



LEE COUNTY BOARD OF COMMISSIONERS
MCSWAIN EXTENSION EDUCATION AND AGRICULTURE CENTER
2420 TRAMWAY ROAD
SANFORD, NC 27330

February 3, 2025

MINUTES

Roll Call

Present: Dr. Andre Knecht (arrived at 6:10 p.m.), Robert Reives, Cameron Sharpe, Kirk Smith, Mark Lovick, Taylor Vorbeck, Samantha Martin

CALL TO ORDER

Chairman Kirk Smith called the meeting to order at 6:00 p.m.

INVOCATION

Commissioner Mark Lovick provided an invocation.

PLEDGE OF ALLEGIANCE

Cub Scout Pack 942 - Webelos led the Board in the Pledge of Allegiance.

I. INTRODUCTION OF CUB SCOUT PACK 942 - WEBELOS

Cub Scout Pack 942 - Webelos introduced themselves to the Board and stayed for the meeting.

II. ADDITIONAL AGENDA

Motion: Motion to approve the Agenda.

Mover: Taylor Vorbeck

For: 6 - Robert Reives, Cameron Sharpe, Kirk Smith, Mark Lovick, Taylor Vorbeck, Samantha Martin

Absent: 1 - Dr. Andre Knecht

Motion Result: Passed

III. APPROVAL OF CONSENT AGENDA

Motion: Motion to approve the Consent Agenda.

Mover: Cameron Sharpe

For: 6 - Robert Reives, Cameron Sharpe, Kirk Smith, Mark Lovick, Taylor Vorbeck, Samantha Martin

Absent: 1 - Dr. Andre Knecht

Motion Result: Passed

III.A Tax Lien Advertisement for Delinquent 2024 Real Property Taxes

GS_105-369.pdf

III.B Lee County Jail/Courthouse Waste Pipe Replacement

Contract_Hare Plumbing Inc.pdf

2025.01.24 - Lee County Jail-Courthouse Waste Pipe Replacement - Certified Bid Tab.pdf

2025.01.24 - Lee County Jail-Courthouse Waste Pipe Replacement - Bid Recommendation.pdf

III.C Lee County Athletic Park - Security and Access Control Proposal

Sole Source Form_Security LCAP.pdf

ParksRecCompl.pdf

AccessPRComplex.pdf

III.D Resolution Declaring Burgess Circle, PIN 9682-53-5063 Surplus and Authorize the Sale of Property

Burgess Property Initial Resolution 5063.pdf

map.jpg

III.E Resolution Declaring 0 Burgess Circle, PIN 9682-53-4164 Surplus and Authorize the Sale

Initial Resolution Burgess Circle 4164.pdf

Map.png

III.F Approve Resolution Authorizing the County Manager Approval of Change Orders for the Library Project

Resolution Authorizing CM to Approve Change Orders Library.pdf

III.G Resolution designating Plat Review Officers to review and certify Maps and Plats for Lee County, North Carolina

RESOLUTION_DESIGNATING_PLAT_REVIEW_OFFICERS_2025-2-3.pdf

Plat Review Certificate_Victoria Day.pdf

III.H Approval of Grant Funded Watercraft from Precision Marine

IV. PUBLIC COMMENTS

- Mike Sawaya, 299 Raccoon Court (LCS teacher retention)

V. OLD BUSINESS

V.A Lee County Opioid Settlement Funds Strategic Plan Update

Assistant County Manager of Governmental Support Angelina Noel introduced the County's current Lead for NC Fellow Emma Bach to provide an update on the opioid strategic plan. A copy of the presentation is attached and incorporated into these minutes. The proposed change regarding adding an action step for exploring and supporting transitional housing stems from it continuously being identified as a need, and there is no transitional housing currently in Lee County. Adding this action step would allow staff to look into this, but we are at the very beginning of doing so. The idea behind generalizing language regarding hiring a peer support specialist would allow the County more options, such as to hire directly or to contract for that service. Re-entry wasn't initially in the plan, so language needed to be added to include it. The Sheriff had originally requested support for a specific certification for our School Resource Officers (SROs) and he would now like to broaden the language so other certifications and grants could be pursued. Commissioner Robert Reives asked what the annual payouts over the 18-year period would be and Ms. Noel advised that it will be \$7.8 million dollars over an 18-year period. In 2023, the County received \$550,000; \$1.2 million in 2024; and \$650,000 in this fiscal year. In the last year of payouts, year 18 or 2033, it will only be \$390,000, so it will decrease over time. As far as regional efforts go, staff is pursuing a recovery court with Harnett County. We have not allocated any funding for this and are just starting to pursue it.

Updates to Opioid Settlement Funds Presentation.pdf

REVISIONS of Opioid Settlement Funds Strategic Plan.pdf

Motion: Motion to approve the recommended changes to the Lee County Opioid Settlement Funds Strategic Plan 2024-2028.

Mover: Cameron Sharpe

For: 7 - Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Mark Lovick, Taylor Vorbeck, Samantha Martin

Motion Result: Passed

V.B Project Update - Lee County Athletic Park

Development Services Director Brandon Key presented an update regarding the progress of the Lee County Athletic Park. A copy of his presentation is attached and incorporated into these minutes. The anticipated date for use of the fields would be sometime in August 2025. The synthetic turfs could be used right away; however, the natural fields take about three months after sod is laid to be ready for use. Commissioner Reives asked staff to find out who the sod company is. Parks and Recreation Director Joseph Keel said his department has already begun advertising to families that 10U and 12U softball will be moved to the athletic park in spring of 2026. The 10U and 12U terms refer to those who are 10 and under, or 12 and under, respectively.

LCAthleticPark-Q1_25 BOC Update.pdf

V.C Revised Utility Easement Request from DR Horton

Due to technical difficulties with the projector and the need to show presentations, this item was moved to the beginning of Old Business.

Assistant County Manager of Operational Services Jennifer Gamble presented the revised Utility Easement request from D.R. Horton for an easement that runs on the Athletic Park property. The Board previously approved the original easement documents to Duke Energy and Central Electric Membership Corporation and the purchase agreement with DR Horton in October 2024. However, after approval, Duke Energy had some conflicts with the language in the documents, which staff has worked to address. Ms. Gamble received an email from Duke today to assure the County that unless there was an emergency, no storage or traffic would be routed through the park and if that does occur, they would pay for any damages. Staff is requesting the Board to approve the revised Utility Easement with the updated language.

Commissioner Andre Knecht arrived at 6:10 p.m.

WO 53514025-150 Revised 0115 Lee County Easement.pdf

CEMC - Utility Easement - Final.pdf

Exhibit A

20240214 Ashby Village Sports Complex Exhibit.pdf

WO44924673_Final_Construction_PDF__6__for_signature.pdf

DR Horton Purchase Agreement - Final.pdf

Motion: Motion to approve the revised purchase agreement and utility easements to Duke Energy and Central Electric Membership Corporation on behalf of D.R. Horton for the relocation of electric utility lines to a portion of the property located at the Lee County Athletic Park and authorize the Chairman to execute the updated purchase agreement, easement documents and work plan, after notification to the Deed of Trustee.

Mover: Mark Lovick

For: 7 - Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Mark Lovick, Taylor Vorbeck, Samantha Martin

Motion Result: Passed

V.D Project Update - New Lee County Library

Development Services Director Brandon Key presented an update regarding the new Lee County Library. A copy of his presentation is attached and incorporated into these minutes. The security gates read inventory items and will be stationed at the entrances. There is no outdoor perimeter fencing planned for the new library but there will be a security camera system installed.

LCLibrary-Q1_25 BOC Update.pdf

V.E 2025-2026 LSTA Grant Application for Lee County Libraries RFID Collection Upgrade and Library Project Update

Lee County Library Services Director Beth List introduced Assistant Director Christopher Luetzger who presented a grant application request. A copy of the

presentation is attached and incorporated into these minutes. The grant would be for 120,000 RFID tags, gates, scanners, and equipment to allow easy checkout, self-checkout, and better tracking of all items at the new Library. The grant requires a 25% local match which, using the highest figures for budgeting, would be \$23,281.83. The Library has budgeted \$22,500.00 already for this project.

25-26 RFID Application Instructions.pdf

Lee County Library LSTA Grant Application form 25-26.pdf

Lee County Library LSTA Grant Budget 25-26.pdf

Lee County Library LSTA Grant Timeline 25-26.pdf

Motion: Motion to approve submitting the application for the 2025-2026 Library Service and Technology Act Grant to the State Library of NC.

Mover: Taylor Vorbeck

For: 7 - Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Mark Lovick, Taylor Vorbeck, Samantha Martin

Motion Result: Passed

VI. NEW BUSINESS

VII. MANAGERS' REPORTS

VIII. COMMISSIONERS' COMMENTS

Commissioner Reives asked staff to consider committing to writing that the School Board give the County the right of first refusal for land they want to dispose of. He also asked that as staff prepare the budget that the intended purpose of any money provided to Lee County Schools be noted, even though the Board of Education can choose to spend it how they see fit, in order to help the community and employees understand the County's intentions in providing specific funding to the school district.

ADJOURN

Motion: Motion to adjourn. The Board adjourned at 7:33 p.m.

Mover: Dr. Andre Knecht

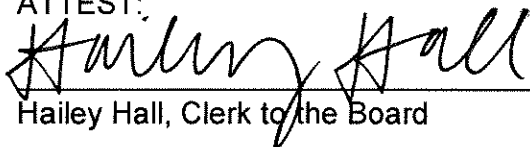
For: 7 - Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Mark Lovick, Taylor Vorbeck, Samantha Martin

Motion Result: Passed



Kirk Smith, Chairman
Lee County Board of Commissioners

ATTEST:



Hailey Hall, Clerk to the Board



Contract Agreement Between HART PLUMBING INC and Lee County Government

THIS AGREEMENT, made the 3rd day of 1st month of 2025 by and between HART PLUMBING INC (hereinafter referred to as the "Contractor") and Lee County Government (hereinafter referred to as the "Owner") agree as follows:

1. Scope of Work: The Contractor shall furnish and deliver all of the materials, and perform all of the work in the manner and form as provided by the enumerated plans, specifications and documents, which are attached hereto and made a part thereof as if fully contained herein: advertisement, Instructions to Bidders, General Conditions, Supplementary General Conditions, specifications, accepted proposals, contract, performance bond, payment bond, power of attorney, worker's compensation, public liability, Exhibit A – Lee County Dispute Resolution Policy, any and all addendums, and all drawings.
2. The Contractor shall commence work to be performed under this agreement on a date to be specified in a written order of the Owner and shall fully complete all work hereunder within 195 consecutive calendar days from said date. For each day in excess thereof, liquidated damages shall be \$3,000.00 per day. The Contractor, as one of the considerations for the awarding of this contract, shall furnish to the Owner a construction schedule setting forth the project broken down by various divisions of the work and by the calendar days, as described in the General Conditions.
3. The Owner agrees to pay to the Contractor for the faithful performance of this agreement, subject to additions and deductions as provided in the specifications or proposal, in lawful money in the amount of \$ 60,285.00.

4. Alternates. Alternates, if any, included in the Contract Sum are as follows:

Item	Price
<u>Alternate Bid Item No. 1</u>	<u>\$ 60,250.00</u>
Removal and replacement of existing cast-iron waste and vent piping in the common utility chase serving public fixtures in inmate Cell Pods "C" and "D".	
<u>Alternate Bid Item No. 2</u>	<u>\$ 66,275.00</u>
Removal and replacement of existing cast-iron waste and vent piping in inmate Cell Pod "C".	

5. Allowances. Allowances, if any, included in the Contract Sum are as follows:

Base bid shall include a Lump Sum allowance of \$20,000.00 to be used for unforeseen conditions as directed by Lee County. Unused allowance shall be

returned to the Owner at the end of the project.

6. Unit Prices. Unit prices, if any, are as follows:

None.

7. Liquidated Damages. Liquidated damages will be \$3,000.00 per day, after the date specified for substantial completion.
8. Binding Dispute Resolution. For any claim subject to, but not resolved by mediation, the method of binding dispute resolution shall be litigation in a court of competent jurisdiction.

9. The Owner's Representative is:

Lisa Minter, County Manager
408 Summit Drive
Sanford, NC 27330
lminter@leecountync.gov

The Contractor's Representative is:

HART PLUMBING INC.
412 SWAIN BEN LANE
SANFORD N.C. 27332
plumberman98@gmail.com

10. It is further mutually agreed between the Parties that if at any time after the execution of this agreement and the surety bonds hereto attached for its faithful performance, the Owner shall deem the surety or sureties upon such bonds to be unsatisfactory, or if, for any reason, such bonds cease to be adequate to cover the performance of the Work, the Contractor, at its own expense, within five (5) days after the receipt of notice from the Owner so to do, furnish an additional bond or bonds in such form and amount, and with such surety or sureties as shall be satisfactory to the Owner. In such event, no further payment to the Contractor shall be deemed to be due under this agreement, until such new or additional security for the faithful performance of the Work shall be furnished in a manner and form satisfactory to the Owner.
11. Compliance with E-Verify requirements: The Contractor and any of its subcontractors must comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, if applicable, which requires certain employers to verify the work authorization of each newly hired employee through the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies.

