonally. There has been some residential development near US 321 and US 321-A between Lenoir and Granite Falls where water and sewer infrastructure is more readily available.



Almost two-thirds of building permit activity in Caldwell County during 2023 occurred in non-municipal areas. Cajah's Mountain had the most building permit activity among the Caldwell County municipalities with 35 new units followed by Lenoir with 30 units.

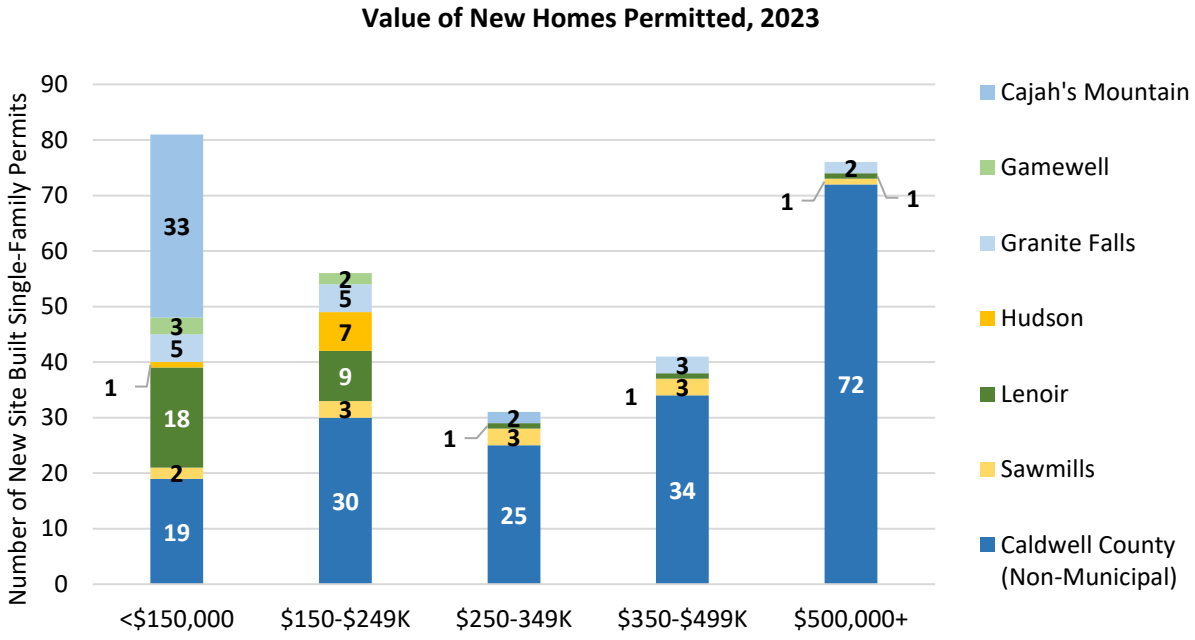
2023 Site-Built Single Family Permits by Area

Location	# Units	Total Valuation	Average Value
Lenoir	30	$5,158,000	$171,933.33
Cajah's Mountain	35	$4,547,120	$129,917.71
Cedar Rock	0	$0	N/A
Gamewell	5	$560,000	$112,000.00
Granite Falls	15	$4,506,784	$300,452.27
Hudson	8	$1,560,000	$195,000.00
Sawmills	12	$3,337,087	$278,090.58
Caldwell County (Non-Municipal)	180	$92,081,390	$511,563.28
Total	**285**	**$111,750,381**	**$392,106.60**

$250,000

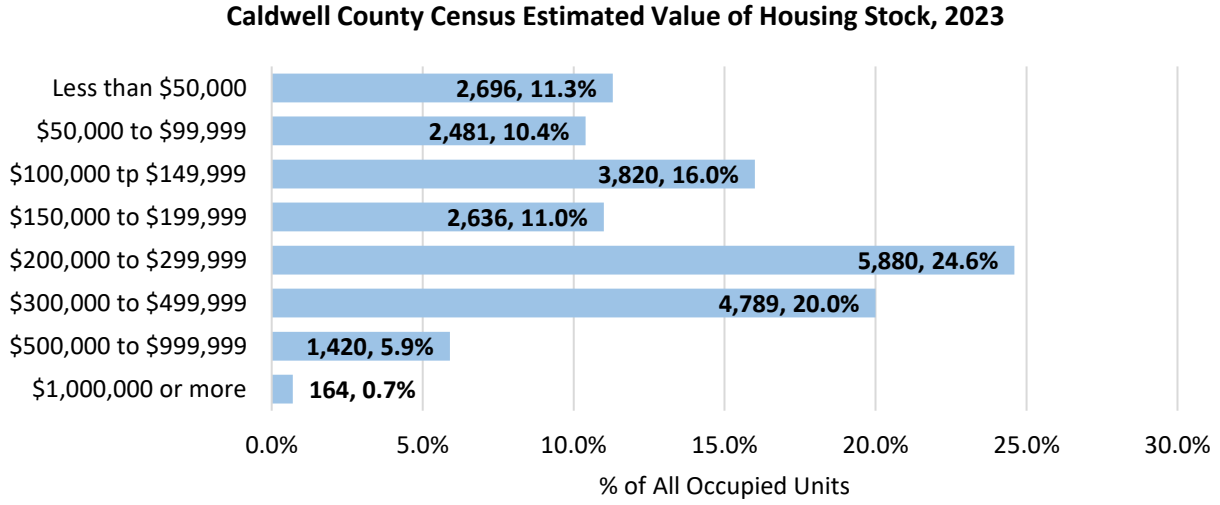
Median Site-Built Single-Family Estimated Construction Cost (2023)

More than 70 of the 180 new single-family units in Caldwell County nonmunicipal areas had estimated construction value greater than $500K. Another 34 have values from $350K to $500K. Most homes added in Lenoir and Cajah's Mountain in 2023 were below the Caldwell County median of $250K.



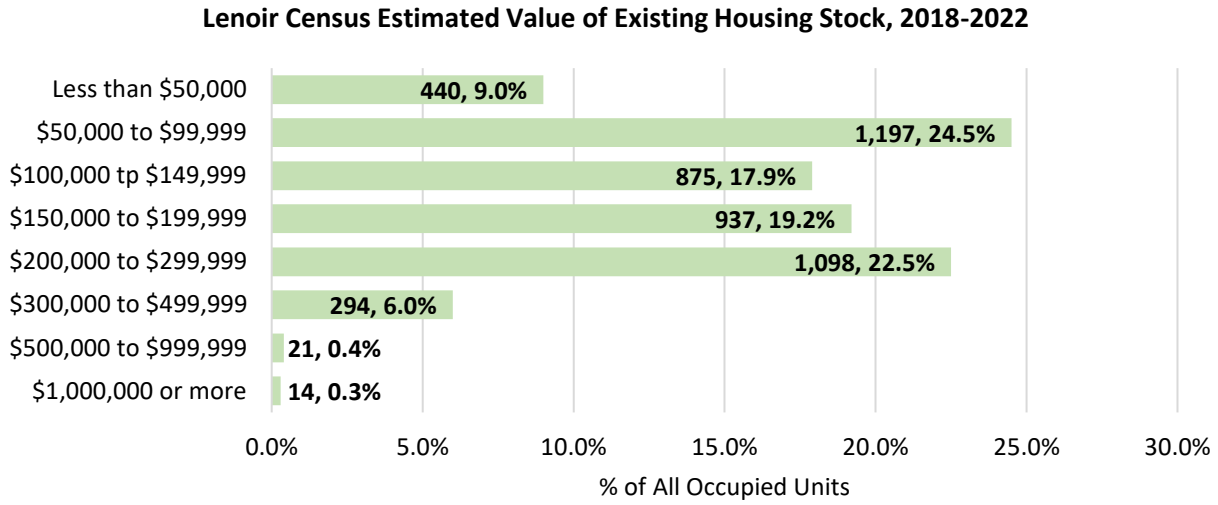
Source: US Census, Caldwell County Building Permits. Data Excludes Mobile Homes.

The American Community Survey asked Caldwell County and Lenoir residents what they thought their owner-occupied property is worth. About 25% of homes were valued between $200K and $300K. Another 20% had an estimated value between $300K and $500K.



Source: 2023 American Community Survey, US Census Bureau.

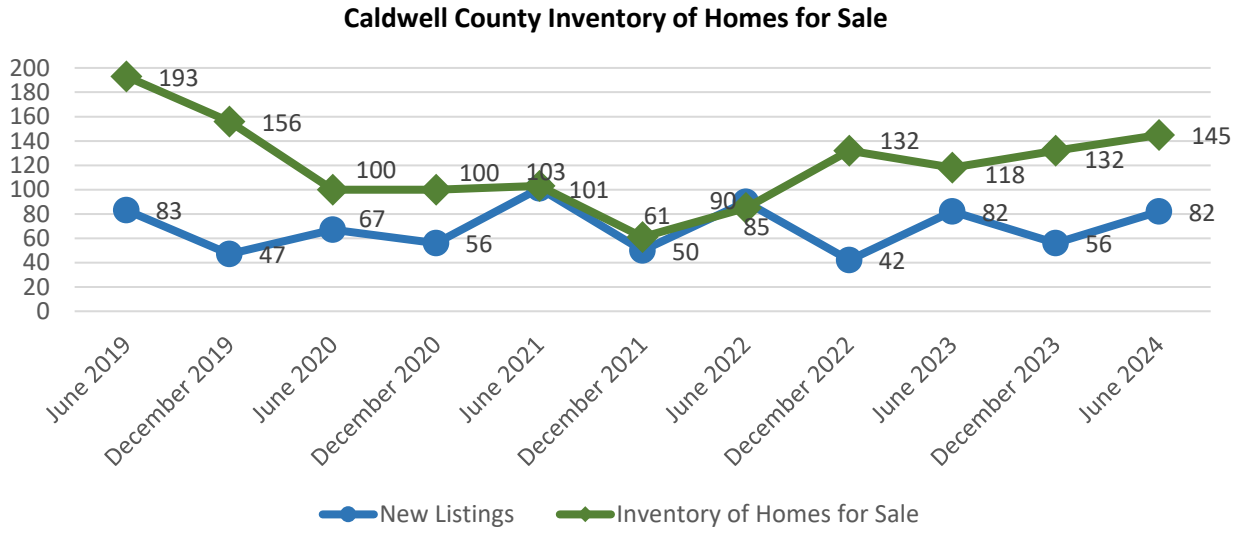
In Lenoir, nearly 25% of survey responders estimated their home value between $50K and $100K. Lenoir had an older housing stock than the County as a whole. More than 20% of residents in Lenoir did value their home between $200K and $300K.



Source: 2018-2022 American Community Survey, US Census Bureau.

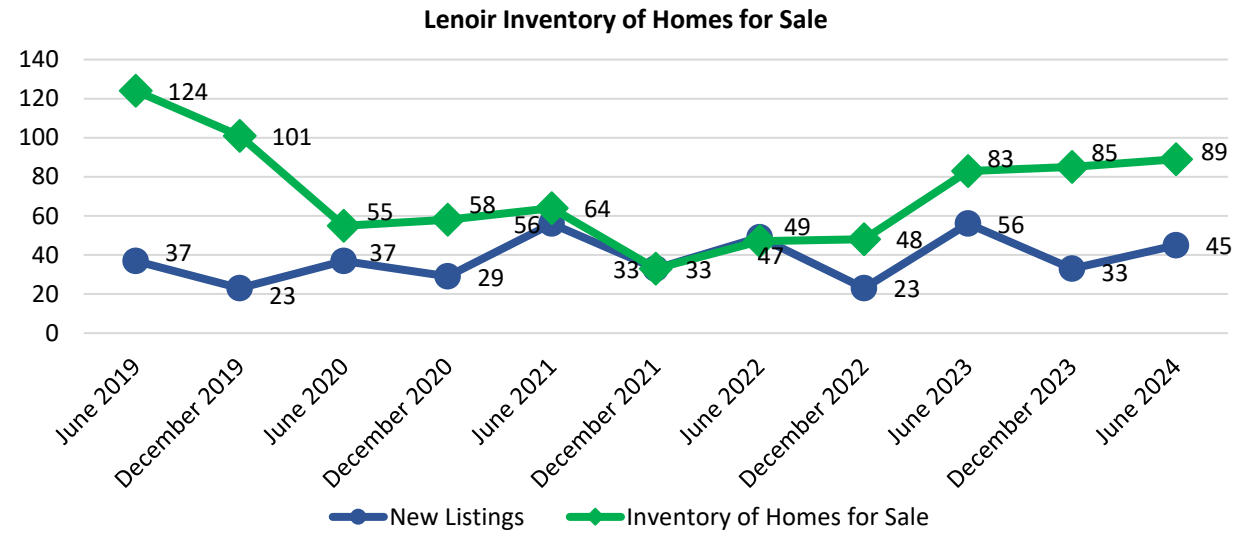
Homes for Sale

A critical issue for Caldwell County and Lenoir is the limited inventory of homes for sale. Caldwell County has had fewer than 200 homes listing on Multiple Listing Service (MLS) for over five years. The inventory of homes has increased from 118 in June 2023 to 145 in June 2024. New listings per month have ranged from 42 to 85 a month over the past five years. The new inventory is being quickly swallowed up by homebuyers as soon as they get on the market.



Source: Canopy MLS, June 2024.

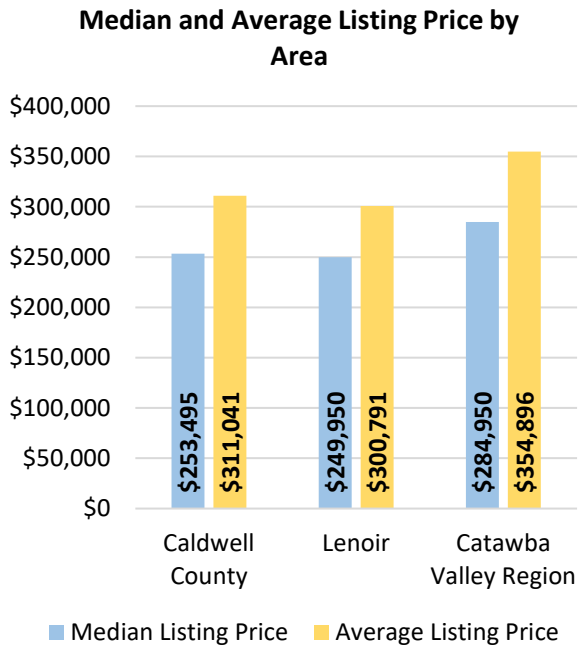
Lenoir's inventory of homes for sale has been below 100 units over the past four years. As of June 2024, Lenoir's home inventory equaled just 89 units. Like the rest of Caldwell County, as new units are added to the MLS in Lenoir, they are quickly taken by households looking for a home.



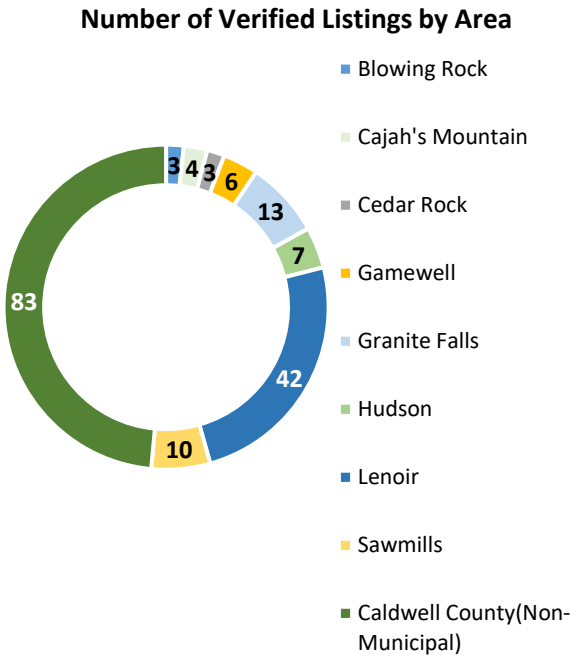
Source: Canopy MLS, June 2024.

Median home listing price in June 2024 was close to $250K in Caldwell County and Lenoir. This implies that many of listings are existing older homes as opposed to new inventory. The average price was a little over $300K in Caldwell and Lenoir. The data indicates that a fewer higher price properties are skewing the average price.

Zillow provides data on verified listings and sale prices in Caldwell County. Nearly half of all listings in Caldwell County were in non-municipal areas. Lenoir had just over 40 listings, with all other municipalities having fewer than 15 listings each.



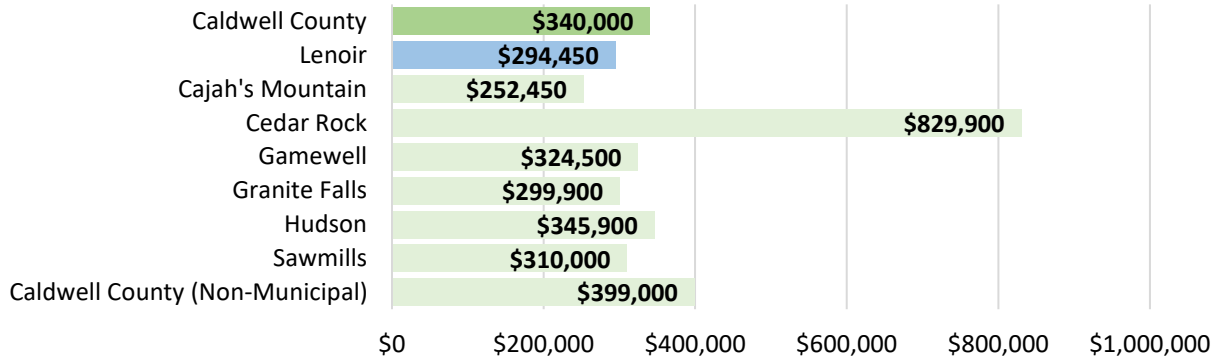
Source: Canopy MLS, June 2024.



Source: Zillow home listings, September 2024.

Caldwell County median sales listing was $340K, although in non-municipal areas of the County the median sales price was significantly higher ($399K). Lenoir's median sales price was just under $295K, while Cajah's Mtn was below $253K. In most other Caldwell County municipalities, the median list price was between $299K and $353K. Cedar Rock was an outlier with a median sales price of $829K.

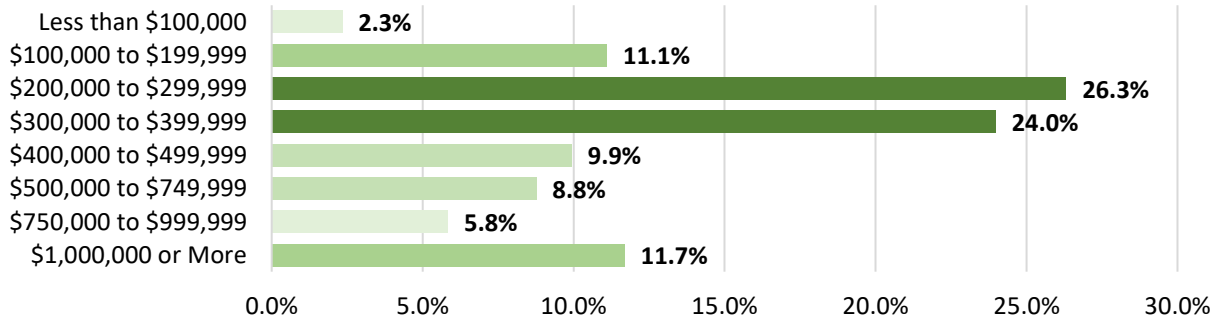
Median Listing Price by Area



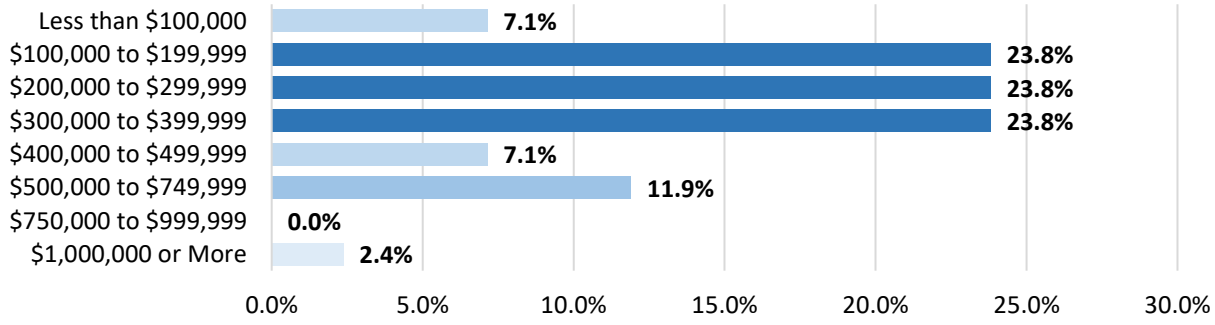
Source: Zillow home listings, September 2024.

Slightly more than 25% of listings in Caldwell County were between $200K and $299K. Close to 25% of listings were between $300K and $399K. More than 10% of listings were valued at more than $1 Million. In Lenoir, there was almost an even split between listings valued between $100K and $199K, $200 to $299K, and $300K to $299K.

Caldwell County Homes for Sale by List Price



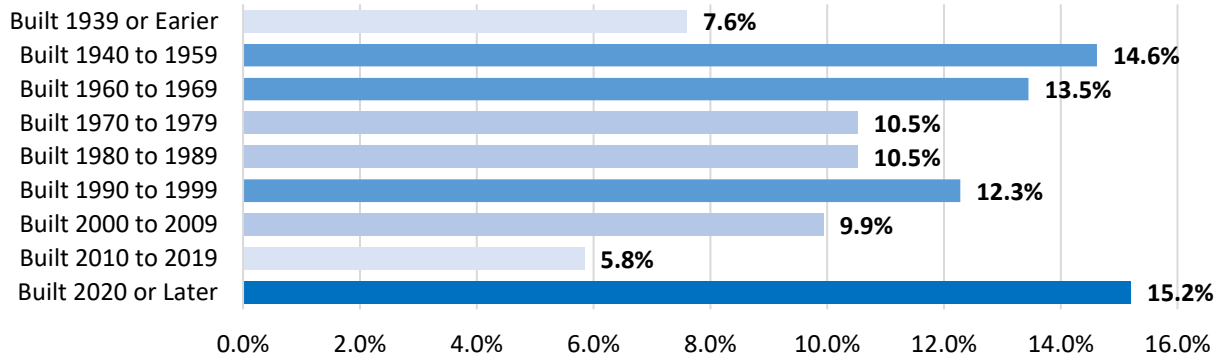
Lenoir Home Sales by List Price



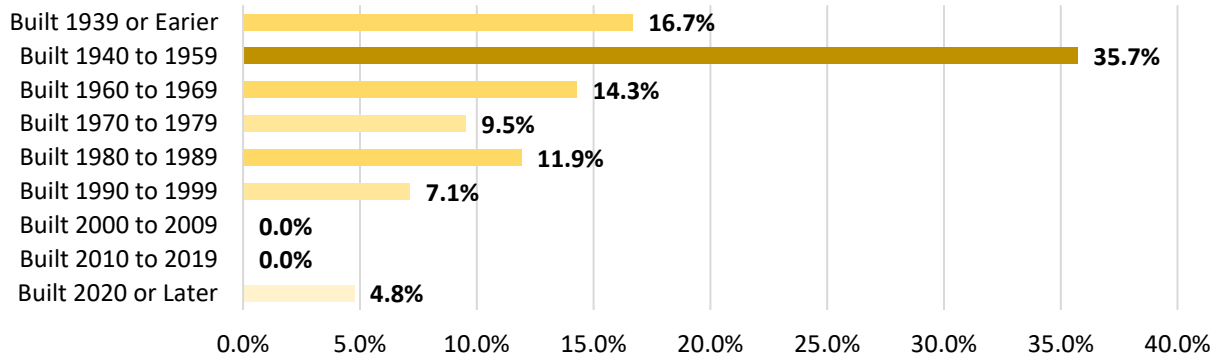
Source: Zillow home listings, September 2024.

Over 15% of home listings in Caldwell County were built after 2020, although it should be noted that many of listings are over $500K. More than one-quarter of all listings were built between 1940 and 1960. Less than 6% of listings were constructed between 2010 and 2019. In Lenoir, more than one-third of listings were added between 1940 and 1959. Less than 5% of listings were built after 2000.

Caldwell County Homes for Sale by Year Built



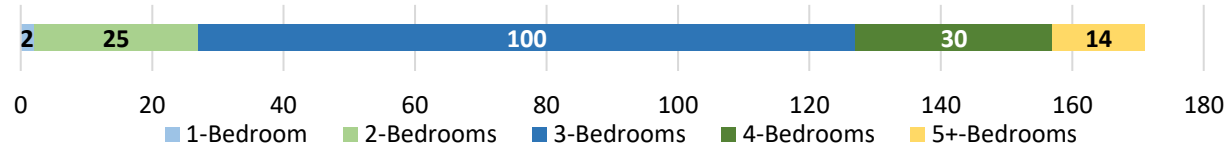
Lenoir Homes for Sale by Year Built



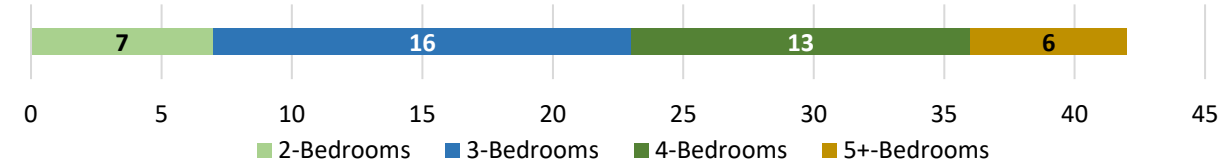
Source: Zillow home listings, September 2024.

More than half of the Caldwell County listings were for 3-bedroom homes. In Lenoir, there was nearly an even split between 3-bedroom and 4-bedroom listings.

Caldwell County Listings by Number of Bedrooms



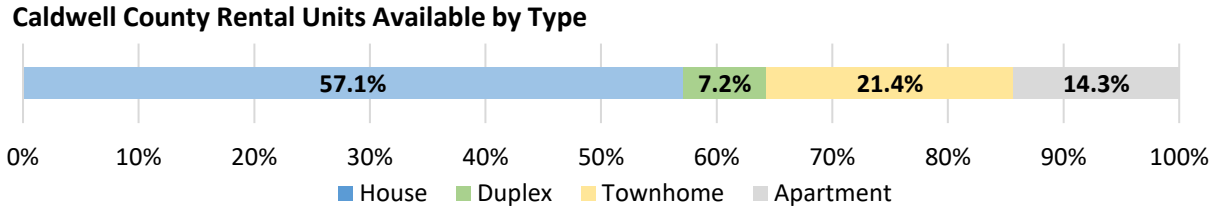
Lenoir Listings by Number of Bedrooms

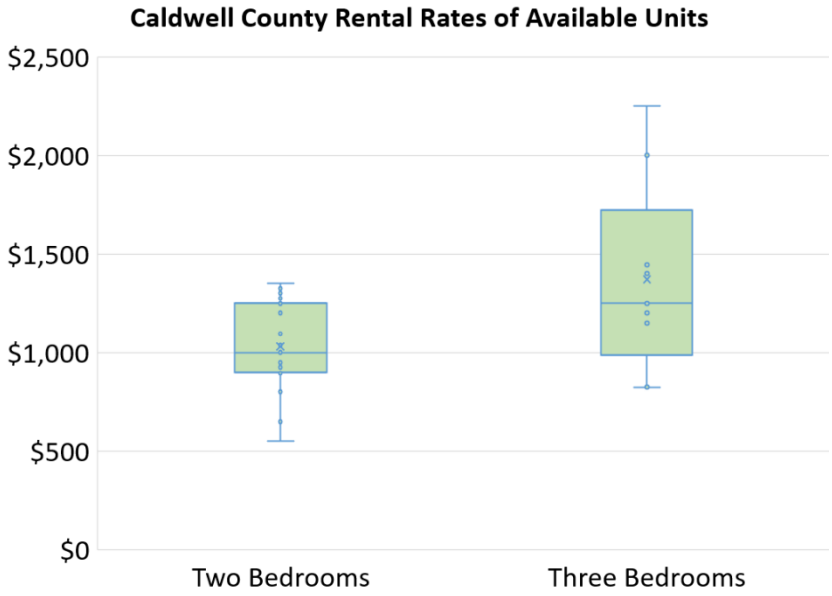


Source: Zillow home listings, September 2024.

Homes for Rent

Well over 50% of all rental properties were for houses as opposed to duplexes, townhomes, and apartments. Ideally, over 50% of rentals should come from multi-family units. (Lenoir did not have enough data to show in graphs and tables). Two-bedroom rentals in Caldwell County ranged from $550 to $1,350 a month with a median of $1,000. For three-bedroom rentals, the rental rate ranged from $825 to $2,250 with a median of $825. Cost per square foot was slightly higher for two-bedroom rentals than for three-bedroom rentals.

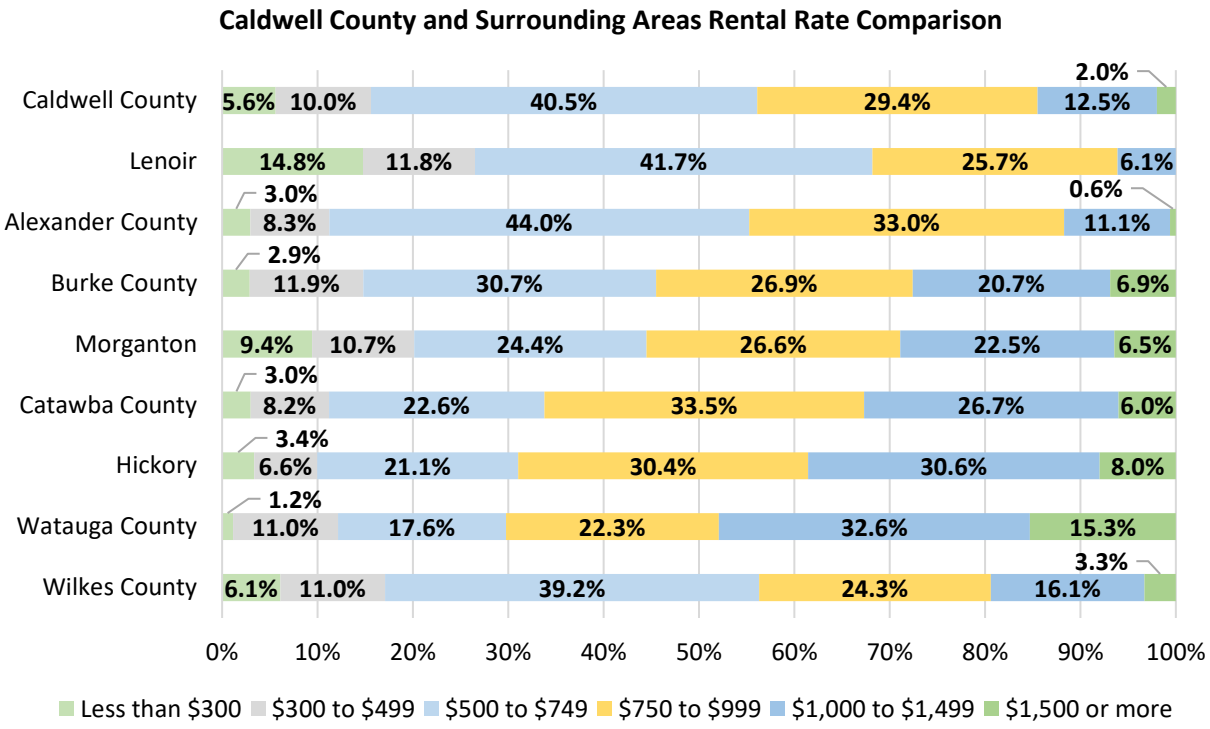




Number of Bedrooms	Units	Lowest Rental Rate	Median Rental Rate	Highest Rental Rate	Average Square Feet	Average Per Square Foot/Year
Two	19	$550	$1,000	$1,350	887	$13.96
Three	9	$825	$1,250	$2,250	1,257	$12.79
Total/Average	**28**	**$550**	**$1,123**	**$2,250**	**1,006**	**$13.61**

Source: Zillow rental listings, September 2024.

Compared to other local markets, Caldwell County and Lenoir rents are much affordable with its median rate of $764 and $656 respectively. In surrounding areas, median rents range from $655 in Wilkes County to $1,067 in Watauga County. Over 40% of rents in Caldwell County and Lenoir are between $500 and $750 per month.


