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BOARD OF COMMISSIONERS
REGULAR MEETING September 14, 2026

ALEXANDER COUNTY
STATE OF NORTH CAROLINA

PRESENT: Larry Yoder, Chairman
 Josh Lail, Vice-Chairman
 Kent Herman
 Marty Pennell
 Ronnie Reese

STAFF: Ben Faulkenberry, County Attorney
 Gary Herman, PIO
 Justin Mundy, County Manager
 Jamie Starnes, Clerk to the Board

The Alexander County Board of Commissioners held a regular meeting on Monday, September 14, 2026 in Room 103 of the CVCC / Alexander Center in Taylorsville, North Carolina.

CALL TO ORDER

Chairman Yoder called the meeting to order at 6:00 PM.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Reese gave the invocation and Vice-Chairman Lail led the Pledge of Allegiance to the Flag.

COMMISSIONER'S REPORT

Chairman Yoder expressed condolences to the family of Guy Kerley following the passing of Guy's wife, Connie, last week.

Commissioner Herman thanked Senator Eddie Settle for securing funds in the state budget for Alexander County's 8 fire departments, EMS, and the Rescue Squad.

Vice-Chairman Lail spoke of the 25th anniversary of the September 11, 2001 attacks and how those events changed everyday life. He emphasized the importance of remembering the many people who lost loved ones during the attacks.

ADOPTION OF AGENDA

Chairman Yoder requested the following changes to the agenda:

- Continue the public hearing for Agenda Item #12 (Economic Development Incentive Grant for Project Automate) until October 5, 2026.
- Ben Faulkenberry, County Attorney, will be presenting Agenda Item #13 (NC Railroad Company Microgrant Agreement) for Michael Worley, Economic Development Director.

Chairman Yoder made a motion to adopt the agenda as amended. Commissioner Herman seconded the motion, which passed unanimously.

PUBLIC COMMENT

No one signed up to speak during the Public Comment Period.

PUBLIC HEARING: REZONING RZ-26-06 – PRINCE

Amy Bucknum, County Planner, presented Rezoning Case RZ-26-06 submitted by Emily Prince & Yolanda Prince who requested rezoning of 1.5 acres located on Vic Court in Taylorsville from Residential District 1 (R1) to Residential District 2 Rural (R2R) to allow for placement of a singlewide manufactured home.

After reviewing aerial maps and criteria to be considered in rezoning cases, Ms. Bucknum reported that the property was located in an Urban Services Area which supports higher density development; however, the parcel is surrounded by residential uses and properties on the opposite side of Highway 64 are zoned R2R and located in a Rural Transition Area. Therefore, rezoning the subject property would not be considered spot zoning. She also pointed out that the 2045 Comprehensive Plan states that land use regulations should be sensitive to the context of communities, noting that rezoning this parcel would allow for an affordable starter home while maintaining the character of the community.

The Planning Board held a public hearing on August 13, 2026 to consider this petition and voted unanimously to recommend approval based on consistency with the Comprehensive Plan. Additionally, there were no concerns reported by the TRC or the public.

After a motion by Commissioner Reese, second by Vice-Chairman Lail, and unanimous vote, the public hearing was called to order and comments requested.

Public Comment

Emily Prince, a lifelong resident of Alexander County, explained that she would like to place a new manufactured home on property deeded to her by her mother, Yolanda Prince.

She spoke about the challenges that young people face in affording new starter homes in the current economy, noting that she would like to remain in her community.

Vice-Chairman Lail questioned why this particular area was originally zoned R1, which is the most urban and highest-density zoning designation.

There being no further comments, Vice-Chairman Lail made a motion to close the public hearing. Commissioner Herman seconded the motion, which passed unanimously.

Commissioner Pennell made a motion to approve Rezoning Case RZ-26-06 based on consistency with the Comprehensive Plan. Commissioner Herman seconded the motion, which passed unanimously.