12. Divestment from companies that boycott Israel: Contractor certifies that (a) it is not identified on the Israel Boycott List or any other list created by the NC State Treasurer pursuant to N.C.G.S. 147—86.80 et al and (b) it will not take any action causing it to appear on any such list during the term of the contract agreement.
13. Iran Divestment Act Certification. The Contractor certifies that the Contractor is not listed on the Final Divestment List created by the State Treasurer pursuant to N.C.G.S. 147-86.58 (the Final Divestment List) and the Contractor will not utilize any subcontractors performing work under this Contract which is listed on the Final Divestment List. The Final Divestment List can be found on the State Treasurer's website at the address and should be updated every 180 days.
14. Non-Discrimination in Employment. The Contractor will not discriminate again any employee or applicant for employment because of age, sex, race, creed, national origin or disability. In the event Contractor is determined by the final order of an appropriate agency or court to be in violation of this provision or any non-discrimination provision of federal, state or local law, this Contract may be suspended or terminated, in whole or in part by the County. In addition, the Contractor may be declared ineligible for further contracts with the County.
15. Drug-Free Workplace. During the performance of this agreement, the Contractor agrees to (i) provide a drug-free workplace for its employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees of the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in its workplace and specifying the actions that will be taken against employees for violations of such prohibitions, (iii) state in all solicitations or advertisements for employees placed by or on its behalf that it maintains a drug-free workplace; (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of over \$10,000.00 so that the provisions will be binding upon each subcontractor or vendor.
16. Non-Appropriation Clause. Contractor acknowledges that Lee County is a governmental entity, and the contract validity is based upon the availability of public funding under the authority of its statutory mandate. In the event that public funds are unavailable and not appropriated for the performance of Lee County's obligations under this contract, then this contract shall automatically expire without penalty to Lee County thirty (30) days after written notice to Contractor of the unavailability and non-appropriation of public funds. It is expressly agreed that Lee County shall not activate this non-appropriation provision for its convenience or to circumvent the requirements of this contract, but only as an emergency fiscal measure during a substantial fiscal crisis, which affects generally its governmental operations. In the event of a change in the Lee County's statutory authority, mandate and mandated functions, by state and federal legislative or regulatory action, which adversely affects Lee County's authority to continue its obligations under this contract, then this contract shall automatically

terminate without penalty to Lee County upon written notice to Contractor of such limitation or change in Lee County's legal authority.

17. No Pledge of Taxing Authority. No deficiency judgment may be rendered against Lee County or any agency of Lee County in any action for breach of a contractual obligation under this contract. The taxing power of the Lee County is not pledged directly or indirectly to secure any monies due under this contract.
18. Gov Ops. Contractor acknowledges that by contracting with Lee County and receiving public funds, they may be subject to potential examination, evaluation and investigation, including access to buildings and documents and compelled testimony, by the Joint Legislative Commission on Governmental Operations under Section 27.10(b) of North Carolina S.L. 2023-134. Contractor acknowledges that Lee County has no control over the Commission and its activities.
19. This agreement becomes effective upon the last signature of both parties.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement on this the _____ day of _____

Harold Plummer, Jr. CONTRACTOR / FIRM

By: [Signature]

Title: owner

Date: 1/7/2025

Witness:

[Signature]

LEE COUNTY GOVERNMENT

By: [Signature]

Title: BOARD CHAIRMAN

Date: 3 FEB 2025

Witness:

[Signature]

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

[Signature]
Finance Officer, Lee County





SOLE SOURCE JUSTIFICATION FORM
(for items costing \$5,000.00 or more)

Vendor: Central Security Systems

Item: Video Surveillance and Badge Access for Lee County Athletic Park

Estimated expenditure for the above item: \$ 130,832.96

INITIAL ALL ENTRIES BELOW THAT APPLY TO THE PROPOSED PURCHASE ATTACH A MEMO CONTAINING JUSTIFICATION AND SUPPORT DOCUMENTATION.

1. ☐ Sole source is for the original manufacturer or provider. There are no area distributors.
2. ☐ The parts/equipment are not interchangeable with similar parts of another manufacturer.
3. ☐ This is the only known item or service that will meet the specialized needs of this department or perform the intended function.
4. ☒ The parts/equipment are required from this source to permit standardization.
5. ☐ None of the above apply. A detailed explanation and justification for this sole source is contained in the attached memo.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the material or service described in this sole source justification be authorized as a sole source for the material or service.


County Manager (\$5,000 up to \$30,000)
Board of Commissioners (\$30,000 and up)


Department

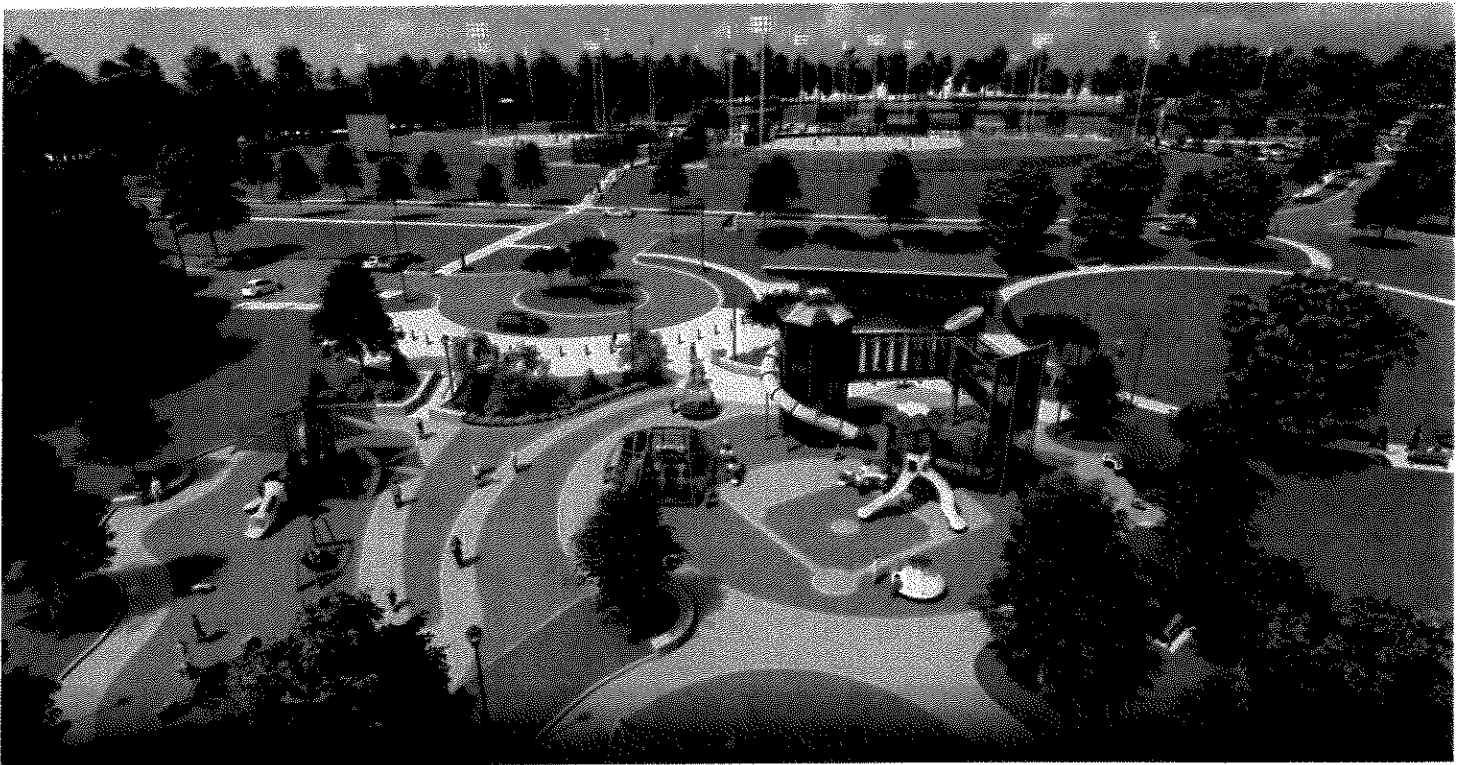
02-03-2025
Date

PROPOSAL

Parks and Rec Sports Complex

LEE COUNTY

Revision: 0
Modified: 1/9/2025



Presented by

Central Security Systems

370 NW Broad St
Southern Pines, NC 28387 United States
910-692-2871
www.centalsecuritync.com



Parking lot C

2	Digital Watchdog DWC-BLJUNC Junction Box For B1, B2 Bullet Camera	\$93.60
2	Digital Watchdog DWC-MBW8WI2TW 8MP ultra-wide view single-sensor IP bullet camera with IVA	\$1,956.70
2	Digital Watchdog DWC-PMB-WLW Pole mount bracket for bullets and dome cameras	\$150.00
2	UBIQUITI NBE-5AC-GEN2 airMAX NanoBeam AC 5 GHz Bridge Locations: Point to point for barn camera	\$431.66
1	UBIQUITI Ubiquiti LBE-5AC-GEN2-US LiteBeam	\$145.00

Parking lot C Total**\$2,776.96****Gate**

1	Digital Watchdog DWC-PMB-WLW Pole mount bracket for bullets and dome cameras	\$75.00
1	Digital Watchdog DWC-PV20WMW Wall mount bracket for muti-sensor vari-focal dome cameras	\$75.00
1	Digital Watchdog DW-PVX20WATW 20MP PANORAMIC VANDAL DOME	\$2,718.30

Gate Total**\$2,868.30**

Price Includes Accessories

Whole Project

1	Misc Hardware, Conduit, Etc.	\$500.00
1	Misc LIFT Lift	\$1,666.67
1000	Wire CAT 5 DIR BURIEL CAT 5 DIRECT BURIAL *Per foot	\$430.00
3	Wire CAT 5e Box CAT 5e Box	\$900.00

Whole Project Total**\$3,496.67****Server**

1	Digital Watchdog DW-BJP2U100T	\$16,006.98
26	Digital Watchdog DW-LIC Camera License Singile	\$3,353.22

Server Total**\$19,360.20****Small pavillion x2**

8	Digital Watchdog DWC-BLJUNC Junction Box For B1, B2 Bullet Camera	\$374.40
8	Digital Watchdog DWC-MBW8WI2TW 8MP ultra-wide view single-sensor IP bullet camera with IVA	\$7,826.80
2	Digital Watchdog DWC-MT95Wi28T Weatherproof Turret, 5 Megapixel	\$709.26
2	Digital Watchdog DWC-MTTWM Wall Mount For Mtt Cameras	\$80.00

Small pavillion x2 Total**\$8,990.46**

Price Includes Accessories

Large Pavillion x2

8	Digital Watchdog DWC-BLJUNC Junction Box For B1, B2 Bullet Camera	\$374.40
8	Digital Watchdog DWC-MBW8WI2TW 8MP ultra-wide view single-sensor IP bullet camera with IVA	\$7,826.80
2	Digital Watchdog DWC-MT95Wi28T Weatherproof Turret, 5 Megapixel	\$709.26
2	Digital Watchdog DWC-MTTWM Wall Mount For Mtt Cameras	\$66.66

Large Pavillion x2 Total**\$8,977.12****Parking Lot B**

3	Digital Watchdog DWC-BLJUNC Junction Box For B1, B2 Bullet Camera	\$140.40
3	Digital Watchdog DWC-MBW8WI2TW 8MP ultra-wide view single-sensor IP bullet camera with IVA	\$2,935.05
3	Digital Watchdog DWC-PMB-WLW Pole mount bracket for bullets and dome cameras	\$225.00
3	UBIQUITI NBE-5AC-GEN2 airMAX NanoBeam AC 5 GHz Bridge Locations: Point to point for barn camera	\$647.49
1	UBIQUITI Ubiquiti LBE-5AC-GEN2-US LiteBeam	\$145.00

Parking Lot B Total**\$4,092.94**

* Price Includes Accessories

Shop

4	Digital Watchdog DWC-BLJUNC Junction Box For B1, B2 Bullet Camera	\$187.20
4	Digital Watchdog DWC-MBW8WI2TW 8MP ultra-wide view single-sensor IP bullet camera with IVA	\$3,913.40
2	Digital Watchdog DWC-PVF9Di2TW Vandal Dome, Star-Light Plus, 9 Megapixel, 360 degree camera	\$2,262.70
1	UBIQUITI Ubiquiti LBE-5AC-GEN2-US LiteBeam	\$145.00

Shop Total**\$6,508.30****Parking lot A**

2	Digital Watchdog DWC-BLJUNC Junction Box For B1, B2 Bullet Camera	\$93.60
2	Digital Watchdog DWC-MBW8WI2TW 8MP ultra-wide view single-sensor IP bullet camera with IVA	\$1,956.70
2	Digital Watchdog DWC-PMB-WLW Pole mount bracket for bullets and dome cameras	\$150.00
2	UBIQUITI NBE-5AC-GEN2 airMAX NanoBeam AC 5 GHz Bridge Locations: Point to point for barn camera	\$431.66
1	UBIQUITI Ubiquiti LBE-5AC-GEN2-US LiteBeam	\$145.00