Caldwell County and Surrounding Areas Rental Rate Comparison
Caldwell County
5.6%
10.0%
40.5%
29.4%
12.5%
2.0%
Lenoir
14.8%
11.8%
41.7%
25.7%
6.1%
Alexander County
3.0%
8.3%
44.0%
33.0%
11.1%
0.6%
Burke County
2.9%
11.9%
30.7%
26.9%
20.7%
6.9%
Morganton
9.4%
10.7%
24.4%
26.6%
22.5%
6.5%
Catawba County
3.0%
8.2%
22.6%
33.5%
26.7%
6.0%
Hickory
3.4%
6.6%
21.1%
30.4%
30.6%
8.0%
Watauga County
1.2%
11.0%
17.6%
22.3%
32.6%
15.3%
Wilkes County
6.1%
11.0%
39.2%
24.3%
16.1%
3.3%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Less than $300
$300 to $499
$500 to $749
$750 to $999
$1,000 to $1,499
$1,500 or more

Caldwell County Largest Employers

Company Name	Industry	Employment Range
Merchants Distributors LLC	Wholesale Trade	1000+
Caldwell County Schools	Educational Services	1000+
Rex Healthcare Inc	Healthcare and Social Assistance	1000+
Bernhardt Furniture Co Inc	Manufacturing	1000+
Wal-Mart Associates Inc	Retail Trade	500-999
Caldwell County	Public Administration	500-999
Exela Pharma Sciences LLC	Manufacturing	500-999
Caldwell Community College & Tech	Educational Services	500-999
Swift Beef Company	Administrative and Support and Waste Management and Remediation Services	250-499
Fairfield Chair Co	Manufacturing	250-499
Greer Laboratories	Manufacturing	250-499
Rpm Industrial Coatings Group Inc	Manufacturing	250-499
Cryovac Inc	Manufacturing	250-499
City of Lenior	Public Administration	250-499
Skill Creations Inc	Healthcare and Social Assistance	250-499
Fleetgenius LLC	Manufacturing	100-249
Food Lion	Retail Trade	100-249
Sealed Air Corp Cellu Prod Div	Manufacturing	100-249
Bemis Manufacturing Co	Manufacturing	100-249

Rental and Vacancy Rates

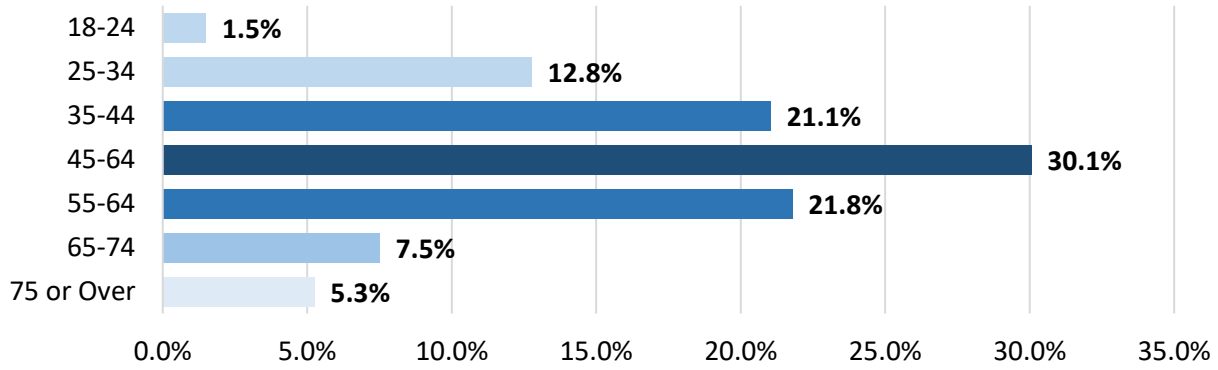
Apartment Name	Units	Vacancy Rate	Cost
Blue Bell Apartments	46 units: one- and two-bedroom apartments	Currently 1 apartment available 2.2%	Two bedrooms, two bath = $1,800
Cedar Hills Apartment	99 units: two- and three-bedroom apartments	Currently 10 apartments available 10.1%	Cost range from $1,200 to $1,695
1001 West Ave Units	5 units: two bedroom and two bath	Currently there are none available 0%	Two bedrooms, two bath = $1,900

Appendix B

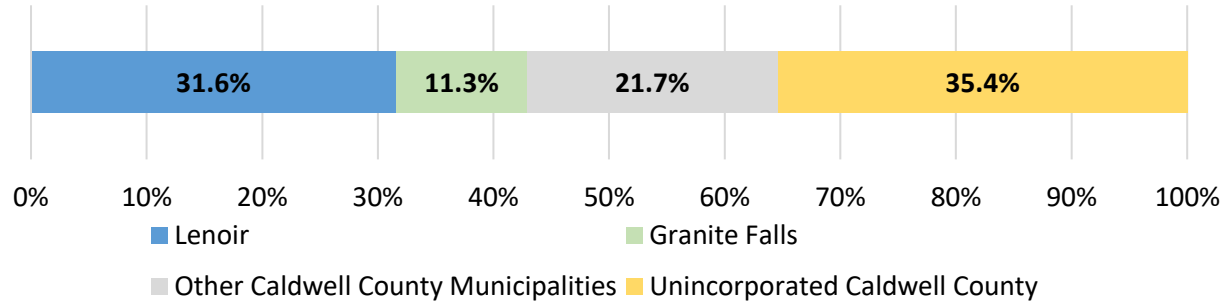
Housing Preference Survey Results

In August 2024 the Western Piedmont Council of Governments conducted a housing preference survey across the Western Piedmont North Carolina region. The purpose of the survey is to receive input from citizens on what type of housing they would like to see come to Caldwell County over the next several years. The results from Caldwell County residents who took the survey are shown below.

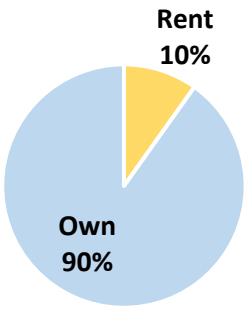
What is your Age? (Percentage of Respondents)



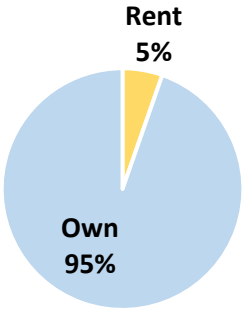
Location of Current Residence (Percentage of Respondents)



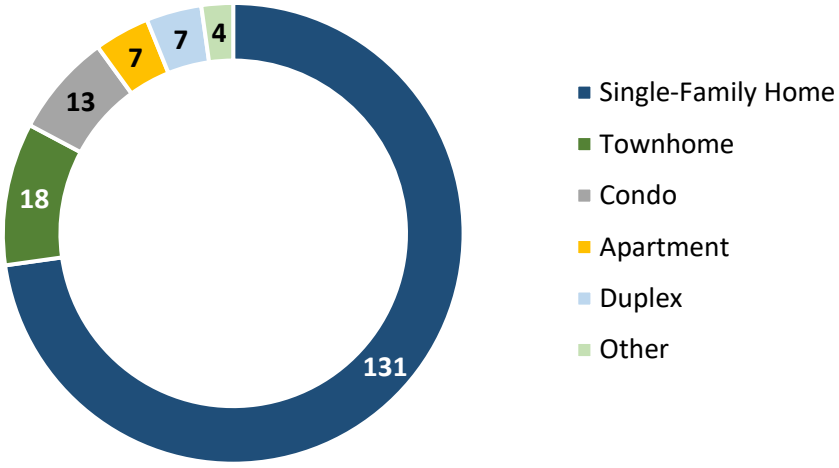
Do you currently rent or own? (Percentage of Respondents)



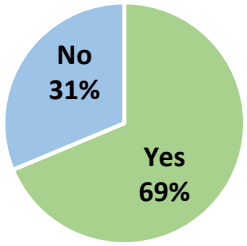
Do you prefer to rent or own? (Percentage of Respondents)



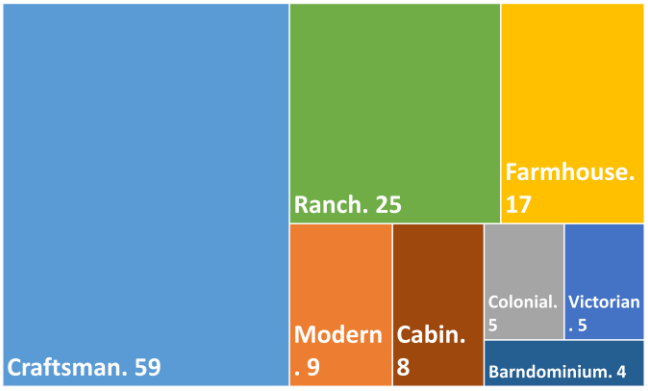
Which housing type do you prefer to reside in? (Select all that apply)



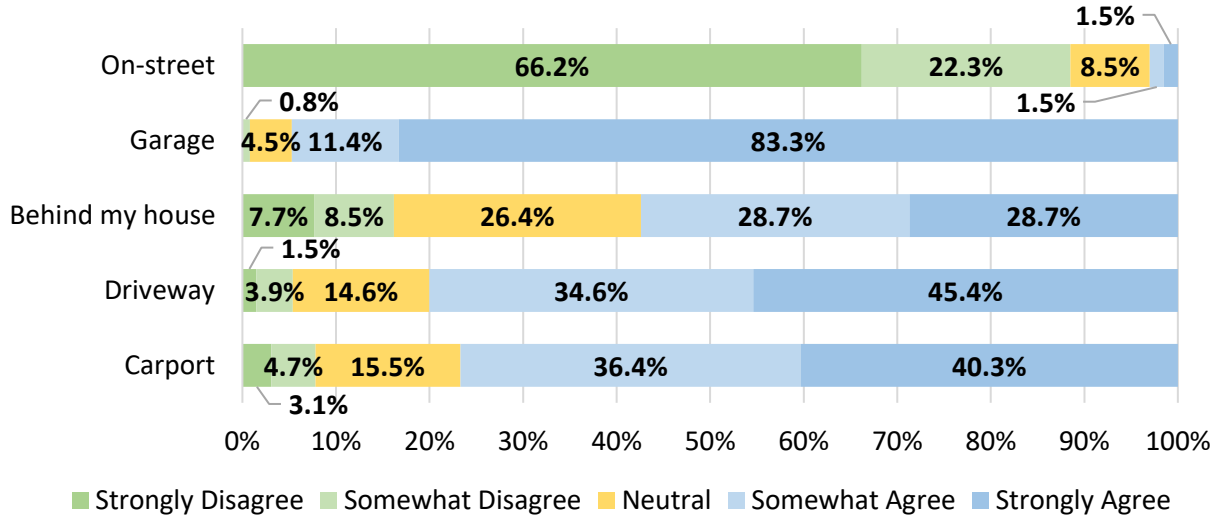
Would you live in a historic district? (Percentage of Respondents)



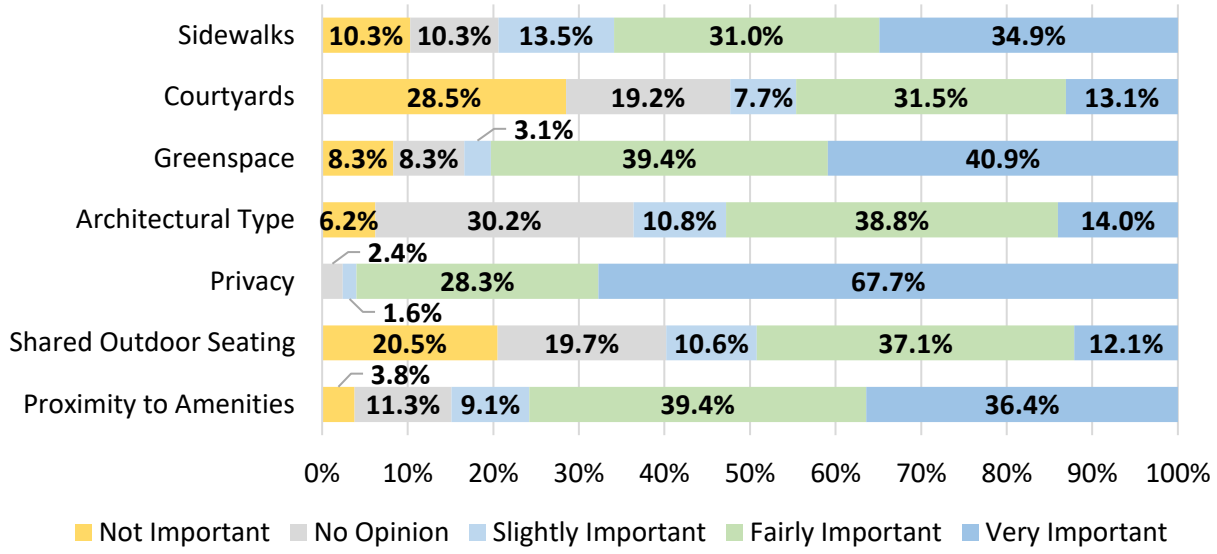
What architectural style do you prefer? (Number of Respondents)



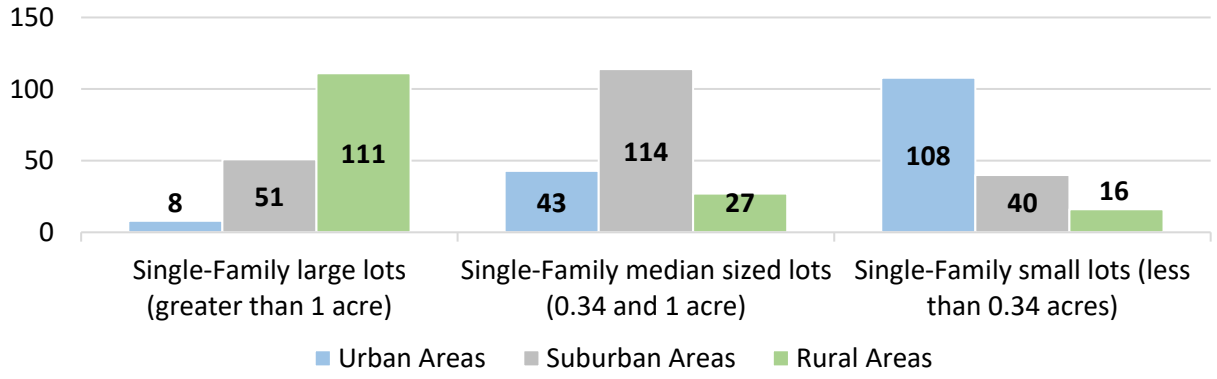
Rate your preference on the following parking options typically found in conjuction with housing (Percentage of Respondents)



How important are these features? (Percentage of Respondents)



Where should the following types of housing by located? (Number of Respondents)



Choose your favorite option for single-family large lot (>1 acre).



Image 1: 36.7% of Respondents



Image 2: 37.7% of Respondents



Image 3: 18.0% of Respondents

None of the Above-7.8% of Respondents

Why Image 2?-Privacy, architectural style, size of lot (no neighbors), trees/forest, fencing

Choose your favorite option for single-family medium size lot (0.34 to 1 Acre).



Image 1: 23.4% of Respondents



Image 2: 17.2% of Respondents



Image 3: 50.0% of Respondents

None of the Above-9.4% of Respondents

Why Image 3?-long driveway and garage, ranch style, some privacy, porch, landscaping

Choose your favorite option for single-family small lot (<0.34 acres).



Image 1: 9.6% of Respondents



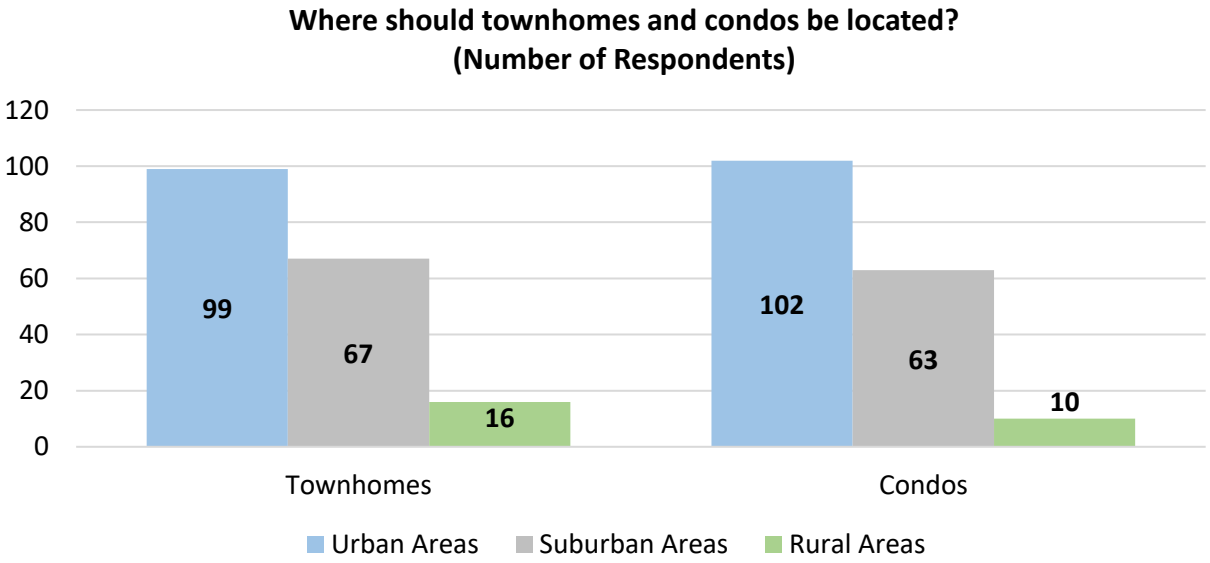
Image 2: 60.8% of Respondents



Image 3: 8.8% of Respondents

None of the Above-20.8% of Respondents

Why Image 2?-large outdoor living area, sidewalks, curb appeal, grassy areas, coziness



Choose your favorite option for townhomes.



Image 1: 10.2% of Respondents



Image 2: 42.2% of Respondents



Image 3: 27.3% of Respondents

None of the Above-19.3% of Respondents

Why Image 2?-detached but still townhome, parking space, individuality, low maintenance

Choose your favorite option for condos.



Image 1: 6.7% of Respondents



Image 2: 20.4% of Respondents

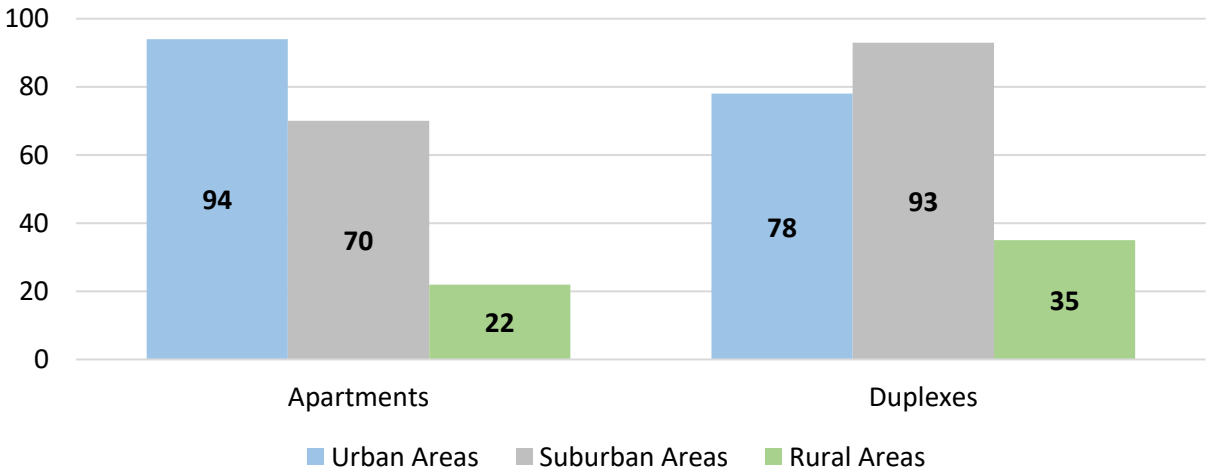


Image 3: 50.0% of Respondents

None of the Above-22.9% of Respondents

Why Image 3?-modern style and design, lots of windows, blends well with residential areas

Where should apartments and duplexes be located?
(Number of Respondents)



Choose your favorite option for apartments.



Image 1: 14.9% of Respondents



Image 2: 28.1% of Respondents



Image 3: 39.5% of Respondents

None of the Above-17.5% of Respondents

Why Image 3?-building reuse, unique spaces, historic design, single story, large windows

Choose your favorite option for duplexes.



Image 1: 16.8% of Respondents



Image 2: 47.8% of Respondents



Image 3: 15.0% of Respondents

None of the Above-20.4% of Respondents

Why image 2?-Separate entrances/driveways, inviting, large porch, blends with single-family

Survey Analysis:

Over 70% of survey respondents were between ages 35 and 64. These age groups are most likely to be purchasing a home over the next few years. The resident location of survey takers was nearly split evenly between Lenoir residents, unincorporated Caldwell County, and other Caldwell County municipalities. Nine out of 10 respondents currently own their homes.

Survey respondents liked the craftsman, ranch or farmhouse style homes and nearly 70% were okay residing in a historic district. Survey takers were generally opposed to on-street parking in favor of a garage or carport with a paved driveway. More than half of respondents were okay with parking behind their house.

Privacy was deemed the most important feature of house, as more than 90% of respondents believed that privacy is “very important” or “somewhat important.” Other features that at least two-thirds of respondents listed as very important or somewhat important included

greenspace, sidewalks, and proximity to amenities. Courtyards and shared outdoor seating were deemed less important.

A significant majority of survey takers stated that large single-family lots should be located in rural areas, with medium size lots in suburban areas and small lots in urban areas. When shown a series of images, survey takers preferred large lot homes with privacy, architectural style, trees, and proper fencing. On medium sized lots, respondents liked ranch style homes with driveways and garages, as well as porches and good landscaping. As for small lot homes, more than half of respondents wanted good curb appeal, sidewalks, and grassy areas.

Well more than half of survey respondents wanted townhomes and condos in urban areas. They preferred townhomes that were detached with parking spaces, individuality, and low maintenance. Survey takers wished to see condos that blended with single-family areas and also had modern style and design with lots of windows.

Survey takers appeared to be okay with apartments and duplexes in urban or suburban areas. Many survey takers liked apartments that are building reuses with unique spaces and historic design. Many respondents stated that they were impressed with the blue bell redevelopment project in Lenoir. Respondents wanted “inviting” duplexes that blended with single-family structures with separating entrances and driveways.

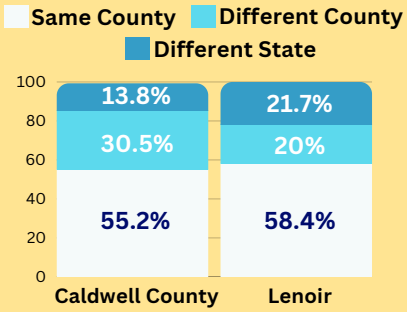
Appendix C - Why CaldWELL Marketing Sheet

Why CaldWELL

Who's Moving Here?

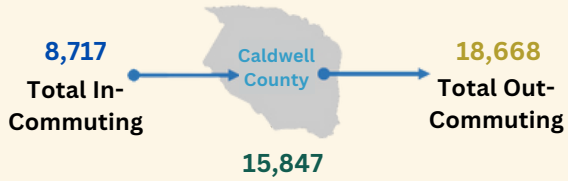
Caldwell		Lenoir	
Under 18	21%	Under 18	24%
Age 18-34	33%	Age 18-34	29%
Age 35-44	11%	Age 35-44	8%
Age 45-65	26%	Age 45-65	33%
Age 65+	8%	Age 65+	6%

Where do Movers Come From?



- Other NC Counties: 1
- Florida: 2
- Pennslyvania: 3
- California: 4
- 5 Ohio
- 6 Tennessee
- 7 South Carolina

Commuters



Vacancy Rates

Caldwell		Lenoir	
Vacant Units	8.7%	12.1%	Vacant Units
Homeowner Vacancy	0.8%	1.0%	Homeowner Vacancy
Renter Vacancy	2.0%	5.7%	Renter Vacancy

Lenoir Walk Score

72

Very Walkable

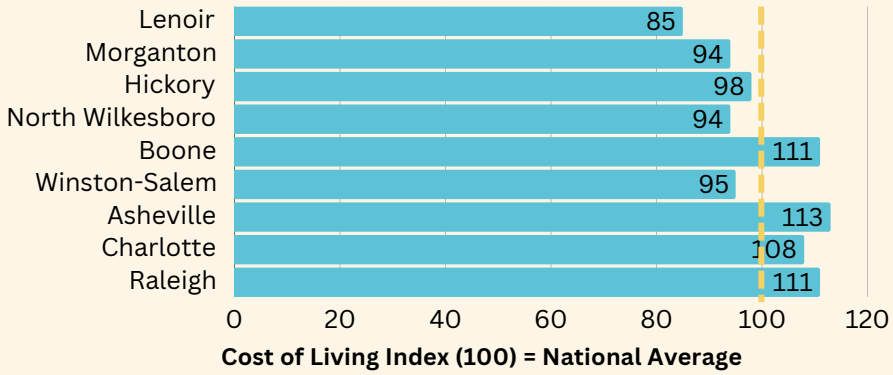
Median Home Price

Caldwell County $340,000

City of Lenoir $294,450

Over 1,441 acres accessible to water and sewer, zoned, and ready for housing development

Cost of Living Comparison



Higher Education

A Diversified Economy

Highlighting Success

Recent Housing Developments in Caldwell County

Kirkland Grove Apartments in Hudson, NC, is a 70-unit affordable housing community for seniors aged 55 and older.



The old Lenoir Cotton Mill/Blue Bell Inc. plant in Downtown Lenoir has been transformed into 46 market-rate one- and two-bedroom apartments.



The Duke Street Cottages are an 11-lot pocket neighborhood development in Granite Falls.



City of Lenoir Housing Initiatives

Building Reuse

- Lenoir is home to several industrial buildings that have been successfully repurposed. The city also runs a brownfield program to promote redevelopment.
- West Lenoir Elementary School, currently privately owned, presents an opportunity for conversion into teacher or workforce housing. Though redevelopment may take time, the current owner might be open to selling the property.

Infrastructure

- Municipal properties, primarily small lots from foreclosure, are available for sale, offering the potential for infill development.
- Lenoir's subdivision and zoning ordinances include requirements for sidewalks and connectivity, promoting pedestrian access.
- Unlike many communities in the western foothills of North Carolina, which are at sewer capacity, Lenoir benefits from ample sewer capacity, supporting further growth.

Policy Development

- Lenoir is a model for mixed-use development, particularly downtown, where second-floor living spaces have been integrated. The city won an award for a program that helps property owners convert commercial spaces into residential units.
- Accessory Dwelling Units (ADUs) are permitted in all districts, including residential and commercial areas.
- Prior to 2019, multifamily developments with three or more units required a Special Use Permit; now, varying densities of apartments are allowed by right in many districts.
- Lenoir boasts low tap fees and does not charge system development fees, making it an attractive place for development.
- Zoning along key corridors, such as U.S. 321 and U.S. 18, supports multifamily developments at densities of up to 20 units per acre.

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Economic Development	

AGENDA ITEM # 7

Golden Leaf Grant Administration Contract

BACKGROUND

At the March 11, 2024, Board of Commissioners Meeting, Economic Development staff presented information about the Golden LEAF Foundation SITE Program. Caldwell County Economic Development staff submitted two pre-applications for grant assistance to the board. On June 6, 2024, staff received notification from Golden LEAF that one of the grant applications would be funded. The "Foothills Regional Airport Industrial Park Due Diligence" grant was awarded $50,000.

At the July 8, 2024, Board of Commissioners Meeting, a budget revision was approved, adding the $50,000 grant funds to the budget as well as the 5% grant administration expense ($2,500) and contingency funds ($12,000). The attached contract allows for the Western Piedmont Council of Governments to administer the Golden LEAF grant at a cost of $2,500, budgeted for July 2024.

RECOMMENDED MOTION

Approve as presented.

BUDGET IMPACT

None. Already budgeted.

APPROVED FOR BUDGET YEAR

Yes

ATTACHMENTS

1. FRA Golden Leaf Contract WPCOG DRAFT

AGREEMENT BETWEEN THE
WESTERN PIEDMONT COUNCIL OF GOVERNMENTS AND
CALDWELL COUNTY, NC
FOR THE PROVISION OF
ADMINISTRATIVE ASSISTANCE
GOLDEN LEAF FOUNDATION GRANT
FOOTHILLS REGIONAL AIRPORT INDUSTRIAL PARK DUE DILIGENCE PROJECT
MARCH 1, 2025 – JUNE 30, 2026

This AGREEMENT, entered into on this the 1st day of March 2025 by and between the Western Piedmont Council of Governments (hereinafter referred to as the "Planning Agency") and Caldwell County, North Carolina (hereinafter referred to as the "Local Government"), WITNESSETH THAT:

WHEREAS, the Planning Agency is empowered to provide technical assistance by the North Carolina General Statutes and by resolution passed by the Planning Agency on April 17, 1972. Technical assistance shall consist of the provision of services as described in Attachment A, which is herein made a part of this Contract; and

WHEREAS, the Local Government has requested the Planning Agency to provide such technical assistance to the Local Government; and

WHEREAS, the Planning Agency desires to cooperate with the Local Government in every way possible to the end that the proposed activities are carried out in an efficient and professional manner.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

1. **Personnel**. That during the period of this Contract, the Planning Agency will furnish the necessary trained personnel to the Local Government.

2. **Travel and Printing**. The Local Government will pay for expenses related to conferences, conventions, seminars, local travel, etc. of the personnel when the Local Government requests or approves travel related to the Local Government's planning program, or if it is beneficial to both parties, the costs will be shared on an agreed-upon ratio. The Local Government will also pay for expenses related to printing of report(s), mailings to advisory boards, and other costs not related to normal travel and staffing costs associated with personnel furnished by the Planning Agency.

3. **Compensation**. The Local Government will pay the Planning Agency an amount of $2,500 (two-thousand five-hundred dollars) for the satisfactory performance of all services related to the administration of the project as defined in the attached Scope of Services. It is expressly understood and agreed that total compensation shall not exceed the sum specified without prior approval of both agencies. The Planning Agency will present the Local Government one invoice of $2,500 in July 2025 unless the project is completed sooner. In that event, the Planning Agency will submit a final invoice at project completion.

4. **Termination and Modifications**. The Local Government may terminate this Contract by giving the Planning Agency a thirty-day written notice. Furthermore, if there is a need to amend the proposal outlined in Attachment A, either party may do so with the written approval of the other.

5. **Time of Performance**. The Planning Agency shall ensure that all services required herein should be completed and all required reports, maps, and documents submitted during the period beginning March 1, 2025, and ending June 30, 2026.

6. **Interest of Members, Officers, or Employees of the Planning Agency, Members of the Local Government, or Other Public Officials**. No member, officer, or employee of the Planning Agency or its agents; no member of the governing body of the locality in which the program is situated; and no other public official of such locality or localities who exercise any functions or responsibilities with respect to the program during his tenure or for one year thereafter, shall have any financial interest, either direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program assisted under this Agreement. Immediate family members of said members, officers, employees, and officials are similarly barred from having any financial interest in the program. The Planning Agency shall incorporate, or cause to be incorporated, in all such contracts or subcontracts, a provision prohibiting such interest pursuant to the purpose of this section.

7. **Nondiscrimination Clause**. No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination with any program or activity funded.

8. **Age Discrimination Act of 1975, as amended**. No qualified person shall on the basis of age be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.

9. **Section 504, Rehabilitation Act of 1973, as amended**. No qualified disabled person shall, on the basis of handicap be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.

10. **Access to Records and Record Retainage**. All official project records and documents must be maintained during the operation of this project and for a period of three years following closeout.

11. **Liquidated Damages Clause**. If the project fails to be carried out within the time frame outlined in the administrative proposal due to activities attributed to the Planning Agency, the Local Government may assess the Planning Agency a sum in the amount of $100 per week for any subsequent weeks until completion.

12. **Termination of Agreement for Cause**. If, through any cause, the Planning Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or violate any of the covenants, conditions, or stipulations of this Agreement, the Local Government shall thereupon have the right to terminate this Agreement by giving written notice of such

termination and specifying the effective date thereof. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared under this Agreement shall, at the option of the Local Government, becomes its property, and the Planning Agency shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials in direct proportion to the extent of services actually completed.

IN WITNESS WHEREOF, the Planning Agency and the Local Government have executed this Agreement as of the date first above written.

LOCAL GOVERNMENT:
CALDWELL COUNTY, NC

By: _____
County Manager

PLANNING AGENCY:
WESTERN PIEDMONT
COUNCIL OF GOVERNMENTS

By: _____
Executive Director

LOCAL GOVERNMENT:
CALDWELL COUNTY, NC

By: _____
Chair

PLANNING AGENCY:
WESTERN PIEDMONT
COUNCIL OF GOVERNMENTS

By: _____
Chair

Pre-audit Statement

This instrument has been pre-audited in the manner prescribed by the Local Government Budget and Fiscal Control Act.

By: _____
Local Government Finance Officer

ATTACHMENT A
SCOPE OF SERVICES

CALDWELL COUNTY, NC
GOLDEN LEAF FOUNDATION
FOOTHILLS REGIONAL AIRPORT INDUSTRIAL PARK DUE DILIGENCE PROJECT
MARCH 1, 2025 - JUNE 30, 2026

Introduction

The Western Piedmont Council of Governments (WPCOG) has worked with Caldwell County, NC on the Golden LEAF Foundation grant to assist with due diligence activities related to the development of the Foothills Regional Airport Industrial Park. The project is designed to prepare the site for future construction of a new industrial park.