PUBLIC HEARING: 5310 TRANSPORTATION GRANT FOR SENIORS & THE DISABLED

David Moose, Consolidated Human Services Director, discussed the annual Federal Section 5310 Program Grant (Enhanced Mobility of Seniors and Individuals with Disabilities) for FY 2028 that will provide Alexander County seniors age 65 and older, as well as disabled citizens, with transportation services to medical appointments and other life sustaining activities, mainly through Greenway Public Transportation. The project budget totals \$194,592 and requires a 10% (\$19,460) local match.

After a motion by Commissioner Reese, second by Commissioner Pennell, and unanimous vote, the public hearing was called to order and comments requested. There being none, Vice-Chairman Lail made a motion to close the public hearing. Commissioner Herman seconded the motion, which passed unanimously.

Commissioner Reese made a motion to approve the Federal Section 5310 Program grant application for FY 2028 as well as the required resolution. Commissioner Herman seconded the motion, which passed unanimously.

PUBLIC HEARING: APPROVAL OF ROAD NAMES

Justin Mundy, County Manager, submitted the following road names for approval:

<u>Road No.</u>	<u>Road Name</u>	<u>Location</u>
3725TM5	Birchwood Avenue *	Off Esplanade Boulevard
3725TM	Esplanade Boulevard *	Off Rink Dam Road
3725TMB	Grandview Ridge *	Off Twin Cove Road
3725TMA	Hickory Bluff Lane *	Off Twin Cove Road
3725TM4	Lake Hickory Lane *	Off Esplanade Boulevard
3725TM6	Lodge Way *	Off Esplanade Boulevard
3725TM1	Magnolia Terrace *	Off Esplanade Boulevard

3725TMC	Misty Mountain Lane *	Off Bowman Court
3725TMD	Poplar Point *	Off Twin Cove Road
3725TM3	Reflection Terrace *	Off Esplanade Boulevard
3725TM7	Stonecrest Way *	Off Esplanade Boulevard
3725TM8	Summit View Drive *	Off Esplanade Boulevard
3725TME	Trillium Way *	Off Lodge Way
3725TM9	Watercrest Lane *	Off Trillium Way
3725TM2	Windward Way *	Off Esplanade Boulevard
3769ER	Icenhour Farm Lane	Off Taylorsville Mfg. Road
3777JW	Longleaf Pine Drive	Off Stikeleather Road
3843AM	Praying Springs Farm Dr.	Off Russell Gap Road
3728LR	Rooster Hollow	Off Ridgway Drive
3820BM	Seven Feathers Path	Off All Healing Springs Road
3719RP	Triple R Indian Lane	Off US Hwy 64 90 West

* Indicates road names within the Esplanade at Lake Hickory Development

All roads were checked for duplication and sound indexing.

After a motion by Commissioner Reese, second by Vice-Chairman Lail, and unanimous vote, the public hearing was called to order and comments requested. There being none, Vice-Chairman Lail made a motion to close the public hearing. Commissioner Herman seconded the motion, which passed unanimously.

Commissioner Reese made a motion to approve the road names as presented. Vice-Chairman Lail seconded the motion, which passed unanimously.

ADOPTION OF THE 2027 SCHEDULE OF VALUES

Doug Fox, Tax Administrator, requested approval of the 2027 Schedule of Values, pointing out that the schedule was originally presented at the July 13th Commissioners' Meeting and the public hearing held on August 3rd as outlined by NC General Statutes. He noted that new values would be mailed to property owners in early 2027.

Vice-Chairman Lail asked for clarification on how the value of new commercial buildings was determined. Mr. Fox, along with Jimmy Tanner from Tanner Valuation Group, explained that the market value of residential property was established through buyer and seller activity, while commercial property values were determined by rent, leases, and sales. It was also noted that once adopted, the Schedule of Values would determine property values for the following 4 years, as Alexander County operates on a 4-year reappraisal cycle.