Parking lot A Total**\$2,776.96**

Price Includes Accessories

Parking Lot D

3	Digital Watchdog DWC-BLJUNC Junction Box For B1, B2 Bullet Camera	\$140.40
3	Digital Watchdog DWC-MBW8WI2TW 8MP ultra-wide view single-sensor IP bullet camera with IVA	\$2,935.05
3	Digital Watchdog DWC-PMB-WLW Pole mount bracket for bullets and dome cameras	\$225.00
3	UBIQUITI NBE-5AC-GEN2 airMAX NanoBeam AC 5 GHz Bridge Locations: Point to point for barn camera	\$647.49
1	UBIQUITI Ubiquiti LBE-5AC-GEN2-US LiteBeam	\$145.00


Parking Lot D Total**\$4,092.94****Project Subtotal:****\$63,940.85**

Price Includes Accessories

PROJECT SUMMARY

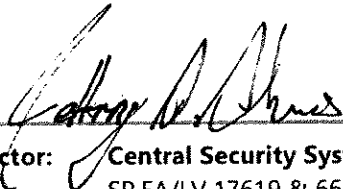
Equipment:	\$63,940.85
Labor:	\$22,500.00
Sales Tax:	\$5,860.58

Grand Total:	\$92,301.43
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Client:


2/3/25
Date



Contractor: Central Security Systems
SP.FA/LV.17619 & 661-CSA

1/24/25
Date

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



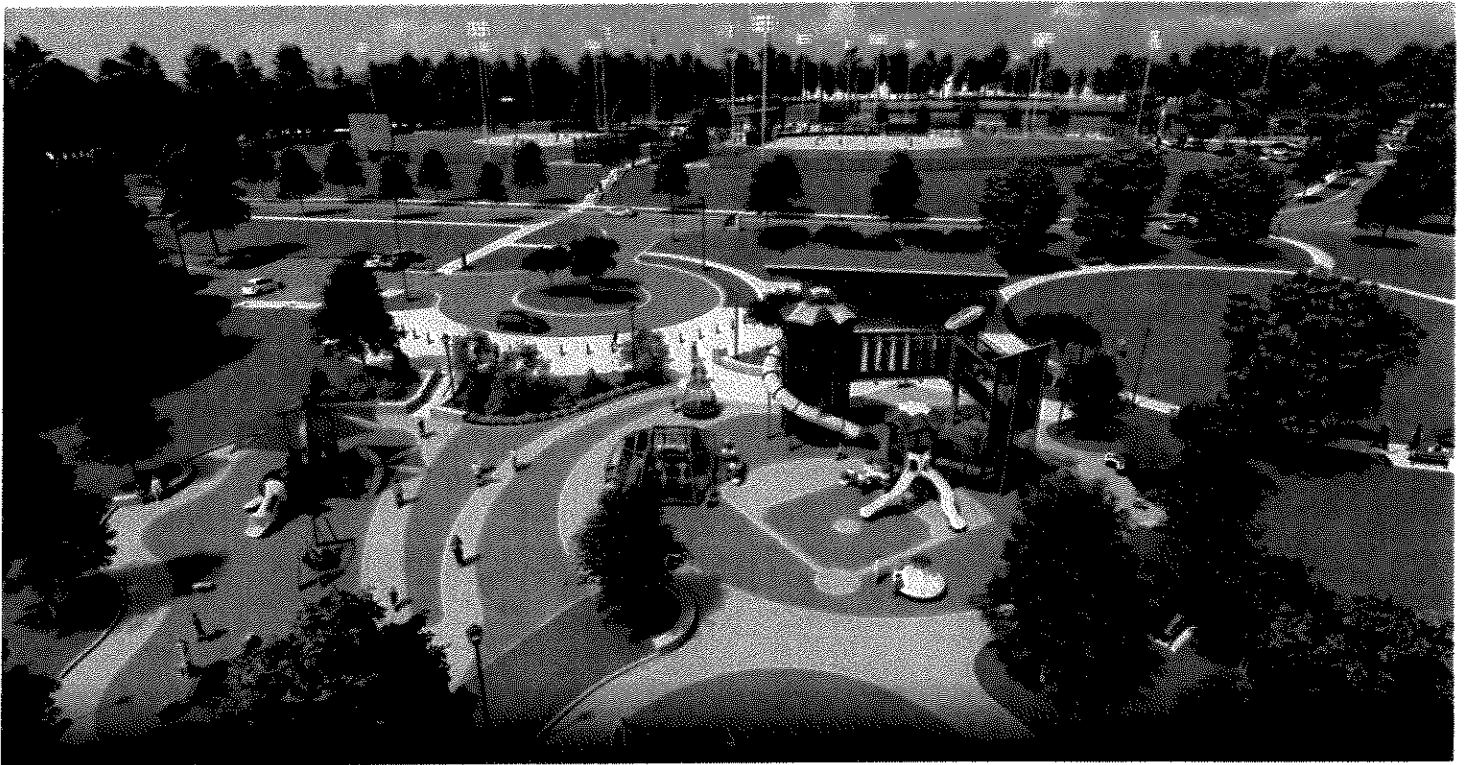
Finance Officer, Lee County

PROPOSAL

Access Parks and Rec Sports Complex

LEE COUNTY

Revision: 0
Modified: 1/9/2025



Presented by

Central Security Systems

370 NW Broad St
Southern Pines, NC 28387 United States
910-692-2871
www.centalsecuritync.com



		Gate
1	Altronix SMP3 ALTRONIX 6/12/24 VDC POWER SUPPLY	\$48.62
1	Connectors Plus Inc VIS-LRPOE4-2A 4 Port PoE Switch w 2X Gigabit Combo Port	\$98.33
1	ELK Products ELK-TRG1640 AC Transformer Plug-In 16.5VAC, 45VA	\$23.50
1	Farpointe Data P-640-H-A Patagonia Proximity Reader with Keypad	\$291.67
1	Galaxy Control Systems 20-0235-10 635 DUAL READER MODULE (DRM)	\$625.00
1	Galaxy Control Systems 20-0635-50 635 CENTRAL PROCESSING UNIT (CPU)	\$575.00
1	Misc Access	\$250.00
1	Misc EN4SD16168GL Steel nema enclosure	\$416.67
1	Misc EP1616 Internal panel for nema enclosure	\$141.67
1	Misc GOOSENECK Pad mount gooseneck	\$148.33
1	UBIQUITI LAP-120-US Nano Bridge 5GHz 120 Degree	\$92.37
1	UBIQUITI NBE-5AC-GEN2 airMAX NanoBeam AC 5 GHz Bridge Locations: Point to point for barn camera	\$215.83
1	UBIQUITI Ubiquiti LBE-5AC-GEN2-US LiteBeam	\$145.00
50	Wire 18/6 STRANDED 18/6 STRANDED	\$26.50

Gate Total

\$3,098.49

Price Includes Accessories

Access Parks and Rec Sports Complex

Project No: JA-1049

Rev. 0

1/9/2025

Page 2 of 5

Whole Project

4	Altronix AL400ULX POWER SUPPLY, LOCK POWER	\$1,139.88
24	ELK Products ELK-1280 Battery, 12V/8AH	\$917.40
2	Galaxy Control Systems 90-0600-70/8CUP SG Corporate 8 Reader Upgrade (System Key Required)	\$1,833.34
1	Misc Hardware, Conduit, Etc.	\$500.00
1	Windy City Wire Access Cable Box, non-plenum	\$1,500.00
1	Wire CAT 5e Box CAT 5e Box	\$300.00

Whole Project Total**\$6,190.62****Small pavillion x2**

4	Farpointe Data P-500-H-A Proximity Reader	\$610.00
2	Galaxy Control Systems 92-0603-30 Two Door Controller Only	\$2,250.00
4	HES 1500C-630 1500C STRIKE KIT 12/24VDC STAINLESS	\$2,200.00

Small pavillion x2 Total**\$5,060.00**

Price Includes Accessories

Large Pavillion x2

4	Farpointe Data P-500-H-A Proximity Reader	\$610.00
2	Galaxy Control Systems 92-0603-30 Two Door Controller Only	\$2,250.00
4	HES 1500C-630 1500C STRIKE KIT 12/24VDC STAINLESS	\$2,200.00

Large Pavillion x2 Total**\$5,060.00****Shop**

4	Farpointe Data P-500-H-A Proximity Reader	\$610.00
1	Galaxy Control Systems 635pack4	\$1,791.67
4	HES 1500C-630 1500C STRIKE KIT 12/24VDC STAINLESS	\$2,200.00

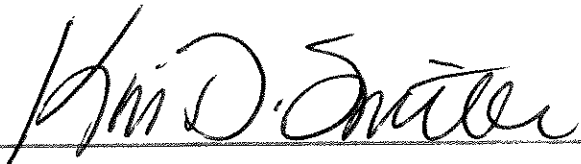
Shop Total**\$4,601.67****Project Subtotal:****\$24,010.78**

Price Includes Accessories

PROJECT SUMMARY

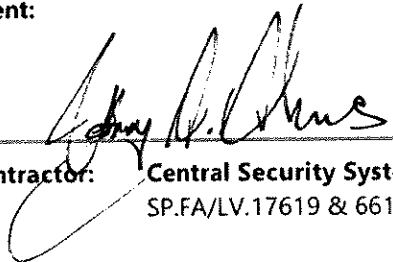
Equipment:	\$24,010.78
Labor:	\$12,000.00
Sales Tax:	\$2,520.75

Grand Total:	\$38,531.53
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Client:

2/3/2025
Date



Contractor: Central Security Systems
SP.FA/LV.17619 & 661-CSA

1/24/25
Date

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



Finance Officer, Lee County



**RESOLUTION AUTHORIZING THE SALE OF PROPERTY
LOCATED AT 0 BURGESS CIRCLE**

WHEREAS, the County of Lee owns certain vacant property located at 0 Burgess Circle, PIN number 9682-53-4164-00, Lee County, North Carolina, as shown on a deed recorded in Deed Book 1351, Page 90, in the office of the Register of Deeds for Lee County, to which the record thereof reference is hereby made for more complete description; and,

WHEREAS, the taxable value of the property is \$ 13,200.00; and,

WHEREAS, the above-referenced property was conveyed to the County as the result of a foreclosure sale; and,

WHEREAS, the amount of fees and taxes owed on the property as the result of such sale is \$ 3,342.05; and,

WHEREAS, North Carolina General Statutes §153A-176 and §160A-269 permit the County to sell property by upset bid, after receipt of an offer to purchase the property; and,

WHEREAS, the County of Lee proposes to dispose of the above described property as it is surplus to the County's needs; and,

WHEREAS, the County received an offer submitted by Roy Campbell ("Offeror") on December 11, 2024 to purchase the property described above in the amount of \$ 4,100.00, plus any advertising costs, a copy of which is attached hereto and received an offer submitted by Fransisco Vivas Dominguez ("Offeror") on December 12, 2024 to purchase the property described above in the amount of \$ 6,000.00, plus any advertising costs, a copy of which is attached hereto;

WHEREAS, Offerors have each paid to the County Clerk the required 5 percent (5%) deposit on its offer and \$200.00 of advertising costs; and,

WHEREAS, the Lee County Board of Commissioners accepts the initial offer of Fransisco Vivas Dominguez of \$ 6,000.00; and,

WHEREAS, the Lee County Board of Commissioners authorizes staff to advertise the initial offer and any higher, upsetting offer, subject to the upset bid procedure.

NOW, THEREFORE, BE IT RESOLVED by the Lee County Board of Commissioners as follows:

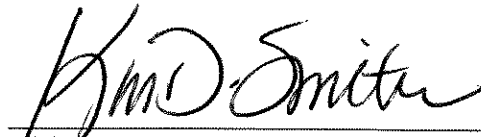
1. The Lee County Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute §160A-269.
2. The County Clerk shall cause a notice of the proposed sale to be published. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.
3. Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the County Attorney's Office within 10 days after the notice of sale is published. The upset bid should be delivered to the County Attorney's Office located at 408 Summit Drive, Sanford NC 27330, on or before 5:00 p.m. on or before the 10th day following publication of said notice. Use of the mail or any means of delivery is at the bidder's risk and any bids received after the deadline will not be considered. Any bid with conditions or terms will not be accepted or considered.
4. At 5:00 p.m. on said date, the County Attorney/Deputy County Attorney shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
5. A qualifying higher bid is one that raises the existing offer by not less than 10 percent (10%) of the first \$1,000 of that offer and 5 percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of 5 percent (5%) of the bid and accompanying \$ 200.00 for advertising costs. This amount may be made in cash, cashier's check, or certified check.
7. The County will return the deposit and advertising costs on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; however, once the actual advertising costs are incurred, those become non-refundable.
8. If a qualifying higher bid is received, the County Clerk shall cause a new notice of upset bid to be published and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received.
9. The terms of the final sale are as follows:
 - a. The buyer must pay with cash, cashier's check or certified check at the time of closing.
 - b. The property is sold "as is" with no conditions placed on the bid.
 - c. Title to the subject property shall be transferred to the buyer by a Non-warranty deed.
 - d. Advertising fees are non-refundable once spent. Any costs above the \$200.00 already paid must be paid by the buyer.
 - e. The County Attorney does not perform title searches on the property and the Offeror can retain their own attorney to perform such title search.