The Scope of Services proposal is intended to describe the various administrative activities the WPCOG will provide as related to the Golden LEAF Foundation grant funds.

WPCOG Services

Kyle Case will serve as Project Administrator and will provide the following specific activities:

- Assistance with the development of Caldwell County's Award Package.
- Assistance with the development and management of the overall project filing system.
- Preparation of all pay request recommendations for the County.
- Requisition of grant funds.
- Monitor job creation by incoming businesses.
- Preparation of all reports required by Golden LEAF Foundation.
- Provide updates to County Manager and staff on status of project as needed.

The County will be responsible for the following:

- Adequate office space including utilities.
- Direct payment of legal and audit services and general administrative costs.
- All administrative costs not specifically identified as WPCOG responsibilities.

Administrative Fee

The WPCOG proposes to provide the above-described services for a fee not to exceed contract of $2,500.

Amendments and Termination

Caldwell County can terminate this contract by giving a one-month written notice. Should there be the need to amend this proposal during the term of the project, either party may do so with the approval of the other.

ASSURANCES OF COMPLIANCE

ATTACHMENT B

Executive Order 11246

During the performance of this Contract, the contractor agrees as follows:

1. The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, age, or national origin. Such action shall include but not be limited to the following: recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
2. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, or national origin.
3. The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, notice advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965 and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
5. The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
6. In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies involved as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
7. The contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or threatened with, litigation with a subcontractor or vendor as a result of such direction

by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

ATTACHMENT C

Section 3 Clause
"Section 3" Compliance in the Provision of Training, Employment, and Business Opportunities

a. The work to be performed under this contract is on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in or owned in substantial part by persons residing in the area of the project.
b. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.
c. The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment and training.
d. The contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant or recipient of federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations Issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. The contractor will not subcontract with any subcontractor where it has notice of knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
e. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors or assigns to those sanctions specified by the grant or loan agreement of contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135.

ATTACHMENT D

Lobbying Clause

No Federal appropriated funds have been paid or will be paid, by or on behalf of the Planning Agency or the Local Government, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative, agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

If any funds other than Federal appropriated funds have been paid or will be paid any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Planning Agency and/or the Local Government shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

E-VERIFY ADDENDUM

Party hereby acknowledges that "E-Verify" is the federal E-Verify program operated by the US Department of Homeland Security and other federal agencies which is used to verify the work authorization of newly hired employees pursuant to federal law and in accordance with Article 2, Chapter 64 of the North Carolina General Statutes. Party further acknowledges that all employers, as defined by Article 1, Chapter 64 of the North Carolina General Statutes, must use E-Verify and after hiring an employee to work in the United States/shall verify the work authorization of the employee through E-Verity in accordance with NCGS §64-26(a). Party hereby pledges, attests and warrants through execution of this Agreement that Party complies with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes and further pledges, attests and warrants that any third-party Party currently employed by or subsequently hired by Party shall comply with any and all E-Verify requirements. Failure to comply with the above requirements shall be considered a breach of this Agreement.

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Economic Development	

AGENDA ITEM # 8

Golden Leaf - Airport Due Diligence Agreement

BACKGROUND

At the March 11, 2024, Board of Commissioners Meeting, Economic Development staff presented information about the Golden LEAF Foundation SITE Program. Caldwell County Economic Development staff submitted two pre-applications for grant assistance to the board. On June 6, 2024, staff received notification from Golden LEAF that one of the grant applications would be funded. The "Foothills Regional Airport Industrial Park Due Diligence" grant was awarded $50,000.

At the July 8, 2024, Board of Commissioners Meeting, a budget revision was approved, adding the $50,000 grant funds, 5% grant administration expense, and contingency funds.

On November 19, 2024, Caldwell County advertised a Request for Qualifications(RFQ) for the environmental site assessment of the Foothills Regional Airport Industrial Park. Responses were accepted until December 19, 2024. In total, 18 firms responded to the RFQ. A selection team reviewed the responses and selected the top four firms for interviews. Those firms included ECS, McGill & Associates, S&ME, and WithersRavenel. After the interview, the selection team chose WithersRavenel for this project.

Staff request the approval of the attached agreement as presented.

RECOMMENDED MOTION

Approve as presented.

BUDGET IMPACT

None. Already budgeted.

APPROVED FOR BUDGET YEAR

Yes

ATTACHMENTS

1. FHA Ind Park_WR Enviro RFQ Proposal_2025-02-27

WithersRavenel
Our People. Your Success.

February 27, 2025

Ashley Bolick – Economic Development Director
Caldwell County
1909 Hickory Blvd, SE
Lenoir, NC 28645

RE: **Agreement for Professional Services**
Caldwell County - Foothills Regional Airport Industrial Park
Morganton, Caldwell County, North Carolina
CONSULTANT PROJECT No. 24-1475

Dear Ms. Bolick,

WithersRavenel, Inc. is pleased to present this proposal for professional services to Caldwell County, our "CLIENT". This proposal for professional services is for the Environmental Site Assessment for the Caldwell County – Foothills Regional Airport Industrial Park PROJECT, consisting of ±1,051 acres located at 3566 Morganton Lenoir Airport Avenue in Morganton, Caldwell County, North Carolina.

We look forward to collaborating with you on this project. Please feel free to contact me with any questions and/or to discuss any aspect of the attached agreement. My contact information is below.

Sincerely,
WithersRavenel, Inc.

Warren Eadus, P.G.
Director of Environmental, West Region, Environmental Department
weadus@withersravenel.com
Ph. 828-255-0313 | Direct. 252-202-8166

Troy Beasley
Director of Natural Resources, Environmental Department
tbeasley@withersravenel.com
Ph. 910-256-9277 | Direct. 910-622-0122

WithersRavenel
Our People. Your Success.

Caldwell County
Morganton, Caldwell County, North Carolina
Agreement for Professional Services

PROJECT Description

This fee agreement is intended to provide the scope of services and associated fees to provide consulting services per request of Caldwell County and formalize an agreement for the implementation and logistics for these services.

This agreement is based on the ±1,051- acre PROJECT site located at 3566 Morganton Lenoir Airport Avenue in Morganton, Caldwell County, North Carolina, as specified in the RFQ and Exhibit III of this proposal. The PROJECT area consists of the following parcels:

NC PIN	County	Acreage	Number and Street	City
2726652528	Caldwell	472.39	3566 Foothill Regional Airport Rd.	Morganton
2726529008	Burke	424.02	3566 Foothill Regional Airport Rd.	Morganton
2726813457	Burke	107.6	2300 Old Amherst Rd	Morganton
2726930887	Burke	15	0 Dogwood Vista	Morganton
2725491756	Burke	6.9	0 Crump Park Rd	Morganton
2725692976	Burke	1.83	0 Old Amherst Rd	Morganton
2726239834	Burke	8.29	0 Antioch Rd.	Morganton
2726330333	Burke	9.98	2300 Old Amherst Rd	Morganton
2725181659	Burke	8	0 John T Crump Rd	Morganton
Total Acreage (GIS)		1054.01		

Listed below is a summary of several key aspects of the PROJECT based on our discussions, preliminary research, and Exhibit III. Refer to the Scope of Services and Additional Services/Exclusions for further detailed information.

For the purposes of this agreement and any subsequent agreements the following references shall apply:

- Caldwell County shall be known as the "CLIENT"; WithersRavenel shall be known as the "CONSULTANT"
- The property and overall PROJECT shall be known as the "PROJECT"
- The executed agreement shall be known as the "AGREEMENT"

Timeline for Services

CONSULTANT will begin work upon receipt of this executed Agreement and written notice to proceed from the CLIENT. Estimated timeframe(s) for the basis of the services described in the Scope of Services are shown below.

- Phase I ESA: Estimated delivery of final report within 30 days from Notice to Proceed
- Preliminary Wetland/Stream Assessment, Threatened & Endangered Species Assessment, SHPO review, Topographic Survey and Geotechnical Site Assessment: Estimated delivery of final reports within five (5) months of Notice to Proceed.

The above estimated timeframe(s) may be impacted by, among other things:

- Timeliness of approval by Board of Commissioners

- Inclement weather conditions delaying fieldwork
- Timeliness and accuracy of information provided by the CLIENT

From the above and factoring in variability in the approval process, we estimate the total PROJECT timeframe for the Scope of Services to be five (5) Months.

If available, opportunities to adjust these estimated timeframes can be discussed.

Scope of Services

CONSULTANT shall provide the services identified under each task below as its "Basic Services" under the Agreement:

Task 1. Phase I Environmental Site Assessment

The Phase I Environmental Site Assessment will be conducted for the ±1,051-acre Review Area specified in the RFQ but will exclude the ±200 acres associated with the Airport Operation Area (AOA) inside the security fence.

The Phase I ESA will be completed in general accordance with the guidelines set forth in the American Society for Testing and Materials (ASTM) Standards (E-1527-21) on Environmental Site Assessments for Commercial Real Estate, and CONSULTANT's Standard Contract Conditions for Engineering Services. The Phase I ESA will present the findings of CONSULTANT's assessment of existing and past environmental conditions at the site. Appropriate inquiry of information will be utilized for this Phase I Site Assessment and include a site inspection, historical research, municipal research, a database search, and interviews for the above-referenced site. It should be noted that the Phase I investigation does not include inspection for items excluded by the ASTM E 1527-21 standards such as asbestos-containing materials, radon, copper or lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, high-voltage power lines, mold, indoor air quality, and lead-based paint. The ASTM E1527-21 Phase I scope of services excludes vapor intrusion under the indoor air quality exclusion found in Section 13.1.5.12. CONSULTANT will use the above referenced guidelines to be a baseline of a high quality, standardized environmental assessment report.

- Site Reconnaissance
  - A site reconnaissance will be performed to identify visual evidence of past or current presence of recognized environmental conditions that indicate recognized environmental conditions or business environmental concerns either on the site or on adjacent to the site. Due to the size of the site and physical hazards on it, CONSULTANT will utilize two environmental professionals to conduct the reconnaissance in an efficient and expeditious manner.
- Public Record/Detailed File Review
  - CONSULTANT will conduct a review that meets ASTM standards including tax documents, deed, and title documents, historical topographic, and fire insurance maps as well as a review of historical aerial photography. Files for the site and adjacent properties with the North Carolina Department of Environmental Quality (DEQ) will be reviewed if applicable.
- Interviews
  - CONSULTANT scientists will contact current owners, the CLIENT, and local officials such as the fire marshal or others as necessary to determine any historical risks associated with the site and document these interviews through questionnaires or interview records.
- Report Preparation/Recommendations
  - After completing our review of the public record and site reconnaissance, assuming no further work is recommended or authorized, we will issue a written report documenting our

Phase I evaluation. The report will describe the physical environment of the site and surrounding area, present the findings of the ESA, and discuss the results of the ESA regarding applicable regulations. The report will include conclusions and recommendations and provide an evaluation of the need for further investigation or remedial activities. The report will include a site location map and a site plan showing pertinent site features. The report will be reviewed by CONSULTANT senior personnel for quality assurance. CONSULTANT understands that you will be the ultimate recipient of our reports. Thus, we will not distribute the report to any other party without your prior written approval.

- Report Viability
  - Per ASTM E 1527-21, "…an environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction)." The 180-day viability period begins with the earliest date of the following resources/actions: interviews, government record review, site inspection, and report finalization.

Task 2. Preliminary Wetland/Stream Assessment

The Preliminary Wetland/Stream Assessment will be conducted for the ±1,051-acre Review Area specified in the RFQ but will exclude the ±200 acres associated with the Airport Operation Area (AOA) inside the security fence.

- Obtain preliminary site information including aerial photos, USGS Quadrangle Maps, Caldwell & Burke County Soil Survey and Caldwell and Burke County GIS data prior to conducting site visit.
- Conduct a site visit to identify the presence of wetlands, streams and/or waters of the US within the PROJECT site. Jurisdictional wetlands will be determined using criteria set forth in the 1987 US Army Corps of Engineers (USACE) Wetlands Delineation Manual and applicable Regional Supplement. Streams will be evaluated using the procedures set forth in the 2010 North Carolina Division of Water Quality (NC-DWQ) Stream Classification Method. The approximate location of the starting point of the streams/buffers will be located with GPS in the field.
- Please note that a formal delineation of the actual boundaries will not be completed.
- Locate the approximate limits of onsite wetlands, streams and surface waters using a Trimble mapping grade GPS unit.
- The GPS data collected during the site review will be utilized to prepare a Preliminary Wetland/Stream Determination Exhibit by correlating the GPS data with topographic and aerial interpretations to identify the approximate limits of onsite wetlands, streams and surface waters.
- Prepare a Preliminary Wetland/Stream Determination Exhibit documenting the approximate wetlands, streams and surface waters identified during the site review, which will be provided to the CLIENT for Due Diligence purposes.

Task 3. Threatened & Endangered Species Assessment

The Preliminary Wetland/Stream Assessment will be conducted for the ±1,051-acre Review Area specified in the RFQ but will exclude the ±200 acres associated with the Airport Operation Area (AOA) inside the security fence.

- CONSULTANT shall perform the following services associated with this task:
- Review available data from the US Fish and Wildlife Service (USFWS), NC Wildlife Resource Commission (NCWRC) and NC Natural Heritage Program (NCNHP) to identify federal and state listed threatened and endangered species known to occur in Johnston County.

- Submit a PROJECT review request to the NCNHP to identify any known historical or current occurrences of threatened or endangered species within the PROJECT area or within 1.0 miles of the PROJECT area.
- Complete review of available literature on habitat descriptions for threatened and endangered species known to occur in Caldwell and Burke County.
- Conduct a site review to assess and map vegetative communities to identify potential habitat for threatened and endangered species.
- Conduct pedestrian survey of all potential habitats to determine presence/absence of threatened and endangered species.
- Prepare a letter report documenting the findings of the survey, including Biological Conclusions for "effect" determinations on listed species. For those protected species that potentially occur in the area (i.e., suitable habitat is present on site) and that may not be readily detectable during the time of the survey (i.e., flowering plants), CONSULTANT will provide a statement concerning the likelihood of the species' occurrence based on available data and habitat observations, as well as recommendations for further surveys if necessary.

Task 4. SHPO Review for Archeological, Cultural & Historical Resources

The Preliminary Wetland/Stream Assessment will be conducted for the ±1,051-acre Review Area specified in the RFQ but will exclude the ±200 acres associated with the Airport Operation Area (AOA) inside the security fence.

- Review the available published data (online and print) from the State Historic Preservation Office and local municipality to determine if there were any known archeological, historic, or cultural resources within or in the vicinity of the PROJECT;
- Submit a request to the NC State Historic Preservation Office (SHPO) for a preliminary review/determination of the likelihood of the subject PROJECT to impact known archeological/cultural/historic resources and if the State Historic Preservation Office recommends an archeological survey be conducted. Submittal will include a description of the proposed PROJECT, various aerials and USGS quad map exhibits, as well as photos of existing structures within the PROJECT;
- Please note that CONSULTANT will not make determinations on the likelihood that the PROJECT contains archeological and/or cultural resources. If SHPO identifies known resources within the PROJECT area, or recommends that an archeological survey be conducted, CONSULTANT will provide recommendations for a Registered Professional Archeologist for the archeological investigation and archeological report.

Task 5. Topographic Survey

The Topographic Survey will be conducted for the ±60-acre area, consisting of a portion of Parcel 2726652528, as specified in the RFQ and shown in Exhibit III.

CONSULTANT is proposing to inspect and produce a 3D surface model at 1 ft contours of approximately 60 acres located in Caldwell County, NC. The LiDAR mapping will be collected and processed by CONSULTANT via Unmanned Aircraft Systems (UAS), and associated software technology. PROJECT control will be based on the NCGS monument "MOREPORT" located at the airport. The PROJECT area for this scope will include the limits shown in Exhibit A. Agreement to this proposal will constitute permission to fly the UAS over the PROJECT site and properties.

- Flight plan scheduling with the CLIENT and authorization from the Airport
- UAS Flight Standards:

  - UAS flight crew may consist of a 1 or 2-man crew, one Pilot in Command (PIC) and one Visual Observer (VO)
  - Take-off and recovery of the aircraft will be completed on the CLIENTS property and the UAS will never leave subject property
  - All flights are limited to 400 feet above ground level (AGL) or below, and within visual line of sight (VLOS) of the UAS flight crew
  - For safety and adherence to FAA regulations, each PROJECT area may be broken into multiple flight missions, with multiple launch and recovery sites
- GPS/GNSS survey control points for vertical and horizontal data QAQC
- PROJECT control will be based on the NCGS monument "MOREPORT" located at the airport
- Data collected via the UAS LiDAR or UAS Photogrammetry will be post processed in the office by CONSULTANT to produce a 3D surface for the purpose of calculating elevations and contours across the area of interest (AOI)
- Topographic data will be processed to produce 1-ft topographic survey data within the PROJECT limits with GPS/GNSS control check points and extended 25' beyond survey limit and to centerlines of adjoining roads
- LiDAR mapping using UAS (Unmanned Air System) will be used by WR to provide the topographic base survey model. Agreement to this proposal will constitute permission to fly the UAS over the PROJECT site and properties
- ***Obscure areas defined as highly vegetated where it is determined ground density is not sufficient to produce accurate surface model will be eliminated from the dataset. If desired and with written approval of scope and fee, WR can provide additional boots on the ground survey to verify the obscure areas
- WR will locate the horizontal and vertical location of ~20 geotechnical boring within the PROJECT limits

PROJECT management is a necessity for every PROJECT and ensures the coordination of the PROJECT runs smoothly as a whole and the deliverables meet the CLIENT's needs. This time allows for critical communication between the CLIENT and WR such that all tasks and unforeseen issues are resolved quickly and efficiently. Delivery of the data to the CLIENT is included in this task as well.

Task 6. Geotechnical Site Investigation

The Geotechnical Site Investigation will be conducted for the ±60-acre area, consisting of a portion of Parcel 2726652528, as specified in the RFQ and shown in Exhibit III.

- Approximately 10 borings will be advanced for the geotechnical investigation, up to a depth of 20 feet deep or auger refusal for a total of 200 lf. The borings will be advanced utilizing hollow stem auger or mud rotary drilling techniques and will be sampled at selected intervals by the standard penetration test procedure.
- This task does not include costs for private utility locating, which will be the responsibility of the CLIENT.
- Since the site is wooded, this scope includes the cost for clearing paths to access boring locations.
- The test boring data will be utilized to generate generalized subsurface profiles and to provide test boring records. An engineering report will be prepared which will include the results of the field testing, addresses site preparation/earthwork procedures, lateral earth pressure parameters, slab-on-grade recommendations and foundation support recommendations including design bearing pressures and estimated settlements.

- Any special site preparation procedures which need to be considered such as the need for undercutting and replacement of soils in the PROJECT area will also be addressed. The report will also discuss seismic design considerations and pavement subgrade support considerations.
- The groundwater subsurface conditions will be summarized to the extent provided in the geotechnical report.
- A separate report will be provided by CONSULTANT for:

  General analysis of the seasonal high-water table and infiltration rates in the approximate location of the stormwater management device in the Preliminary Site Plan provided in the RFQ. Please note that this analysis will be based on review of the USDA-NRCS Soil Survey for Caldwell and Burke Counties. This scope of services does not include field analysis of season high water table and infiltration testing.

  Area watershed analysis including any upgradient impacts to stormwater accumulation.

Task 7. Grant Administration Reporting

- WR PROJECT manager will provide monthly updates to CLIENT on status of contracted tasks and deliverables to assist CLIENT with reporting through the online grants management system.
- WR PROJECT manager will be available as needed for up to three (3) periodic meetings with the Golden Leaf grant representatives and County staff.

Exclusions/Additional Services

Services that are not included in Section C or are specifically excluded from this Agreement (see below) shall be considered Additional Services if those services can be performed by CONSULTANT and its agents if requested in writing by the CLIENT and accepted by CONSULTANT. The following list is not all inclusive and the Scope of Services defines the services to be provided by CONSULTANT for this PROJECT. Additional services shall be paid by the CLIENT in accordance with the Fee & Expense Schedule outlined in Exhibit II. The exclusions are described below but are not limited to the following:

Design Services

Documents/Drawings

Environmental Services

- Wetland Delineations;
- USACE Jurisdictional Determination;
- Phase II ESA

Geomatics Services

- Annexation Plats;
- Boundary/Topographic Surveys;
- Tree survey/cover report by Registered Forester;
- Subsurface Utility Engineering (SUE);
- Surveys for off-site improvements;
- Platting services;
- Plot Plans;
- ALTA Surveys;
- GIS mapping services;
- Construction staking;
- Building staking;
- As-built (record drawing) surveys;
- Easements, Easement/ROW Plats;

Landscape Architecture Services

Offsite/Specialty

- Development agreements;
- Utility allocation agreements;
- Preparation of electronic file suitable for GPS machine control;
- Expert witnesses;

Permitting Services

Planning/Studies

- Land Planning services other than listed above;
- Entitlement services;
- Variance and Quasi-Judicial processes;
- Off-site Sewer Analysis;
- Traffic Impact Analysis;
- Signalization Studies;
- Hydrant flow determination and hydraulic analyses;
- Existing sewer hydraulic analyses;
- Town or regulatory approvals;
- Special & Conditional Use Permits;

PROJECT Management

- Additional Meetings/Site Visits;

- Adjacent property owner discussions;
- Attendance at formal regulatory meetings unless noted above;

Services by Others

- Architectural and MEP services;
- Structural Services;
- Arborist/Registered Forester Services;

Stormwater Services

General

- All plan submittal, review, or permitting fees;
- Any work previously provided in other agreements;
- Any other services not specifically listed within Section C.

CLIENT Responsibilities

The following items will be provided by the CLIENT and CONSULTANT will rely upon the accuracy and completeness of this information:

- General:
  - Provide representative for communications and decisions;
  - Coordination and designation of a primary contact for the CLIENT;
  - Preferred media platforms for communications with the CLIENT;
  - Provide any information needed to complete the PROJECT not specifically addressed in the Scope of Services;
  - Provide all available information pertinent to the PROJECT, including any GIS information, reports, maps, drawings, and any other data relative to the PROJECT;
  - Examine all agreements, reports, exhibits and other deliverables presented by the Consultant and render in writing decisions pertaining thereto within a reasonable period so as not to delay the services of the Consultant;
  - Give prompt written notice to Consultant whenever CLIENT observes or otherwise becomes aware of any defect in the PROJECT or the services of Consultant;
  - Attend Town or City meetings as required/needed;
  - Provide access to property for Consultant and subconsultants;
  - Discussions/negotiations with adjacent landowners;
  - All submittal, review, or permitting fees associated with the PROJECT;
  - Any legal representation requiring an attorney at law.

Compensation for Services

CONSULTANT proposes providing the Basic Services outlined in Section C for a lump sum of $50,000 as noted in the Fee Table below.

Task No.	Task Name	Fee
Task 1	**Phase I Environmental Site Assessment**	$4,650
Task 2	**Preliminary Wetland/Stream Assessment**	$16,850
Task 3	**Threatened & Endangered Species Assessment**	$2,750
Task 4	**SHPO Review for Archeological, Cultural & Historic Resources**	$1,500
Task 5	**Topographic Survey**	$11,900
Task 6	**Geotechnical Site Investigation**	$12,350
	Total	**$50,000**

Invoices will be issued monthly, based on the percentage of completion for each lump sum task, as accomplished during the billing period. Payment is due upon receipt of invoice.

The above fees are based on the estimated timelines noted in Section B. Any adjustments to those timelines may result in additional fees.

Consultant may alter the distribution of compensation between individual Tasks noted herein to be consistent with services rendered but shall not exceed the total Lump Sum amount unless approved in writing by the CLIENT.

The attached Exhibit II, Fee & Expense Schedule, is based on Consultant's rates as of the date of this agreement and may be subject to change for hourly tasks and any Additional Services that occur after any adjustments to such rates go into effect.

Acceptance

This agreement is valid 60 days from the date it is transmitted to CLIENT. Receipt of an executed copy of this agreement will serve as the written Agreement between CONSULTANT and Caldwell County. All Exhibits identified after the signature blocks below, including the Standard Terms and Conditions (Exhibit I) and the Fee & Expense Schedule (Exhibit II), are incorporated herein and are integral parts of the Agreement.

OFFERED BY:

WithersRavenel



February 27, 2025
Signature Date

Warren Eadus, P.G.
Name

Director of Environmental, West Region
Title



February 27, 2025
Signature Date

Troy Beasley
Name

Director of Natural Resources, Environmental
Title

ACCEPTED BY:

Caldwell County

Signature Date

Ashley Bolick
Name

Director – Economic Development Commission
Title

Attachments:

Exhibit I- Standard Terms and Conditions
Exhibit II- Fee & Expense Schedule
Exhibit III- Scoping Map
Exhibit IV- W-9 Form
Exhibit V- Certificate of Insurance

WithersRavenel
Our People. Your Success.

Exhibit I
Standard Terms and Conditions

The proposal submitted by WithersRavenel, INC. ("CONSULTANT") is subject to the following terms and conditions, which form an integral part of the Agreement. By accepting the proposal, the services, or any part thereof, the CLIENT agrees and accepts the terms and conditions outlined below:

1. **Payment:**

   a) The CLIENT will pay CONSULTANT for services and expenses in accordance with periodic invoices to CLIENT and a final invoice upon completion of the services. Each invoice is due and payable in full upon presentation to CLIENT. Invoices are past due after 30 days. Past due amounts are subject to interest at a rate of one and one-half percent per month (18% per annum) on the outstanding balance from the date of the invoice.

   b) If the CLIENT fails to make payment to the CONSULTANT within 45 days after the transmittal of an invoice, the CONSULTANT may, after giving 7 days written notice to the CLIENT, suspend services under this Agreement until all amounts due hereunder are paid in full. If an invoice remains unpaid after 90 days from invoice date, the CONSULTANT may terminate the Agreement. If Consultant initiates legal proceedings to collect the fees owed, Consultant shall also be entitled to recover the reasonable expenses of collection including attorney's fees.

2. **Notification of Breach or Default:** The CLIENT shall provide prompt written notice to the CONSULTANT if CLIENT becomes aware of any breach, error, omission, or inconsistency arising out of CONSULTANT's services or any other alleged breach of contract or negligence by the CONSULTANT. The failure of CLIENT to provide such written notice within ten (10) days from the time CLIENT became aware of the fault, defect, error, omission, inconsistency, or breach, shall constitute a waiver by CLIENT of all claims against the CONSULTANT arising out of such fault, defect, error, omission, inconsistency, or breach. Emails shall be considered adequate written notice for purposes of this Agreement.

3. **Standard of Care:** CONSULTANT shall perform its services in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with the standards of professionals providing the same services in the same or a similar locality as the Project. THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE THAT WILL OR CAN ARISE OUT OF THE SERVICES PROVIDED BY CONSULTANT OR THIS AGREEMENT.

4. **Waiver of Consequential Damages/Limitation of Liability:** CLIENT agrees that CONSULTANT's aggregate liability for all claims that may be asserted by CLIENT is limited to $50,000 or to the fee paid to CONSULTANT under this Agreement, whichever is greater. Both CLIENT and CONSULTANT hereby waive any right to pursue claims for consequential damages against one another, including any claims for lost profits.

5. **Representations of CLIENT:** CLIENT warrants and covenants that sufficient funds are available or will be available upon receipt of CONSULTANT's invoice to make payment in full for the services rendered by CONSULTANT.

6. **Ownership of Instruments of Service:** All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by the CONSULTANT as instrument of service, shall remain the property of the CONSULTANT. The CONSULTANT shall retain all common law, statutory and other rights, including the copyright thereto. In the event of termination of this Agreement and upon full payment of fees owed to CONSULTANT, CONSULTANT shall make available to CLIENT copies of all plans and specifications.

7. **Change Orders: CONSULTANT** will treat as a proposed change order any written or oral order (including directions, instructions, interpretations, or determinations) from CLIENT which requests changes in the Agreement or CONSULTANT's Scope of Services. If CONSULTANT accepts the proposed change order, CONSULTANT will give CLIENT written notice within ten (10) days of acceptance of any resulting increase in CONSULTANT's fees.

8. **Opinion of Cost/Cost Estimates:** Since the CONSULTANT has no control over the cost of labor, materials, equipment or services furnished by others, or over methods of determining prices, or over competitive bidding or market conditions, any and all opinions as to costs rendered hereunder, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of CONSULTANT'S experience and qualifications and represent its reasonable judgment as an experienced and qualified professional familiar with the construction industry; but the CONSULTANT cannot and does not guarantee the proposals, bids or actual costs will not vary significantly from opinions of probable costs prepared by it. If at any time the CLIENT wishes assurances as to the amount of any costs, CLIENT shall employ an independent cost estimator to make such determination.

9. **Assignment and Third Parties:** Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than the CLIENT and CONSULTANT, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the CLIENT and the CONSULTANT and not for the benefit of any other party. Neither the CLIENT nor the CONSULTANT shall assign, sublet, or transfer any rights under or interests in this Agreement without the written consent of the other, which shall not be unreasonably withheld. However, nothing contained herein shall prevent or restrict the CONSULTANT from employing independent subconsultants as the CONSULTANT may deem appropriate to assist in the performance of services hereunder.

10. **Project Site:** Should CLIENT not be owner of the Project site, then CLIENT agrees to notify the site owner of the possibility of unavoidable alteration and damage to the site. CLIENT further agrees to indemnify, defend, and hold harmless CONSULTANT against any claims by the CLIENT, the owner of the site, or persons having possession of the site which are related to such alteration or damage.

11. **Access to Site:** CLIENT is responsible for providing legal and unencumbered access to site, including securing all necessary site access agreements or easements, to the extent necessary for the CONSULTANT to carry out its services.

12. **Survival:** All of CLIENT's obligations and liabilities, including but not limited to, its indemnification obligations and limitations of liability, and CONSULTANT's rights and remedies with respect thereto, shall survive completion, expiration or termination of this Agreement.

13. **Termination:** Either party may terminate the Agreement with or without cause upon ten (10) days advance written notice, if the other party has not cured or taken reasonable steps to cure the breach giving rise to termination within the ten (10) day notice period. If CLIENT terminates without cause or if CONSULTANT terminates for cause, CLIENT will pay CONSULTANT for all costs incurred, non-cancelable commitments, and fees earned to the date of termination and through demobilization, including any cancellation charges of vendors and subcontractors, as well as demobilization costs.

14. **Severability:** If any provision of this Agreement, or application thereof to any person or circumstance, is found to be invalid then such provision shall be modified if possible, to fulfill the intent of the parties as reflected in the original provision. The remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by applicable law.

15. **No Waiver:** No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as or be

construed as a waiver of any future default, whether like or different in character.

16. **Merger, Amendment:** This Agreement constitutes the entire Agreement between the CONSULTANT and the CLIENT and all negotiations, written and oral understandings between the parties are integrated and merged herein. This Agreement can be supplemented and/or amended only by a written document executed by both the CONSULTANT and the CLIENT.

17. **Unforeseen Occurrences:** If, during the performance of services hereunder, any unforeseen hazardous substance, material, element of constituent or other unforeseen conditions or occurrences are encountered which affects or may affect the services, the risk involved in providing the service, or the recommended scope of services, CONSULTANT will promptly notify CLIENT thereof. Subsequent to that notification, CONSULTANT may: (a) if practicable, in CONSULTANT's sole judgment and with approval of CLIENT, complete the original Scope of Services in accordance with the procedures originally intended in the Proposal; (b) Agree with CLIENT to modify the Scope of Services and the estimate of charges to include study of the previously unforeseen conditions or occurrences, such revision to be in writing and signed by the parties and incorporated herein; or (c) Terminate the services effective on the date of notification pursuant to the terms of the Agreement.

18. **Force Majeure:** Should completion of any portion of the Agreement be delayed for causes beyond the control of or without the fault or negligence of CONSULTANT, including force majeure, the reasonable time for performance shall be extended for a period at least equal to the delay and the parties shall mutually agree on the terms and conditions upon which Agreement may be continued. Force majeure includes but is not restricted to acts of God, acts or failures of governmental authorities, acts of CLIENT's contractors or agents, fire, floods, epidemics, pandemics, riots, quarantine restrictions, strikes, civil insurrections, freight embargoes, and unusually severe weather.

19. **Safety:** CONSULTANT is not responsible for site safety or compliance with the Occupational Safety and Health Act of 1970 ("OSHA"). Job site safety remains the sole exclusive responsibility of CLIENT or CLIENT's contractors, except with respect to CONSULTANT'S own employees. Likewise, CONSULTANT shall have no right to direct or stop the work of CLIENT's contractors, agents, or employees.

