

Draft

**BOARD OF COMMISSIONERS**  
**REGULAR MEETING**     January 5, 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, January 5, 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 Herman gave the invocation and Commissioner Pennell led the Pledge of Allegiance to the Flag.

**COMMISSIONER'S REPORT**

Commissioner Herman thanked local fire departments that assisted Mercy and Truth Ministries and Country Grace Church in distributing Christmas gifts to more than 40 Alexander County families on December 20, 2025.

Chairman Yoder announced that the Historic Preservation Commission / America 250 Committee had organized a yearlong series of events to celebrate the 250<sup>th</sup> anniversary of our country. The first event will be held on January 15<sup>th</sup> in the banquet hall at Brushy Mountain Golf Course to celebrate Alexander County's 179<sup>th</sup> birthday. He also thanked all America 250 sponsors – Duke Energy, The Taylorsville Times, and the Daughters of the American Revolution Carolina Emerald Chapter.

In addition, Chairman Yoder conveyed his appreciation to the ACHS CTE Program students who replaced the flooring in Room 103 during the holiday break.

## **ADOPTION OF AGENDA**

Justin Mundy, County Manager, requested two changes to the agenda including removal of Budget Amendment #20 to allow time for staff to explore other options and moving Consent Agenda Item #12G (Bent River Subdivision Right-of-Way Encroachment Agreement) to be heard as Agenda Item #7A.

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

## **PUBLIC COMMENT**

William King restated remarks he previously made during the Public Comment portion of the July 14, 2025 Commissioners' Meeting concerning his grandchildren, who were placed in foster care several years ago. He advised that, according to the Department of Social Services, he has no legal rights to the children and that no information regarding their well-being can be shared with him. He requested the Board's assistance in the matter.

## **PUBLIC HEARING: REZONING CASE RZ-25-05 – SHARPE / HAUN**

Patrick Creech, Planning Director, presented Rezoning Case RZ-25-05 submitted by Brenda Sharpe and Darleen Haun who requested rezoning of 1.464 acres on Lackey Mountain Road from Office Institutional (OI) to Residential District 3 (R3) to allow placement of a singlewide manufactured home.

After reviewing aerial maps and criteria to be considered when conducting rezoning cases, Mr. Creech reported that the property was located in a Rural Agricultural Area (RAA) according to the Future Land Use Map, characterized by low-density residential development with substantial land areas devoted to agricultural and undeveloped lands. R3 districts are the lowest density zone available in the Land Development Code and should be utilized in areas designated as RAA in the Comprehensive Plan. Mr. Creech advised that the current designation as OI was the result of a cemetery on the property dating to the mid-1800s. Additionally, he noted that family cemeteries were common in residential portions of the county and was not an obstacle for residential zoning.

The Planning Board held a public hearing on December 11, 2025 to consider this petition and voted unanimously to recommend approval based on consistency with the Comprehensive Plan.

Vice-Chairman Lail asked if there were maintenance requirements for private cemeteries. Mr. Creech replied that property owners must allow family members access to cemeteries; however, there are no requirements related to upkeep.

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

Commissioner Reese made a motion to approve Rezoning Case RZ-25-05 based on consistency with the Comprehensive Plan and purposes of the Land Development Code. Vice-Chairman Lail seconded the motion, which passed unanimously.

## **BENT RIVER ENCROACHMENT**

Ben Faulkenberry, County Attorney, presented a three-party right-of-way encroachment agreement required by NCDOT for applicant Town Creek Real Estate Investments, LLC, and the Bent River Subdivision Project, which has previously been reviewed and approved by the Planning Board.

The agreement will allow the property owner to extend a water line approx. 0.3 mile east of Highway 127 and Rink Dam Road, as well as install a sewer crossing approx. 0.15 mile west of Chigger Ridge Road and Davis Cove Road. The proposal includes installing an 8 x 8-inch water tap, 26 feet of ductile iron pipe water line encased in a 16-inch steel casing bored beneath Rink Dam Road, and 20 feet of 4-inch PVC force main crossing Chigger Ridge Road within a 12-inch jack-and-bore steel casing. The force main will then extend 135 feet east within the Chigger Ridge Road right-of-way and connect to an existing sewer manhole.

Engineer Dan Shabeldeen informed the Board that obtaining this agreement was the final step needed to submit the project for NCDOT approval. A driveway permit has already been issued, but no installation work may begin until NCDOT approval is granted. The agreement applies only to work within the NCDOT right-of-way.

Vice-Chairman Lail made a motion to approve the encroachment agreement. Commissioner Herman seconded the motion, which passed unanimously.

## **PUBLIC HEARING: ECONOMIC DEVELOPMENT INCENTIVE GRANT FOR KMC FURNITURE**

Michael Worley, Economic Development Director, requested approval of an Economic Development Incentive Grant for KMC Furniture, LLC, otherwise referred to as "Project Tartan," to help secure a \$2.6 million capital investment, create 5 to 7 new jobs, and retain 97 current jobs.

KMC Furniture is a new company that will be locating its headquarters to the newly acquired Kincaid Upholstery Company in the eastern portion of Taylorsville, enabling them to keep and strengthen the company in Alexander County. Based on the planned investment, Mr. Worley

recommended a Level 1 grant in an amount not to exceed \$50,700. Ad valorem tax reimbursements will take place over a 5-year period beginning in 2026.

Max Dyer, President and CEO of KMC Furniture, provided the history of Kincaid Furniture, which was established in 1946 by his father and grandfather and acquired by La-Z-Boy in 1987. In the last year, La-Z-Boy chose to shift its focus toward the retail side of the business, prioritizing its own retail stores as a core operation. As a result, KMC approached the company and a decision was made to sell the business. Mr. Dyer has spoken with customers and vendors, many of whom are local, about the transition and has received support from both.