- f. The buyer takes title subject to any easements, encumbrances, encroachments, environmental issues, covenants, zoning requirements, boundary issues or any other property related issues, seen or unseen.

10. The Board of Commissioners may, at any time, reject any and all offers.

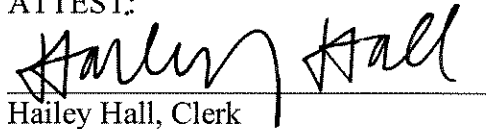
11. If no qualifying upset bid is received after the initial public notice and 10-day upset bid period has expired, the original offer will be taken back to the Board for final approval and whereby the Board may authorize the appropriate County officials to execute the instruments necessary to convey the property.

Dated this the 3rd day of February, 2025.



Kirk D. Smith, Chair
Lee County Board of Commissioners

ATTEST:



Hailey Hall, Clerk
Lee County Board of Commissioners





**RESOLUTION AUTHORIZING THE SALE OF PROPERTY
LOCATED AT 0 BURGESS CIRCLE**

WHEREAS, the County of Lee owns certain vacant property located at 0 Burgess Circle, PIN number 9682-53-5063-00, Lee County, North Carolina, as shown on a deed recorded in Deed Book 1027, Page 841, in the office of the Register of Deeds for Lee County, to which the record thereof reference is hereby made for more complete description; and,

WHEREAS, the taxable value of the property is \$ 1,000.00; and,

WHEREAS, the above-referenced property was conveyed to the County as the result of a foreclosure sale; and,

WHEREAS, the amount of fees and taxes owed on the property as the result of such sale is \$ 2,311.43; and,

WHEREAS, North Carolina General Statutes §153A-176 and §160A-269 permit the County to sell property by upset bid, after receipt of an offer to purchase the property; and,

WHEREAS, the County of Lee proposes to dispose of the above described property as it is surplus to the County's needs; and,

WHEREAS, the County received an offer submitted by Roy Campbell ("Offeror") on December 11, 2024 to purchase the property described above in the amount of \$ 2,400.00, plus any advertising costs, a copy of which is attached hereto and received an offer submitted by Fransisco Vivas Dominguez ("Offeror") on December 12, 2024 to purchase the property described above in the amount of \$3,000.00, plus any advertising costs, a copy of which is attached hereto;

WHEREAS, Offerors have each paid to the County Clerk the required 5 percent (5%) deposit on its offer and \$200.00 of advertising costs; and,

WHEREAS, the Lee County Board of Commissioners accepts the initial offer of Fransisco Vivas Dominguez of \$ 3,000.00; and,

WHEREAS, the Lee County Board of Commissioners authorizes staff to advertise the initial offer and any higher, upsetting offer, subject to the upset bid procedure.

NOW, THEREFORE, BE IT RESOLVED by the Lee County Board of Commissioners as follows:

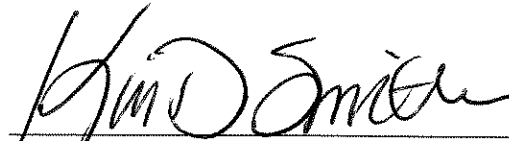
1. The Lee County Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute §160A-269.
2. The County Clerk shall cause a notice of the proposed sale to be published. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.
3. Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the County Attorney's Office within 10 days after the notice of sale is published. The upset bid should be delivered to the County Attorney's Office located at 408 Summit Drive, Sanford NC 27330, on or before 5:00 p.m. on or before the 10th day following publication of said notice. Use of the mail or any means of delivery is at the bidder's risk and any bids received after the deadline will not be considered. Any bid with conditions or terms will not be accepted or considered.
4. At 5:00 p.m. on said date, the County Attorney/Deputy County Attorney shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
5. A qualifying higher bid is one that raises the existing offer by not less than 10 percent (10%) of the first \$1,000 of that offer and 5 percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of 5 percent (5%) of the bid and accompanying \$ 200.00 for advertising costs. This amount may be made in cash, cashier's check, or certified check.
7. The County will return the deposit and advertising costs on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; however, once the actual advertising costs are incurred, those become non-refundable.
8. If a qualifying higher bid is received, the County Clerk shall cause a new notice of upset bid to be published and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received.
9. The terms of the final sale are as follows:
 - a. The buyer must pay with cash, cashier's check or certified check at the time of closing.
 - b. The property is sold "as is" with no conditions placed on the bid.
 - c. Title to the subject property shall be transferred to the buyer by a Non-warranty deed.
 - d. Advertising fees are non-refundable once spent. Any costs above the \$200.00 already paid must be paid by the buyer.
 - e. The County Attorney does not perform title searches on the property and the Offeror can retain their own attorney to perform such title search.

- f. The buyer takes title subject to any easements, encumbrances, encroachments, environmental issues, covenants, zoning requirements, boundary issues or any other property related issues, seen or unseen.

10. The Board of Commissioners may, at any time, reject any and all offers.

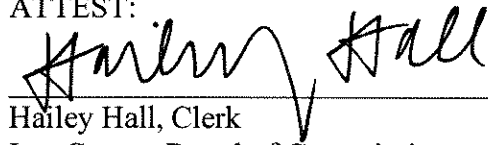
11. If no qualifying upset bid is received after the initial public notice and 10-day upset bid period has expired, the original offer will be taken back to the Board for final approval and whereby the Board may authorize the appropriate County officials to execute the instruments necessary to convey the property.

Dated this the 3rd day of February, 2025.



Kirk D. Smith, Chair
Lee County Board of Commissioners

ATTEST:



Hailey Hall, Clerk
Lee County Board of Commissioners





**RESOLUTION AUTHORIZING THE COUNTY MANAGER APPROVAL OF CHANGE
ORDERS FOR THE LIBRARY PROJECT**

WHEREAS, on May 13, 2022 Lee County entered into an construction manager at risk contract with Samet/Sanford Contractors, a joint venture, for a new library to be located in the O.T. Sloan Park; and

WHEREAS, as is standard for construction contracts, change orders may arise during the construction of the project and it is the intent of the Board of Commissioners to allow the County Manager to approve certain change orders during the construction, to ensure progress of the project continues without delay; and,

WHEREAS, any change orders the County Manager approves will be reported to the Board of Commissioners at the next regular meeting of the Commissioners; and

WHEREAS, this resolution will remain in full force and effect during the construction of this project.

NOW, THEREFORE, BE IT RESOLVED by the Lee County Board of Commissioners as follows:

1. The Lee County Board of Commissioners authorizes the County Manager to approve and sign change orders for the construction of the library project, up to \$50,000, without first seeking Board of Commissioner approval.
2. Any change orders approved by the County Manger will be reported to the Board of Commissioners at the next regular meeting of the Board.
3. If there are unforeseen circumstances requiring an immediate approval of a change order over \$50,000, the County Manager has limited authority to approve the change order, after first speaking with the Chair of the Board of Commissioners.
4. This authority will remain with the County Manager during the construction period of this project.

Dated this the 3rd day of February, 2025.


Kirk D. Smith, Chair
Lee County Board of Commissioners

ATTEST: 
Hailey Hall, Clerk Lee County Board of Commissioners



**APPOINTING RESOLUTION DESIGNATING PLAT REVIEW OFFICERS TO
REVIEW AND CERTIFY MAPS AND PLATS FOR
LEE COUNTY, NORTH CAROLINA**

WHEREAS, N.C. General Statute 47-30.2 requires that the Lee County Board of Commissioners designate by name one or more persons experienced in mapping or land records management as Plat Review Officers to review and certify maps and plats as required before being presented to recording in the office of the Register of Deeds; and

WHEREAS, a resolution Designating Plat Review Officers as required by said General Statute was adopted by the Lee County Board of Commissioners on May 19, 2008, and recorded in the office of the Register of Deeds in Deed Book 01143, Page 0515; and

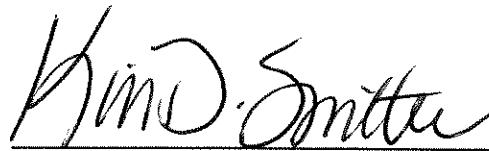
WHEREAS, additional staff members of the Lee County Strategic Services Department have gained certification as Plat Review Officers on December 10, 2024; and

NOW, THEREFORE, BE IT RESOLVED, by the Lee County Board of Commissioners, that the following persons are now hereby designated by name as Plat Review Officers for Lee County, North Carolina, in accordance with the provisions of N.C. General Statute 47-30.2;

Jeannatte Bowmer
P. Gene Hathaway
Renee Scott
Angela Wood
Carson Mann
Victoria Day

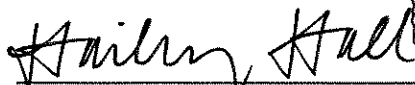
BE IT FURTHER RESOLVED, that this resolution, once adopted, shall be recorded in the office of the Register of Deeds of Lee County, North Carolina, and indexed on the grantor index in the name of each Plat Review Officer, and that no map or plat, required to be submitted for review, shall be recorded in said office of the Register of Deeds without an affixed certification of a designated Plat Review Officer as identified above pursuant to the provisions of said General Statutes. Once adopted, this resolution revokes all previously approved Plat Review Officers who are not listed in this resolution.

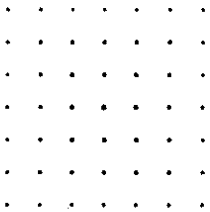
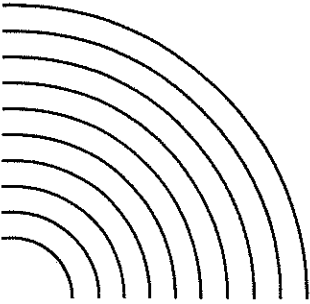
Adopted this 3rd day of February, 2025.



Kirk D. Smith, Chair
Lee County Board of Commissioners

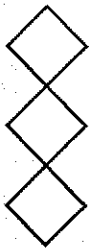
ATTEST:


Hailey Hall, Clerk to the Board



PROPOSED UPDATES TO OPIOID SETTLEMENT STRATEGIC PLAN

February 2025





Updates

Dec 4 2024

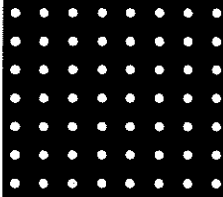
Convened Opioid Settlement Strategic Planning Group to discuss progress and highlight areas for growth.

Dec 18 2024

Presented Opioid Settlement Fund update to the consolidated Health and Human Services Board.

Late December

Changes to strategic plan were developed and made to the document.



Strategic Planning Goals

The strategic plan identifies 4 main goals. Each goal has objectives and action steps that outline the plan to success. Changes were made to 3 of the goals. No changes in Harm Reduction

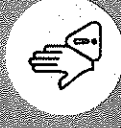
These changes were made at the recommendation of the strategic planning committee.



Recovery



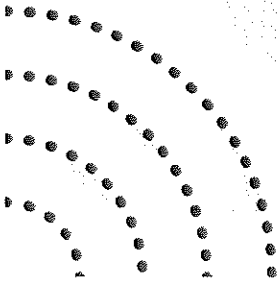
Treatment



Prevention and Early Intervention



Harm Reduction



RECOVERY

Evidence based support services that support people in treatment, recovery, or people who use drugs in accessing addiction treatment, recovery support, harm reduction services, healthcare services, or other services or support they need to improve their well being.



Proposed Changes



Use more generalized language for hiring Peer Support Specialist.



Add an action step regarding support for Re -Entry Council.



Add an action step for exploring and supporting transitional housing.

Proposed Change

Reword the establishment of a drug treatment court and add citation for Exhibit B language.



TREATMENT

Support evidence -based addiction treatment consistent with the American Society of Addiction Medicine's national practice guidelines for the treatment of opioid use disorder — including Medication

Assisted Treatment (MAT) with any medication approved for this purpose through Opioid Treatment Programs,

qualified providers of Office -Based Opioid

Treatment, Federally Qualified Health

Centers, treatment offered in conjunction

with justice system programs, or other

community -based programs offering

evidence -based addiction treatment.



PREVENTION AND EARLY INTERVENTION

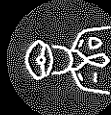
Fund programs, services, or training to encourage early identification and intervention for children and adolescents who may be struggling with use of drugs or mental health conditions.



Proposed Changes



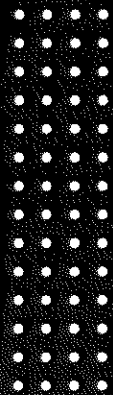
In order to remain within Strategy A, we have removed language for developing a separate public health educator for the opioid settlement.