20. **Dispute Resolution/Arbitration:** Any claim or other dispute arising out of or related to this Agreement shall first be subject to non-binding mediation in accordance with the then-current Construction Industry Mediation Procedures of the American Arbitration Association ("AAA"). If mediation is unsuccessful, such claim or other dispute shall be subject to arbitration in accordance with the AAA's then-current Construction Industry Arbitration Rules. Any demand for arbitration shall be filed in writing with the other party and with the American Arbitration Association. CLIENT agrees to the inclusion in such arbitration (whether by initial filing, by joinder or by consolidation) of any other parties and of any other claims arising out of or relating to the Project or to the transaction or occurrence giving rise to the claim or other dispute between CLIENT and CONSULTANT.

21. **Independent Contractor:** In carrying out its obligations, CONSULTANT shall always be acting as an independent contractor and not an employee, agent, partner, or joint venture of CLIENT. CONSULTANT's work does not include any supervision or direction of the work of other contractors, their employees or agents, and CONSULTANT's presence shall in no way create any liability on behalf of CONSULTANT for failure of other contractors, their employees, or agents to perform their work properly or correctly.

22. **Hazardous Substances:** CLIENT agrees to advise CONSULTANT upon execution of this Agreement of any hazardous substances or any condition existing in, on or near the Project Site presenting a potential danger to human health, the environment or equipment. By virtue of entering into the Agreement or of providing services, CONSULTANT does not assume control of, or responsibility for, the Project site or the person in charge of the Project site or undertake responsibility for reporting to any federal, state, or local public agencies, any conditions at the Project site that may present a potential danger to the public, health, safety, or environment except where required of CONSULTANT by applicable law. In the event CONSULTANT encounters hazardous or toxic substances or contamination significantly beyond that originally represented by CLIENT, CONSULTANT may suspend or terminate the Agreement. CLIENT acknowledges that CONSULTANT has no responsibility as a generator, treater, storer, or disposer of hazardous or toxic substances found or identified at a site. Except to the extent that CONSULTANT has negligently caused such pollution or contamination, CLIENT agrees to defend, indemnify, and hold harmless CONSULTANT, from any claim or liability, arising out of CONSULTANT's performance of services under the Agreement and made or brought against CONSULTANT for any actual or threatened environmental pollution or contamination if the fault (as defined in N.C.G.S. 22B-1(f)(7)) of CLIENT or its derivative parties (as defined in N.C.G.S. 22B-1(f)(3)) is a proximate cause of such claim or liability.

23. **Choice of Law:** The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the law of the State of North Carolina, excluding only its conflicts of laws principles.

24. **Construction Services:** If construction administration and review services are requested by the CLIENT, CLIENT agrees that such administration, review, or interpretation of construction work or documents by CONSULTANT shall not relieve any contractor from liability in regard to its duty to comply with the applicable plans, specifications, and standards for the Project, and shall not give rise to a claim against CONSULTANT for contractor's failure to perform in accordance with the applicable plans, specifications or standards.

25. **Field Representative:** If CONSULTANT provides field services or construction observation services, the presence of the CONSULTANT's field personnel will only be for the purpose of providing observation and field testing of specific aspects of the Project. Should a contractor be involved in the Project, the CONSULTANT's responsibility does not include the supervision or direction of the actual work of any contractor, its employees, or agents. All contractors should be so advised. Contractors should also be informed that neither the presence of the CONSULTANT's field representative nor the observation and testing by the CONSULTANT shall excuse contractor in any way for defects in contractor's work. It is agreed that the CONSULTANT will not be responsible for job or site safety on the Project and that the CONSULTANT does not have the right to stop the work of any contractor.

26. **Submittals:** CONSULTANT's review of shop drawings and other submittals is to determine conformity with the design concept only. Review of shop drawings and submittals does not include means, methods, techniques, or procedures of construction, including but not limited to, safety requirements.

WithersRavenel
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Exhibit II
Fee & Expense Schedule

Description	Rate
Engineering, Landscape Architecture & Planning	
Construction Project Professional	$ 160
Construction Manager I	$ 165
Construction Manager II	$ 180
Senior Construction Manager	$ 205
CAD Technician I	$ 110
CAD Technician II	$ 125
Senior CAD Technician	$ 150
Designer I	$ 140
Designer II	$ 160
Senior Designer	$ 180
Landscape Architect I	$ 160
Landscape Architect II	$ 185
Landscape Architect III	$ 205
Senior Landscape Architect	$ 230
Landscape Designer I	$ 140
Landscape Designer II	$ 150
Landscape Designer III	$ 155
Planning Technician	$ 125
Planner I	$ 135
Planner II	$ 155
Planner III	$ 180
Senior Planner	$ 190
Project Engineer I	$ 180
Project Engineer II	$ 190
Project Engineer III	$ 210
Senior Project Engineer	$ 245
Assistant Project Manager	$ 190
Project Manager I	$ 210
Senior Project Manager	$ 230
Resident Project Representative I	$ 110
Resident Project Representative II	$ 130
Resident Project Representative III	$ 145
Senior Resident Project Representative	$ 155
Staff Professional I	$ 95
Staff Professional II	$ 150
Staff Professional III	$ 165
Senior Technical Consultant	$ 270
Client Experience Manager	$ 245
Director	$ 265
Principal	$ 280
Zoning Specialist	$ 360
Project Coordinators	
Project Coordinator I	$ 100
Project Coordinator II	$ 120
Project Coordinator III	$ 130
Senior Project Coordinator	$ 140
Lead Project Coordinator	$ 150
Other	
Implementation Consultant	$ 160
Senior Implementation Consultant	$ 170

Description	Rate
Funding & Asset Management	
GIS Senior Specialist	$ 180
GIS Specialist	$ 160
GIS Technician	$ 105
GIS Analyst I	$ 130
GIS Analyst II	$ 145
GIS Project Manager	$ 180
F&AM Assistant Project Manager	$ 175
Intern I	$ 70
Intern II	$ 95
F&AM Project Consultant I	$ 130
F&AM Project Consultant II	$ 140
F&AM Project Consultant III	$ 145
F&AM Project Consultant IV	$ 150
F&AM Senior Project Consultant I	$ 160
F&AM Senior Project Consultant II	$ 165
F&AM Project Manager	$ 180
F&AM Principal	$ 280
F&AM Director	$ 250
F&AM Staff Professional I	$ 75
F&AM Staff Professional II	$ 125
F&AM Staff Professional III	$ 165
F&AM Staff Professional IV	$ 205
F&AM Senior Project Manager	$ 230
F&AM Senior Technical Consultant	$ 265
Geomatics	
Geomatics CAD I	$ 110
Geomatics CAD II	$ 130
Geomatics CAD III	$ 145
GIS Survey Technician I	$ 85
GIS Survey Technician II	$ 110
GIS Survey Technician III	$ 130
GIS Survey Lead	$ 145
Geomatics Project Manager I	$ 180
Geomatics Project Manager II	$ 190
Geomatics Project Manager III	$ 220
Geomatics Project Professional I	$ 160
Geomatics Project Professional II	$ 185
Geomatics Principal	$ 260
Geomatics Remote Sensing Crew I	$ 230
Geomatics Remote Sensing Crew II	$ 325
Geomatics Survey Crew I	$ 165
Geomatics Survey Crew II (2 Man)	$ 195
Geomatics Survey Crew III (3 Man)	$ 245
Geomatics Senior Manager	$ 230
Geomatics Survey Tech I	$ 65
Geomatics Survey Tech II	$ 100
Geomatics Survey Tech III	$ 130
Geomatics Survey Tech IV	$ 140
Geomatics Sr. Technical Consultant	$ 235
Geomatics SUE Crew 1	$ 195
Geomatics SUE Crew 2	$ 275

Description	Rate
Environmental	
Environmental Technician I	$ 90
Environmental Technician II	$ 105
Environmental Technician III	$ 110
Environmental Senior Technician	$ 125
Environmental Project Geologist I	$ 160
Environmental Project Geologist II	$ 175
Environmental Project Geologist III	$ 200
Environmental Senior Project Geologist	$ 220
Environmental Assistant Project Manager	$ 175
Environmental Project Manager	$ 200
Environmental Senior Project Manager	$ 220
Environmental Director	$ 250
Environmental Project Engineer I	$ 160
Environmental Project Engineer II	$ 175
Environmental Project Engineer III	$ 200
Environmental Senior Project Engineer	$ 220
Environmental Principal	$ 280
Environmental Project Scientist I	$ 160
Environmental Project Scientist II	$ 175
Environmental Project Scientist III	$ 200
Environmental Senior Project Scientist	$ 220
Environmental Scientist I	$ 115
Environmental Scientist II	$ 140
Environmental Scientist III	$ 150
Environmental Geologist I	$ 115
Environmental Geologist II	$ 140
Environmental Geologist III	$ 150
Environmental Professional I	$ 115
Environmental Professional II	$ 140
Environmental Professional III	$ 150
Environmental Senior Technical Consultant	$ 245
Administrative	
Administrative Assistant	$ 70
Administrative Assistant I	$ 90
Administrative Assistant II	$ 100
Administrative Assistant III	$ 110
Marketing Administration I	$ 100
Marketing Administration II	$ 130
Director of Marketing	$ 160
Office Administration	$ 75
Office Administrator I	$ 130
Office Administrator II	$ 135
Office Administrator III	$ 140
Expenses	
Bond Prints (Per Sheet)	$ 1.75
Mylar Prints (Per Sheet)	$ 11.00
Mileage	Per IRS
Delivery – Project Specific (Distance & Priority)	
Subcontractor Fees (Markup)	1.15
Expenses / Reprod. / Permits (Markup)	1.15

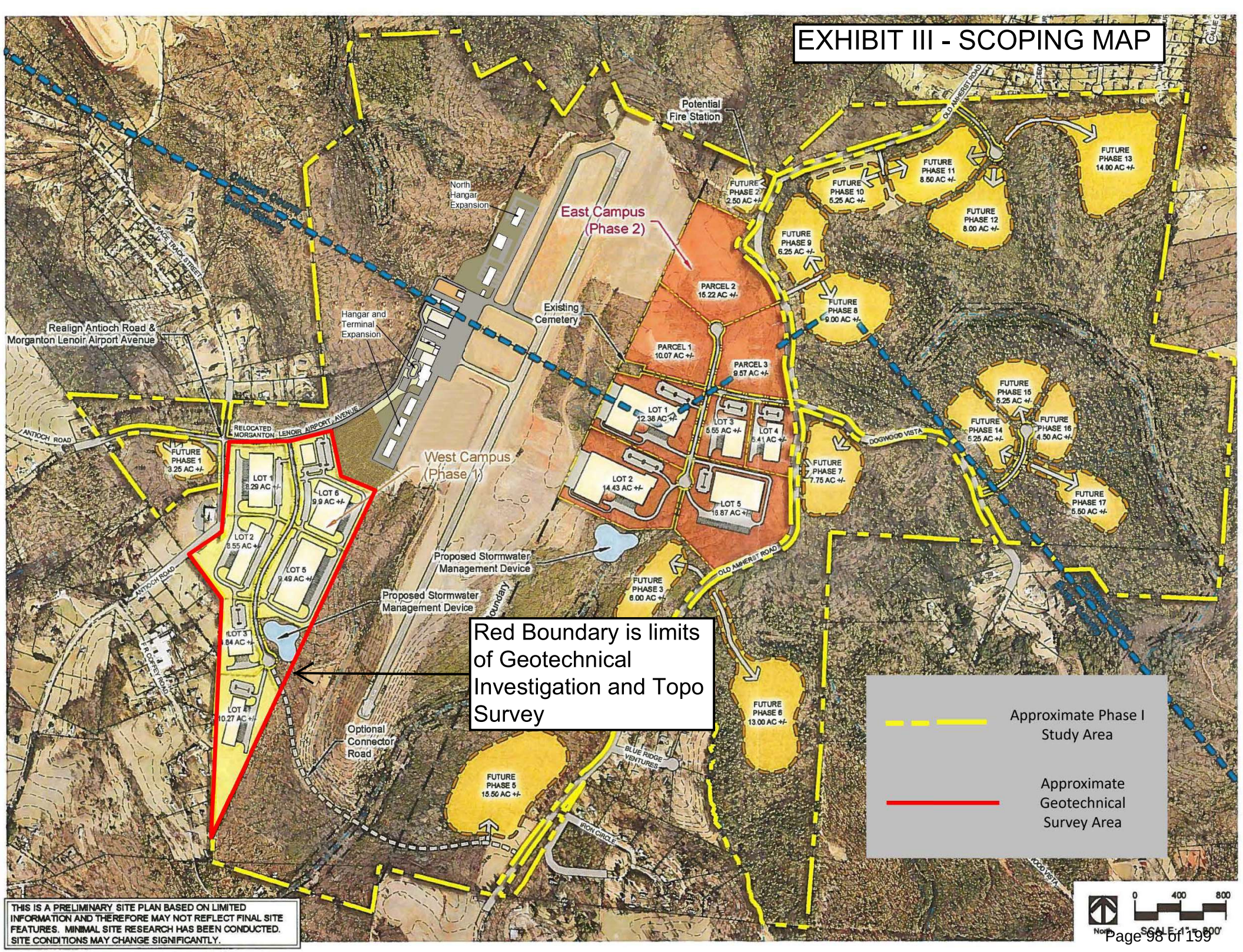
EXHIBIT III - SCOPING MAP
Potential Fire Station
North Hangar Expansion
East Campus (Phase 2)
Existing Cemetery
Hangar and Terminal Expansion
Realign Antioch Road & Morganton Lenoir Airport Avenue
West Campus (Phase 1)
Proposed Stormwater Management Device
Proposed Stormwater Management Device
Optional Connector Road
Red Boundary is limits of Geotechnical Investigation and Topo Survey
PARCEL 1 10.07 AC +/-
PARCEL 2 15.22 AC +/-
PARCEL 3 9.57 AC +/-
LOT 1 12.38 AC +/-
LOT 2 14.43 AC +/-
LOT 3 5.55 AC +/-
LOT 4 5.41 AC +/-
LOT 5 18.87 AC +/-
FUTURE PHASE 1 3.25 AC +/-
FUTURE PHASE 2 2.50 AC +/-
FUTURE PHASE 3 6.00 AC +/-
FUTURE PHASE 5 15.50 AC +/-
FUTURE PHASE 6 13.00 AC +/-
FUTURE PHASE 7 7.75 AC +/-
FUTURE PHASE 8 9.00 AC +/-
FUTURE PHASE 9 6.25 AC +/-
FUTURE PHASE 10 5.25 AC +/-
FUTURE PHASE 11 8.50 AC +/-
FUTURE PHASE 12 8.00 AC +/-
FUTURE PHASE 13 14.00 AC +/-
FUTURE PHASE 14 5.25 AC +/-
FUTURE PHASE 15 5.25 AC +/-
FUTURE PHASE 16 4.50 AC +/-
FUTURE PHASE 17 5.50 AC +/-
LOT 1 3.29 AC +/-
LOT 2 8.55 AC +/-
LOT 3 9.84 AC +/-
LOT 4 10.27 AC +/-
LOT 5 9.49 AC +/-
LOT 6 9.9 AC +/-
RELOCATED MORGANTON LENOIR AIRPORT AVENUE
ANTIOCH ROAD
OLD AMHERST ROAD
DOGWOOD VISTA
RACE TRACK STREET
FRICKEY ROAD
BLUE RIDGE VENTURES
IRON CIRCLE
Approximate Phase I Study Area
Approximate Geotechnical Survey Area
THIS IS A PRELIMINARY SITE PLAN BASED ON LIMITED INFORMATION AND THEREFORE MAY NOT REFLECT FINAL SITE FEATURES. MINIMAL SITE RESEARCH HAS BEEN CONDUCTED. SITE CONDITIONS MAY CHANGE SIGNIFICANTLY.
North
0 400 800
SCALE: 1" = 800'

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

WithersRavenel, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) 5

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) n/a

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

115 MacKenan Drive

6 City, state, and ZIP code

Cary NC 27511

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

5	6	–	1	7	4	0	5	2	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Ashley Cade **Date** 1/2/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Board of Commissioners Meeting

Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Economic Development	

AGENDA ITEM # 9

Sales Tax Reinvestment Agreement

BACKGROUND

The Sales Tax Reinvestment Agreement is being submitted for approval.

RECOMMENDED MOTION

BUDGET IMPACT

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. Sales Tax Reinvestment Agreement 2025

NORTH CAROLINA

CALDWELL COUNTY SALES TAX REINVESTMENT AGREEMENT

This Sales Tax Reinvestment Agreement ("this Agreement") is entered into by and among CALDWELL COUNTY("the County"), a political subdivision of the State of North Carolina, and TOWN OF GAMEWELL ("Gamewell"), TOWN OF SAWMILLS ("Sawmills"), TOWN OF CAJAH'S MOUNTAIN ("Cajah's Mountain"), TOWN OF HUDSON ("Hudson"), TOWN OF GRANITE FALLS ("Granite Falls") and CITY OF LENOIR ("Lenoir"), all being North Carolina municipal corporations (collectively "the Municipalities").

WITNESSETH:

WHEREAS, the Towns of Gamewell, Sawmills, Cajah's Mountain, Hudson, and Granite Falls and the City of Lenoir are all municipal corporations located in Caldwell County; and

WHEREAS, the Municipalities and the County desire to collectively fund economic development activities and other public purposes within Caldwell County; and

WHEREAS, the parties have agreed that these activities and purposes will be funded by the Municipalities in consideration of the County's continued election of the per capita method of distribution of local government sales and use tax among the County and the Municipalities pursuant to G.S. §105-472(b)(1), under which election the County receives less sales and use tax revenues, and the Municipalities receive more sales and use tax revenues, than they would receive if the County elected the ad valorem method of distribution; and

WHEREAS, pursuant to the authority of G.S. Chapter 160A, Article 20, Part 1, the County and the Municipalities have each resolved to enter into this interlocal agreement to provide funding for the activities and purposes set forth herein:

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the parties agree and contract as follows:

1. This Agreement is entered into for the purpose of collectively funding economic development activities and other public purposes in Caldwell County. It is the intention of the parties to this Agreement that those activities which are anticipated to have the greatest county-wide impact will receive priority in funding. Decisions on which economic development activities and other public purposes to fund, and the amount of funding, will be made by the Caldwell County Board of Commissioners. Provided, however, that no more than $350,000.00 will be spent from the Fund for public purposes other than economic development for four (4) consecutive e years beginning with the fiscal year that begins July 1, 2025.

2. Administrative implementation of the Fund and of the activities and purposes funded thereby shall be the responsibility of the Caldwell County Manager and his staff.

3. Pursuant to the terms of previous similar agreements, the County has established a special appropriation fund ("the Fund") under the authority and control of the Caldwell County Finance Department, which has been and shall continue to be reserved for the activities and purposes herein provided. Each Municipality's contribution to the Fund shall be paid into the Fund during July of each year, beginning July, 2025. All interest earned on the monies in the Fund shall be credited to Fund and spent for the intended activities and purposes. The County shall include the Fund in its annual audit, and within two (2) weeks after its receipt of the annual audit report, it shall provide to each of the Municipalities a written report showing Fund receipts, interest, expenditures and balance. During the term of this Agreement, the County shall continue to elect each year the per capita method of sales and use tax distribution.

4. The term of this Agreement is for a period for four (4) years, beginning July 1, 2025 and ending June 30, 2029.

5. During the four (4) year term of this Agreement, the Municipalities' respective annual contributions to the Fund shall be the following:

Gamewell	-	$189,000.00
Sawmills	-	194,000.00
Granite Falls	-	27,500.00
Hudson	-	27,500.00
Cajah's Mountain	-	155,000.00
Lenoir	-	7,000.00
TOTAL		$600,000.00

6. Monies paid into the Fund prior to July 1, 2025 that have not been expended will be used only for economic development purposes.

7. Should the sales tax revenues fall to a level below the level experienced at the time of this Agreement, each Municipality shall retain the right to request that its contribution be lowered. The request must be submitted to the County Board of Commissioners no later than January 31st. If approved, the lowered contribution would take effect in the following fiscal year, for the payment due to the County in July. Upon obtaining a request to lower the contribution amount the County shall analyze the actual sales tax receipts of each Municipality and determine if a reduction in the contribution is warranted. The ultimate authority on whether or not to reduce the contribution from each Municipality shall rest with the County Board of Commissioners.

8. This Agreement may be modified only with the unanimous consent of all of the parties hereto.

9. This Agreement supersedes all previous agreements between these parties dealing with this same subject matter.

10. Each of the signatories below hereby represents that this Agreement has been approved in an open meeting by the governing body represented by the signatory, and that the signatory has been duly authorized to execute this Agreement as the binding act of the governing body.

CALDWELL COUNTY

ATTEST:

_____ By: _____

Clerk to the Board of Commissioners Chairman, Board of Commissioners

Dated: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

Finance Officer, Caldwell County

TOWN OF GAMEWELL

ATTEST:

_____ By: _____

Clerk to the Town Council Mayor

Dated: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

Finance Officer, Town of Gamewell

TOWN OF SAWMILLS

ATTEST:

_____ By: _____

Clerk to the Town Council Mayor

Dated: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

Finance Officer, Town of Sawmills

TOWN OF CAJAH'S MOUNTAIN

ATTEST:

_____ By: _____

Clerk to the Town Council Mayor

Dated: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

Finance Officer, Town of Cajah's Mountain

TOWN OF HUDSON

ATTEST:

_____ By: _____

Clerk to the Town Council Mayor

Dated: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

Finance Officer, Town of Hudson

TOWN OF GRANITE FALLS

ATTEST:

_____ By: _____

Clerk to the Town Council Mayor

Dated: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

Finance Officer, Town of Granite Falls

CITY OF LENOIR

ATTEST:

_____ By: _____

Clerk to the City Council Mayor

Dated: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

Finance Officer, City of Lenoir

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Administration	

AGENDA ITEM # 10

WPCOG Agreement for Code Enforcement Services

BACKGROUND

The Code Enforcement Contract with WPCOG is up for renewal.

RECOMMENDED MOTION

BUDGET IMPACT

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. WPCOG Code Enforcement Contract 2025

AGREEMENT BETWEEN THE
WESTERN PIEDMONT COUNCIL OF GOVERNMENTS AND
CALDWELL COUNTY
FOR THE PROVISION OF
NUISANCE, SOLID WASTE, ZONING AND FLOODPLAIN SERVICES:
JULY 1, 2025 – JUNE 30, 2027

This AGREEMENT, entered into on this the first day of July, 2025, by and between the Western Piedmont Council of Governments (hereinafter referred to as the "Planning Agency") and Caldwell County, North Carolina (hereinafter referred to as the "Local Government"); WITNESSETH THAT:

WHEREAS, the Planning Agency is able to provide support and technical assistance by offering code enforcement services. Technical assistance shall consist of the provision of services as described in Attachment A, which is herein made a part of this Contract;

WHEREAS, the Local Government has requested the Planning Agency to provide such technical assistance to the Local Government and;

WHEREAS, the Planning Agency desires to cooperate with the Local Government in every way possible to the end that the proposed activities are carried out in an efficient and professional manner;

NOW, THEREFORE, the parties hereto do mutually agree as follows:

1. **Personnel.** That during the period of this Contract, the Planning Agency will furnish the necessary trained personnel to the Local Government.

2. **Travel/Printing.** The Local Government will pay for expenses related to conferences, conventions, seminars, local travel, etc. of the personnel when the Local Government requests or approves travel related to the Local Government's planning program, or if it is beneficial to both parties, the costs will be shared on an agreed-upon ratio.

   The Local Government will also pay for expenses related to printing of report(s), mailings to advisory boards, and other costs not related to normal travel and staffing costs associated with personnel furnished by the Planning Agency.

3. **Compensation.** For the purpose of providing the funds for carrying this two-year contract, the Local Government will pay the Planning Agency a fee not to exceed $121,279.00 (One Hundred twenty-one thousand two hundred seventy-nine dollars) during the period beginning July 1, 2025, and ending June 30, 2027. These fees will be billed in quarterly payments.

4. **Modifications.** The Local Government may terminate the Contract by giving the

Planning Agency a one hundred and twenty-day (120) written notice. Furthermore, if there is a need to amend the proposal outlined in Attachment A, either party may do so with the written consent of the other.

5. **Time of Performance.** The Planning Agency shall ensure that all services required herein shall be completed and all required reports, maps, and documents submitted during the period beginning July 1, 2025 and ending June 30, 2027.

6. **Legal Actions and Costs.** Attorney's fees, court costs, and all other applicable legal fees that may arise from the Planning Agency carrying out the duties required in the enforcement and mitigation of nuisances and code violations shall be the responsibility of the Local Government. The Local Government retains the discretion to pursue or not pursue legal action against parties responsible for code violations in the Local Governments' jurisdiction.

6. **Interest of Members, Officers, or Employees of the Planning Agency, Members of the Local Government, or Other Public Officials.** No member, officer, or employee of the Planning Agency or its agents; no member of the governing body of the locality in which the program is situated; and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the program during his tenure or for one year thereafter, shall have any financial interest, either direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program assisted under this Agreement. Immediate family members of said members, officers, employees, and officials are similarly barred from having any financial interest in the program. The Planning Agency shall incorporate, or cause to be incorporated, in all such contracts or subcontracts, a provision prohibiting such interest pursuant to the purpose of this section.

7. **Nondiscrimination Clause.** No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination with any program or activity funded in whole or in part with funds available under the Housing and Community Development Act of 1974, Section 109.

8. **Age Discrimination Act of 1975, as amended.** No qualified person shall on the basis of age be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.

9. **Section 504, Rehabilitation Act of 1973, as amended.** No qualified handicapped person shall, on the basis of handicap be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.

IN WITNESS WHEREOF, the Planning Agency and the Local Government have executed this Agreement as of the date first above written.

LOCAL GOVERNMENT:
CALDWELL COUNTY

Attest:_____
County Clerk

PLANNING AGENCY:
WESTERN PIEDMONT COUNCIL OF GOVTS.

By:_____
Executive Director

PLANNING AGENCY:

By:_____
County Manager

By:_____
Chair

Pre-audit statement:

This instrument has been pre-audited in the manner prescribed by the Local Government Budget and Fiscal Control Act.

By:_____
Local Government Finance Officer

ATTACHMENT A
CALDWELL COUNTY
NUISANCE, SOLID WASTE, ZONING, AND FLOODPLAIN SERVICES:
JULY 1, 2025 – JUNE 30, 2027

WORK PROGRAM/BUDGET

The following work program and budget are presented as descriptive of the work and dollar amounts called for in the agreement concerning code enforcement services by the Western Piedmont Council of Governments for the Caldwell County. These code enforcement services shall include:

- Trained WPCOG code enforcement officers to receive complaints, identify violations, conduct site visits and investigations, issue code violation warning letters and notices of violations, working with property owners and other parties responsible for code violations, assessing civil fines to violators as appropriate, and filing property liens as necessary.
- WPCOG vehicle, fuel, equipment, and supplies for WPCOG staff to carry out the code enforcement services.
- Management and supervision of WPCOG code enforcement personnel.
- Tracking of cases and monthly code enforcement activity reports provided to the local government.
- Live online mapping of cases available to selected local government officials.
- Standardized and consistent enforcement process.
- Junked vehicle enforcement specifically abandoned; junked motor vehicles located on private property (per Chapter 93 of the Caldwell County Code of Ordinances).
- Minimum Housing/Non-Residential enforcement by receiving complaints, identifying violations, conducting site visits and investigations, issuing notices of violations, conducting hearings with property owners and persons of interest, working with property owners and other responsible parties for code violations, placarding property as directed by commissioners, collecting bids for demolition/abatement and overseeing the abatement process to the satisfaction of the county. (Per the Caldwell County Code of Ordinances)
- Illegal dumping enforcement specifically dumping or accumulation of solid waste on private property (per Chapter 50.15 of the Caldwell County Code of Ordinances).
- Zoning regulation enforcement (per Chapter 157 of the Caldwell County Code of Ordinances).
- Flood plain enforcement (per Chapter 154 of the Caldwell County Code of Ordinances).
- Review of existing codes for potential updates.

Compensation

For the purpose of providing the funds for carrying this two-year contract, the Local Government will pay the Planning Agency a fee not to exceed **$121,279.00** (One Hundred twenty-one thousand two hundred seventy-nine dollars) during the period **beginning July 1, 2025, and ending June 30, 2027.** These fees will be billed in quarterly payments.

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	DSS	

AGENDA ITEM # 11

DSS- Request for Four Part-Time Staff Members

BACKGROUND

DSS is requesting approval for four part-time staff members.

RECOMMENDED MOTION

BUDGET IMPACT

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. DSS Staff Request Memo

COUNTY OF CALDWELL

Department of Social Services

Memorandum

BOARD MEMBERS
Donnie Potter, Chair
Jerrell Suddreth, Vice-Chair
Chapel Davis
Diane Dunn
Tracey Irvine

DIRECTOR
Kim Arnett

February 27, 2025

To: Caldwell County Commissioners
From: Kim Arnett, Director
RE: Justification of the Request for Part-time Temporary SW III Positions – 4

This memo is to outline the justification of the request for 4 part-time temporary SW III positions to assist with permanency case management while recruiting and training 4 FTE.

The demand for all social work positions continues to exceed available staffing levels, creating significant challenges in ensuring effective services for vulnerable children and families. Within our permanency unit, we currently have 4 FTE vacancies, 30% of our workforce. Three of these employees left employment with the county to work in different fields other than Child Welfare while one is now employed by a neighboring county in the same classification with an increase in salary of $8,000. A quick historical glance at turnover in permanency since 2021-2022 shows approximately 14 positions being vacated (excluding the recent 4) with 8 moving into different types of social work fields, 3 taking different positions within the Department and 3 retiring.

All social work positions in Child Welfare are essential positions within county government. Permanency social workers have the ultimate responsibility of ensuring proper care and safety of the children in the custody of the county while working toward a permanent plan for these children. A recent work study calculated each child requires approximately 14.2 hours per month of task-related activities. Duties associated with this responsibility are:

- Home Visits – Home visits are required monthly with children, birth parents, and placement providers. 64% of the children in our care are placed out of county complicating this task.
- Documentation
- Court report writing and Court attendance – Court attendance can be up to 8 full days per month.
- Collateral contacts
- Medical/mental health/educational appointments and meetings
- Referrals and follow-up
- Staffing/case consultation daily
- Crisis intervention – This can include placement disruptions, school issues and/or medical concerns.
- Visitation – This can occur weekly and possibly multiple times per week if parents visit separately.
- Travel – This includes in county, out of county, and out of state travel

The demanding nature of the role coupled with excessive caseloads contributes to this high turnover we are seeing across the state in Child Welfare. As a county, our turnover rate for FY23/24 in this discipline was 29%, which is slightly below the state average. According to NC DHHS, the annual turnover rate for Child Welfare is over 30% with some counties as high as 50%. This turnover disrupts continuity of care for children and families, increases training costs for new staff and places additional burdens on remaining workers. Although we have pulled social workers from other areas to assist and have assigned a caseload to a supervisor, our social workers are still responsible for approximately 15 children each. The most recent work study sponsored by NC DHHS, indicated an acceptable caseload for medium sized counties is 7.3 children per social worker. The

Caldwell County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

concern is this overburdening of our social workers leading to burnout among the staff, which increases turnover and results in poorer outcomes for children in foster care.

In addition to the daunting task of recruitment and retention, training prolongs the availability of staff after hiring. Social work requires expertise in identifying risk and safety, trauma-informed care, crisis intervention, and case management. Specifically, foster care requires additional skill in navigating the mental and behavioral health system for treatment and placement. Applicants are unlikely to have experience in these areas extending the necessary and required training period.

For all of the reasons above, I am requesting 4 temporary part-time social work positions to work for a minimum of 6-9 months. Funding for these positions would be covered with lapse salary; therefore, a budget amendment for these positions will be unnecessary.

Respectfully,

Kim Arnett, Director

Cc: Human Resources Director, Beth Brown
Interim County Manager, Wayne Rash
Chief Financial Officer, Tony Helton

Caldwell County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Emergency Services	

AGENDA ITEM # 12

911 Fund Balance Correction

BACKGROUND

The final report with the State has been filled for the 911 fund. Due to disallowed expenses, the County needs to move $20,895 from the general fund to the 911 fund to match up the fund balance as of 06/30/2024. This happens most years as we do not know which items they will disallow prior to closing out the County's books for the year.

RECOMMENDED MOTION

Approve Budget Revision

BUDGET IMPACT

$20,895 moved from the general fund to the 911 fund.