After a motion by Commissioner Pennell, second by Commissioner Herman, 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 Reese seconded the motion, which passed unanimously.

Commissioner Reese made a motion to approve a Level 1 Economic Development Incentive Grant to KMC Furniture, LLC in an amount not to exceed \$50,700. Commissioner Herman seconded the motion, which passed unanimously.

## **PUBLIC HEARING: C-PACE PROGRAM PARTICIPATION RESOLUTION**

Michael Worley, Economic Development Director, presented a resolution to join the Commercial Property Assessed Capital Expenditure Program (C-PACE) Program, a financing mechanism for eligible property owners administered by the Economic Development Partnership of NC. He explained that C-PACE gives qualifying commercial, industrial, multi-family (5 or more units), and agricultural property owners access to private long-term financing for building improvements that focus on energy efficiency, water conservation, renewable energy, and resiliency. Property owners can finance up to 35% of property value and repayment terms are 20-30 years depending on the useful life of improvements. All financing is through private capital providers; the County will not lend money or oversee lending agreements. The program is active in 36 states and \$7 billion in private investments have been distributed to thousands of property owners.

The County's only role in the process would be to record an assessment, similar to a tax lien, on the property that will be repaid by the property owner over time. The County will be reimbursed \$500 per assessment for administrative costs.

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

Commissioner Pennell made a motion to approve the resolution to join the C-PACE Program. Commissioner Herman seconded the motion, which passed unanimously.

## **ALEXANDER COUNTY BRANDING PRESENTATION**

Gary Herman, Public Information Officer, introduced Ian Redmon and Gemma Pisano from Haven Creative who have worked closely with staff, the branding committee, and the community since mid-2025 to develop a new branding package.

Mr. Redmon and Ms. Pisano discussed the branding process that included 3 surveys to County staff, stakeholders, and the community at large, as well as in-person street interviews to identify the county's unique traits, target audience, strengths and weaknesses, growth opportunities, etc. Several key recurring themes during the survey process were small-town living and feelings of home, a community of neighbors, and openness to change and growth in the correct way, leading to the chosen tagline of "Space to Grow." The new logo features design elements unique to Alexander County such as Rocky Face Mountain, green/agricultural space, and an apple leaf. The Board viewed variations of the logo as well as the color palette, social media graphics, and product examples.

Mr. Redmon stated that, once the branding package was approved, Haven would complete a comprehensive brand report and media kit that would including working with staff to update the County website and sharing the new brand with public.

Vice-Chairman Lail made a motion to adopt the branding package. Commissioner Reese seconded the motion, which passed unanimously.

## **BUDGET ORDINANCE AMENDMENTS #16 - #19**

Justin Mundy, County Manager, reviewed the purpose of Budget Amendments #16 - #19 as follows:

Budget Amendment #16 – To transfer funds from the Public Buildings / Maintenance Department budget to the Detention Center budget for replacement of water heaters at the Detention Center.

Budget Amendment #17 – To adjust the General Fund budget for FY 2026 personnel costs that differ from original budget estimates and for vacation payouts of employees leaving County service during November and December 2025.

Budget Amendments #18 – To adjust the America 250 NC Project multi-year project budget for sponsorship revenues received and a General Fund transfer for the portion of the July 2026 fireworks display costs that exceeds available grant funding.

Budget Amendment #19 – To increase the budget for the ARPA Water Line Extension Project to add the Bowman Court, Twins Cove Road, and Laurel Ridge Lane sections of line work back into the project while the contract is mobilized and available.

Vice-Chairman Lail made a motion to approve Budget Amendments #16 - #19. Commissioner Herman seconded the motion, which passed unanimously.

## **CONSENT AGENDA**

- A. Tax Abatements & Adjustments (\$6,767.14) and Tax Refunds (\$3,136.60) for December 1-28, 2025,
- B. Minutes from the December 8, 2025 Regular Meeting and December 8, 2025 Consolidated Human Services Meeting.
- C. Board / Committee Appointments – Library Board of Trustees, Planning Board, Region E Aging Advisory Committee, Vaya Health Region 3 Board, Courthouse Committee, and Unifour Home Consortium.
- D. Line-Item Transfer Report for December 2025.
- E. 2026 Emergency Operations Plan.
- F. Historic Preservation Commission 2025 Annual Report.
- G. Resolution authorizing a 60-foot-wide replacement easement to Dennis Teague on property owned by Alexander County.
- H. Health Dept. bad debt write-off for July 1 – December 31, 2025 (Accred. 33.5 & 33.6).

Commissioner Reese made a motion to approve the Consent Agenda. Commissioner Herman seconded the motion, which passed unanimously.

## **CLOSED SESSION – N.C.G.S. 143-318.11(a)(3, 4, & 6) ATTORNEY / CLIENT PRIVILEGE, ECONOMIC DEVELOPMENT, & PERSONNEL**

Commissioner Reese made a motion to enter into Closed Session at 7:30 PM to allow for attorney/client privilege and to discuss economic development and personnel issues pursuant to N.C.G.S. 143-318.11(a)(3, 4, & 6). Commissioner Herman seconded the motion, which passed unanimously.

## **ADJOURNMENT**

There being no further business, Commissioner Reese made a motion to adjourn at 8:33 PM. Commissioner Pennell seconded the motion, which passed unanimously.

---

Larry G. Yoder, Chairman

---

Jamie M. Starnes, Clerk to the Board