Commissioner Reese made a motion to approve the 2027 Schedule of Values as presented. Vice-Chairman Lail seconded the motion, which passed unanimously.

VAYA HEALTH PRESENTATION

Zack Shepherd, Vaya Community Relations Regional Director, gave a slide show presentation that included the following information:

- Vaya Health has merged with Partners Health Management effective October 1, 2026. The organization will have a new name, Vaya Partners Health, and will serve 47 of NC's 100 counties, making it the largest public management care organization in the state.
- There will be no changes to local staff, offered training, or clinical approach. The merger will strengthen the organization and enhance its ability to support providers and counties.
- The new governing board will include 13 representatives from each catchment area, with 3 of those appointed by the County Commissioner Advisory Board. The new board will hold its first meeting in October.
- Each county will be asked to appoint one representative to the merged CCAB who must be an elected county commissioner, former county commissioner, county manager, DSS/HHS director, public health director, or other individual appointed by the county. Vaya is sending letters to each county manager or BOC chair requesting confirmation of appointments.
- Vaya has partnered with the Alexander County Resource Center to develop a regional hub for residents to receive resources such as peer support, food insecurity support, harm reduction services, hygiene products, and case management or referral.

PUBLIC HEARING: ECONOMIC DEVELOPMENT INCENTIVE GRANT FOR "PROJECT AUTOMATE"

Commissioner Reese made a motion to table consideration of the Economic Development Incentive grant for "Project Automate" and continue the public hearing until the October 5, 2026 Commissioners' Meeting. Commissioner Herman seconded the motion, which passed unanimously.

NC RAILROAD COMPANY MICROGRANT AGREEMENT FOR INDUSTRIAL PARK SITE DEVELOPMENT

Ben Faulkenberry, County Attorney, requested approval of a proposed agreement with the NC Railroad Company to accept another \$50,000 microgrant to evaluate a second site in the Alexander Industrial Park to determine suitability for industrial development. The first grant agreement was approved on August 3, 2026.

In April, the Board approved an option-to-purchase agreement with Alexander Railroad Company for two parcels in the Industrial Park totaling approximately 115 acres. The studies that will be funded through the grant are part of a due diligence process and do not obligate the County to purchase the property.

Mr. Faulkenberry added that the County would have up to two years to complete the necessary studies and up to 5 years to market the site to potential industrial customers. No County funds will be required to conduct the studies.

Commissioner Reese made a motion to approve the agreement with NC Railroad Company to accept the \$50,000 microgrant. Vice-Chairman Lail seconded the motion, which passed unanimously.

BUDGET ORDINANCE AMENDMENTS #4 - #5 & PROJECT BUDGET ORDINANCE #P-1

Justin Mundy, County Attorney, reviewed the purpose of Budget Amendments #4 - #5 and Project Budget Ordinance #P-1 as follows:

Budget Amendment #4 – To adjust the Health Department budget as follows:

- decrease the budget for a revised allocation of federal grant funds from the Public Health Infrastructure Local Workforce Development Program.
- increase the budget for additional state grant funds for the Family Planning Program.
- increase the budget for carry forward Medicaid revenues that are restricted for use by the Care Management for High-Risk Pregnancy Program.

Budget Amendment #5 – To increase the Economic Development budget for a private grant from the NC Railroad Company for development site studies for property in the Alexander Industrial Park (parcel 4539).

Project Budget Ordinance #P-3 – To budget for \$516,000 received from the NC Department of Agriculture & Consumer Services for the Alexander Soil & Water Streamflow Rehabilitation Assistance Program.

Commissioner Pennell made a motion to approve Budget Amendments #4 - #5 as well as Project Budget Ordinance #P-1. Commissioner Herman seconded the motion, which passed unanimously

CONSENT AGENDA

- A. Tax Abatements & Adjustments (\$12,293.99) and Tax Refunds (\$2,487.47) for July 27 – September 7, 2026.
- B. Minutes from the August 3, 2026 Regular Meeting.
- C. Line-Item Transfer Report for August 2026.