Change G.R.E.A.T. Certifications for SROs to reflect more general education and certificate programs.



Change wording around community education series to be broader in frequency.



MISCELLANEOUS CHANGES

Aside from minor reformatting
and word changes, these were
the adjustments made.



01

Added recent positions that are working
on the RENEW program and job
descriptions.

.....

02

Established that the SWOT analysis will
be completed on a tri -annual basis.

.....

03

Established an objective measure for the
Opioid Related Justice Involved
Individuals.



Questions?

Angelina Noel - Assistant County Manager
Governmental Support



919 718 4605 x5500



anoel@leecountync.gov

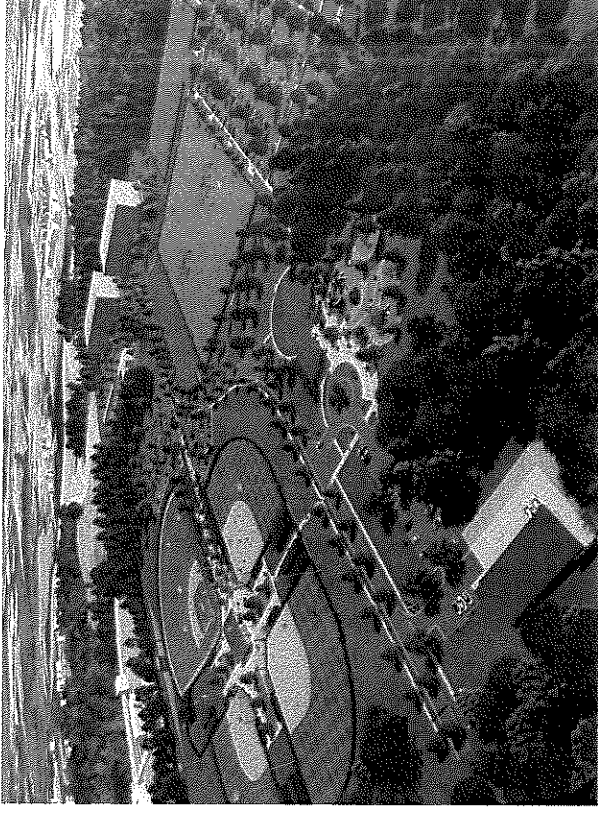


Lee County Athletic Park

Quarter 1, 2025 Update

Ruby McSwain Center

February 3, 2025



LEE COUNTY GOVERNMENT

Lee County Athletic Park



Project Overview: New Athletic Park

- Baseball - 4 Fields
- Multipurpose – 6 Fields (2 of those synthetic turf)
- Buildings - 2 Fieldhouses, 2 Restrooms, 1 Maintenance Building
- Playground
- Walking Trail

Schedule Status

On Track – Construction in progress

Budget Status

On Track - \$42M

Scope Control

On Track: Base + Add Alts in original bid

Site Designer – McAdams (Designer - Site)

Building Architect - HH Architecture (Designer - Buildings)

Field Architect – Fit Fields

Architect

Construction Administration

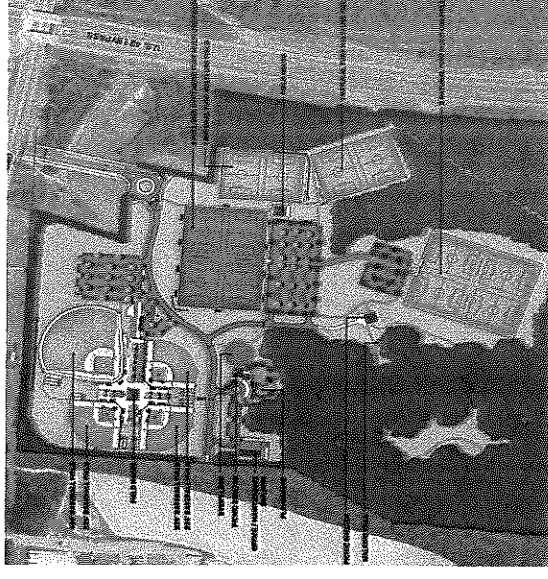
McAdams

General Contractor

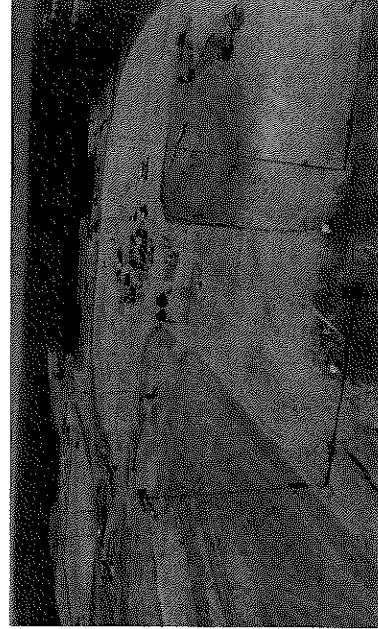
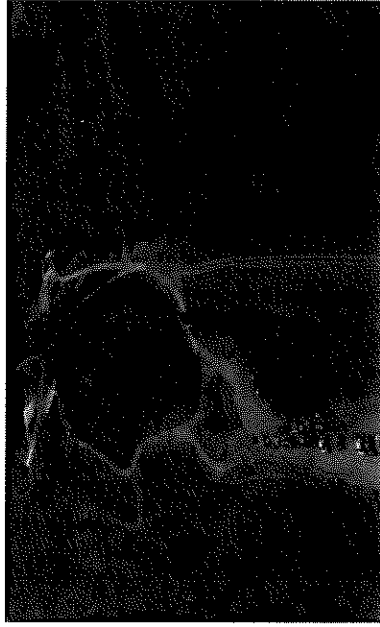
Sanford Contractors

Estimated Completion Date

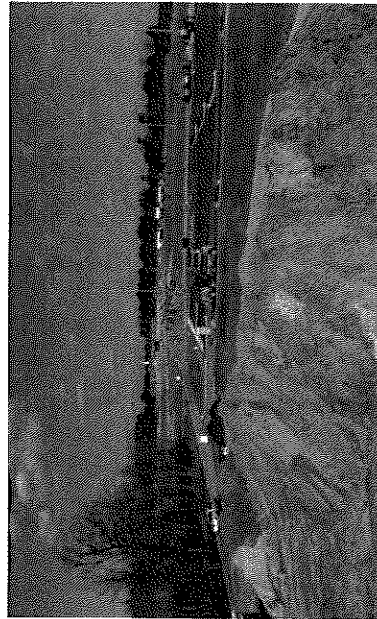
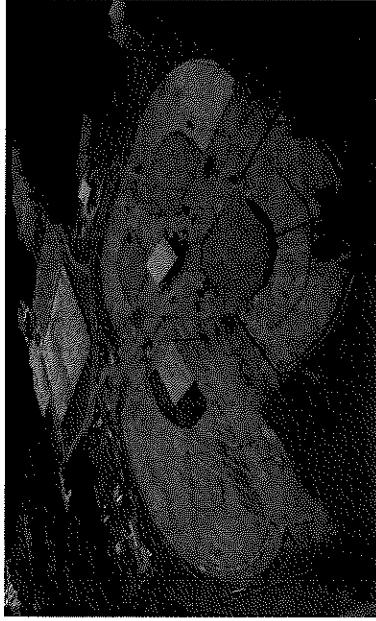
July 2025



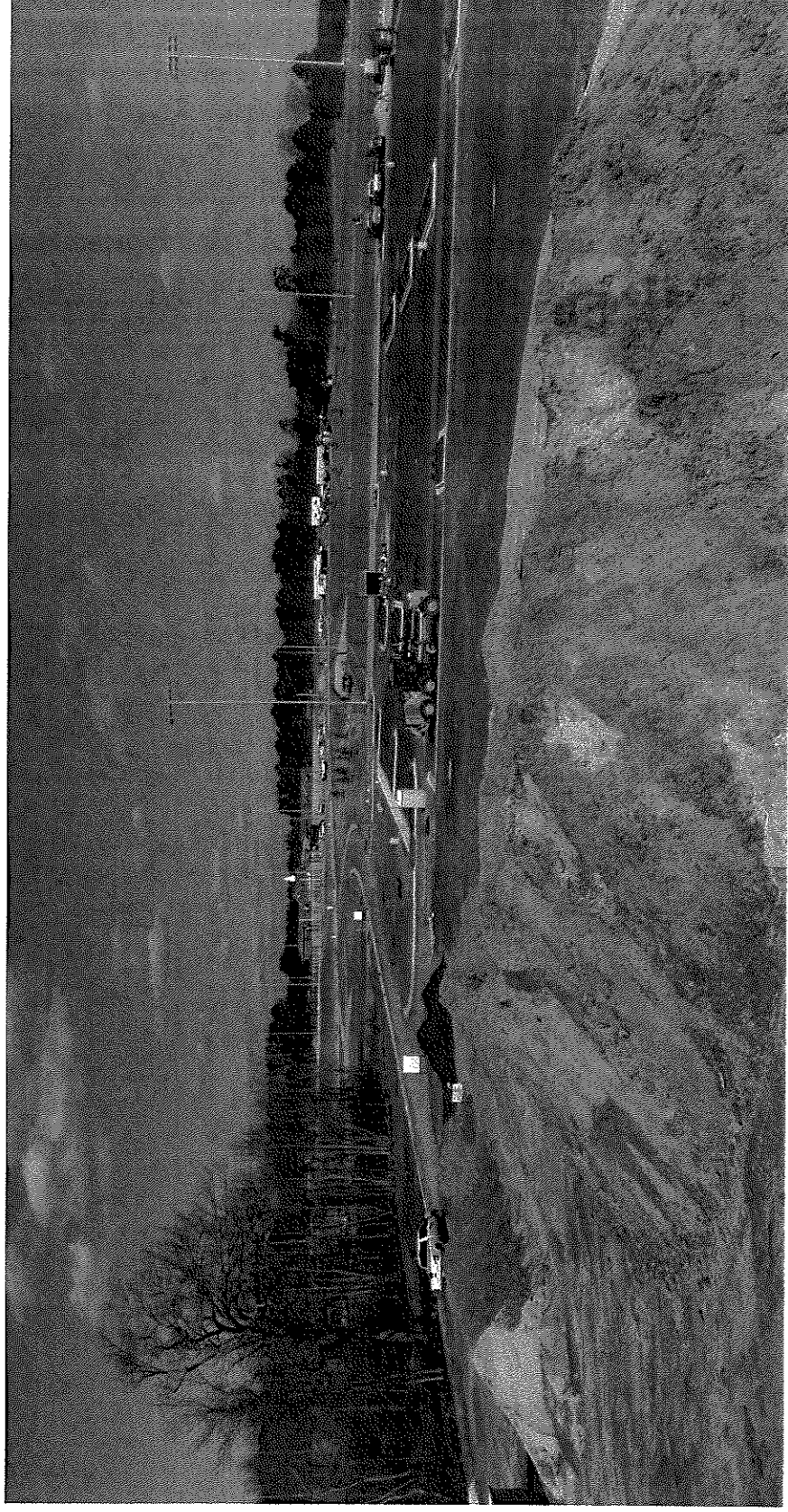
Project Construction Images



Project Construction Images



Project Construction Video (1/24/25)



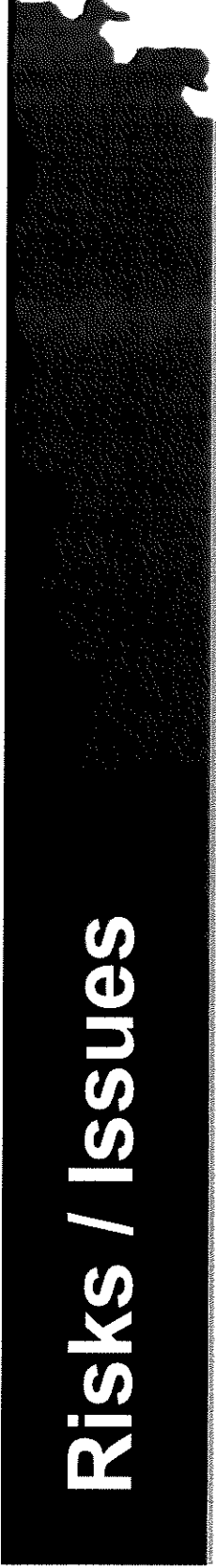
Project Status - Schedule

- Baseball Fields (1-4)
 - 1/17/25
 - Fields construction, sod install scheduled March/April 2025
- Multipurpose Fields
 - 9-10 – 05/30/25
 - 5-6 – 02/14/25 (Synthetic Turf)
 - 7-8 – 04/18/25
- Vertical Construction (Buildings)
 - Estimated completion date range (2/26/25 – 4/18/25)
 - Weather driving some date changes but working to mid April 25' completion.

Change Order Summary

- Change Orders Presented and Approved
 - 02/05/24 - \$116,664.41
 - 03/18/24 - \$234,306.11
 - 04/15/24 - \$4,082.93
 - 10/21/24 - \$168,688.69
 - 02/03/25 - \$21,751.75
- Total Change Order (Construction) = \$545,493.89
- ~ 1.8% of Overall Construction Budget
- AIA industry standard shows change orders average 3%-5% of construction cost per project.