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. 911 fund fund balance correction

Budget Revision # _____

Item No. _____

Date: _____

Caldwell County Board of Commissioners

BUDGET REVISION

Subject:

Background and explanation for the Budget Revision:

This transfer is necessary to correct the final fund balance in the Emergency Telephone fund as of June 30, 2024 to align with the final revision of the PSAP report filed with the state

The Budget Ordinance is hereby amended by making a Supplemental Appropriation with appropriations and revenues being adjusted as follows:

SUPPLEMENTAL APPROPRIATION

Line Item #	Title	I/D		Amount	Line Item #	Title	I/D		Amount
10.9800.397000	Fund Balance App	I	$	20,895.00	10.9800.498100	IF Xfr Out to 911 Fund	I	$	20,895.00
13.3000.391005	IF Xfr In from General Fund	I	$	20,895.00	13.3000.397000	Fund Balance App	D	$	20,895.00
Total				**41,790.00**	**Total**				**41,790.00**

Attachments (Yes or No): No

Public Hearing (Yes or No):

Distribution:
Original - Finance Office
Duplicate - Clerk to the Board
Triplicate - Department Head

Staff Recommendation:

Board Action:

Department Head	Date	Finance Director	Date	County Manager	Date
			02/27/25		

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Water	

AGENDA ITEM # 13

Gamewell Sewer Fund

BACKGROUND

This allows the County to increase its line items for both revenue and expense related to Gamewell Sewer. These funds are a flow through for the County.

RECOMMENDED MOTION

Approve Budget Revision

BUDGET IMPACT

No budget impact

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. Gamewell Sewer Fund

ic

Budget Revision # _____

Item No. _____

Date: _____

Caldwell County Board of Commissioners

BUDGET REVISION

Board Meeting:

Subject: Gamewell Sewer Budget Revision

Background and explanation for the Budget Revision:

To cover increase in Revenue and Ependitures for Gamewell Sewer
This request requires no local funds.

The Budget Ordinance is hereby amended by making a Supplemental Appropriation with appropriations and revenues being adjusted as follows:

SUPPLEMENTAL APPROPRIATION

Revenue	Increase		**Expenditures:**	Increase	
Line Item #	Title	Amount	Line Item #	Title	Amount
607120-449702	Gamewell Sewer	$ 30,000.00	603000-340023	Gamewell Sewer	$ 30,000.00
Total		**30,000.00**	**Total**		**30,000.00**

Attachments (Yes or No): NO
Public Hearing (Yes or No):

Distribution:
Original - Finance Office
Duplicate - Clerk to the Board
Triplicate - Department Head

Staff Recommendation:

Board Action:

Department Head	Finance Director	Date	County Manager	Date
Emily A. McNeil 2/17/2025		2/17/25		

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Administration	

AGENDA ITEM # 14

Building Inspections Position

BACKGROUND

Building Inspections is requesting to fill an open position.

RECOMMENDED MOTION

BUDGET IMPACT

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

None

Board of Commissioners Meeting

Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Animal Care Enforcement	

AGENDA ITEM # 15

Animal Care and Enforcement- Use of Donated Funds for Rabies Vaccines

BACKGROUND

This revision allows Animal Care and Enforcement to use $1,800 in donated funds for the free rabies vaccine event.

RECOMMENDED MOTION

Approve Budget Revision

BUDGET IMPACT

100% donated funds, no local tax dollars.

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. ACE Donated Funds for Rabies Vaccines

Budget Revision # _____

Item No. _____

Caldwell County Board of Commissioners

BUDGET REVISION

Subject: Use of Donated Funds

Background and explanation for the Budget Revision:

This revision allows Animal Care and Enforcement to use $1,800.00 in donated funds to purchase rabies vaccines and syringes for the Free Rabies Vaccine Event.

The Budget Ordinance is hereby amended by making a Supplemental Appropriation with appropriations and revenues being adjusted as follows:

SUPPLEMENTAL APPROPRIATION

Line Item #	Title	I/D	Amount
10.5200.364501	Donated Funds		$1,800.00
Total			**1,800.00**

Line Item #	Title	I/D	Amount
10.5200.432900	Expense of Donated Funds		$1,800.00
Total			**1,800.00**

Attachments (Yes or No): Yes

Public Hearing (Yes or No):

Distribution:
Original - Finance Office
Duplicate - Clerk to the Board
Triplicate - Department Head

Staff Recommendation:

Board Action:

Department Head	Date	Finance Director	Date	County Manager	Date
			02/26/25		

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Health	

AGENDA ITEM # 16

Health Department- Agreement Addendum for Professional Fees and Supplies

BACKGROUND

The Health Department received agreement addendum funds totaling $11,531. This allows them to be spent on professional fees and supplies.

RECOMMENDED MOTION

Approve Budget Revision

BUDGET IMPACT

No local funds, 100% grant funds

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. Health Dept Agreement Addendum
2. Health Department Agreement Addendum March 2025

Budget Revision # _____

Item No. _____

Board Action Date _____

Caldwell County Board of Commissioners

BUDGET REVISION

Board Meeting _____

Subject: 123 Investment In Performance Management

Background and explanation for the Budget Revision:

The Caldwell County Health Department received an Agreement Addendum the amount of $11,531 This Agreement Addendum provides funding for the Local Health DepartmentI. Purpose: This funding supports core infrastructure improvments that include, but are not limited to workforce, foundational capabilites, and data infrastructure.

The Budget Ordinance is hereby amended by making a Supplemental Appropriation with appropriations and revenues being adjusted

SUPPLEMENTAL APPROPRIATION

Revenues: Increase / Decrease (Circle One)			**Expenditures: Increase / Decrease (Circle One)**		
Line Item #	Title	Amount	Line Item #	Title	Amount
10.5116.330000	Clinic-Other Grants	11,531.00	10.5110.419200	Professional Fees	5,765.00
			10.5110.426000	Supplies	5,766.00
Total		**11,531.00**	**Total**		**11,531.00**

Attachments (Yes or No):

Public Hearing (Yes or No):

Distribution:
Original - Finance Office
Duplicate - Clerk to the Board
Triplicate - Department Head

Staff Recommendation:

Board Action:

Department Head	Date	Finance Director	Date	County Manager	Date
Anna Cook	2/25/25		2/25/25		

Division of Public Health
Agreement Addendum
FY 24-25

Caldwell County Health Department
Local Health Department Legal Name

Local and Community Support Section / Local Infrastructure and Workforce Support Unit
DPH Section / Branch Name

123 Investment in Performance Management
Activity Number and Description

Douglas Urland, (919) 604-6230
doug.urland@dhhs.nc.gov
DPH Program Contact
(name, phone number, and email)

02/04/2025 – 05/31/2025
Service Period

DPH Program Signature **Date**
(only required for a negotiable Agreement Addendum)

03/01/2025 – 06/30/2025
Payment Period

☒ Original Agreement Addendum
☐ Agreement Addendum Revision # ___

I. Background:

The COVID-19 pandemic led to a historic investment in the infrastructure of U.S. public health agencies including the Public Health Infrastructure grant *Strengthening U.S. Public Health Infrastructure, Workforce, and Data Systems* (PHIG). This Centers for Disease Control and Prevention (CDC) funding, awarded to the North Carolina Division of Public Health (DPH), recognizes a history of underinvestment in the public health system and the foundational services it provides. This funding supports core infrastructure improvements that include, but are not limited to workforce, foundational capabilities, and data infrastructure.

The Foundational Public Health Services (FPHS) framework was developed by the Public Health Accreditation Board Center for Innovation in 2013, revised in 2022, to define a minimum package of core public health services areas that no public health jurisdiction can be without. The FPHS framework outlines the unique responsibilities of governmental public health and the vital role of governmental public health in a thriving community.

One of the DPH PHIG strategies focuses on Foundational Capabilities within the FPHS framework. Foundational Capabilities are the cross-cutting skills, knowledge, and practice needed in order to support and provide core public health functions, programs, and activities which are key to ensuring opportunities for health, promoting wellbeing and achieving health outcomes across a community.[1] These Foundational Capabilities include (1) Assessment and Surveillance, (2) Emergency Preparedness

[1] https://phaboard.org/wp-content/uploads/FPHS-Factsheet-2022.pdf

Health Director Signature (use blue ink or verifiable digital signature) Date

LHD to complete:
[For DPH to contact in case follow-up information is needed.]
LHD program contact name: _____
Phone and email address: _____

Signature on this page signifies you have read and accepted all pages of this document.

and Response, (3) Policy Development and Support, (4) Communications, (5) Community Partnership Development, (6) Organizational Competencies, (7) Accountability and Performance Management, and (8) Equity.

The North Carolina Foundational Capabilities Assessment (NC FCA) examines the North Carolina governmental Public Health system's capacity to deliver on the Foundational Public Health Services. DPH has commissioned the North Carolina Institute for Public Health (NCIPH) to facilitate this assessment annually to provide actionable, state-wide and region-specific data to governmental public health leaders, which informs their efforts in improving public health infrastructure in North Carolina. Local health department participants identified the Foundational Capability Accountability and Performance Management as an area of opportunity and further investment for local public health. Accountability and Performance Management includes organization-level monitoring of objectives, use of evidence-based practices, maintaining performance standards, tracking performance measures, reporting of progress and continuous quality improvement. In the NC FCA, the local health department participants highlighted the challenges posed by limited state funding, current performance management systems, and accreditation processes.

II. Purpose:

This Activity is to help meet the short-term critical infrastructure needs and to make strategic investments which will have lasting effects on local public health departments in North Carolina. The funding supports the foundational capabilities, and the local health department workforce needed to support service areas. Investments and improvements to foundational capabilities help rebuild and modernize public health departments, positioning local health departments to better serve their communities.

The Activity is to strengthen the capacity of expertise of the Local Health Department (LHD) to carry out the foundational capability of Accountability and Performance Management as measured by the NC FCA.

The LHD will use this funding to invest and support its capacity and expertise specific to Foundational Capability Accountability and Performance Management. Capacity is defined as having the tools, the people, and the time to carry out the Foundational Capability. Expertise is defined as having the training, experience, and skill to cover the Foundational Capability.

This funding is distributed to local health departments using an 80% base, 10% per capita, and 10% per county served.

III. Scope of Work and Deliverables:

The LHD shall:

1. Strengthen the Accountability and Performance Management Foundational Capability by investing in one or more the following Performance Management focus areas:
    a. Support efforts required to apply for **public health department accreditation or reaccreditation** through the Public Health Accreditation Board.[2] This may include:
        1. Contracting or hiring for support to accreditation readiness efforts
        2. Support for accreditation fees
        3. Obtaining relevant training or technical assistance

[2] http://www.phaboard.org

4. Supporting efforts required to address identified gaps or areas for improvement for those health departments that are accredited or in the process of seeking accreditation or reaccreditation.

b. Develop and maintain a **performance management system**. This may include:
   1. Procuring appropriate performance management software to monitor achievement of organizational objectives
   2. Supporting upgrades and improvements to existing performance management systems.

c. Invest and support in culture of **continuous quality improvement** and organizational use of quality control tool and methods. This may include:
   1. Contracting for training and/or technical assistance for quality improvement
   2. Establishing partnerships to creating or maintain existing quality improvement
   3. Procuring appropriate quality improvement tools to enhance efforts.

d. Support **Performance Management and Quality Improvement Workforce Development**. This may include:
   1. Investing in specialized training based on enhancing capacity and expertise of performance management and accountability
   2. Seeking external contract assistance and establish partnerships to improve or maintain an organization-wide culture of performance management and accountability
   3. Contracting or hiring for support of implementation, processes, and other efforts.

2. Participate in the annual NC FCA conducted by the NCIPH.

IV. Performance Measures / Reporting Requirements:

1. By May 31, 2025, the LHD shall have invested in one or more of the allowable areas of focus as documented by the monthly financial reporting and annual performance reporting.

2. By March 30, 2025, the LHD will participate in the annual NC FCA.

3. By May 31, 2025, the LHD will demonstrate an increase from the prior fiscal year in the capacity and expertise score for Accountability and Performance Management in the NC FCA, as documented in the annual performance reporting.

4. The LHD shall complete the following reports via the Smartsheet dashboard.[3]

   a. **Monthly Financial Reports**: The monthly financial report will report on the prior month to document expenditures and are due by the 24th of the month.

   b. **Annual Performance Report:** The annual performance report will demonstrate the focus area of investment and the specific strategies employed. The annual performance report will be due June 15, 2025.

5. Reporting Required Subcontract Information

In accordance with revised NCDHHS guidelines effective October 1, 2024, the LHD must provide the information listed below for every subcontract receiving funding from the LHD to carry out any or all of this Agreement Addendum's work.

This information is not to be returned with the signed Agreement Addendum (AA) but is to be provided to DPH when the entities are known by the LHD.

[3] https://app.smartsheet.com/b/publish?EQBCT=82018408e7b44ef9b44e113b6e536ffb

a. Subcontracts are contracts or agreements issued by the LHD to a vendor ("Subcontractor") or a pass-through entity ("Subrecipient").

1. Subcontractors are vendors hired by the LHD via a contract to provide a good or service required by the LHD to perform or accomplish specific work outlined in the executed AA. For example, if the LHD needed to build a data system to satisfy an AA's reporting requirements, the vendor hired by the LHD to build the data system would be a Subcontractor. (However, not all Vendors are considered Subcontractors. Entities performing general administrative services for the LHD (e.g., certified professional accountants) are not considered Subcontractors.
2. Subrecipients of the LHD are those that receive DPH pass-through funding from the LHD via a contract or agreement for them to carry out all or a portion of the programmatic responsibilities outlined in the executed AA. (Subrecipients are also referred to as Subgrantees in NCAC.)

The following information must be submitted via Smartsheet for review prior to the entity being awarded a contract or agreement from the LHD:

- Organization or Individual's Name (if an individual, include the person's title)
- EIN or Tax ID
- Street Address or PO Box
- City, State and ZIP Code
- Contact Name
- Contact Email
- Contact Telephone
- Fiscal Year End Date (of the entity)
- State whether the entity is functioning as a pass-through entity Subcontractor or Subrecipient of the LHD.

V. Performance Monitoring and Quality Assurance:

1. The Local and Community Support Section's Local Infrastructure and Workforce Support team will monitor the LHD's performance by reviewing:
   a. The report supplied by NCIPH that provides the results of the LHD's annual Foundational Capabilities Assessment.
   b. The monthly financial reports.
   c. The annual performance report.
2. The program staff shall provide technical assistance to support the LHD in meeting the deliverables.

VI. Funding Guidelines or Restrictions:

1. **Federal Funding Requirements**: where federal grant dollars received by the Division of Public Health (DPH) are passed through to the Local Health Department (LHD) for all or any part of this Agreement Addendum (AA).
   a. Requirements for Pass-through Entities: In compliance with 2 CFR §200.331 – *Requirements for pass-through entities*, DPH provides Federal Award Reporting Supplements (FASs) to the LHD receiving federally funded AAs.
      1. Definition: An FAS discloses the required elements of a single federal award. FASs address elements of federal funding sources only; state funding elements will not be included in the FAS. An AA funded by more than one federal award will receive a disclosure FAS for each federal award.

2. Frequency: An FAS will be generated as DPH receives information for federal grants. FASs will be issued to the LHD throughout the state fiscal year. For a federally funded AA, an FAS will accompany the original AA. If an AA is revised and if the revision affects federal funds, the AA Revision will include an FAS. FASs can also be sent to the LHD even if no change is needed to an AA. In those instances, the FAS will be sent to provide newly received federal grant information for funds already allocated in the existing AA.

b. Required Reporting Certifications: Per the revised Uniform Guidance, 2 CFR 200, if awarded federal pass-through funds, the LHD as well as all subrecipients of the LHD must certify the following whenever 1) applying for funds, 2) requesting payment, and 3) submitting financial reports:

> "I certify to the best of my knowledge and belief that the information provided herein is true, complete, and accurate. I am aware that the provision of false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil, or administrative consequences including, but not limited to violations of U.S. Code Title 18, Sections 2, 1001, 1343 and Title 31, Sections 3729-3730 and 3801-3812."

2. Terms and Conditions for COVID funding: A recipient of a grant or cooperative agreement awarded by the Department of Health and Human Services (HHS) with funds made available under the Coronavirus Preparedness and Response Supplemental Appropriations Act, 2020 (P.L. 116-123); the Coronavirus Aid, Relief, and Economic Security Act, 2020 (the "CARES Act") (P.L. 116-136); the Paycheck Protection Program and Health Care Enhancement Act (P.L. 116-139); the Consolidated Appropriations Act and the Coronavirus Response and Relief Supplement Appropriations Act, 2021 (P.L. 116-260) and/or the American Rescue Plan of 2021 [P.L. 117-2] agrees, as applicable to the award, to:

   a. Comply with existing and/or future directives and guidance from the Secretary regarding control of the spread of COVID-19

   b. In consultation and coordination with HHS, provide, commensurate with the condition of the individual, COVID-19 patient care regardless of the individual's home jurisdiction and/or appropriate public health measures (e.g., social distancing, home isolation); and

   c. Assist the United States Government in the implementation and enforcement of federal orders related to quarantine and isolation.

3. Allowable costs: Funds may be used to support salary and wages, fringe benefits and travel expenses associated with LHD regional hub positions.

4. Unallowable costs:

   a. Research

   b. Clinical care

   c. Generally, the LHD may not use funds to purchase furniture or equipment. Any such proposed spending must be clearly identified and prior written approval must be obtained by the DPH Program Contact.

   d. Publicity, propaganda, and lobbying:

      1. Other than for normal and recognized executive-legislative relationships, no funds maybe used for publicity or propaganda purposes, for the preparation, distribution, or use of any material designed to support or defeat the enactment of legislation before any legislative body

2. The salary or expenses of any grant or contract recipient, or agent acting for such recipient, related to any activity designed to influence the enactment of legislation, appropriations, regulation, administrative action, or Executive order proposed or pending before any legislative body
3. See Additional Requirement-12 (AR-12) for detailed guidance on this prohibition and additional guidance on lobbying for CDC recipients.

FY25 - FAS federal award supplement

Activity Nbr + Name: **123** **Investment in Performance Management**

FAS Number + Reason: **1** This FAS is accompanying an AA+BE or an AA Revision+BE Revision.

Assistance Listing Nbr + Name: **93.967** CDC's Collaboration with Academia to Strengthen Public Health

Is award R&D?: no FAIN: **NE110E000015** IDC rate: n/a Fed awd total amt: $102,746,788

Fed award project description: Strengthening orth Carolina's Public Health Infrastructure, Workforce, and Data Systems

Fed awd date + awarding agency: 12-15-24 HHS, Centers for Disease Control and Prevention

Subrecipient	Subrecipient's UEI	Federal funds from grant listed above	Total federal funds for entire Activity	Subrecipient	Subrecipient's UEI	Federal funds from grant listed above	Total federal funds for entire Activity
Alamance	F5VHYUU13NC5	$ 12,602	$ 12,602	Jackson	X7YWWY6ZP574	$ 11,073	$ 11,073
Albemarle	WAAVS51PNMK3	$ 19,485	$ 19,485	Johnston	SYGAGEFDHYR7	$ 13,141	$ 13,141
Alexander	XVEEJSNY7UX9	$ 10,994	$ 10,994	Jones	HE3NNNUE27M7	$ 10,656	$ 10,656
Anson	PK8UYTSNJCC3	$ 10,834	$ 10,834	Lee	F6A8UC99JWJ5	$ 11,293	$ 11,293
Appalachian	CD7BFHB8W539	$ 13,724	$ 13,724	Lenoir	QKUFL37VPGH6	$ 11,214	$ 11,214
Beaufort	RN1SXFD4LXN6	$ 11,110	$ 11,110	Lincoln	UGGQGSSKBGJ5	$ 11,603	$ 11,603
Bladen	TLCTJWDJH1H9	$ 10,940	$ 10,940	Macon	LLPJBC6N2LL3	$ 10,977	$ 10,977
Brunswick	MJBMXLN9NJT5	$ 12,334	$ 12,334	Madison	YQ96F8BJYTJ9	$ 10,806	$ 10,806
Buncombe	W5TCDKMLHE69	$ 13,708	$ 13,708	MTW	ZKK5GNRNBBY6	$ 13,035	$ 13,035
Burke	KVJHUFURQDM5	$ 11,630	$ 11,630	Mecklenburg	EZ15XL6BMM68	$ -	$ -
Cabarrus	RXDXNEJKJFU7	$ 13,204	$ 13,204	Montgomery	E78ZAJM3BFL3	$ 10,872	$ 10,872
Caldwell	HL4FGNJNGE97	$ 11,531	$ 11,531	Moore	HFNSK95FS7Z8	$ 11,786	$ 11,786
Carteret	UC6WJ2MQMJS8	$ 11,380	$ 11,380	Nash	NF58K566HQM7	$ 11,684	$ 11,684
Caswell	JDJ7Y7CGYC86	$ 10,814	$ 10,814	New Hanover	F7TLT2GMEJE1	$ 13,386	$ 13,386
Catawba	GYUNA9W1NFM1	$ 12,470	$ 12,470	Northampton	CRA2KCAL8BA4	$ 10,774	$ 10,774
Chatham	KE57QE2GV5F1	$ 11,454	$ 11,454	Onslow	EGE7NBXW5JS6	$ 12,994	$ 12,994
Cherokee	DCEGK6HA11M5	$ 10,894	$ 10,894	Orange	GFFMCW9XDA53	$ 12,335	$ 12,335
Clay	HYKLQVNWLXK7	$ 10,683	$ 10,683	Pamlico	FT59QFEAU344	$ 10,697	$ 10,697
Cleveland	UWMUYMPVL483	$ 11,734	$ 11,734	Pender	T11BE678U9P5	$ 11,321	$ 11,321
Columbus	V1UAJ4L87WQ7	$ 11,202	$ 11,202	Person	FQ8LFJGMABJ4	$ 11,024	$ 11,024
Craven	LTZ2U8LZQ214	$ 11,760	$ 11,760	Pitt	VZNPMCLFT5R6	$ 12,741	$ 12,741
Cumberland	HALND8WJ3GW4	$ 14,584	$ 14,584	Polk	QZ6BZPGLX4Y9	$ 10,797	$ 10,797
Dare	ELV6JGB11QK6	$ 10,996	$ 10,996	Randolph	T3BUM1CVS9N5	$ 12,280	$ 12,280
Davidson	C9P5MDJC7KY7	$ 12,577	$ 12,577	Richmond	Q63FZNTJM3M4	$ 11,077	$ 11,077
Davie	L8WBGLHZV239	$ 11,064	$ 11,064	Robeson	LKBEJQFLAAK5	$ 12,106	$ 12,106
Duplin	KZN4GK5262K3	$ 11,251	$ 11,251	Rockingham	KGCCCHJJZZ43	$ 11,641	$ 11,641
Durham	LJ5BA6U2HLM7	$ 14,475	$ 14,475	Rowan	GCB7UCV96NW6	$ 12,256	$ 12,256
Edgecombe	MAN4LX44AD17	$ 11,155	$ 11,155	Sampson	WRT9CSK1KJY5	$ 11,306	$ 11,306
Foothills	NGTEF2MQ8LL4	$ 12,920	$ 12,920	Scotland	FNVTCUQGCHM5	$ 10,961	$ 10,961
Forsyth	V6BGVQ67YPY5	$ 15,154	$ 15,154	Stanly	U86MZUYPL7C5	$ 11,304	$ 11,304
Franklin	FFKTRQCNN143	$ 11,408	$ 11,408	Stokes	W41TRA3NUNS1	$ 11,094	$ 11,094
Gaston	QKY9R8A8D5J6	$ 13,265	$ 13,265	Surry	FMWCTM24C9J8	$ 11,405	$ 11,405
Graham	L8MAVKQJTYN7	$ 10,646	$ 10,646	Swain	TAE3M92L4QR4	$ 10,715	$ 10,715
Granv-Vance	MGQJKK22EJB3	$ 12,828	$ 12,828	Toe River	JUA6GAUQ9UM1	$ 11,955	$ 11,955
Greene	VCU5LD71N9U3	$ 10,796	$ 10,796	Transylvania	YLN4BFCJCP39	$ 10,959	$ 10,959
Guilford	YBEQWGFJPMJ3	$ 17,035	$ 17,035	Union	LHMKBD4AGRJ5	$ 13,481	$ 13,481
Halifax	MRL8MYNJJ3Y5	$ 11,139	$ 11,139	Wake	FTJ2WJPLWMJ3	$ -	$ -
Harnett	JBDCD9V41BX7	$ 12,190	$ 12,190	Warren	TLNAU5CNHSU5	$ 10,779	$ 10,779
Haywood	DQHZEVAV95G5	$ 11,301	$ 11,301	Wayne	DACFHCLQKMS1	$ 12,033	$ 12,033
Henderson	TG5AR81JLFQ5	$ 11,967	$ 11,967	Wilkes	M14KKHY2NNR3	$ 11,362	$ 11,362
Hoke	C1GWSADARX51	$ 11,215	$ 11,215	Wilson	ME2DJHMYWG55	$ 11,529	$ 11,529
Hyde	T2RSYN36NN64	$ 10,603	$ 10,603	Yadkin	PLCDT7JFA8B1	$ 10,996	$ 10,996
Iredell	XTNRLKJLA4S9	$ 12,775	$ 12,775	Yancey	L98MCUHKC2J8	$ 10,762	$ 10,762

DPH-Aid-To-Counties | For Fiscal Year: 24/25 | Budgetary Estimate Number : 0

Activity 123 Service Period Payment Period		AA	131204 2B0SG23 20G0216002 02/04-05/31 03/04-06/30	Total Allocated	Proposed Total	New Total
01 Alamance	*	0	12,602	$0.00	12,602	12,602
D1 Albemarle	*	0	19,485	$0.00	19,485	19,485
02 Alexander	*	0	10,994	$0.00	10,994	10,994
04 Anson	*	0	10,834	$0.00	10,834	10,834
D2 Appalachian	*	0	13,724	$0.00	13,724	13,724
07 Beaufort	*	0	11,110	$0.00	11,110	11,110
09 Bladen	*	0	10,940	$0.00	10,940	10,940
10 Brunswick	*	0	12,334	$0.00	12,334	12,334
11 Buncombe	*	0	13,708	$0.00	13,708	13,708
12 Burke	*	0	11,630	$0.00	11,630	11,630
13 Cabarrus	*	0	13,204	$0.00	13,204	13,204
14 Caldwell	*	0	11,531	$0.00	11,531	11,531
16 Carteret	*	0	11,380	$0.00	11,380	11,380
17 Caswell	*	0	10,814	$0.00	10,814	10,814
18 Catawba	*	0	12,470	$0.00	12,470	12,470
19 Chatham	*	0	11,454	$0.00	11,454	11,454
20 Cherokee	*	0	10,894	$0.00	10,894	10,894
22 Clay	*	0	10,683	$0.00	10,683	10,683
23 Cleveland	*	0	11,734	$0.00	11,734	11,734
24 Columbus	*	0	11,202	$0.00	11,202	11,202
25 Craven	*	0	11,760	$0.00	11,760	11,760
26 Cumberland	*	0	14,584	$0.00	14,584	14,584
28 Dare	*	0	10,996	$0.00	10,996	10,996
29 Davidson	*	0	12,577	$0.00	12,577	12,577
30 Davie	*	0	11,064	$0.00	11,064	11,064
31 Duplin	*	0	11,251	$0.00	11,251	11,251
32 Durham	*	0	14,475	$0.00	14,475	14,475
33 Edgecombe	*	0	11,155	$0.00	11,155	11,155
D7 Foothills	*	0	12,920	$0.00	12,920	12,920
34 Forsyth	*	0	15,154	$0.00	15,154	15,154
35 Franklin	*	0	11,408	$0.00	11,408	11,408
36 Gaston	*	0	13,265	$0.00	13,265	13,265
38 Graham	*	0	10,646	$0.00	10,646	10,646
D3 Gran-Vance	*	0	12,828	$0.00	12,828	12,828
40 Greene	*	0	10,796	$0.00	10,796	10,796
41 Guilford	*	0	17,035	$0.00	17,035	17,035
42 Halifax	*	0	11,139	$0.00	11,139	11,139
43 Harnett	*	0	12,190	$0.00	12,190	12,190
44 Haywood	*	0	11,301	$0.00	11,301	11,301
45 Henderson	*	0	11,967	$0.00	11,967	11,967
47 Hoke	*	0	11,215	$0.00	11,215	11,215
48 Hyde	*	0	10,603	$0.00	10,603	10,603
49 Iredell	*	0	12,775	$0.00	12,775	12,775
50 Jackson	*	0	11,073	$0.00	11,073	11,073

51 Johnston	*	0	13,141	$0.00	13,141	13,141
52 Jones	*	0	10,656	$0.00	10,656	10,656
53 Lee	*	0	11,293	$0.00	11,293	11,293
54 Lenoir	*	0	11,214	$0.00	11,214	11,214
55 Lincoln	*	0	11,603	$0.00	11,603	11,603
56 Macon	*	0	10,977	$0.00	10,977	10,977
57 Madison	*	0	10,806	$0.00	10,806	10,806
D4 M-T-W	*	0	13,035	$0.00	13,035	13,035
60 Mecklenburg			0	$0.00	0	0
62 Montgomery	*	0	10,872	$0.00	10,872	10,872
63 Moore	*	0	11,786	$0.00	11,786	11,786
64 Nash	*	0	11,684	$0.00	11,684	11,684
65 New Hanover	*	0	13,386	$0.00	13,386	13,386
66 Northampton	*	0	10,774	$0.00	10,774	10,774
67 Onslow	*	0	12,994	$0.00	12,994	12,994
68 Orange	*	0	12,335	$0.00	12,335	12,335
69 Pamlico	*	0	10,697	$0.00	10,697	10,697
71 Pender	*	0	11,321	$0.00	11,321	11,321
73 Person	*	0	11,024	$0.00	11,024	11,024
74 Pitt	*	0	12,741	$0.00	12,741	12,741
75 Polk	*	0	10,797	$0.00	10,797	10,797
76 Randolph	*	0	12,280	$0.00	12,280	12,280
77 Richmond	*	0	11,077	$0.00	11,077	11,077
78 Robeson	*	0	12,106	$0.00	12,106	12,106
79 Rockingham	*	0	11,641	$0.00	11,641	11,641
80 Rowan	*	0	12,256	$0.00	12,256	12,256
82 Sampson	*	0	11,306	$0.00	11,306	11,306
83 Scotland	*	0	10,961	$0.00	10,961	10,961
84 Stanly	*	0	11,304	$0.00	11,304	11,304
85 Stokes	*	0	11,094	$0.00	11,094	11,094
86 Surry	*	0	11,405	$0.00	11,405	11,405
87 Swain	*	0	10,715	$0.00	10,715	10,715
D6 Toe River	*	0	11,955	$0.00	11,955	11,955
88 Transylvania	*	0	10,959	$0.00	10,959	10,959
90 Union	*	0	13,481	$0.00	13,481	13,481
92 Wake			0	$0.00	0	0
93 Warren	*	0	10,779	$0.00	10,779	10,779
96 Wayne	*	0	12,033	$0.00	12,033	12,033
97 Wilkes	*	0	11,362	$0.00	11,362	11,362
98 Wilson	*	0	11,529	$0.00	11,529	11,529
99 Yadkin	*	0	10,996	$0.00	10,996	10,996
00 Yancey	*	0	10,762	$0.00	10,762	10,762
Totals			1,000,041	0	1,000,041	1,000,041

Sign and Date - DPH Program Administrator Signed by: Douglas W. Urland 2775EFAA602F498... 02/04/25 | 3:06 PM EST	Sign and Date - DPH Section Chief Signed by: [signature] 7EEF0EDC43664E7... 02/04/25 | 3:38 PM ES
Sign and Date - DPH Budget Office – ATC Coordinator [signature] 2/4/2025	Sign and Date - DPH Budget Officer [signature] 2/7/2025

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Health	

AGENDA ITEM # 17

Health Department- Exam Table Purchase

BACKGROUND

This budget transfer allows the Health Department to use left over funds in the medical supplies line item to purchase an exam table for the clinic.

RECOMMENDED MOTION

Approve Budget Revision

BUDGET IMPACT

Uses existing budgeted funds, no new appropriation

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. Health Dept Exam Table Purchase

Caldwell County, North Carolina

Budget Transfer # _____

Date Approved _____

BUDGET TRANSFER

The following Appropriation Transfer(s) is required:

Transfer From: Decrease			**Transfer To: Increase**		
Line Item # and Title		Amount	Line Item # and Title		Amount
10.5116.426100	$	10,005.40	10.5116.451000	$	10,005.40
Total		**10,005.40**	Total		**10,005.40**

Explanation and Justification for the Budget Revision: to cover expenses for Capital expenses for a exam table for clinical services.