- D. Proclamation declaring September 2026 as Preparedness Month.
- E. Request from Sheriff Chad Pennell to surplus retiree Major Mark St. Clair's service weapon (Glock 45 9mm, Serial #CBHM872), attached Holosun 509T sight (Serial #8015012313), 5 magazines, and weapon box.
- F. Request from Public Works to surplus the following vehicles – 2012 Dodge Charger (VIN #2C3CDXAT1CH247907 with 177,650 miles), 2016 Dodge Charger (VIN #2C3CDXKT3GH175239 with 177,981 miles), 2016 Ford Focus (VIN #1FADP3E28GL315863 with 132,112 miles), 2005 Chevy Tahoe (VIN #1GNEC13ZX5R226909 with 146,184 miles), 2006 Ford Ranger (VIN #1FTZR45E86PA37483 with 256,066 miles), 2012 Dodge Charger (VIN #2C3CDXAT3CH247908 with 181,927 miles), 2000 Ford Crown Vic (VIN #2FAFP71W2YX138448 with 195,213 miles), 2000 Ford Crown Vic (VIN #2FAFP71W4YX138449 with 210,469 miles), REXWORKS Model 36-5 TrashMaster Compactor (Serial #HN136T), 1999 Ford Expedition (VIN #1FMRU1869XLA62995 with unknown mileage), 2009 BMW 750i (VIN #WBAKA83519CY33410 with 136,659 miles), and 2012 Dodge Charger (VIN #2C3CDXAT1CH247910 with 168,750 miles).
- G. Personnel Policy Revisions – Travel Expense & Reimbursement and Weather Leave.

Commissioner Reese made a motion to approve the Consent Agenda. Vice-Chairman Lail seconded the motion, which passed unanimously.

ADJOURNMENT

There being no further business, Commissioner Reese made a motion to adjourn at 6:54 PM. Commissioner Herman seconded the motion, which passed unanimously.

Larry G. Yoder, Chairman

Jamie M. Starnes, Clerk to the Board

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**CONSOLIDATED HUMAN SERVICES BOARD
REGULAR MEETING** September 14, 2026

**ALEXANDER COUNTY
STATE OF NORTH CAROLINA**

PRESENT: Larry Yoder, Chairman
 Josh Lail, Vice-Chairman
 Kent Herman
 Marty Pennell
 Ronnie Reese

STAFF: Ben Faulkenberry, County Attorney
 Gary Herman, PIO
 Justin Mundy, County Manager
 Jamie Starnes, Clerk to the Board

The Alexander County Consolidated Human Services Board held a regular meeting on Monday, September 14, 2026 in Room 103 of the CVCC / Alexander Center in Taylorsville, North Carolina.

CALL TO ORDER

Chairman Yoder called the meeting to order at 6:54 PM.

ADOPTION OF AGENDA

Chairman Yoder reported that Brianna Fox, Senior Center Assistant Director, would be presenting the Senior Center Report for Kristy Hunt, Senior Center Director.

Commissioner Reese made a motion to adopt the agenda as amended. Commissioner Herman seconded the motion, which passed unanimously.

PUBLIC HEALTH REPORT

Billie Walker, Health Director, reviewed the following:

- Current Vacancies (Accreditation G.5.2) – Ms. Walker said there was still a need for an optometrist, nurse, and a dentist on the CHS Advisory Committee. Internal vacancies include a Dental Assistant II and the department recently hired an Administrative Assistant II, Processing Assistant III, and Licensed Clinical Social Worker.