Risks / Issues



- Weather – precipitation and cold temperatures providing challenges.
 - Building inside finishes require certain temperature for installation
 - Next construction phase – concrete installation around buildings (weather permitting).
- Playground Site
 - Playground delivery end of February
 - Working with Installer and General Contractor on site grading requirements

Discussion/Questions



LEE COUNTY
GOVERNMENT

NORTH CAROLINA

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement is made this the 30 day of February 2025, between LEE COUNTY (County), a corporate and body politic in the state of North Carolina, and D.R. HORTON, INC., a Delaware corporation (Purchaser);

WITNESSETH

WHEREAS, County is the owner of certain real property designated as Lee County PIN 9662-31-2077-00 and more particularly described in Deed Book 1655, Page 613, Deed Book 1655, Page 616, and Deed Book 1655, Page 609 and shown as New Lot 1 in Plat Book 2021, Page 177 of the Lee County Registry; and

WHEREAS, the Purchaser is a developer of a new housing complex that abuts the property of the County;

WHEREAS, the current power utility easement on Purchaser's property hinders the Purchaser from the maximum usage of its property for development;

WHEREAS, the Purchaser has requested that the County grant two utility companies (Duke Power and Central Electric Membership Corporation) an easement (see attached Exhibits A and B) to relocate the power lines from the Purchaser's property to the County's property;

WHEREAS, the granting of new easements on the County's property causes a devaluation of the County's property, which solely benefits the Purchaser;

NOW THEREFORE, for, and in consideration of the mutual covenants contained in this Agreement, the Purchaser and County agree as follows:

1. **PURCHASE PRICE:** The Purchaser shall pay \$12,675.00 to the County for the cost representing the devaluation of the County's property due to granting Easements that solely benefit the Purchaser. Payment shall be delivered in the form of a check from the Purchaser to the County at the time of the signing of this Agreement. This amount is based upon the fair market value as shown by an appraisal dated May 2, 2024 by Leatherman Real Estate Services.
2. **DEED OF EASEMENT:** The County shall execute a Deed of Easement to Duke Power and a Deed of Easement to Central Electric Membership Corporation for the new relocation area of the power lines as shown on Exhibit A. The Purchaser shall assist the County as necessary in working with Duke Power and Central Electric Membership Corporation to obtain terms protective for the County but the County has the final authority on the terms. A copy of the draft Deeds of Easement are attached hereto and incorporated herein by reference.
3. **COSTS:** All costs in connection with this transaction shall be paid by the Purchaser.
4. **USE OF PROPERTY:** This agreement confers no right to the Purchaser for ingress, egress, regress, storage or usage of any kind on the County's property.
5. **GOVERNING LAW:** This Agreement shall be construed in accordance with the laws of the State of North Carolina. Venue is appropriate in Lee County, North Carolina.

6. AUTHORIZED SIGNOR: The signors agree that they have signature authority to bind their respective organizations to the terms of this contract.

IN WITNESS WHEREOF, the undersigned have set their hand with duly authorized signatures:

COUNTY OF LEE




BY:

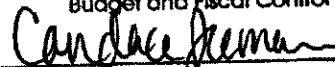


Kirk D. Smith, Chairman
Lee County Board of Commissioner

ATTEST:


Hailey Hall, Clerk to the Board

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


Candace Korman
Finance Officer, Lee County

D.R. HORTON, INC.

By: _____
Name: _____
Title: _____

WITNESS:

By: _____
Name: _____
Title: _____

6. AUTHORIZED SIGNOR: The signors agree that they have signature authority to bind their respective organizations to the terms of this contract.

IN WITNESS WHEREOF, the undersigned have set their hand with duly authorized signatures:

COUNTY OF LEE



BY: Kirk D. Smith
Kirk D. Smith, Chairman
Lee County Board of Commissioner

ATTEST:

Hailey Hall
Hailey Hall, Clerk to the Board

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

Candace Steman
Finance Officer, Lee County

D.R. HORTON, INC.

By: _____
Name: _____
Title: _____

WITNESS:

By: _____
Name: _____
Title: _____

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COUNTY OF LEE


BY: _____
Kirk D. Smith, Chairman
Lee County Board of Commissioner

ATTEST:

Hailey Hall, Clerk to the Board

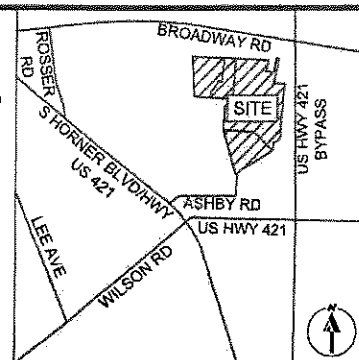
D.R. HORTON, INC.
By: 
Name: Robert C. Stuart
Title: Assist Vice Pres.

WITNESS:

By: 
Name: S. Elaine Hester
Title: Land Asst

NOTES:

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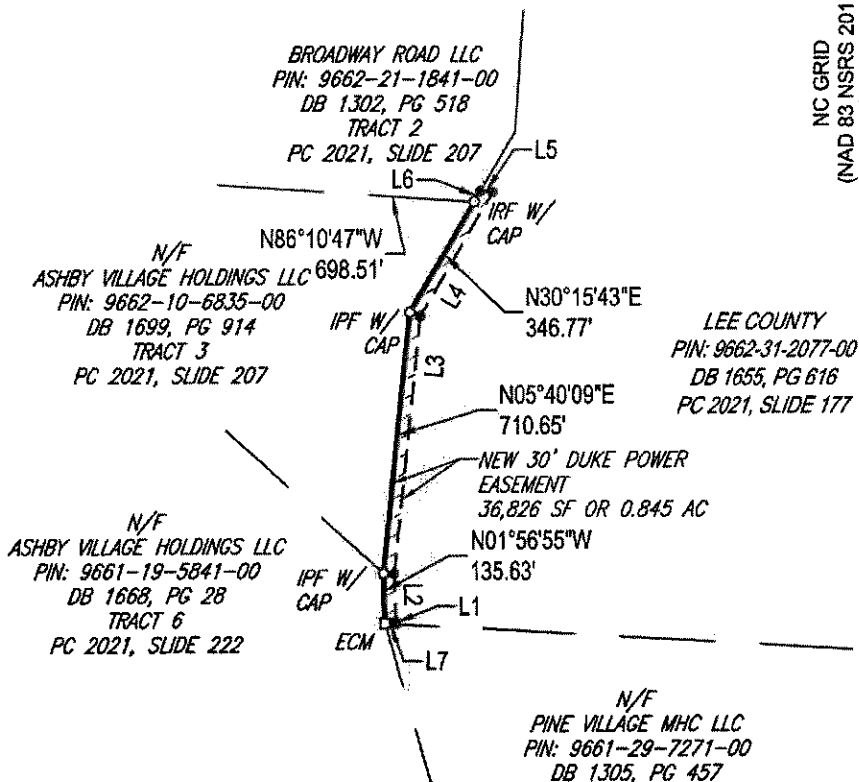


LOCATION MAP
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REFERENCES:

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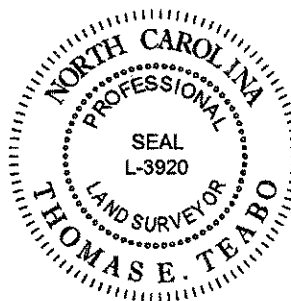
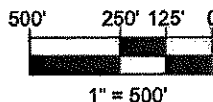
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- PROPOSED DUKE ENERGY EASEMENT
- UTILITY POLE
- ECM EXISTING CONCRETE MONUMENT
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- IPF IRON PIPE FOUND
- COMPUTED POINT



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PRELIMINARY - NOT FOR RECORDATION,
SALES OR CONVEYANCES

L - 3920

EASEMENT EXHIBIT FOR: PROPOSED DUKE ENERGY POWER EASEMENT

PIN: 9662-31-2077-00
DB 1655, PG 616

CITY OF SANFORD, JONESBORO TOWNSHIP, LEE COUNTY,
NORTH CAROLINA

NCBELS:
P-1132

BOHLER

4130 PARKLAKE AVENUE, SUITE
200 RALEIGH, NORTH
CAROLINA 27612 919.578.8000
www.bohlerengineering.com

SURVEYOR

REGISTRATION NUMBER

DATE OF
SURVEY: 12/14/2023

FILE NO. NCA230224

DRAFTED: DET

DATE: 03/18/2024

CHECKED: TET

UTILITY EASEMENT

STATE OF NORTH CAROLINA
PARCEL 9662-31-2077-00

COUNTY OF LEE

THIS EASEMENT, made this the 3rd day of February, 2025 between LEE COUNTY, a North Carolina body politic and corporate (Grantor) to Central Electric Membership Corporation, a North Carolina corporation (Grantee);

WHEREAS, Grantor is the owner of that certain property described in Deed Book 1655, Page 613, Deed Book 1655, Page 616 and Deed Book 1655, Page 609 and shown as New Lot 1 in Plat Book 2021, Page 177 of the Lee County Registry;

WHEREAS, Grantee is seeking a utility easement for the purpose of moving lines and installing lines along a new area of land owned by the Grantor and Grantor is willing to grant said easement subject to the terms herein;

NOW THEREFORE, in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor and Grantee agree as follows:

1. The Grantor hereby grants upon the Grantee a perpetual and non-exclusive 30 foot easement as set out in the attached "Exhibit A" to construct, reconstruct, rephase, repair, operate and maintain on and/or under the above described lands an electric transmission and/or distribution line or system; thereon to cut, trim and control the growth of trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system, including the right to cut down from time to time all dead, weak, leaning or dangerous trees; and to license, permit or otherwise agree to the joint use of the line, system or easement by any other person, association or corporation for electrification, telephone or other purposes. Access to the easement area shall occur from adjacent properties as

otherwise authorized by the applicable property owners and shall not occur through the remaining portion of the referenced tract to avoid any disturbance to existing and future development.

2. The Grantor agrees that all poles, wires, and other facilities, including any main service entrance equipment installed on the above-described lands at the Cooperative's expense, shall remain the property of the Cooperative, removable at the option of the Cooperative upon termination of service to or on said lands.
3. The Grantee accepts the Easement Area "as is" with regard to its current condition, encumbrances and other existing easements. Excluding the removal of vegetation and undergrowth, the Grantee agrees to repair any physical damage to the surface area of the Easement Area and property resulting from its use of the Easement. Grantee shall be fully responsible for any damage it causes to existing utilities and facilities underground and above-ground, whether recorded or not, including but not limited to power utilities, water or sewer lines and other utilities or structures and shall indemnify and hold Grantor harmless from all liability in connection with acts or omissions caused by Grantee's actions.
4. The Grantor covenants that it is the owner(s) of the above-described lands subject to an existing Deed of Trust

IN WITNESS WHEREOF, Owner has caused this instrument to be signed in its name by its duly authorized officers and its corporate seal to be hereunto affixed, this 3rd day of February, 2025.



By: Kirk D. Smith, Chairman
Lee County Board of Commissioners

(SEAL)



ATTEST:


Hailey Hall, Clerk to the Board

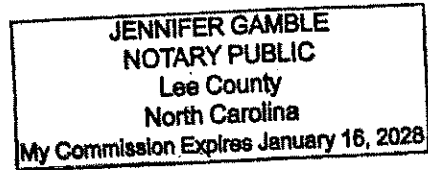
STATE OF NORTH CAROLINA

COUNTY OF Lee

I, a notary of said county and state, hereby certify that Hailey Hall personally came before me, who being duly sworn by me, says that she knows the common seal of the County of Lee, and is acquainted with Kirk D. Smith, who is Chairman of the Board

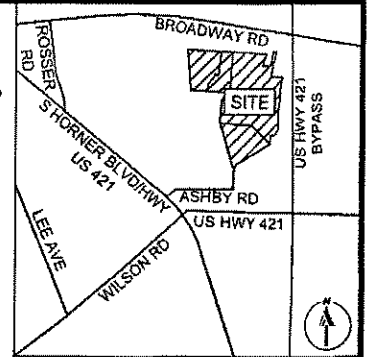
of Commissioners of the County of Lee; and that she, Hailey Hall, is the duly appointed or designated Clerk to the Board of Commissioners of said county, and saw the Chairman sign the foregoing instrument, and that she affixed the seal to said instrument and signed her name in attestation of the execution of said instrument in the presence of the Chairman of the Board of Commissioners for the County of Lee. Witness my hand and notarial seal, this 3rd day of February, 2025.