Dept. Head Approval	Date	Finance Director	
Anna Cook	2/11/25		2/11/25

McKESSON

McKesson Medical-Surgical Government Solutions LLC

Quote Name: CALDWELL COUNTY HEALTH DEPT.
Account #: 54281755 CALDWELL COUNTY HEALTH DEPT.
Address: CALDWELL COUNTY HEALTH DEPT., CLINIC/5116
2345 MORGANTON BLVD SW STE B, LENOIR, NC,
28645-5311,
Total Items: 3

UEI: XFHRZSRBK6Q1
TIN: 20-2046702
DUNS: 05-142-0107

Quote Number: Q-5536165
Effective From: 2/4/2025
Expires On: 3/6/2025
Sales Rep: Rachel Hall
PO Number:
Contact Number:

McK Item #	Country of Origin	Item Description	Vendor Name	Catalog Number	Qty	UOM	Case/Pack	Product Category	Final Price	Extended Price	Comments
1090851	UNITED STATES	TOP, UPHOLSTERED PREMIUM F/626EXAM TABLE SOOTHING BLU 28"	Midmark	002-2000-855	1.00	EA	1EA/EA;1EA/EA	C025 - Exam Tables	$545.76	$545.76	
1094367	UNITED STATES	RAIL, PATIENT SUPPORT PLUS FIELD INSTALLED F/626/225 TABLE	Midmark	9A600002	1.00	PR	1PR/PR;1PR/PR	C025 - Exam Tables	$1,634.84	$1,634.84	
1092950	UNITED STATES	TABLE, EXAM POWER PELVIC TILT W/DRWR HEATER	Midmark	626-001	1.00	EA	1EA/EA;1EA/EA	C025 - Exam Tables	$7,192.14	$7,192.14	
									Quote Sub Total:	$9,372.74	

Quote Sub Total: $9,372.74
Additional Freight: $0.00
Estimated Taxes: $632.66
Shipping & Handling: $0.00
Quote Total: $10,005.40

Important Notice:

- Any delivery requirements in the original quote request are subject to product availability
- Unless GPO eligibility was provided by customer to the McKesson sales representative, this quote is not based on GPO pricing
- Quote valid for 30 days
- Equipment items may require a 4-6 week lead time unless a specific timeframe is specified
- Drop-ship items ship directly from vendor
- To place an order based on this quote, please reply to your Account Manager
- Large PPE order and Covid Test Kits are not eligible for return, unless such return is the result of a recall or defective condition.
- The pricing provided is contingent on standard commercial shipping, labeling, and marking requirements within the continental United States
- Product availability is based on inventory at the time of order and subject to restrictions imposed by manufacturers
- Except for the obligation to pay money, McKesson will not be liable to the other party for any failure or delay in performance caused by fires, shortage of materials or transportation, epidemics, government acts, acts of God, acts of terrorism, or any other matters beyond the McKesson's reasonable control, and such failure or delay will not constitute a material breach of this Agreement.
- Furthermore, McKesson is not a manufacturer of items and therefore is not able to prevent industry-standard supply chain issues such as manufacturer backorders, discontinuations, or allocations due to high demand or short supply. Additionally, McKesson will provide the products offered in our quote unless McKesson is contractually prohibited by the manufacturer to provide said products.
- Please note that taxes or fees may be added upon receipt of order and applied to your final invoice. Please contact your account manager to update your tax exemption status or to address questions regarding additional fees, such as freight, special orders and drop-shipping.
- Items marked with VA FSS or GSA MAS indicate contracted items. Items without this indicator are open market items. A full list of items can be accessed at mckesson.com/fss.

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Sheriff's Office	

AGENDA ITEM # 18

Sheriff's Office- Vehicle Purchase

BACKGROUND

This budget revision allows the Sheriff's Department to trade in an old undercover vehicle for a new one. It is funded by Federal Asset Seizure funds.

RECOMMENDED MOTION

Approve Budget revision and authorize surplus of old vehicle

BUDGET IMPACT

Uses federal asset seizure funds, no local tax dollars.

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. Sheriff's Office Vehicle Purchase
2. Ordinance - 30,000 surplus disposal - Caldwell
3. Surplus Property Resolution - Caldwell
4. TRANSFER_DISPOSAL_SURPLUS OF VEHICLES_EQUIPMENT FORM
5. County Manager Surplus Resolution

ic

Budget Revision # _____

Item No. _____

Caldwell County Board of Commissioners

BUDGET REVISION

Board Meeting: March 10, 2025

Subject: Undercover Vehicle Replacement

Background and explanation for the Budget Revision:

To cover the cost of an Narcotics vehicle used for undercover drug operations.

This request requires no local funds.

The Budget Ordinance is hereby amended by making a Supplemental Appropriation with appropriations and revenues being adjusted as follows:

SUPPLEMENTAL APPROPRIATION

Revenue	Increase		**Expenditures:**	Increase	
Line Item #	Title	Amount	Line Item #	Title	Amount
104314-331100	ASSET SEIZ FUNDS	$ 5,600.00	104314-451001	Vehicles	$ 5,600.00
Total		**5,600.00**	**Total**		**5,600.00**

Attachments (Yes or No): NO
Public Hearing (Yes or No):

Distribution:
Original - Finance Office
Duplicate - Clerk to the Board
Triplicate - Department Head

Staff Recommendation:

Board Action:

Department Head	Finance Director	Date	County Manager	Date
Kevin H. Bean 2/11/2025		2/11/25		

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Lenoir, NC 28645
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Nissan etc., 4x4's, Sports Utilities, Boats and Motorcycles

Car Center 828.757.9999
Truck Center 828.758.9929
FAX 828.754.8246

RETAIL ORDER FOR A MOTOR VEHICLE

PURCHASER'S NAME Caldwell County

STREET ADDRESS PO Box 2200 CITY Lenoir STATE NC ZIP 28645

RESIDENCE PHONE BUSINESS PHONE EMAIL ADDRESS

VEHICLE BEING PURCHASED

PLEASE ENTER MY ORDER FOR THE FOLLOWING ☐ NEW ☐ USED ☐ CAR ☐ TRUCK

YEAR

MODEL SERIES

COLOR

IDENTIFI

ENGINE TYPE

TO BE I ON OR

SALESF

CONFIDENTIAL CONFIDENTIAL

USED VEHICLE TRADED IN AND/OR OTHER CREDITS

MAKE OF TRADE-IN Subaru

YEAR 2003 MODEL BODY

VIN # JF1SG63603H749514

ACV: BY:

I CERTIFY THAT THE ODOMETER READING ON MY ABOVE TRADE READS _____ MILES. THE ODOMETER HAS___ HAS NOT___ EXCEEDED 100,000 MILES. SIGNATURE _____

BALANCE OWED TO

ADDRESS

USED CAR TRADE-IN ALLOWANCE	$ 1500	00
BALANCE OWED ON TRADE-IN		
NET ALLOWANCE ON TRADE-IN	$	
DEPOSIT OR CREDIT BALANCE		
CASH WITH ORDER	$	
TOTAL CREDIT (TRANSFER TO RIGHT COLUMN)	$	

ADDITIONAL OPTIONS INCLUDED IN PRICE AT RIGHT

1)
2)
3)

INSURANCE AGENT

INSURANCE COMPANY

POLICY #

TAG# EXPIRATION

ACCESSORIES	$	
☐ Leather		
☐ Navigation		
☐ DVD		
☐ Sunroof		
☐ Tow Package		
☐ Automatic		
☐ Other		

CASH PRICE OF VEHICLE & ACCESSORIES	$ 7100	00
STATE AND LOCAL TAXES	148	00
LICENSE, LICENSE TRANSFER, TITLE, REGISTRATION FEE	93	00
TOTAL PRICE OF UNIT	$ 5861	00
TOTAL CREDIT (TRANSFERRED FROM LEFT COLUMN)	$	
UNPAID CASH BALANCE DUE ON DELIVERY	$	

Purchaser agrees that this Order includes all of the terms and conditions on both the face and reverse side of hereof, that this Order cancels and supersedes any prior agreement and as of the date hereof comprises the complete and exclusive statement of the terms of the agreement relating to the subject matters covered hereby, and that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS AUTHORIZED SALES MANAGER.
Purchaser by his execution of this Order acknowledges that he has read its items and conditions and has received a true copy of this Order.
If this order is for a used vehicle, the information you see on the (Federal Trade Commission) window form is part of this order. Information on the window form overrides any contrary provisions in the contract of sale.
*The Administrative Fee represents a reimbursement of our costs in preparing the documents related to the sale of this vehicle.

PURCHASER'S SIGNATURE _____

ACCEPTED BY _____ (DEALER)

PER _____ (NAME AND TITLE) DATE _____

CALDWELL COUNTY SHERIFF'S OFFICE
** SHERIFF KEVIN H. BEAN **
2351 MORGANTON BLVD. SW * LENOIR, NC 28645
PHONE: 828-758-2324 * FAX: 828-759-3490

Date: February 6th, 2025

To: County Manager

RE: Narcotics Vehicle

At this time our office would like to request that we be able to use $5,600.00 from the Federal Asset Seizure Fund to cover the purchase of a new Narcotics Under Cover Vehicle. This vehicle will replace an undercover vehicle that has been compromised in an undercover capacity. It is imperative that these vehicles be updated every so often for Officer Safety Purposes. Should you need any further information please contact Sheriff Kevin Bean @ 828-217-2761 or 828-759-1543.

Sincerely,

Kevin H. Bean

Sheriff Kevin H. Bean

CALDWELL COUNTY DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, NATIONAL ORIGIN, SEX, RELIGION AGE OR DISABILITY IN EMPLOYMENT OR THE PROVISION OF SERVICES.

AN ORDINANCE PRESCRIBING PROCEDURES FOR DISPOSING OF PERSONAL PROPERTY VALUED AT LESS THAN $30,000[1]

BE IT ORDAINED by the Board of Commissioners of the County of Caldwell, North Carolina:

Section 1. The County Manager or his or her designee is hereby authorized to dispose of any surplus personal property owned by the County of Caldwell, whenever he or she determines, in his or her discretion, that:

(a) the item or group of items has a fair market value of less than thirty thousand dollars ($30,000.00);

(b) the property is no longer necessary for the conduct of public business; and,

(c) sound property management principles and financial considerations indicate that the interests of the County would best be served by disposing of the property.

Section 2. The County Manager or his or her designee may dispose of any such surplus personal property by any means which he or she judges reasonably calculated to yield the highest attainable sale price in money or other consideration, including but not limited to the methods of sale provided in Article 12 of N.C. Gen. Stat. Chapter 160A. Such sale may be public or private, and with or without notice and minimum waiting period.

Section 3. The surplus property shall be sold to the party who tenders the highest offer or exchanged for any property or services useful to the County if greater value may be obtained in that manner, and the County Manager or his or her designee is hereby authorized to execute and deliver any applicable title documents. If no offers are received within a reasonable time, the County Manager or his or her designee may retain the property, obtain any reasonably available salvage value, or cause it to be disposed of as waste material. No surplus property may be donated to any individual or organization except by resolution of the Board of Commissioners.

Section 4. The County Manager or his or her designee shall keep a record of all property sold under authority of this Ordinance and that record shall generally describe the property sold or exchanged, to whom it was sold, or with whom exchanged, and the amount of money or other consideration received for each sale or exchange.[2]

Section 5. This Ordinance is enacted pursuant to the provisions of N.C. Gen. Stat. § 160A-266(c).

Section 6. This Ordinance shall become effective upon adoption.

Adopted this 10th day of March 2025.

_____
Chairman

ATTEST:

_____
Clerk to the Board

Approved as to Form:

_____
County Attorney

---

[1] The 2005 General Assembly enacted Session Law 2005-227 entitled "An Act to Facilitate Electronic Purchase and Sale of Local Government Property and to Make Other Purchasing Changes" ("Act"). Among other things, the Act modifies G.S. § 160A-266(c) to raise the ceiling below which informal procedures may be used for disposing of personal property. The ceiling was formerly $5000. The Act raises the ceiling to $30,000. Section 5 of the Act states that if any local act provides a threshold amount for the subjects addressed in G.S. § 160A-266(c) that is less than the amount provided, the Act prevails to the extent of that conflict. The Act was effective July 27, 2005.

[2] The SL 1997-174 modified the reporting requirements for personal property sold under authority of G.S. § 160A-266(c). Those reporting requirements are provided for in the model.

Resolution Authorizing the Sale of Certain Personal Property

WHEREAS, the County of Caldwell owns certain items of personal property that have become surplus for its current needs; and

WHEREAS, North Carolina General Statute §160A-266 permits the County to sell such property via public sale, upon authorization by the County's Board of Commissioners at a regular meeting; and

WHEREAS, the Board of Commissioners of the County desires to dispose of certain surplus property of the County; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County that: 1. The Board of Commissioners authorizes the County Manager to sell the following items of surplus personal property:

2003 Subaru Forester

2. The Board of Commissioners authorizes the County Manager to sell the subject property via a public transaction;

The Board of Commissioners authorizes the County Manager to accept the highest bid on the property

Adopted this 10th day of March, 2025.

_____
County Manager

ATTEST:

_____
Clerk to the Board

Approved as to Form:

_____
County Attorney

CALDWELL COUNTY
FIXED ASSETS DISPOSITION FOR
DELETION/ TRANSFER/SURPLUS FORM FOR EQUIPMENT OR VEHICLES

This form must be typed or written in ink. A separate form must be completed for each equipment item or lot. If you are disposing of multiple items in the same category (e.g., 20 computers), complete this page then list the individual items with serial numbers and tag numbers on an attached sheet. Non-equipment items such as chairs, tables, desks, etc. may be grouped as one lot. To ensure the correct equipment is removed from your department, the inventory tag number must be supplied. **The original copy of this document must be sent to the Purchasing Department.**

To be Completed by Department

Inventory Equipment Number: 3935			Upgrade Tag Number:
Description of item: 2003 Subaru Forester,			
Manufacturer: Subaru	Model: Forester		Year 2003:
Serial / VIN Number: JF1SG63603H749514	Color: GREEN	Mileage: 176,402	Estimated Value: $1500

Condition: ☐ New X Good ☐ Poor ☐ Needs Repair ☐ Parts Missing
Explanation:_____

Vehicles: X Starts ☐ Starts w/ boost X Is Drivable ☐ Is not Drivable ☐ 6 cyl ☐ 8 cyl X Gas ☐Diesel X Cracked Glass ☐Minor Scratches ☐Major Scratches ☐ Exposed Wires from removal of equipment X A/C X Air Bag X AM/FM Radio ☐Tilt Steering ☐Power Doors/Locks ☐Power Seats ☐Cruise Control

Int. Condition Good Color Tan Ext. Condition Good Color Green

Decals ☐have been removed ☐impressions remain ☐no impressions left ☐ Tag ☐ Gas Fob ☐ Keys turned in ☐WEX Card

Computer Equipment: Has software and data files been erased, with proper documentation filed to comply with applicable software licenses? ☐ Yes ☐ No **--IT Dept signature required on all computer items** _____ Date _____

Please check one of the following:

☐ Surplus ☐ Parts Only ☐ Stolen (attach police report) ☐ Lost (can't locate) ☐ For Sale (Gov Deals) ☐Commissioners

X Traded in for ***Undercover*** (equip#)

☐ Moved to another room/building within the department _____
(new building and room#/location)

☐ Transferred to another department _____
(new department and location)

☐ Other _____

Were any of these items purchased with grant, state or federal funds? ☐ Yes ☐ No
If Yes, attach instructions from grantor stating how to dispose of or contact grants dept for instructions.

Department Name: Sheriff - Narcotics	Department Number: 4317
Location of Item (Building and Room): 2351 Morganton Blvd., SW, Lenoir, NC 28645	Phone Number: 828-758-2324

Authorized Dept Signature:	Date:
Authorized Dept Signature (receiving the transfer):	Date:

To be Completed by Finance Department

Updated to Gov Deals by:	**Date:**
Updated Inventory by:	**Date:**

County Managers Signature _____ Date_____

CALDWELL COUNTY, NORTH CAROLINA

RESOLUTION OF THE BOARD OF COMMISSIONERS
OF
CALDWELL COUNTY

WHEREAS, General Statute 160A-266(c) authorizes the Board of County Commissioners to adopt regulations setting procedures for disposal of personal property valued at less than thirty thousand dollars ($30,000) for any one item or group of items; and

WHEREAS, the County has an existing disposal procedure authorized by the Board of County Commissioners allowing for disposal by the County Manager or his or her designee of personal property valued at less than thirty thousand dollars ($30,000.00) for any one item or group of items;

WHEREAS, the adoption of such regulations to increase the limit to less than thirty thousand dollars ($30,000.00) can provide for more efficient and economical disposal of such personal property;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The County Manager or his or her designee is authorized to declare surplus any County personal property valued at less than thirty thousand dollars ($30,000) for any one item or group of items, to set its fair market value, and to convey title to the property for the County in accordance with the procedures established in this resolution; and

2. The County Manager or his or her designee may select the method of disposal of such personal property that, in their judgment, represents the most efficient and economical procedure for disposal of said property. The method of disposal selected by the County Manager may, but need not, provide for published notice, and may provide for either public or private exchanges or sales; and

3. The County Manager or his or her designee is authorized to execute all documents and papers and to do such other and further acts as may be required and necessary in order to effectively and legally carry out and complete the sales and exchanges authorized by this resolution.

ADOPTED, this ___ day of _____, 2025.

(SEAL)

_____
----------, Chairman

ATTEST:

_____
Abigail Rich, Clerk to the Board

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Sheriff's Office	

AGENDA ITEM # 19

Sheriff's Office- Wrecked Vehicle Replacement

BACKGROUND

This budget revision allows for the purchase of new patrol vehicle to replace one that was wrecked and declared a total loss.

RECOMMENDED MOTION

Approve budget revision

BUDGET IMPACT

This is funded from fund balance but there will be a partial offset when the county receives payment from the insurance company. That amount was not available when preparing this revision. When received insurance settlement funds will be deposited into the general fund to help offset this impact.

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. Budget Revision Wrecked Vehicle
2. Global Quote Patrol Car
3. HPG Quote Patrol Car
4. OC Welch Quote Patrol Car
5. Wrecked Vehicle Replacement Cost

Budget Revision # _____

Item No. _____

Date: _____

Caldwell County Board of Commissioners

BUDGET REVISION

Subject:

Background and explanation for the Budget Revision:
The sheriff's department recently had a wrecked vehicle declared a total loss. This budget revision allows for the purchase of a replacement.

The Budget Ordinance is hereby amended by making a Supplemental Appropriation with appropriations and revenues being adjusted as follows:

SUPPLEMENTAL APPROPRIATION

Line Item #	Title	I/D	Amount
10.9800.397000	Fund Balance App	i	$ 68,716.00
Total			**68,716.00**

Line Item #	Title	I/D	Amount
10.9000.451001.4318	Vehicles	i	$ 68,716.00
Total			**68,716.00**

Attachments (Yes or No): Yes
Public Hearing (Yes or No):

Distribution:
Original - Finance Office
Duplicate - Clerk to the Board
Triplicate - Department Head

Staff Recommendation:

Board Action:

Department Head	Date	Finance Director	Date	County Manager	Date
			02/12/25		

REMIT TO:

GLOBAL PUBLIC SAFETY

Sales Quote

January 31, 2025
Q-243022

Sold To:
Caldwell County Sheriff's Office
2351 Morganton Blvd Sw
Lenoir NC 28645-4973
USA

NC Statesville Shop
1886 Old Mountain Road
Statesville, NC 28677

Salesperson: John Dellangelo

Your Reference:
Bill-to Customer No.: C01920
Bill-to Customer Email: strich@caldwellcountync.org

Vehicles					
Vehicle ID	VIN	Tag	Year	Stock/Unit Number	Make/Model
					/

Details				
No.	**Description**	**QTY**	**Unit Price**	**Line Total**
	2024 Ford PIU Standard Upfit (Non Road Ready)			
ENFWB006EY	Ford Explorer/PI Utility w/ Option 76P (2020-25) Split Front, B/W	1	1,098.25	1,098.25
	Front Visor bar			
ENFWBRF	nForce Rear Deck - Full rear unit, all modules are dual colored B/A	1	898.15	898.15
	Rear Window Bar			
EMPS4STS4E	mpower® HD 4" Light, B/W	2	132.75	265.50
	Front of Push Bumper			
EMPS2QMS4E	mpower® 4" Fascia Light w/ Quick Mount, B/W	2	127.50	255.00
	Side of Push Bumper			
ELUC3H010E	Universal UnderCover Screw-In LED Insert Single Light Kit, B/W	2	86.25	172.50
	Side of headlight			
ENT3B3E	Intersector Surface Mount Light, 9-32 Vdc, Black Housing, 16 LEDs, Dual Color - Blue/White	2	187.55	375.10
PMP2BKUMB3-D	Under Mirror Mount Bracket Kit (each) for installation on Ford PI Utility 2020 for use with mpower(R	1	12.00	12.00

PMP2BKUMB3-P	Under Mirror Mount Bracket Kit (each) for installation on Ford PI Utility 2020 for use with mpower(R	1	12.00	12.00
	Under Mirror lights			
EMPS2STS4E	mpower® 4" Fascia Light w/ Stud Mount, B/W	2	127.50	255.00
PMP2BKDGAJ	90 Degree Deck/Grille Adjustable Bracket Kit for mpower® 4" Fascia Light w/ Stud Mount - Black	2	9.00	18.00
	Rear door window			
EMPS2STS4E	mpower® 4" Fascia Light w/ Stud Mount, B/W	2	127.50	255.00
PMP2WSSSB	Window Shroud Kit for 4" Light w/ Stud Mount - Black	2	12.50	25.00
	Rear quarter window			
ETFBSSN-P	Flashback Alternating Taillight Flasher, Solid State - 2.4 f.p.s.	1	69.00	69.00
EMPS2QMS4M	mpower(R) 4in. Fascia Light w/ Quick Mount, B/A	2	127.50	255.00
	Side of license plate			
EMPS2STS3B	mpower® 4" Fascia Light w/ Stud Mount, Blue	2	122.50	245.00
	Rear hatch lights			
ESLRL6115E	SL Running Light, 61" - 5 Module, Dual Color Blue/White	2	329.50	659.00
PSLVBK01	Mounting Kit for SL Running Light includes: Bracket, adaptor plate & Hardware Kit, Ford Explorer 202	2	26.00	52.00
	Running Board lights			
ETSA483CSP	nERGY 400 Series Console Siren w/ Button Control, 10-16v - 100 watt single-tone	1	491.90	491.90
ETSKLF101	LF Aftershock Siren System, includes: 100 Watt Speaker, 200 Watt Amplifier and Universal Bracket	1	487.70	487.70
ETSSLFVBK07	Aftershock Speaker Bracket (no drill) for Ford Utility 2020 - 2022, Frame Mount Passenger Side	1	29.50	29.50

ETSS100J	100J Series Composite Speaker w/ Universal Bail Bracket - 100 watt	1	213.25	213.25
C-VS-1012-INUT	2020-2023 Ford Interceptor Utility Specific Angled Console	1	452.20	452.20
425-6701	FP Assy, 2" Blank w/ 2.1A USB x2 & 12V Outlets x2	1	83.25	83.25
CUP2-1001	Internal Cup Holders	1	64.60	64.60
C-PM-134-PC	Brother PocketJet 8 Printer Mount For piu	1	281.60	281.60
PJ823-VK	PocketJet 8 Vehicle Kit: PJ823 Printer, DC Vehicle Adapter, Mount, 4' USB A To C, Premium Paper	1	489.55	489.55
C-MD-119	Swing Arm With Motion Adapter	1	284.25	284.25
DS-PAN-435	Docking Station with Power Supply for Panasonic's TOUGHBOOK 54 and 55 Rugged Laptop without HDMI vid	1	848.25	848.25
C-ARM-105	Side Mounted Flip Up Armrest	1	239.90	239.90
C-EB25-XTL-1P	1-Piece Equipment Mounting Bracket, 2.5" , Fits Motorola XTL2500, XTL5000-05	1	33.00	33.00
C-EB35-S38-1P	1-Piece Equipment Mounting Bracket, 3.5" Mounting Space, Fits Soundoff Signal	1	37.00	37.00
P1300UINT20AOSB	Single Compartment, Pro-Cell, 1/3 Partition, w/ Passenger Side Only Outboard Seat Belts	1	2,867.55	2,867.55
GPC4713D-H	Vertical Pro-cell Mount Dual Weapon Tri-Lock Gun Rack w/Handcuff Key	1	441.10	441.10
36-2125	Push Bumper Elite	1	419.90	419.90
36-2125PB	PIT Bar Elite	1	383.65	383.65
36-2125W	Wing Wrap Elite	1	266.50	266.50
36-6005SMP2	Elite 23.5" 2 Light Channel	1	39.15	39.15
36-2125WC	Elite Upright Wire Cover	1	63.00	63.00

75812	Stream Light 75812 Stinger DS LED..with DC charger	1	145.00	145.00
CG-X	ChargeGuard-Select	1	82.50	82.50
SHIPPING & HANDLING	SHIPPING & HANDLING	1	350.00	350.00
INSTALL SUPPLIES	Installation Shop Supplies	1	295.00	295.00
LABOR-INSTALLATION	Installation	1	3,990.00	3,990.00
CUSTOMER ITEM	CUSTOMER PROVIDED RADIO & ANTENNA	1	0.00	0.00

Subtotal:	**18,300.80**
Total Tax:	1,235.33
Total:	**19,536.13**

Amount Subject to Sales Tax	18,300.80
Amount Exempt from Sales Tax	0.00

SecurePayments

Click Here to Pay

Terms and Conditions,

Quotes are good for 60 days. By signing this document, you are acknowledging that you have verified the descriptions and specifications of the products listed on this quote. We cannot and do not guarantee the accuracy or completeness of any information, including prices, product images, specifications, availability, and services. We reserve the right to change or update information and to correct errors, inaccuracies, or omissions at any time without prior notice.

Cancellation of Order

No cancellation of any Order(s) by the Customer shall be effective unless written notice thereof is given to Global Public Safety before the Equipment is delivered to the Customer and unless Global Public Safety agrees to accept such cancellation in which event the Customer shall pay to Global Public Safety immediately on presentation of invoice, a cancellation charge of 25% of the price agreed for the delivery and installation of such Equipment.

In the event a customer cancels an Order(s) for any customized Product which has been accepted by Global Public Safety or due to Supplier cancellation of vehicle(s) order. The buyer shall still be liable for the full payment of the Purchase Price.

Hyperformance Graphics LLC
425 N McLin Creek Road
Conover, NC 28613
Ph: (828) 294-1180
Email: info@hpghickorync.com
Web: http://www.hpghickorync.com

Estimate #: 20689

Created Date:	1/28/2025 8:53:58AM	**Prepared For:**	Caldwell County Government
Salesperson:	Barney Drum	**Contact:**	Steve Rich
Email:	barney@hpghickorync.com	**Office Phone:**	(Jim) myH-arrison
Office Phone:	(828) 294-1180		
Cell Phone:	(828) 244-4735	**Email:**	
Entered by:	Barney Drum	**Address:**	PO Box 2200 Lenoir, NC 28645

Description: For (1) Caldwell County Sheriff New SUV Vehicle Designs Steve Rich 828-499-0462 strich@caldwellcountync.org

		Quantity	Unit Price	Subtotal
1	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 2 Size / Height = 10.625" Width = 60.625" Mimaki cut to shape - yes Premask - yes File name - Side - SHERIFF	2	$73.46	$146.92

		Quantity	Unit Price	Subtotal
2	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 2 Size / Height = 21" Width = 18.5" Mimaki cut to shape - yes Premask - yes File name - Side Badge	2	$44.30	$88.60

		Quantity	Unit Price	Subtotal
3	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 2 Size / Height = 4" Width = 29.875" Mimaki cut to shape - yes Premask - yes File name - Side - Caldwell County	2	$13.63	$27.26

Hyperformance Graphics LLC
425 N McLin Creek Road
Conover, NC 28613
Ph: (828) 294-1180
Email: info@hpghickorync.com
Web: http://www.hpghickorync.com

Estimate #: 20689

		Quantity	Unit Price	Subtotal
4	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 2 Size / Height = 6.125" Width = 5.5" Mimaki cut to shape - yes Premask - yes File name - Side - Small Shield	2	$3.84	$7.68

		Quantity	Unit Price	Subtotal
5	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 2 Size / Height = 12.125" Width = 13" Mimaki cut to shape - yes Premask - yes File name - Rear Quarter Panel - County logo	2	$17.98	$35.96

		Quantity	Unit Price	Subtotal
6	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 1 Size / Height = 18.25" Width = 16" Mimaki cut to shape - yes Premask - yes File name - Hood Star Badge	1	$33.30	$33.30

		Quantity	Unit Price	Subtotal
7	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 1 Size / Height = 3.875" Width = 18.375" Mimaki cut to shape - yes Premask - yes File name - Hood word - Sheriff	1	$8.13	$8.13

Hyperformance Graphics LLC
425 N McLin Creek Road
Conover, NC 28613
Ph: (828) 294-1180
Email: info@hpghickorync.com
Web: http://www.hpghickorync.com

Estimate #: 20689

		Quantity	Unit Price	Subtotal
8	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 2 Size / Height = 3" Width = 7.5" Mimaki cut to shape - yes Premask - yes File name - Stripes front bumper (3) left (3) right	2	$2.57	$5.14

		Quantity	Unit Price	Subtotal
9	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 1 Size / Height = 1.375" Width = 25.875" Mimaki cut to shape - yes Premask - yes File name - Back - In God We Trust	1	$4.06	$4.06

		Quantity	Unit Price	Subtotal
10	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 1 Size / Height = 4" Width = 41.625" Mimaki cut to shape - yes Premask - yes File name - Back -Sheriff and Stripes	1	$18.99	$18.99

		Quantity	Unit Price	Subtotal
11	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 1 Size / Height = 5.875" Width = 5" Mimaki cut to shape - yes Premask - yes File name - Back -Star Badge	1	$3.35	$3.35

Hyperformance Graphics LLC
425 N McLin Creek Road
Conover, NC 28613
Ph: (828) 294-1180
Email: info@hpghickorync.com
Web: http://www.hpghickorync.com

Estimate #: 20689

		Quantity	Unit Price	Subtotal
12	**Product:** Roll Print **Description:** Roll printed vinyl Material Type - Reflective 3M 680 Laminate - yes Quantity - 1 Size / Height = 4.125" Width = 6.875" Mimaki cut to shape - yes Premask - yes File name - Back -Crime Stoppers	1	$3.23	$3.23

		Quantity	Unit Price	Subtotal
13	**Product:** Installation of Non-Electric Signs **Description:** Installation Labor	1	$535.60	$535.60

Estimate Total:	$918.22
Subtotal:	$918.22
Taxes:	$64.28
Total:	$982.50

Payment Terms: Balance due upon receipt.