- Accreditation Updates – a site visit will be conducted on October 29, 2026 as part of the accreditation process. The Health Department will be utilizing a new dashboard that has reduced the number of required benchmarks from 147 to 45. There will no longer be any further “with honors” designations.
- Communicable Disease Annual Report – Dori Maltba, Director of Nursing, presented the 2026 Communicable Disease Annual Report, explaining the importance of the report and the Health Department’s role in the process. The most common diseases in Alexander County in 2025 were chlamydia (46 cases), chronic hepatitis C (24 cases), and gonorrhea (20 cases). The most commonly reported food-borne illnesses were campylobacter (5 cases) and salmonella (3 cases). Ms. Maltba reported no cases of Mpox in Alexander County and, although there were 2,289 confirmed measles cases nationwide in 2025, there were only two confirmed cases in NC and none in Alexander County.
- Upcoming Events – includes Healthy Living Education at ACHS on September 9 and 16, Senior Health Fair on September 18, National Night Out on October 6, and Apple Festival on October 18.

DSS REPORT

David Moose, Consolidated Human Services Director, provided an overview of a new monthly report that has been developed to track programmatic performance data, provide legislative and director updates, and promote accomplishments and upcoming events. He reported that for the month ending July 2026, all program areas performed at or above the established standards set by the MOU with NCDHHS. He also gave an update on H.R.1, noting that Medicaid redeterminations would be required twice per year instead of once, increasing the administrative workload for staff. The legislation also reduces the federal reimbursement for Food & Nutrition Services administration costs; however, state supplemental funding will be made available through NCDHHS for all counties to help offset some of the impacts. Mr. Moose stated that the vacancy rate at DSS for the past month was 6% with active recruitment in the Child Welfare and Economic Services Divisions. The average vacancy rate for DSS agencies statewide is 10%.

Keri Jerrell, DSS Director, discussed current stats which included 47 children in foster care, 7 in the Links Program, 5 in the 18-21 Program, 17 adult wards, 6 completed adoptions, two reunifications, and one foster home in the licensing process. She also congratulated the Child Support Division who was recognized at the NC Child Support Annual Conference for outstanding achievement. The division was named most overall improved with an 87.41% increase in self-assessment measures. Staff was also recognized for exceeding all self-assessment and collection incentive performance measures.

Community engagement events for the past quarter included the distribution of potty-training seats to area childcare centers, parents, and caregivers as well as free school supplies. Staff also participated in a recent Food Truck Friday to recruit foster parents. Upcoming events include the Senior Health Fair, National Night Out, Alexander County Job Fair on October 29, and a MAPP class beginning November 5.

SENIOR CENTER REPORT

Brianna Fox, Senior Center Assistant Director, introduced Kelly Peterson, the new Activity Assistant, who began her duties on June 22. New flooring was recently installed at the center thanks to a Home and Community Care block grant, Musician's Jams were held on June 30 and July 28, and an Ice Cream Social took place on August 6 in Bethlehem and August 7 in Taylorsville with a total of 172 participants.

Upcoming events include the Senior Health Fair on September 18 and a Medicare open enrollment kickoff "Spooktacular" on October 9. Ms. Fox pointed out that Medicare open enrollment began on October 15 and will run through December 7. The center is planning two overnight trips in 2027 – the Grand Canyon in April as well as Switzerland, Austria, and Germany in September.

Ms. Fox reported that to date, 330 contacts related to Medicare drug plans had been made with a savings of \$379,521.

CLOSED SESSION – N.C.G.S. 143-318.11(a)(3, 4, & 5) ATTORNEY/CLIENT PRIVILEGE, ECONOMIC DEVELOPMENT, & CONTRACTUAL

Vice-Chairman Lail made a motion to enter into Closed Session at 7:24 PM to allow for attorney/client privilege and to discuss economic development and contractual matters pursuant to N.C.G.S. 143-318.11(a)(3, 4, & 5). Commissioner Herman seconded the motion, which passed unanimously.

ADJOURNMENT

There being no further business, Vice-Chairman Lail made a motion to adjourn at 8:35 PM. Commissioner Herman seconded the motion, which passed unanimously.

Larry G. Yoder, Chairman

Jamie M. Starnes, Clerk to the Board