Notary Public Jennifer Gamble
My Commission Expires: 1/16/2028



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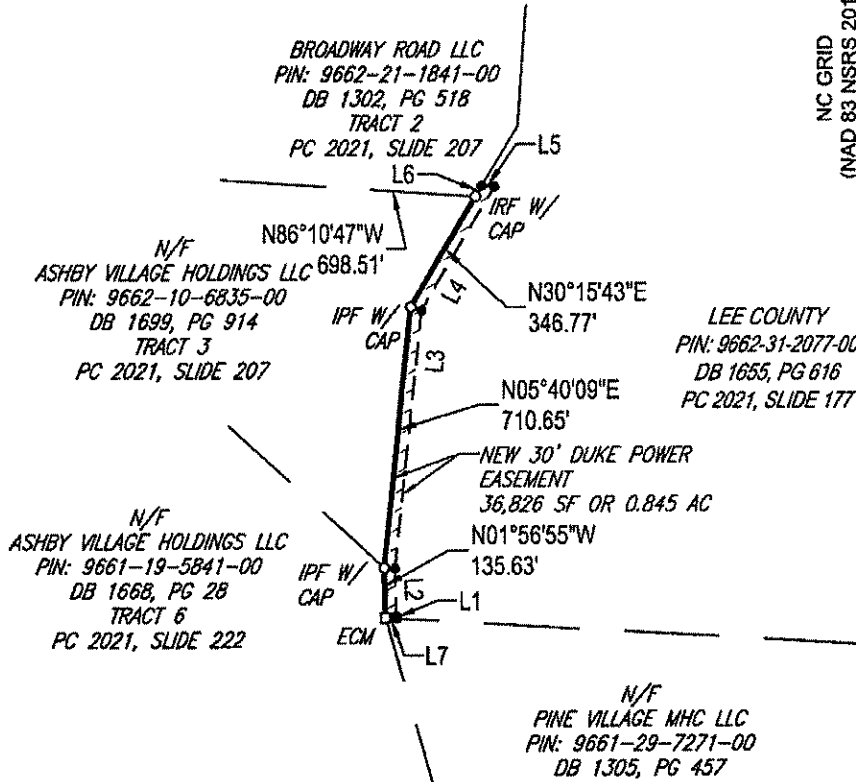


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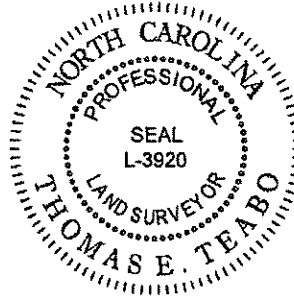
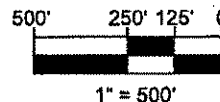
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EASEMENT EXHIBIT FOR:
PROPOSED DUKE ENERGY POWER EASEMENT

PIN: 9662-31-2077-00
DB 1655, PG 616

CITY OF SANFORD, JONESBORO TOWNSHIP, LEE COUNTY,
NORTH CAROLINA

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BOHLER

4130 PARKLAKE AVENUE, SUITE
200 RALEIGH, NORTH
CAROLINA 27612 919.578.9000
www.bohlerengineering.com

SURVEYOR	REGISTRATION NUMBER	DATE OF SURVEY: 12/14/2023	FILE NO. NCA230224	DRAFTED: DET	DATE: 03/18/2024	CHECKED: TET
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Prepared by: Duke Energy Progress, LLC
Return to: Duke Energy Progress, LLC
Attn: Melissa Macia
8917 Langwood Drive Apt 104
Raleigh, NC 27613

Parcel # 9662-31-2077-00

EASEMENT

State of North Carolina
County of Lee

THIS EASEMENT ("Easement") is made this 3rd day of February, 2025, from LEE COUNTY, a North Carolina body politic and corporate ("Grantor", whether one or more), to DUKE ENERGY PROGRESS, LLC, a North Carolina limited liability company ("Grantee").

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "Facilities").

Grantor is the owner of that certain property described in that instrument recorded in Deed Book 1655, Page 613, and Deed Book 1655, Page 616, and Deed Book 1655, Page 609, also shown as NEW LOT 1, as recorded in Plat Book 2021, Page 177, Lee County Register of Deeds ("Property").

The Facilities shall be overhead, except as needed on or under the ground to support the overhead Facilities, and located in, upon, over, along, through, and across a portion of the Property within an easement area described as follows:

A strip of land thirty feet (30') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, (hereinafter referred to as the "Easement Area").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending approximately eight feet to ten feet beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor and, excluding an emergency, Grantee shall provide notice to Grantor prior to the removal of any such structure or obstruction.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. Notwithstanding anything to the contrary above, the general location of the Facilities shall be approximately located in the designated easement area as shown on the attached hereto as Exhibit A and incorporated herein by reference.
9. Grantee shall not install facilities outside of said easement area without obtaining another Easement.
10. Grantee shall not use the easement area for storage except during emergency situations.
11. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this _____ day of _____, 20____.

LEE COUNTY

a North Carolina body politic and corporate

[Signature] (SEAL)

Attest:

Hailey Hall



STATE OF North Carolina
COUNTY OF Lee

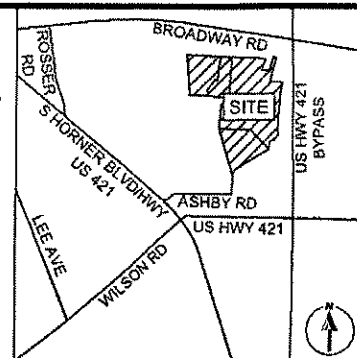
I, Jennifer Gamble, a Notary Public of Lee County, State of North Carolina, certify that Hailey Hall personally appeared before me this day and acknowledged that he/she is Clerk to the Board of Commissioners of LEE COUNTY, a North Carolina body politic and corporate, and that by authority duly given and as the act of said body politic and corporate, the foregoing EASEMENT was signed in its name by its Kirk D. Smith, Chairman Board of Commissioners sealed with its official seal, and attested by herself/himself as its Clerk to the Board of Commissioners.

Witness my hand and notarial seal, this 3rd day of February, 2025.
Notary Public: Jennifer Gamble
Commission expires: 1/16/2028

JENNIFER GAMBLE
NOTARY PUBLIC
Lee County
North Carolina
My Commission Expires January 16, 2028

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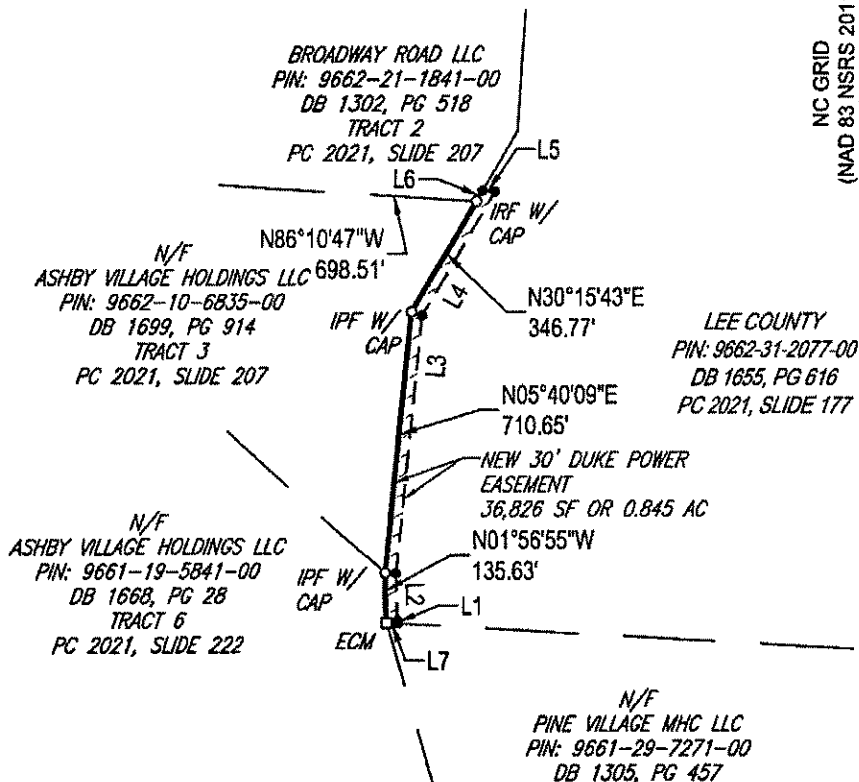


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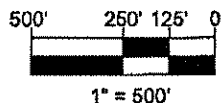
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CITY OF SANFORD, JONESBORO TOWNSHIP, LEE COUNTY,
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www.bohlerengineering.com

DATE OF
SURVEY: 12/14/2023

FILE NO. NCA230224

DRAFTED: DET

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Lee County Library

Quarter 1, 2025 Update

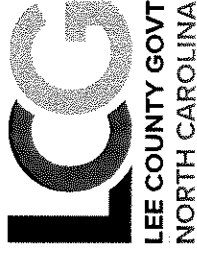
Ruby McSwain Center

February 3, 2025



LEE COUNTY GOVERNMENT

Lee County Library



Project Overview

New Lee County Library is a construction manager at risk project.

Site is 10.96-acre parcel with approximately 7.33 acres being disturbed.

Building is 34,980SF with parking lot including 70 spaces.

Schedule Status

On Track - Construction in progress

Budget Status

On Track - \$24,034,000

Scope Control

On Track: Base Bid + Add Alts included

Architect

Vines Architecture

Construction Administration

Vines Architecture

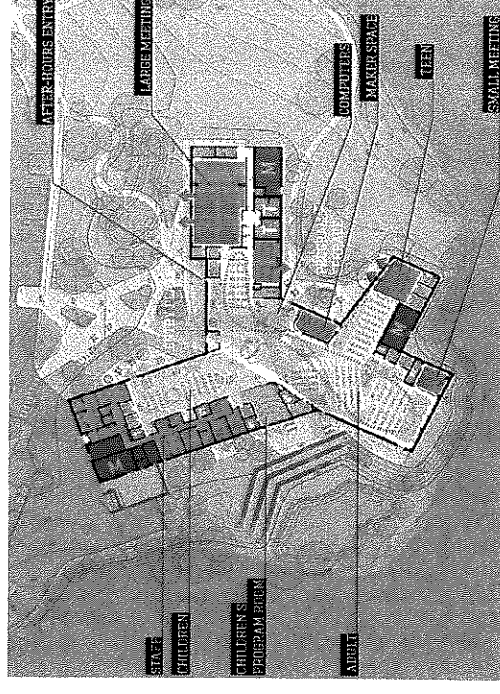
General Contractor

(Construction Mgr. at Risk)

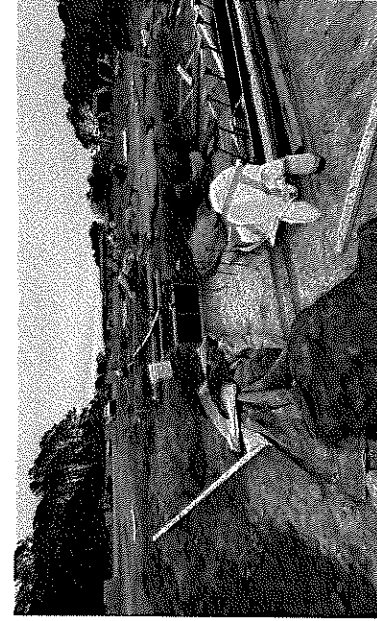
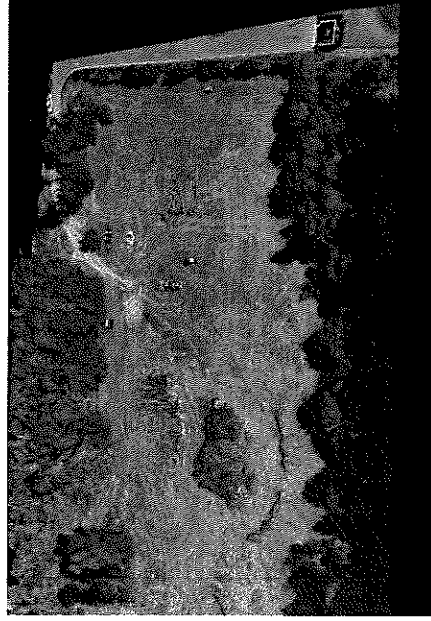
SAMET/Sanford Contractors JV