Client Reply Request

☐ **Estimate Accepted "As Is". Please proceed with Order.** ☐ **Other:** _____

☐ **Changes required, please contact me.** **SIGN:** _____ **Date:** / /

Print Date: 1/28/2025 8:56:06AM

We've Got You Covered

2025 Police Interceptor Utility AWD Base (K8A)

VIN: 1FM5K8AB9SGA22311 | Price Level: 515 | Stock No: 00T22311

Client Proposal

Prepared by:
Ocie Welch III
Office: 843-288-0101
Email: oc@ocwelchfordlincoln.com
Quote ID: caldwe25k8
Date: 01/28/2025

Prepared by: Ocie Welch III
01/28/2025

O. C. Welch Ford | 4920 Independence Boulevard Hardeeville South Carolina | 299274334

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Re: Quote ID caldwe25k8 01/28/2025

Dear Mr. Rich,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

Ocie Welch III
President
843-288-0101
oc@ocwelchfordlincoln.com

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

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2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Selected Equip & Specs

Dimensions

- Conventional Capacity: 5,000 lbs.
- Vehicle body length: 198.8"
- Vehicle body height: 69.3"
- Front track: 66.9"
- Interior rear cargo volume: 52.0 cu.ft.
- Max interior rear cargo volume: 90.3 cu.ft.
- Headroom first-row: 40.7"
- Leg room first-row: 43.0"
- Shoulder room first-row: 61.8"
- Hip room first-row: 59.3"
- GCWR: 10,500 lbs.
- Vehicle body width: 82.6"
- Wheelbase: 119.1"
- Rear track: 66.9"
- Interior rear cargo volume with seats folded: 90.3 cu.ft.
- Total passenger volume: 118.0 cu.ft.
- Headroom second-row: 40.4"
- Leg room second-row: 40.7"
- Shoulder room second-row: 61.3"
- Hip room second-row: 59.1"

Powertrain

- Spark ignition system
- Engine cylinders: V-6
- Torque: 260 lb.-ft.@4000 RPM
- Heavy-duty radiator
- Automatic full-time AWD
- Recommended fuel: regular unleaded
- All-speed ABS and driveline traction control
- * **3.3L V-6 gasoline direct injection, DOHC, variable valve control, engine with 285HP**
- Horsepower: 285 HP@6500 RPM
- Engine oil cooler
- 10-speed automatic
- All-wheel drive
- Easy Fuel capless fuel filler
- Permanent locking hub control

Fuel Economy and Emissions

- Gasoline secondary fuel type
- * **E85 additional fuel types**
- ULEV II emissions

Suspension and Handling

- Standard ride suspension
- Gas-pressurized rear shock absorbers
- Gas-pressurized front shock absorbers

Driveability

- 4-wheel disc brakes
- 4-wheel antilock (ABS) brakes
- Brake assist system
- Independent front suspension
- Front anti-roll bar
- Independent rear suspension
- Multi-link rear suspension
- Rack-pinion steering
- Front and rear ventilated disc brakes
- Four channel ABS brakes
- Hill start assist
- Strut front suspension
- Front coil springs
- Rear anti-roll bar
- Electric power-assist steering system
- 2-wheel steering system

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Selected Equip & Specs (cont'd)

Body Exterior

- Trailer wiring harness
- Clearcoat paint
- Body-coloured bodyside cladding
- Black side window trim
- Black windshield trim
- Front tow hook
- Black front bumper rub strip
- Black grille
- Standard style side mirrors
- * **Exterior mirror LED spot lights**
- * **Driver side mirror clearance lights**
- Conventional left rear passenger door
- Liftgate rear cargo door
- 18 x 8-inch front and rear black steel wheels
- 4 doors
- Monotone paint
- Black wheel well trim
- Black door handles
- Body-coloured front bumper
- Body-coloured rear bumper
- Black rear bumper rub strip
- Convex spotter in driver and passenger side door mirrors
- * **Exterior mirror mounted clearance lights**
- Black door mirrors
- * **Passenger side mirror clearance lights**
- Conventional right rear passenger door
- P255/60RW18 AS BSW front and rear tires

Convenience

- Power door locks
- Power tailgate/rear door lock
- Day/Night rearview mirror
- Cargo area tray/organizer
- Power cargo area access release
- Rear window defroster
- Fixed interval rear windshield wipers
- 2 beverage holders
- Dashboard storage
- Trip computer
- Keyfob activated front door locks
- Cruise control with steering wheel mounted controls
- Power first-row windows
- Driver foot rest
- Heated rear wiper park
- Fixed rear windshield
- Locking glove box
- Driver and passenger door bins
- Retained accessory power
- PRND in IP

Comfort

- Automatic climate control
- Rear climate control system
- Rear under seat climate control ducts
- Full headliner coverage
- Full floor coverage
- Carpet rear seatback upholstery
- Manual tilting steering wheel
- Dual-zone front climate control
- Cabin air filter
- Cloth headliner material
- Full vinyl floor covering
- Vinyl rear seat upholstery
- Urethane steering wheel
- Manual telescopic steering wheel

Seats and Trim

- Seating capacity: 5
- Bucket front seats

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Selected Equip & Specs (cont'd)

- Driver seat with 8-way directional controls
- Height adjustable front seat head restraints
- Manual reclining driver seat
- Power driver seat fore/aft control
- Power reclining passenger seat
- Power passenger seat fore/aft control
- Fixed rear seats
- Split-bench rear seat
- Front passenger seat with 2-way power lumbar
- Front passenger seat with 8-way directional controls
- Manual front seat head restraint control
- Power height adjustable driver seat
- Power driver seat cushion tilt
- Power height adjustable control passenger seat
- Power passenger seat cushion tilt
- Height adjustable rear seat head restraints
- Driver seat with 2-way power lumbar
- Cloth front seat upholstery

Entertainment Features

- 1 total number of 1st row displays
- Primary touchscreen display
- AM/FM
- AM radio
- Seek scan
- External memory control
- Speakers number: 4
- Voice activated audio controls
- Wireless audio streaming
- 8 inch primary display
- AM/FM stereo radio
- In-vehicle audio
- FM radio
- Auxiliary input jack
- Standard grade speakers
- Steering wheel mounted audio controls
- Speed sensitive volume
- Integrated roof audio antenna

Lighting, Visibility and Instrumentation

- Metal-look instrument panel insert
- Trip odometer
- In-radio display clock
- Driver information center
- Engine/electric motor temperature gauge
- Traction battery level gauge
- Deep tinted windows
- LED low and high beam headlights
- Multiple enclosed headlights
- Speed sensitive wipers
- Rear reading lights
- High mounted center stop light
- Fade interior courtesy lights
- Digital/analog instrumentation display
- Full gauge cluster screen
- Redundant digital speedometer
- Tachometer
- Engine hour meter
- Gauge cluster display size (inches): 12.30
- Projector beam headlights
- Auto on/off headlight control
- Variable intermittent front windshield wipers
- Front reading lights
- Variable instrument panel light
- LED brake lights

Technology and Telematics

- Vehicle integrated emergency SOS system
- Smart device mirroring
- 2 USB ports
- Bluetooth handsfree wireless device connectivity
- Fleet Telematics Modem selective service internet access

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Selected Equip & Specs (cont'd)

Safety and Security

- Driver front impact airbag
- Curtain first and second-row overhead airbags
- Seat mounted side impact front passenger airbag
- Passenger side knee airbag
- Rear seat center 3-point seatbelt
- Front seatbelt pretensioners
- Fleet Telematics Modem vehicle tracker
- BLIS (Blind Spot Information System)
- Rear Cross-Traffic Braking collision mitigation
- External acoustic pedestrian alert
- Electronic stability control system with anti-rollover
- Manual rear child safety door locks
- Seat mounted side impact driver airbag
- Passenger front impact airbag
- Airbag occupancy sensor
- 7 airbags
- Front height adjustable seatbelts
- 2 seatbelt pre-tensioners
- Security system
- Pre-Collision Assist with Pedestrian Detection
- Pre-Collision Assist with Pedestrian Detection
- Rear camera with washer
- Reverse Sensing System rear parking sensors

Dimensions

General Weights

* **Curb weight**	**4,718 lbs.**	* **GVWR**	**6,465 lbs.**
Payload	1,670 lbs.		

Trailering Weights

Conventional capacity	5,000 lbs.	GCWR	10,500 lbs.

Off Road

Min ground clearance	7.6"	Loading floor height	30.9 "
Approach angle	19.3	Departure angle	21.4

Exterior Measurements

Vehicle body length	198.8"	Vehicle body width	82.6"
Vehicle body height	69.3"	Wheelbase	119.1"
Front track	66.9"	Rear track	66.9"

Interior Measurements

Interior rear cargo volume	52.0 cu.ft.	Max interior rear cargo volume	90.3 cu.ft.
Interior cargo area max width	47.9 "	Interior rear cargo volume with seats folded	90.3 cu.ft.
Length to rear seat	46.2 "		

Interior Volume

Total passenger volume	118.0 cu.ft.

Headroom

Headroom first-row	40.7"	Headroom second-row	40.4"

Legroom

Leg room first-row	43.0"	Leg room second-row	40.7"

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Selected Equip & Specs (cont'd)

Shoulder Room

Shoulder room first-row	61.8"	Shoulder room second-row	61.3"

Hip Room

Hip room first-row	59.3"	Hip room second-row	59.1"

Powertrain

Engine

* **Engine**	**3.3L V-6 gasoline direct injection, DOHC, variable valve control, engine with 285HP**	Valves per cylinder	4
Engine cylinders	V-6	Engine location	Front mounted engine
Ignition	Spark ignition system	Engine mounting direction	Longitudinal mounted engine
Engine block material	Iron engine block	Cylinder head material	Aluminum cylinder head

Engine Specs

Displacement	3.3L	cc	204 cu.in.
Bore	3.56"	Stroke	3.41"
Compression ratio	12.0		

Engine Power

Horsepower	285 HP@6500 RPM	Torque	260 lb.-ft.@4000 RPM

Alternator

* **Alternator amps**	**250A**	* **Alternator type**	**Regular duty alternator**

Battery

Battery amps	92Ah	Battery type	HD lead acid battery
Battery rating	850CCA		

Engine Extras

Engine cooler	Engine oil cooler	Radiator	Heavy-duty radiator

Transmission

Transmission	10-speed automatic	Transmission electronic control	Transmission electronic control
Overdrive transmission	Overdrive transmission	Lock-up transmission	Lock-up transmission
First gear ratio	4.696	Second gear ratio	2.985
Third gear ratio	2.146	Fourth gear ratio	1.769
Fifth gear ratio	1.52	Sixth gear ratio	1.275
Reverse gear ratio	4.866	Seventh gear ratio	1
Eighth gear ratio	0.854	Ninth gear ratio	0.689
Tenth gear ratio	0.636	Selectable mode transmission	Selectable mode transmission
Transmission oil cooler	Transmission oil cooler		

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Selected Equip & Specs (cont'd)

Drive Type

4WD type ..... Automatic full-time AWD

Drive type ..... All-wheel drive

Drivetrain

Axle ratio 3.73

Exhaust

Tailpipe ..... Stainless steel dual exhaust

Fuel

Fuel type ..... regular unleaded

Fuel Tank

Capless fuel filler ..... Easy Fuel capless fuel filler

* **Fuel tank capacity** ..... **21.40 gal.**

Drive Feature

Traction control ..... All-speed ABS and driveline traction control

Locking hub control ..... Permanent locking hub control

Provisions

Provisions ..... Police/fire provisions

Fuel Economy and Emissions

Fuel Economy

Secondary fuel type ..... Gasoline secondary fuel type

Emissions

Emissions ..... ULEV II emissions

Emissions tiers ..... Tier 2 Bin 5 emissions

Fuel Economy (Alternate 1)

* **Additional fuel types** ..... **E85 additional fuel types**

Suspension and Handling

Suspension

Suspension ..... Standard ride suspension

Front shock absorbers ..... Gas-pressurized front shock absorbers

Rear shock absorbers ..... Gas-pressurized rear shock absorbers

Driveability

Brakes

Brake type ..... 4-wheel disc brakes

Ventilated brakes ..... Front and rear ventilated disc brakes

ABS brakes ..... Four channel ABS brakes

ABS brakes ..... 4-wheel antilock (ABS) brakes

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Selected Equip & Specs (cont'd)

Brake Assistance

Hill start assist	Hill start assist
Brake assist system	Brake assist system

Front Suspension

Front anti-roll	Front anti-roll bar
Suspension ride type front	Independent front suspension
Suspension type front	Strut front suspension

Front Spring

Regular front springs	Regular front springs
Springs front	Front coil springs

Rear Spring

Springs rear	Rear coil springs
Rear springs	Regular grade rear springs

Rear Suspension

Rear anti-roll	Rear anti-roll bar
Suspension type rear	Multi-link rear suspension
Suspension ride type rear	Independent rear suspension

Steering

Steering	Electric power-assist steering system
Steering type	Rack-pinion steering
Steering type number of wheels	2-wheel steering system

Exterior

Front Wheels

Front wheels diameter	18"
Front wheels width	8"

Rear Wheels

Rear wheels diameter	18"
Rear wheels width	8"

Front And Rear Wheels

Appearance	black
Material	steel

Front Tires

Aspect	60
Diameter	18"
Sidewalls	BSW
Speed	W
Tread	AS
Type	P
Width	255mm

Rear Tires

Aspect	60
Diameter	18"
Sidewalls	BSW
Speed	W
Tread	AS
Type	P
Width	255mm

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Selected Equip & Specs (cont'd)

Body Exterior

Trailering

Towing capability ..... Trailer towing capability
Towing class ..... Class III tow rating
Towing hitch ..... Trailer hitch
Towing wiring harness ..... Trailer wiring harness

Exterior Features

Number of doors ..... 4 doors
* **License plate front bracket** ..... **Front license plate bracket**

Body

Body panels ..... Galvanized steel and aluminum body panels with side impact beams

Mirrors

Convex spotter ..... Convex spotter in driver and passenger side door mirrors

Spare Tire

Spare tire ..... Full-size spare tire with steel wheel
Spare tire location ..... Spare tire mounted under the cargo floor

Aerodynamics

Spoiler ..... Rear lip spoiler

Wheels

Wheel covers ..... Wheel hub covers

Convenience

Door Locks

Door locks ..... Power door locks
Keyfob door locks ..... Keyfob activated front door locks
Tailgate control ..... Power tailgate/rear door lock

Cruise Control

Cruise control ..... Cruise control with steering wheel mounted controls

Rear View Mirror

Day/Night rearview mirror ..... Day/Night rearview mirror

Exterior Mirrors

Door mirrors ..... Power door mirrors
Folding door mirrors ..... Manual folding door mirrors

Front Side Windows

First-row windows ..... Power first-row windows

Overhead Console

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Selected Equip & Specs (cont'd)

Overhead console ..... Mini overhead console
Overhead console storage Overhead console storage

Driver Visor

Visor driver mirror ..... Driver visor mirror

Passenger Visor

Visor passenger mirror ..... Passenger visor mirror

Power Outlets

12V power outlets ..... 2 12V power outlets

Cargo Features

Cargo tie downs ..... Cargo area tie downs
Cargo light ..... Cargo area light

Cargo Trim

Cargo floor type ..... Carpet cargo area floor
Trunk lid trim ..... Plastic trunk lid trim

Pedals

Driver foot rest ..... Driver foot rest

Remote Releases

Cargo access ..... Power cargo area access release

Rear Windshield

Rear window defroster ..... Rear window defroster
Rear windshield ..... Fixed rear windshield
Rear windshield wipers Fixed interval rear windshield wipers
Heated wiper area ..... Heated rear wiper park

Storage

Door bins front ..... Driver and passenger door bins
Number of beverage holders ..... 2 beverage holders
Glove box ..... Locking glove box
Dashboard storage ..... Dashboard storage

Windows Feature

One-touch up window ..... Driver and passenger one-touch up windows
One-touch down window ..... Driver and passenger one-touch down windows

Windows Rear Side

Second-row windows ..... Power second-row windows
Third-row windows ..... Fixed third-row windows

Miscellaneous

Trip computer ..... Trip computer
PRND in IP ..... PRND in IP
Accessory power ..... Retained accessory power

Comfort

Climate Control

Climate control ..... Automatic climate control
Dual-zone front climate control ..... Dual-zone front climate control
Cabin air filter ..... Cabin air filter
Rear climate control ..... Rear climate control system

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Selected Equip & Specs (cont'd)

Rear under seat ductsRear under seat climate control ducts

Headliner

Headliner material ..... Cloth headliner material

Headliner coverage ..... Full headliner coverage

Door Trim

Door panel insert ..... Metal-look door panel insert

Floor Trim

Floor covering ..... Full vinyl floor covering

Floor coverage ..... Full floor coverage

Second-Row Seat Trim

Rear seat upholstery ..... Vinyl rear seat upholstery

Rear seatback upholstery ..... Carpet rear seatback upholstery

Steering Wheel

Steering wheel material ..... Urethane steering wheel

Steering wheel telescopic Manual telescopic steering wheel

Steering wheel tilt ..... Manual tilting steering wheel

Seats and Trim

Seat Capacity

Seating capacity 5

Front Seats

Driver seat direction Driver seat with 8-way directional controls

Height adjustable driver seat Power height adjustable driver seat

Driver seat fore/aft control Power driver seat fore/aft control

Driver seat cushion tilt Power driver seat cushion tilt

Passenger seat direction Front passenger seat with 8-way directional controls

Split front seats ..... Bucket front seats

Reclining passenger seat Power reclining passenger seat

Height adjustable passenger seat ..... Power height adjustable control passenger seat

Passenger seat fore/aft control Power passenger seat fore/aft control

Passenger seat cushion tilt .... Power passenger seat cushion tilt

Front head restraints ..... Height adjustable front seat head restraints

Front head restraint control .... Manual front seat head restraint control

Reclining driver seat ..... Manual reclining driver seat

Rear Seats

Bench seats ..... Split-bench rear seat

Rear seats fixed or removable ..... Fixed rear seats

Folding second-row seats 35-30-35 folding rear seats

Rear seat direction ..... Front facing rear seat

Rear seat folding position Fold forward rear seatback

Rear head restraints Height adjustable rear seat head restraints

Selected Equip & Specs (cont'd)

Rear head restraint control ... Manual rear seat head restraint control

Number of rear head restraints ... 3 rear seat head restraints

Lumbar Seats

Driver lumbar ... Driver seat with 2-way power lumbar

Front passenger lumbar Front passenger seat with 2-way power lumbar

Front Seat Trim

Front seat upholstery ... Cloth front seat upholstery

Front seatback upholstery ... Vinyl front seatback upholstery

Interior Accents

Interior accents ... Metal-look interior accents

Gearshifter Material

Gearshifter material ... Urethane gear shifter material

Entertainment Features

Displays

Primary touchscreen display ... Primary touchscreen display

Number of first-row displays 1 total number of 1st row displays

Primary display size ... 8 inch primary display

Radio Features

Aux input jack ... Auxiliary input jack

External memory ... External memory control

Seek scan ... Seek scan

Speakers

Speakers ... Standard grade speakers

Speakers number ... 4

Audio Features

Steering mounted audio control ... Steering wheel mounted audio controls

Speed sensitive volume ... Speed sensitive volume

Voice activated audio ... Voice activated audio controls

Wireless streaming ... Wireless audio streaming

Lighting, Visibility and Instrumentation

Instrument Panel Trim

Panel insert ... Metal-look instrument panel insert

Instrumentation

Trip odometer ... Trip odometer

Instrumentation display Digital/analog instrumentation display

Instrumentation Displays

Speedometer ... Redundant digital speedometer

Driver information center ... Driver information center

Clock ... In-radio display clock

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Selected Equip & Specs (cont'd)

Instrumentation Gauges

- Tachometer ..... Tachometer
- Engine/electric motor temperature gauge ..... Engine/electric motor temperature gauge
- Engine hour meter ..... Engine hour meter
- Traction battery level gauge ..... Traction battery level gauge
- Gauge cluster display size (inches) 12.30

Instrumentation Warnings

- Engine temperature warning ..... Engine temperature warning
- Low fuel warning ..... Low fuel warning
- Low brake fluid warning ..... Low brake fluid warning
- Headlights on reminder ..... Headlights on reminder
- Door ajar warning ..... Door ajar warning
- Service interval warning ..... Service interval indicator
- Oil pressure warning ..... Oil pressure warning
- Low washer fluid warning ..... Low washer fluid warning
- Battery charge warning ..... Battery charge warning
- Key in vehicle warning ..... Key in vehicle warning
- Trunk warning ..... Rear cargo ajar warning
- Low tire pressure warning ..... Tire specific low air pressure warning

Glass

- Tinted windows ..... Deep tinted windows

Headlights

- Headlights ..... LED low and high beam headlights
- Auto headlights ..... Auto on/off headlight control
- Headlight type ..... Projector beam headlights
- Multiple headlights ..... Multiple enclosed headlights

Front Windshield

- Wipers ..... Variable intermittent front windshield wipers
- Speed sensitive wipers ..... Speed sensitive wipers

Interior Lighting

- Variable panel light ..... Variable instrument panel light
- Rear reading lights ..... Rear reading lights
- Front reading lights ..... Front reading lights

Lights

- Interior courtesy lights ..... Fade interior courtesy lights
- High mount stop light ..... High mounted center stop light
- LED brake lights ..... LED brake lights

Technology and Telematics

Connectivity

- Handsfree ..... Bluetooth handsfree wireless device connectivity
- Emergency SOS ..... Vehicle integrated emergency SOS system
- Smart device integration ..... Smart device mirroring

Internet Access

- Internet access ..... Fleet Telematics Modem selective service internet access

2025 Police Interceptor Utility AWD Base (K8A)

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Selected Equip & Specs (cont'd)

USB Ports

USB ports ..... 2 USB ports

Safety and Security

Airbags

Front impact airbag driver ... Driver front impact airbag
Front impact airbag passenger ..... Passenger front impact airbag
Front side impact airbag driver ..... Seat mounted side impact driver airbag
Occupancy sensor ..... Airbag occupancy sensor
Number of airbags ..... 7 airbags
Knee airbag ..... Passenger side knee airbag
Front side impact airbag passenger ..... Seat mounted side impact front passenger airbag
Overhead airbags ..... Curtain first and second-row overhead airbags

Seatbelts

3-point seatbelt ..... Rear seat center 3-point seatbelt
Seatbelt pretensioners ... Front seatbelt pretensioners
Height adjustable seatbelts ... Front height adjustable seatbelts
Seatbelt pretensioners number ..... 2 seatbelt pre-tensioners

Security System

Vehicle tracker ..... Fleet Telematics Modem vehicle tracker
Security system ..... Security system

Active Driving Assistance

Blind spot ..... BLIS (Blind Spot Information System)
Rear collision warning ..... Rear Cross-Traffic Braking collision mitigation
External acoustic pedestrian alert ... External acoustic pedestrian alert
Forward collision warning ..... Pre-Collision Assist with Pedestrian Detection
Pedestrian detection ..... Pre-Collision Assist with Pedestrian Detection

Cameras

Rear camera ..... Rear camera with washer

Traction Control

Electronic stability control ... Electronic stability control system with anti-rollover

Parking Sensors

Parking sensors ..... Reverse Sensing System rear parking sensors

Occupant Safety

Child door locks ... Manual rear child safety door locks

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Warranty

Standard Warranty

Basic Warranty

Basic warranty ..... 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty ..... 60 months/100,000 miles

Corrosion Perforation

Corrosion perforation warranty ..... 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty ..... 60 months/60,000 miles

Hybrid/Electric Components Warranty

Hybrid/electric components warranty ..... 96 months/100,000 miles

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
K8A	Base Vehicle Price (K8A)	$49,515.00
Packages		
500A	Order Code 500A *Includes:* *- 3.73 Axle Ratio* *- GVWR: 6,840 lbs (3,103 kgs)* *- Tires: 255/60R18 AS BSW* *- Wheels: 18" x 8" 5-Spoke Painted Black Steel* *Includes polished stainless steel hub cover and center caps.* *- Unique HD Cloth Front Bucket Seats w/Vinyl Rear* *Includes reduced bolsters, 6-way power track driver seat (fore/aft. up/down, tilt with manual recline, 2-way manual lumbar), 8-way power track passenger seat with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.* *- Radio: AM/FM/MP3 Capable* *Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port and 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem.* *- SYNC Phoenix Communication & Entertainment System* *Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.*	N/C
Powertrain		
99B	Engine: 3.3L V6 Direct-Injection *(136-MPH top speed). Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank with 21.4-gallon tank.*	-$2,330.00
44U	Transmission: 10-Speed Automatic (44U)	$0.00
STDAX	3.73 Axle Ratio	Included
STDGV	GVWR: 6,840 lbs (3,103 kgs)	Included
Wheels & Tires		
STDTR	Tires: 255/60R18 AS BSW	Included
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel *Includes polished stainless steel hub cover and center caps.*	Included
Seats & Seat Trim		
9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear	Included

2025 Police Interceptor Utility AWD Base (K8A)

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As Configured Vehicle (cont'd)

Code	Description	MSRP
	Includes reduced bolsters, 6-way power track driver seat (fore/aft. up/down, tilt with manual recline, 2-way manual lumbar), 8-way power track passenger seat with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.	

Other Options

PAINT	Monotone Paint Application	STD
119WB	119" Wheelbase	STD
STDRD	Radio: AM/FM/MP3 Capable	Included
	Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).	
	Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port and 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem.	
	Includes: *- SYNC Phoenix Communication & Entertainment System* *Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.*	
66A	Front Headlamp Lighting Solution	$0.00
	Recommend using ultimate wiring package (67U).	
	Includes LED low beam/high beam headlamp, wig-wag function and (2) red/blue/white LED side warning lights in each headlamp (factory configured: driver's side white/red/passenger side white/blue). Wiring and LED lights included (in headlamps only; grille lights not included). Controller not included.	
	Includes: *- Grille LED Lights, Siren & Speaker Pre-Wiring*	
66B	Tail Lamp Lighting Solution	N/C
	Call for brake lights or reverse lights overrides wig-wag flashing. Recommend using ultimate wiring package (67U).	
	Includes LED tail lamp wig-wag module (red/white - red brake lights and white reverse lights. LED lights only. Wiring and controller not included.	
66C	Rear Lighting Solution	N/C
	Recommend using ultimate wiring package (67U).	
	Includes (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) mounted to inside liftgate glass and (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open). LED lights only. Wiring and controller not included.	
67H	Ready For The Road Package	$3,800.00

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

As Configured Vehicle (cont'd)

Code	Description	MSRP
	Includes Whelen Cencom light controller head with dimmable back light, Whelen Cencom relay center/siren/amp with traffic advisor control (mounted behind 2nd row seat), light controller/relay Cencom wiring (wiring harness) with additional input/output pigtails, high current pigtail, Whelen specific WECAN cable (console to cargo area) connects Cencom to control head and grille linear LED lights (red/blue) harness. *Includes:* *- Front Headlamp Lighting Solution* *Includes LED low beam/high beam headlamp, wig-wag function and (2) red/blue/white LED side warning lights in each headlamp (factory configured: driver's side white/red/passenger side white/blue). Wiring and LED lights included (in headlamps only; grille lights not included). Controller not included.* *- Grille LED Lights, Siren & Speaker Pre-Wiring* *- Tail Lamp Lighting Solution* *Includes LED tail lamp wig-wag module (red/white - red brake lights and white reverse lights. LED lights only. Wiring and controller not included.* *- Rear Lighting Solution* *Includes (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) mounted to inside liftgate glass and (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open). LED lights only. Wiring and controller not included.* *- Rear Console Plate* *Contours through 2nd row; channel for wiring.* *- 100 Watt Siren/Speaker w/Bracket & Pigtail* *- Hidden Door-Lock Plunger* *- Rear-Door Controls Inoperable* *Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.*	
153	Front License Plate Bracket	$0.00
21L	Front Warning Auxiliary LED Lights	$580.00
	Recommend using ready for the road package (67H) or ultimate wiring package (67U). *Includes driver side - red/passenger side - blue.*	
43A	Rear Auxiliary Liftgate Lights	$400.00
	Recommend using ready for the road package (67H) or ultimate wiring package (67U). *Includes red/blue LED lights; located beneath liftgate glass in applique panel. LED lights only. Wiring and controller not included.*	
63L	Rear Quarter Glass Side Marker LED Lights	$580.00
	Recommend using ready for the road package (67H) or ultimate wiring package (67U). *Includes driver side - red/passenger side - blue. LED lights only. Wiring and controller not included.*	
96T	Rear Spoiler Traffic Warning LED Lights	$1,500.00
	Recommend using ready for the road package (67H) or ultimate wiring package (67U) (when not ordering the interior upgrade package (65U)). Rear console plate no longer required; can be ordered with interior upgrade package (65U).	

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

As Configured Vehicle (cont'd)

Code	Description	MSRP
	Fully integrated in rear spoiler for enhanced visibility. Provides red/blue/amber directional lighting - fully programmable.	
63B	Side Marker LED Sideview Mirrors	$340.00
	Recommend using ready for the road package (67H) or ultimate wiring package (67U).	
	Includes driver side - red/passenger side - blue. Located on exterior mirror housing. LED lights only. Wiring and controller not included.	
51R	Driver Only LED Bulb Spot Lamp (Unity)	$400.00
52P	Hidden Door-Lock Plunger	N/C
	Includes: *- Rear-Door Controls Inoperable* *Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.*	
68G	Rear-Door Controls Inoperable	$0.00
	Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.	
85R	Rear Console Plate	Included
	Contours through 2nd row; channel for wiring.	
18X	100 Watt Siren/Speaker w/Bracket & Pigtail	N/C
Emissions		
425	50-State Emissions System	$0.00
	Flexible Fuel Vehicle (FFV) system is standard equipment for vehicles equipped with the 3.3L V6 Direct-Injection engine.	
Exterior Color		
UM_01	Agate Black	N/C
Interior Color		
9W_01	Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear	N/C
Additional Options		
W19	119 INCH WHEELBASE	N/C
TC4	P255/60R18 A/S BSW TIRES	N/C

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

As Configured Vehicle (cont'd)

Code	Description	MSRP
OPTADJ	Option Adjustment	$0.00
MISC1	Miscellaneous Charges	$0.00
B4A	NET INVOICE FLEET OPTION (B4A)	N/C
ADJ1	FORD FLEET SPECIAL ADJUSTMENT	$0.00
A35	CLASS E 6001-7000 LBS.	N/C
68B	PERIMETER ALERT	N/C
65G	WHEEL HUB CAPS	N/C
64F	18" BLACK-PAINTED STEEL WHEEL	N/C
621	JOB #1 ORDER	N/C
61R	CONFIG AUDIO CTRLS LESS VOICE	N/C
60A	Grille LED Lights, Siren & Speaker Pre-Wiring	N/C
58V	FM STEREO	N/C
576	TRI-ZONE ELEC TEMP CONTROL	N/C
55F	KEYLESS ENTRY - 4 FOBS	N/C
54Z	POWER MIRROR/BLIND SPOT/HEATED	N/C
52X	AUTO START-STOP REMOVAL	N/C
52T	CLASS IV TRAILER TOW PACKAGE	N/C
47A	POLICE ENGINE IDLE FEATURE	N/C
43D	COURTESY LAMP DISABLE	N/C
19K	H8 AGM BATTERY	N/C
17T	CARGO DOME LAMP -RED/WHITE	N/C
17A	AUX CLIMATE CONTROL	N/C

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

As Configured Vehicle (cont'd)

Code	Description	MSRP
SUBTOTAL*		$54,785.00
Destination Charge		$1,595.00
TOTAL		$56,380.00

***IMPORTANT!** Under certain conditions, such as units with special orders (VSO) or other unique configurations (such as Stripped Chassis), the vehicle may load into AccuQuote differently than what was originally configured and produced. Dealer: Pricing and vehicle configuration should be validated via Invoice or a different source before customer quoting.

Prepared by: Ocie Welch III
01/28/2025

O. C. Welch Ford | 4920 Independence Boulevard Hardeeville South Carolina | 299274334

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Stock No: 00T22311 | VIN: 1FM5K8AB9SGA22311 | Quote ID: caldwe25k8

Pricing Summary - Single Vehicle

	MSRP
Vehicle Pricing	
Base Vehicle Price	$49,515.00
Options	$5,270.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$1,595.00
Subtotal	$56,380.00

Pre-Tax Adjustments

Code	Description	MSRP
caldwell	caldwell	-$8,725.00
Subtotal		$47,655.00

Post-Tax Adjustments

Code	Description	MSRP
shipping	shipping	$395.00
Subtotal		$48,050.00
Total		$48,050.00

Customer Signature

Acceptance Date

Caldwell County Sheriff's Office
2351 Morganton Blvd. SW
Lenoir, North Carolina 28645
Telephone 828-758-2324
Fax 828-757-8685

Wrecked Vehicle Replacement

> PLEASE SEE ITEMIZED QUOTES ATTACHED

Purchase	Amount $
2025 Police Interceptor Utility AWD	$48,050.00
Taxes on Vehicle @ 3%	$1,441.50
Vehicle Tag	$6.00
Global Vehicle Upfit	$18,300.00
HPG Hyperfromance Graphics	$918.22
Total Amount Requested	**$68,715.72**

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Administration	

AGENDA ITEM # 20

Ratify Winter Storm State of Emergency Ending Date

BACKGROUND

The State of Emergency for the Winter Storm was rescinded at 800 hours on Monday February 24, 2025.

RECOMMENDED MOTION

BUDGET IMPACT

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

None

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Administration	

AGENDA ITEM # 21

Appointments of ETJ Members to Sawmills Planning Board

BACKGROUND

Adam Wilson and Jeffrey Plummer are requesting appointment as ETJ members for the Town of Sawmills Planning Board.

RECOMMENDED MOTION

BUDGET IMPACT

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

None

Board of Commissioners Meeting
Agenda Item Summary

MEETING DATE	DEPARTMENT	PREPARED BY
March 10, 2025	Administration	

AGENDA ITEM # 22

Approval of 2025 Tri-County Speedway Event Calendar

BACKGROUND

Tri-County Speedway has submitted its events calendar for 2025 for approval.

RECOMMENDED MOTION

BUDGET IMPACT

APPROVED FOR BUDGET YEAR

No

ATTACHMENTS

1. Tri-County Speedway 2025 Calendar

TRI-COUNTY SPEEDWAY
2025 SCHEDULE

DATE	DIVISIONS
03/01/25	TEST & TUNE
03/08/25	TEST & TUNE
03/15/25	TEST & TUNE
03/22/25	TEST & TUNE
03/29/25	TEST & TUNE
04/05/25	CR, R, SS, OL, LLM, LM, FWD, 4CYL
04/12/25	SAPS, CV, R, SS, FWD, LLM, 4CYL
04/19/25	RAIN DATE
04/26/25	TEST & TUNE
05/03/25	TEST & TUNE
05/10/25	CV, R, SS, OL, LLM, LM, FWD, 4CYL, V
05/17/25	RAIN DATE
05/24/25	CV, R, SS, OL, LLM, LM, FWD, 4CYL
05/31/25	CV, R, SS, OL, LLM, LM, FWD, 4CYL, V
06/07/25	RAIN DATE
06/14/25	B-CV, R, SS, LLM, LM, FWD, 4CYL, GNSS
06/21/25	RAIN DATE
06/28/25	RAIN DATE
07/05/25	CV, R, SS, OL, LLM, LM, FWD, 4CYL
07/12/25	CV, R, SS, LLM, LM, B-FWD, 4CYL, GNSS
07/19/25	RAIN DATE
07/26/25	RAIN DATE
08/02/25	RAIN DATE
08/09/25	SAPS, CV, B-R, SS, LLM, FWD, 4CYL
08/16/25	RAIN DATE
08/23/25	CV, R, B-SS, LLM, LM, FWD, 4CYL
08/30/25	RAIN DATE
09/06/25	CV, R, SS, PL, LLM, LM, FWD, 4CYL, V
09/13/25	RAIN DATE
09/20/25	CV, R, SS, B-OL, LLM, FWD, 4CYL
09/27/25	RAIN DATE
10/04/25	CARS TOUR
10/05/25	CARS TOUR RAIN DATE
10/11/25	SMART MOD., CV, R, SS, FWD, 4CYL, V
10/12/25	SMART MOD. RAIN DATE
10/18/25	RAIN DATE
10/25/25	CV, R, SS, OL, LLM, LM, FWD, 4CYL, V
11/01/25	SAPS, CV, R, SS, FWD, 4CYL

OL= OUTLAW
R= RENEGADE
CV- CROWN VIC
LLM= LIMITED LATE MODEL
LM- LATE MODEL
4CYL= 4 CYLINDER & TRI-COUNTY MINI STOCK

SS= STREET STOCK
V= VINTAGE
GNSS= GRAND NATIONAL SUPER SERIES
SAPS= SOUTH ATLANTIC PRO SERIES

Caldwell County
North Carolina
Board of Commissioners Meeting

February 10, 2025 at 6:00 PM
City-County Chambers
905 West Avenue NW, Lenoir

MINUTES

Call to Order
Chairman Church called the February 10, 2025, Board of Commissioners meeting to order at 6:04 PM.