Estimated Completion Date

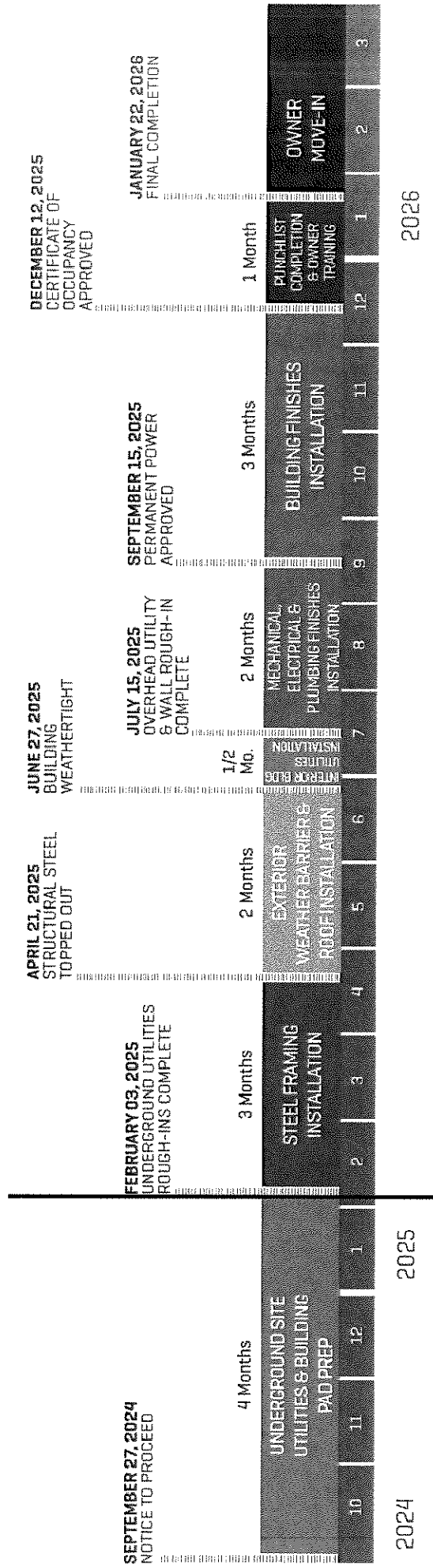
Spring 2026



Project Construction



Project Status - Schedule



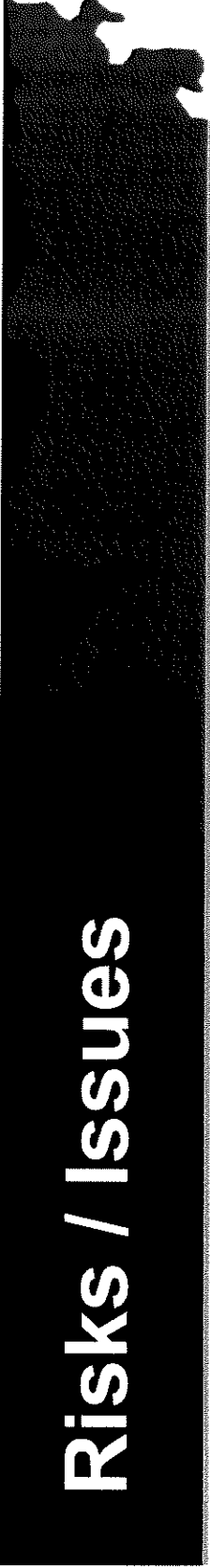
- Current: Foundation construction (footings and foundation pad)
- Next: Structure steel is next phase of construction
- Weather has impacted work, but not delayed any milestone dates

Change Order Summary



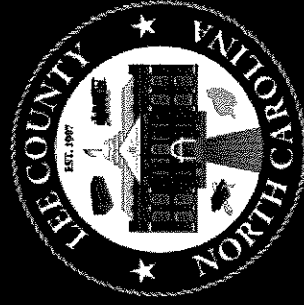
- PCCO (Prime Contract Change Order) - \$119,790.70
 - Addition of:
 1. Alternate 5B Casework: Friends of the Library 120 Makers Space - \$20,339.78
 2. Alternate 6 Operable Partition: Upgrade at Adult Collection 102 - \$99,451.01
 - Approved 10/21/24 Board of Commissioners Meeting
 - Added to project without increasing overall project budget

Risks / Issues



- Roof Design (Allowance)
 - Unique design, material supplier hesitant to provide 20year warranty
 - Allowance included in approved GMP of \$25,000 to cover design/warranty
- Foundation Drain (Allowance)
 - Unique design, weather proofing subcontractor
 - Allowance in the GMP of \$40,000 for design/completion of work
 - Current estimate at \$65,000, staff reviewing with General Contractor
- RFID Gate Security
 - Grant submitted for new Library
 - Infrastructure modifications under review

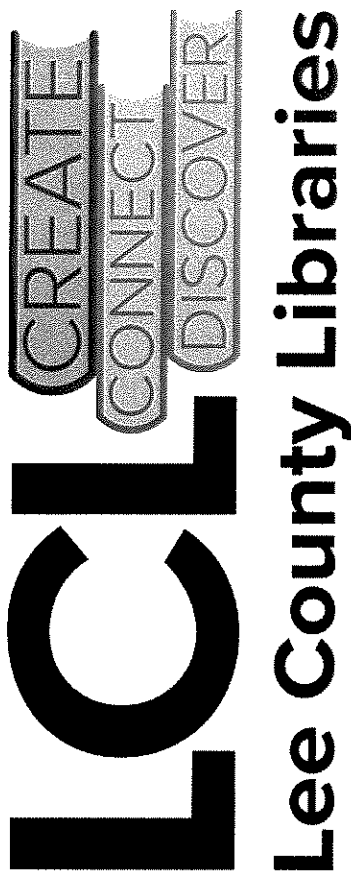
Questions



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Radio Frequency Identification Grant Request



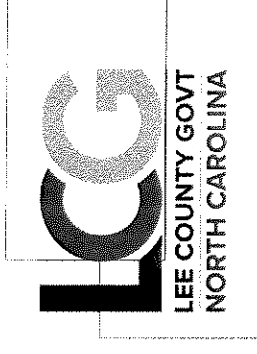
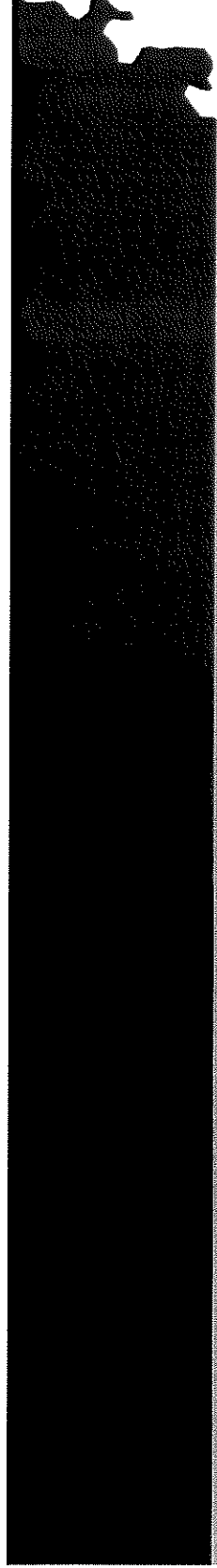
Beth List & Christopher Luetttger

Commissioner Meeting, Dennis A. Wicker Civic Center

February 3, 2025



LEE COUNTY GOVERNMENT

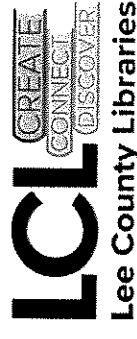


- Library Services and Technology Act exclusively funds library services
- Administered by the State Library of North Carolina
- Funded by the Federal Institute of Museum and Library Services
- Requires a 25% local match
- Applications due March 1st
- Award notifications June 5th
- Funding begins July 1st



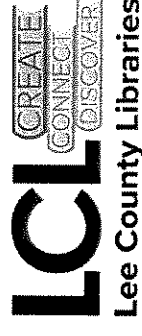
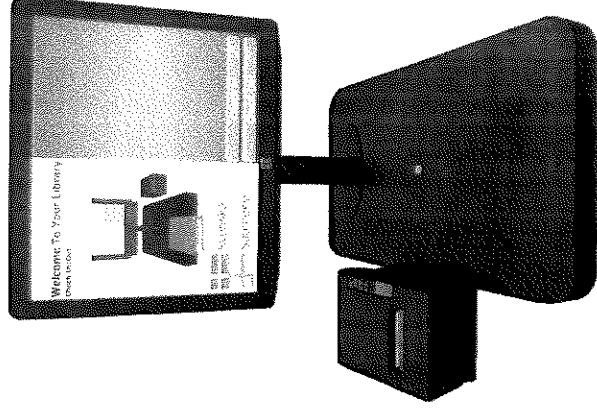
**NC Research.
Library Support.
Talking Books.**

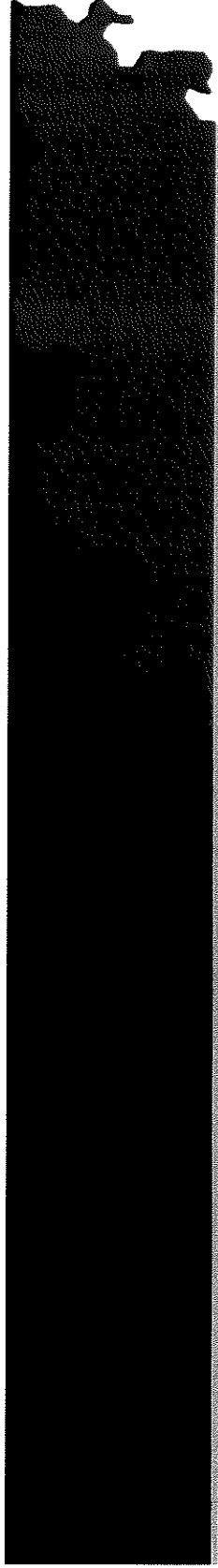
statelibrary.ncdcr.gov



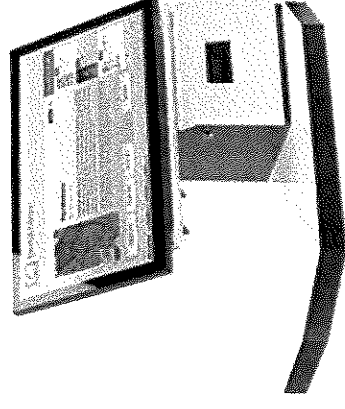


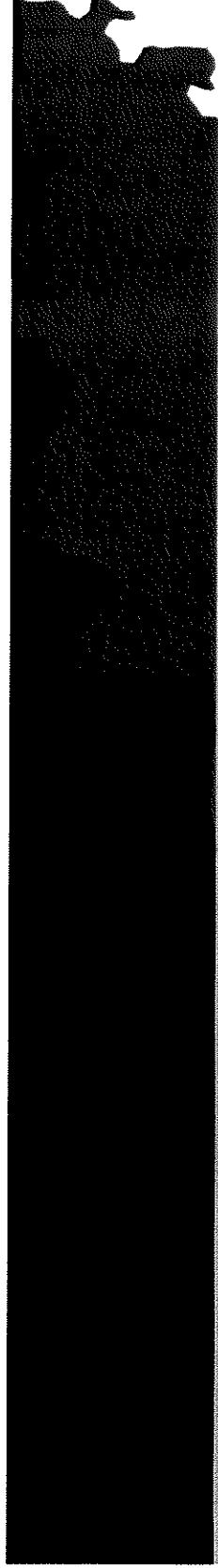
- A more advanced form of inventory tracking
- Tags attach discreetly to items of all shapes and sizes
- Item tags emit very weak radio signals
- Sensors use electromagnetic fields to detect items
- Stations connect directly to the library catalog
- Security gates activate when items have not checked out





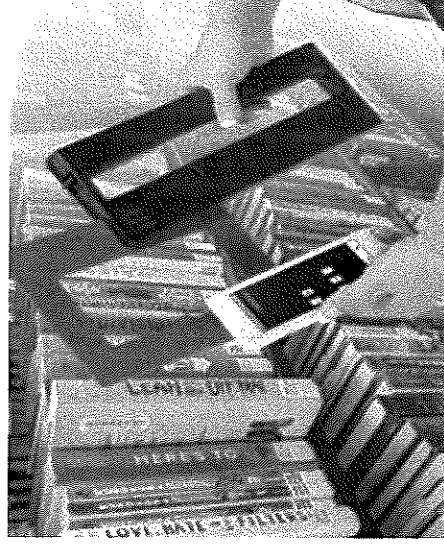
- **Faster and Easier Checkouts**
 - Integrated self-checkout stations provide more options for patrons
 - Simultaneous field detection much faster than optical barcode scanning
 - All items remain in containers throughout checkout
- **Central Management Portal allows admin to access all stations remotely**





- **Improved Accessibility**

- All items can be stored in the public collection
- Security gates protect the collection
- **More Accurate Collection Management**
- Mobile scanners read items on a shelf with the wave of a wand



- Faster processing of record lists (Holds, Missing, Inventory, etc)
- Digital Catalog is more reliable for all users



- Inventory Tags - \$16,216.20
- Staff Inventory Devices - \$10,871.65
- Self-Checkout Stations - \$19,638.36
- Security Gates - \$57,175
- Training, Software, and Freight - \$8,674
- Staff Hours for Project Implementation - \$6,492.17
- 25% match: $\$29,773.80 - 6,492.17 = \$23,281.63$
- *(\$ to be funded from New Library Building Project Budget)*



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2025-2026 LSTA Grant Application Certification

Library Name: Lee County Libraries

Project Title: Lee County Libraries Radio Frequency Identification (RFID) Collection Upgrade

As required by 2 CFR 200.415(b) 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.


Kirk Smith
Chairman
Lee County Board of Commissioners

NORTH CAROLINA, LEE COUNTY
Presented for registration on this 10th day
of April 20, 25 at 3:10 AM.PM
recorded in Book 39 Page 354
Pamela G. Britt, Register of Deeds