Invocation
Jonathon Cook led the invocation for those in attendance.

Pledge of Allegiance
Commissioner Potter led the Pledge of Allegiance for those in attendance.

Agenda Amendments from the Board, Manager & Public
Assistant County Manager Wayne Rash informed the Board there were multiple amendments to the agenda. The first amendment is the addition of Item 2a, a Proclamation for Black History Month. The next amendment was the removal of Item 4 and Item 18. The last amendment was the addition of Item 23, the appointment of Heather Cox as Deputy Finance Director for the purpose of signing purchase orders.

Vice Chairman LaBrose made the motion to accept the agenda as the Assistant County Manager had presented.
The motion carried unanimously.

Agenda Items

1. **Honoring Dr. Roger Lim**
   Chairman Church made the motion to adopt the resolution in honor of Dr. Roger Lim.
   The motion carried unanimously.

2. **Honoring County Attorney David Lackey**
   Vice Chairman Mike Labrose read the resolution to those in attendance.
   Vice Chairman Mike Labrose made the motion to adopt the resolution in honor of County Attorney David Lackey.
   The motion carried unanimously.

   Item 2b. Proclamation for Black History Month
   Leonardo Chimbunini came to the podium to read the proclamation for Black History Month to those in attendance.

Vice Chairman LaBrose made the motion to adopt the proclamation as read.
The motion carried unanimously.

3. System 3 Student Ministry

Gary Hamby came to the podium to present information about System 3 Ministry.
Commissioner Potter thanked Mr. Hamby for all he is doing.

4. Republic Services Cap Agreement Extension

This item was removed from the agenda.

5. Presentation Of 2025 Revaluation

Tax Administrator Josh Angle came to the podium to present information about the 2025 tax revaluation.

There was a discussion about the County's percentage triggering a revaluation due to it falling below the 0.85 threshold.

Vice Chairman LaBrose asked what would happen if the County decided not to do an evaluation. Mr. Angle said that while he is not a lawyer, his assumption was that if the County went against State law there would be consequences.

There was a brief discussion about why the County was able to do an eight-year evaluation previously.

Chairman Church asked Mr. Angle to speak about the curb evaluation process. Mr. Angle stated that his team has used aerial photography, maps, and went into the field to appraise properties.

Commissioner Branch asked if the County used drones. Mr. Angle said they do not.

Commissioner Potter asked if the County used a 3rd party company for appraisals. Mr. Angle explained the County only uses a third party to appraise commercial and industrial properties. All residential properties are appraised by County staff. Commissioner Potter then asked what the County's percentage of increase was. Mr. Angle said the County is roughly near 55-60%, but it's hard to establish until all appeals are completed. The County has received around 450 appeals so far.

Vice Chairman LaBrose asked how much it would cost the County to use a 3rd party for revaluation. Mr. Angle said it depends on how good the County would want the data to be.

Commissioner Branch said the Board would drop the tax rate as low as they can to be as close to revenue neutral as possible.

The Commissioners asked for Chief Financial Officer Tony Helton to come to the podium and explain how the tax rate works in relation to revaluation.

There was more brief discussion between the Tax Administrator and the Board regarding where tax dollars are spent.

6. Public Comment Period

Dick Story was the first speaker to come to the podium to address the Board. Mr. Story provided he has concerns about people shooting guns near Thornfield for extended periods of time on Sundays. Mr. Story continued by stating that Dean Wilkie owned approximately 70 acres adjoining his property and Mr. Wilkie was a big game hunter for years. Mr. Story also stated that Mr. Wilkie had set up gun ranges to site his guns. It was then said Mr. Wilkie sold 30 acres of his property to Jennifer Gates. Mr. Story then told the Board that Jennifer's son, Brock Gates, and his friends use the gun range on Sunday's with no consideration for those living in Thornfield. Mr. Story claims the excessive noise from the gun range prevents him and his neighbors from enjoying outdoor activities and the noise carried indoors. Mr. Story said the attempts to reason with Brock Gates were unsuccessful. Mr. Story told the Board he has spoken with Chief Deputy Jonathan Kirby numerous times about this situation. It was then noted two citations were issued, but these were dismissed by the DA due to how the existing statute is written. Mr. Story says this issue is not about guns, this issue is about respect for the people in Thornfield. Mr. Story said he wants the statute amended to force a change in selfish behavior.

Dean Wilkie was the next speaker to come to the podium. Mr. Wilkie says he bought this piece of property 45 years ago for peace and tranquility, but in the last two years there is no more peace and tranquility. Mr. Wilkie says on certain weekends you cannot hear noise because you have to cover your ears and the sound is unbearable. Mr. Wilkie stated there needs to be a noise ordinance or nuisance ordinance allowing individuals to shoot in a practical manner. Mr. Wilkie told the Board he is an avid hunter, and when he would shoot on this range, he would shoot approximately 100 rounds, and this would take around 3.5 hours. Mr. Wilkie says there is no consideration for the neighbors. Mr. Wilkie asked for the Board to consider a noise ordinance and a nuisance ordinance that the landowners can live with, and the neighboring individuals can live with.

Brock Gates was the next speaker to come to the podium. Mr. Gates indicated he is the owner of the range the previous speakers had referred to. Mr. Gates said this is an agricultural property and was sold as farm land. Mr. Gates then told the Board when the property was sold to Mr. Gates' family, the property was marketed as a gun range. Mr. Gates said this was part of the enticement as buyers of the property. Mr. Gates then claimed Mr. Wilkie admitted in his previous statements to trespassing and discharging his firearms. Mr. Gates then said the property is in the County and what Mr. Wilkie deems as a nuisance ordinance is unfair. Mr. Gates also stated this issue is also a waste of resources from the Sheriff's Office. Mr. Gates said the individuals speaking against him had encouraged him to start a firearms business. Mr. Gates told the Board he enjoys going out to this property and uses suppressor technology to mitigate the sound signature. Mr. Gates then mentioned that the County is a sanctuary for gun ownership. Mr. Gates said he hopes that the County can continue to honor these rights because the noise is not as ridiculous as others have claimed. Mr. Gates told the Board they have gone without shooting for months at a time.

Brent Esther came to the podium to speak. Mr. Esther said he lives about a mile from the property and Mr. Gates is a good friend of his. Mr. Esther said Mr. Gates does a lot for the community, and it's in his spare time that they go out to the range to shoot. Mr. Esther said sometimes they may go twice in one month, and sometimes they may go

months in between visits. Mr. Esther also indicated they use suppressors. Mr. Gates then told the Board they have had issues with certain individuals, and he has videos of harassment from these individuals. Mr. Esther said officers came out 25 times last year for separate events. Mr. Esther said there are several active duty officers from various agencies that come out to shoot. Mr. Esther outlined the safety measures they have put in place for shooting. Mr. Esther said they are not doing anything unlawful, and they are trying to get along with people. Mr. Esther said individuals have been calling to report them, blocking in their cars, cussing them, etc. Mr. Esther said they never shoot from 11:00 PM to 7:00 AM. Mr. Esther said this is an agriculture-deemed farmland in the County and there are no laws being broken out there. Mr. Esther said changing this law because individuals have connections or money does not change the legality of the events occurring.

Angie Woods came to podium to speak. Mrs. Woods said she tried to speak with Mr. Gates about this situation, and she was told things she will not repeat. Ms. Woods said she has nothing against them shooting. Her issue is the shooting on Sunday's for 5 or 6 hours. Mrs. Woods said she agrees it's their land, and they should be able to do things, but it is a huge nuisance to people on Sunday afternoons. Mrs. Woods said they have let up the past couple of months. Mrs. Woods said the noise is not 1 or 2 hours, it's a continuous high-powered rifles, and it's causing windows to shake. Mrs. Woods then played a video of the noise for the Board. One of the gentlemen in the crowd asked Mrs. Woods how many times her husband had went there to shoot. She said that he has been twice in the 20 years they have lived there. Chairman Church had to call the room to order. Mrs. Woods said it's inconsiderate to the people who live in the area and their families. Mrs. Woods said that when your constitutional rights impeded on someone else then your rights no longer exist. Mrs. Woods said she understands them wanting to the use the property to discharge firearms, but does not like it being done on Sunday's with high powered rifles so close to their homes for hours at a time.

Stuart Tucker came to the podium to speak. Mr. Tucker said he lives in the same neighborhood. Mr. Tucker said he has been down on this range shooting and the individuals that shoot there are respectful. Mr. Tucker said these individuals focus on safety and it is a good training session. Mr. Tucker told the Board there are other people who shoot in this neighborhood, especially on the backside, and especially recently. Mr. Tucker said he is about 100 yards away and he can hear the shooting when he is outside, but he hears other people shooting as well. Mr. Tucker said he shoots for recreation, but the other gentlemen do it for competition training.

Chairman Church thanked these individuals for coming to voice their opinions.

Tyler Sanders was the next individual to come to the podium. Mr. Sanders said he is proud to live in Caldwell County. Mr. Sanders said he believes the Commissioners dropped the ball and continued by saying the previous revaluation was roughly a 19% increase and the current revaluation is much higher. Mr. Sanders said there could have been another paper with the revaluation notice that explained the revaluation. Mr. Sanders told the Board that people think the government is out to get them, and he is in a government position himself. Mr. Sanders said he thinks this could have been played better and that is why there is a large audience in attendance and a large number of people concerned on social media. Mr. Sanders then went through a few

calculations he had conducted. Based on his valuation, taking the tax rate from $0.63 to $0.35, his tax bill would increase by $63.00 per year, equating to about $5.00 more each month. This calculation did not include Little River Fire and Rescue tax. If the tax rate was changed to $0.40, the tax bill would be $243.00 more each year and at $0.45 the tax bill would be $422.00 more each year. Mr. Sanders said there are individuals who are concerned about this increase.

David Deal came to the podium to speak. Mr. Deal said he and his wife have lived in Hudson for almost 30 years. Mr. Deal said he and his wife are retired and he saw the price increase of his property that doubled. Mr. Deal noted the amount set by the State in order for an individual to have their taxes reduced. Mr. Deal then asked when this was reviewed last and this number is erroneous. Mr. Deal encouraged the Board to be proactive and take the next step and talk to the State Legislators to have this number changed to a more realistic figure.

Stephanie Alexander was next to come to the podium. Ms. Alexander said she and other concerned citizens want to help Caldwell County look more beautiful. Ms. Alexander said they want to aid in a de-littering program, even more so than the County has now, and they want to make this as free to the County as possible. Ms. Alexander said she has done research to see what other communities are doing.

Marlese Lessing came to the podium to speak. Ms. Lessing said this event was sticker shock to many and property taxes are often terrifying. Ms. Lessing said there are retirees and people on fixed incomes. Ms. Lessing continued by telling the Board that when property taxes increase and individuals are on a fixed income and cannot afford the increase, they risk losing their home. Ms. Lessing then mentioned rumors of property taxes being eliminated by the federal government. Ms. Lessing said she understands that nearly half of the funds come from property taxes. Ms. Lessing said that property taxes increase each year and even with a tax rate adjustment, the amount will continue to increase each year. Ms. Lessing said citizens' funds are going to continue to be "eaten up" by property taxes until they potentially have to move away.

Phillip Shell came to the podium to speak. Mr. Shell said he does not believe the appraisers took into account if people moved into the County from the State or if they moved into the County from out of State. Mr. Shell said there has been a mass exodus of individuals from certain states that do not comply with the way people believe they should. Mr. Shell then told the Board that individuals from western states can move here and purchase houses for $800,000 that sold for $400,000 a couple of years ago. Mr. Shell said when you pile that in, it increases the average. Mr. Shell said he applauds the Board for their commitment to keeping the tax rate low.

Ray Austin was the next speaker at the podium. Mr. Austin asked who was responsible for doing the evaluation. Mr. Austin then said no individuals came to his house to view his property. Mr. Austin said his property joins the old landfill, and it is just mountainous terrain. Mr. Austin said it isn't worth the value, and he is on a fixed income at 85 years old. Mr. Austin said he does not see his property taxes going up 100%. Mr. Austin asked again who is responsible for coming out to do the evaluations. Chairman Church told Mr. Austin the staff is responsible for this and encouraged him to reach out to Josh Angle to discuss what he thinks his property is worth. Mr. Austin indicated that he has repealed before, and he does not mind paying his taxes.

Will Rich came to the podium to speak. Mr. Rich said that when Mr. Angle was presenting, he mentioned that the County had basically done a blanket appraisal because it was the more feasible option. Mr. Rich continued by saying Mr. Angle mentioned there was also an income option. Mr. Rich asked why the blanket option was chosen instead of the income option. While Mr. Rich was waiting for Mr. Angle to return to answer his question, he said he was born and raised in Caldwell County and his family worked in the furniture industry until the mass exodus in the 90's. Mr. Rich said he was taught at an early age that if he wanted to make a decent wage and live here, he had to leave the County. Mr. Rich said this is a sad truth, but the property taxes are going up while the wages are not. Mr. Rich said the County is not bringing in more businesses for wages to increase or to bring in competition for the businesses that are already here. Mr. Angle returned to the front and Mr. Rich was able to ask the question he posed when he first came to the podium. Mr. Angle was able to answer Mr. Rich's question.

Arland Kanagy came to the podium to speak. Mr. Kanagy said he is still in the building trade, and he builds 1,500-square-foot houses, and he could previously sell them for $150,000. Now, the builders have more than this amount in the house just to build the house. Mr. Kanagy said the values were inevitable because of what it costs to build.

Carl Nichols came to the podium to speak. Mr. Nichols asked if the presentation would be published for the public to access. Mr. Nichols said that if the notice had been sent via mail instead of posted in the newspaper, the public would have been better aware of the situation. Mr. Nichols encouraged the Board to consider an equitable tax rate.

Lloyd Nichols came to the podium to speak. Mr. Nichols said that with the current administration's proposals for changes to taxing methods, the economy will see stimulation. Mr. Nichols also spoke about retail taxes and tariffs. Mr. Nichols said if the County increased the retail tax, the result would be a stimulated economy and a larger County budget.

7. Tax Liens On Real Property

Tax Administrator Josh Angle informed the Board there were 5,220 outstanding tax bills for 2015. The current sum of these bills is $2,672,865.75. Mr. Angle asked the Board to ask permission to advertise the 2024 property tax liens.

Chairman Church made the motion to advertise the liens.
The motion carried unanimously.

8. New Hire and Reclassification Freeze

Chairman Church read the resolution to those in attendance.

Commissioner Potter made the motion to adopt the resolution for the New Hire and Reclassification Freeze.
The motion carried unanimously.

Consent

Chairman Church turned the meeting over to the Assistant County Manager, Wayne Rash, to present the Consent Agenda.

9. Health Department - Additional Helene Funding

The Caldwell County Health Department received an agreement addendum in the amount of $800,100 for Hurricane Helene recovery.

10. Health Department-Community Care Physician Network Grant Funding

The Caldwell County Health Department received funding from the Community Care Physician Network in the amount of $34,648. This funding will be used to purchase a new EMR and cover expenses that may arise as well as incentives for closed care gaps.

11. 911 Emergency Telephone Fund-Motorola Maintenance

This revision in the amount of $68,685 will pay Motorola for a contractual fee not included in the original budget for FY 23-24. This fee is paid every three years.

12. Administration - Interim Manager Salary

This revision in the amount of 34,324 will cover the vacation payout for the departing County Manager and the salary increase for the Interim County Manager.

13. CCSO- Request to Submit Application for Governor's Crime Commission Grant

The Sheriff's Office is requesting permission to submit a grant application for the Governor's Crime Commission Grant.

14. CCSO- Request to Submit Application for Governor's Highway Safety Grant

The Sheriff's Office is requesting permission to submit a grant application for the Governor's Crime Highway Safety Grant.

15. CCSO- Request to Submit Application for OUR Rescue- ESD K9 grant

The Sheriff's Office is requesting permission to submit a grant application for the OUR Rescue- ESD K9 Grant.

16. DSS- Work First Block Grant

The Department of Social Services is requesting the approval of the Work First Block Grant.

17. Ratification of Rescinding Winter Storm State of Emergency

The State of Emergency for the Winter Storm was rescinded on January 24, 2025, at 1200 hours.

18. Foothills Regional Airport - Golden LEAF - Grant Contract

The item was removed from the agenda.

19. Appointment of Wayne Rash to Transit Authority

As incoming Interim County Manager, Wayne Rash needed to be appointed to the Transit Authority.

20. Appointments to Board of Equalization and Review

BJ Fore (Chairman), Phil Case, Wayne Parson, Thomas (Larry) Andrews, Jeff Roland, G. David Waechter, and Bobby Price were appointed to the Board of Equalization and Review.

21. Appointments to Council on Aging

Jordan Jefferies-James, Kevyn Amos, Kathy Coyle-Graves, and Candance Simmons were appointed to the Council on Aging.

22. Approval of Minutes from January 13, 2025, Meeting

Approval of the January 13, 2025, Board of Commissioners Meeting minutes was requested.

23. Appointment of Heather Cox as Deputy Finance Director

This appointment will allow Ms. Cox to sign off on purchase orders.

Vice Chairman LaBrose made the motion to adopt the Consent Agenda as presented. The motion carried unanimously.

Adjourn

With there being no more business to attend to, Vice Chairman LaBrose made the motion to adjourn at 8:24 PM.
The motion carried unanimously.

CALDWELL COUNTY
RESOLUTION 03-24
RESOLUTION OF APPRECIATION
DAVID STEVEN LACKEY
43 YEARS OF SERVICE

WHEREAS; DAVID LACKEY HAS SERVED THE CITIZENS OF CALDWELL COUNTY FOR 43 YEARS. UPON GRADUATING CUM LAUDE WITH A BACHELOR OF ARTS DEGREE IN PHILOSOPHY FROM DUKE UNIVERSITY IN 1977, DAVID WORKED FOR THE NATIONAL ASSOCIATION OF ATTORNEYS GENERAL. DAVID OBTAINED A JURIS DOCTORATE FROM THE UNIVERSITY OF NORTH CAROLINA SCHOOL OF LAW IN 1981. HE BEGAN WORKING IN PRIVATE PRACTICE IN CALDWELL COUNTY IN 1981; AND

WHEREAS; DAVID WAS APPOINTED CALDWELL COUNTY ATTORNEY ON NOVEMBER 5TH 1990, SERVING UNTIL DECEMBER 21, 2024. DAVID IS THE LONGEST SERVING COUNTY ATTORNEY IN MEMORY WITH 34 YEARS OF SERVICE. HE WAS DEDICATED TO HIS POSITION AS COUNTY ATTORNEY PROVIDING LEGAL SERVICES IN ALL MATTERS INCLUDING SPECIAL LEGISLATION, PERSONNEL, EMINENT DOMAIN, PUBLIC UTILITIES, ENVIRONMENTAL LAW, CODE ENFORCEMENT, LAND USE PLANNING AND ZONING, ANIMAL CONTROL, CONTRACT LAW, PUBLIC HEALTH, BUILDING INSPECTIONS, LIABILITY INSURANCE, RAILROADS, AND CHAIRING MULTIPLE QUASI-JUDICIAL HEARINGS FOR THE BOARD; AND

WHEREAS; DAVID LED INNOVATIONS IN THE ORDINANCES AND LEGAL OPERATIONS OF CALDWELL COUNTY. HE WORKED THROUGH SIGNIFICANT CHALLENGES WITH THE COUNTY LANDFILL. HE COMPLETED THE FIRST ECONOMIC DEVELOPMENT PROJECT OF ITS KIND BETWEEN THE COUNTY AND MERCHANT DISTRIBUTORS INCORPORATED, AND, AFTER MONTHS OF SIGNIFICANT TOIL, CONCLUDED THE COUNTY'S ECONOMIC DEVELOPMENT PROJECT WITH GOOGLE INCORPORATED IN 2006; AND

WHEREAS; DAVID SERVED AS CHAIRMAN OF THE COMMITTEE CHARGED WITH THE CONSTRUCTION OF THE CURRENT COUNTY JAIL. DAVID'S LEADERSHIP ON THIS COMMITTEE LED TO THE CONSTRUCTION OF A WELL-RESEARCHED, INNOVATIVE, AND EFFECTIVE JAIL FACILITY; AND

WHEREAS; DAVID WAS ADMITTED TO THE NORTH CAROLINA BAR IN 1981. HE IS AN ATTORNEY OF RENOWN IN CALDWELL COUNTY AND THE 36TH JUDICIAL DISTRICT. DAVID IS A MEMBER OF THE CALDWELL COUNTY BAR ASSOCIATION, WHERE HE HAS TWICE SERVED AS PRESIDENT; HE IS ALSO A MEMBER OF THE 36TH JUDICIAL DISTRICT BAR ASSOCIATION WHERE HE HAS SERVED AS PRESIDENT. DAVID HAS ARGUED BEFORE THE NORTH CAROLINA SUPREME COURT AND NORTH CAROLINA COURT OF APPEALS; AND

WHEREAS; DAVID HAS SERVED FOR 10 YEARS ON THE BOARD OF DIRECTORS OF AMOREM, FORMERLY CALDWELL HOSPICE AND PALLIATIVE CARE. HE HAS SERVED AS THE VICE CHAIRMAN OF THE BOARD AND HAS SERVED ON THE EXECUTIVE COMMITTEE FOR UPWARDS OF 5 YEARS; AND

WHEREAS; DAVID HAS REMARKED THAT IT HAS BEEN A SIGNIFICANT HONOR TO SERVE AS COUNTY ATTORNEY. DAVID HAS ENJOYED WORKING WITH THE MANY COMMISSIONERS, 8 COUNTY MANAGERS, MANY DEPARTMENT HEADS, AND STAFF OF THE COUNTY; AND

WHEREAS; DAVID CREDITS HIS PARENTS FOR HIS SUCCESS. THEIR HARD WORK IN THE FURNITURE INDUSTRY AND DETERMINATION FOR THEIR CHILDREN TO SUCCEED LED TO HIS SUCCESSFUL EDUCATION AND CAREER AS AN ATTORNEY. DAVID ALSO CREDITS HIS LONG-TIME PARTNER AND "TREMENDOUS MENTOR" HUGH WILSON WHO HE HAS WORKED WITH SINCE 1985; AND,

WHEREAS; IN RECOGNITION OF HIS SERVICE TO THE LAW AND THE PEOPLE OF CALDWELL. THE COMMISSIONERS SHALL PLACE DAVID STEVEN LACKEY'S PORTRAIT IN THE CALDWELL COUNTY COURTHOUSE.

NOW, THEREFORE BE IT RESOLVED, ON BEHALF OF THE CITIZENS OF CALDWELL COUNTY, THE COUNTY COMMISSIONERS PUBLICLY COMMEND **DAVID STEVEN LACKEY** FOR HIS **43** YEARS OF FAITHFUL SERVICE TO THE CITIZENS OF CALDWELL COUNTY.

Adopted this the 10th, Day of February, 2025

Randy T. Church, Chairman

Michael W. LaBrose, Vice Chairman

Donnie Potter, Commissioner

Jeff Branch, Commissioner

Patrick Starnes, Commissioner

Abby Rich, County Clerk

CALDWELL COUNTY
RESOLUTION 02-25
RESOLUTION OF APPRECIATION
DR. ROGER BENEMERITO LIM
20 YEARS OF SERVICE

WHEREAS; DOCTOR **ROGER LIM** HAS SERVED THE CITIZENS OF CALDWELL COUNTY AND BURKE COUNTY FOR 20 YEARS. UPON GRADUATING FROM THE UNIVERSITY OF WISCONSIN-MADISON, DR. LIM OBTAINED A DOCTORATE OF MEDICINE FROM THE UNIVERSITY OF WISCONSIN-MADISON IN 2000. HE COMPLETED HIS RESIDENCY IN EMERGENCY MEDICINE AT ALBANY MEDICAL CENTER IN 2003; AND

WHEREAS; THE PRACTICE OF EMERGENCY MEDICINE IN CALDWELL COUNTY IS PARTICULARLY DIFFICULT AND TAKES COMMENDABLE SACRIFICE; AND,

WHEREAS; DR. LIM SERVED AS AN EMERGENCY PHYSICIAN WITH UNC CALDWELL MEMORIAL HOSPITAL FOR 9 YEARS AND SERVED AS THE ASSISTANT EMERGENCY MEDICAL DIRECTOR FOR TWO YEARS; AND

WHEREAS; DR. LIM WAS KNOWN FOR HIS COMMITMENT TO THE SCIENCE OF MEDICINE. DR. LIM, KEPT HIMSELF CONSTANTLY APPRAISED OF THE CURRENT SCIENCE IN HIS FIELD; AND

WHEREAS; DR. LIM WAS KNOWN FOR HIS HARD WORK, DEDICATION, AND SKILL. MANY KNEW DR. LIM TO REPORT EARLY AND LEAVE LATE. DR. LIM WAS WELL-RESPECTED AND WELL-LIKED BY HIS PEERS, INCLUDING NURSES, PHYSICIANS, AND HOSPITAL STAFF. HE IS FONDLY REMEMBERED BY THE PARAMEDICS OF CALDWELL EMERGENCY MEDICAL SERVICES. HE WAS KNOWN TO BE “A TRUE TEAM PLAYER;” AND

WHEREAS; DR. LIM’S CO-WORKERS REMEMBER HIM FONDLY AND SPOKE MUCH OF THEIR APPRECIATION FOR HIM. HE IS ALSO REMEMBERED FOR HIS EXCELLENT CARE BY HIS MANY PREVIOUS PATIENTS. HIS PATIENTS, OFTENTIMES, VISITED HIM ONCE AND CONTINUED TO REMEMBER HIS CARE OVER YEARS. IT WAS REMARKED THAT DR. LIM WAS “THE MODEL EMERGENCY PHYSICIAN AND HE SET THE EXAMPLE TO STRIVE TOWARD” AND THAT “HE WAS ONE OF VERY FEW WHO COULD THREAD THE NEEDLE BETWEEN CREATING A HAPPY PATIENT AND PRACTICING GOOD MEDICINE;” AND

WHEREAS; DR. LIM HELD NUMEROUS PROFESSIONAL CREDENTIALS. HE BELONGED TO THE NORTH CAROLINA MEDICAL SOCIETY AND WAS BOARD CERTIFIED IN EMERGENCY MEDICINE BY THE.; AND

WHEREAS; DR. LIM WAS A DEDICATED HUSBAND TO HIS WIFE APRIL AND FATHER TO HIS SONS GABRIEL AND IAN. HE WAS A FAN OF WINTER SPORTS AND SOCCER WHICH HE ENJOYED PARTAKING IN WITH HIS FAMILY; AND

WHEREAS; DOCTOR ROGER BENEMERITO LIM WAS TAKEN FROM THIS WORLD ON NOVEMBER 16, 2024, DUE TO THE CARELESS ACTIONS OF A DRUNK DRIVER, AFTER WORKING A SHIFT WHERE HE TREATED MORE THAN TWO DOZEN PATIENTS. DR. LIM CONTINUES TO BE MOURNED BY HIS FAMILY, CO-WORKERS, FRIENDS, AND THE CALDWELL COUNTY COMMUNITY; AND,

NOW, THEREFORE BE IT RESOLVED, ON BEHALF OF THE CITIZENS OF CALDWELL COUNTY, THE COUNTY COMMISSIONERS PUBLICLY COMMEND DOCTOR **ROGER BENEMERITO LIM** FOR HIS **20** YEARS OF FAITHFUL SERVICE TO THE CITIZENS OF CALDWELL COUNTY.

Adopted This The 10th, Day of February, 2025

Randy T. Church, Chairman

Michael W. LaBrose, Vice Chairman

Donnie Potter, Commissioner

Jeff Branch, Commissioner

Patrick Starnes, Commissioner

Abby Rich, County Clerk

RESOLUTION OF THE CALDWELL COUNTY BOARD OF COMMISSIONERS

Adopted February 10, 2025

- ***Whereas,*** pursuant to N.C.G.S. § 153A-76, et seq., the Caldwell County Board of Commissioners (hereinafter, the "Board"), may create, change, abolish, and consolidate offices, positions, departments, boards, commissions, and agencies of the county government, may impose ex officio the duties of more than one office on a single officer, may change the composition and manner of selection of boards, commissions, and agencies, and may generally organize and reorganize the county government in order to promote orderly and efficient administration of county affairs, subject to limitations as established by law; and

- ***Whereas,*** pursuant to Article 14 of Chapter 105 of the North Carolina General Statutes, Caldwell County has conducted a reappraisal of real property as required by law; and

- ***Whereas,*** the Board intends to approve a budget ordinance in June, 2025, at which time the Board intends to approve a real property tax rate as required by law;

- ***Whereas,*** the Board wishes to ensure the county's expenses are kept as low and predictable as reasonably possible while also maintaining critical county services;

- ***Whereas,*** the Board wishes to continue to maintain fiscally responsible budgets for the county so as not overburden the taxpayers of Caldwell County.

Therefore; pursuant N.C.G.S. § 153A-76, et seq. and other applicable law, the Caldwell County Board of Commissioners issues the following policy and directive, which shall remain in full force and effect until further resolution of the Board:

1. No new employee may be appointed, hired, or retained.
2. New positions may not be allocated.
3. Departments may not be reorganized.
4. Salary plans or pay grade plans may not be modified or revised.
5. The current classification plan may not be modified.
6. No current employees may be reclassified.
7. Current salary ranges and schedules may not be modified or revised.
8. Merit increases and longevity plans shall continue in full force and effect.
9. This resolution shall not apply to the Caldwell County Sheriff's Office, Register of Deeds, County Board of Elections, Public Health Department, or Department of Social Services, however the county may not reduce or modify the allocation of positions for these entities.
10. The County Manager, Assistant County Managers, Human Resources Director, Supervisors, Managers, and their designees, shall take all necessary steps to implement this resolution.

This resolution was adopted in open meeting this the 10th day of February, 2025 and is effective immediately.

CALDWELL COUNTY BOARD OF COMMISSIONERS

By: _____
RANDY T. CHURCH, Chairman

RESOLUTION

04-25

CALDWELL COUNTY BOARD OF EQUALIZATION AND REVIEW

WHEREAS, the State of North Carolina pursuant to North Carolina General Statute Section 105-322, has authorized the county commissioners of the respective counties within the State to appoint a special board of equalization and to carry out the duties imposed under Article 21 of the Machinery Act of North Carolina; and

WHEREAS, the Caldwell County Board of Equalization and Review was established pursuant to G. S. 105-322 (a); and

WHEREAS, the Caldwell County Board of Equalization and Review consists of five (5) members and four (4) alternate members; and

WHEREAS, on February 10, 2023, the Caldwell County Board of Commissioners set the following policy for the Caldwell County Board of Equalization and Review:

1. MEMBERSHIP
   The Board shall consist of five (5) members and four (4) alternate members.

2. QUALIFICATIONS
   A. Each member shall be of good moral character.
   B. Each member shall have resided fulltime in Caldwell County for at least two years prior to taking office and shall reside in the county the duration of service on the board of equalization and review.
   C. Each member shall not have been convicted of a felony; if convicted of a felony their rights must be restored before they can be considered for appointment.

3. CONFLICT OF INTEREST POLICY
   A. Each member shall sign a Conflict of Interest policy

4. COMPENSATION
   A. To be determined by the Caldwell County Board of Commissioners

5. CHAIRMAN

A. The Board of Commissioners shall designate the chairman of the Board of Equalization and Review

6. REMOVAL FROM OFFICE
   A. A member may be removed from office by the Caldwell County Board of Commissioners for:

      (1) Commission of a felony or other crime involving moral turpitude;
      (2) Violation of a State law governing conflict of interest;
      (3) Violation of a written policy adopted by the Caldwell County Board of Commissioners;
      (4) Failure to attend meetings;
      (5) Conduct that tends to bring the office into disrepute;
      (6) Failure to maintain county residency.

NOW, THEREFORE, BE IT RESOLVED, that the Caldwell County Board of Commissioners hereby adopts this policy for the members of the Caldwell County Board of Equalization and Review.

Adopted this 10th day of February 2025.

Randy T. Church, Chairman

Abigail Rich, County Clerk