

Attachment A:
Consent Agenda



LGC Staff Analysis For:		ASHEVILLE HOUSING AUTHORITY - ROCKY RIVER APARTMENTS	
Amount Not To Exceed	\$ 24,000,000	Housing Financing Type	Conduit Revenue Bonds
Project Description	<p>The proceeds of the Multifamily Note will be loaned to Rocky River Apartments NC LLC, a North Carolina limited liability company, or an affiliated or related entity (the "Borrower"), and used to finance a portion of the cost of the acquisition, construction and equipping of a multifamily rental housing development to be known as Rocky River Apartments, 28 Reynolds Mountain Boulevard, Woodfin, NC.</p> <p>The Project will be developed using low-income housing tax credits (LIHTC) and will include 14 one-bedroom units, 52 two-bedroom units, 42 three-bedroom units, and 12 four-bedroom units targeting lower-income households earning 30%, 60% and 80% of Area Median Income (AMI).</p>		
Statutory Reference	G.S. 159-153	Last Request to Borrow	6/2024; CONREV \$28,000,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	The Authority finds that the project is necessary and expedient to further the Authority's purpose of promoting low and moderate income housing in and around the City of Asheville.		
Proposed Amount is Adequate and Not Excessive	The developer provided a Market Study and proforma which supports the valuations in acquiring and construction of the Development. The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. Additionally, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.		
Feasibility	The developer provided a proforma supporting the valuations. The lenders performed their own credit review. The developer provided a 15-year cash flow projection showing debt service coverage to be 1.25-1.55X.		
TEFRA Hearing	Date 10/27/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	Construction - fixed rate of 30-Day Term SOFR plus 1.60% bps with a floor of 5.95% Permanent - fixed rate estimated at 6.07% NTE 12%	
	Term	Construction - 30 months, subject to extension Permanent - 19 year initial term; 34 year maturity; payments based on 40 year amortization	
	Payment	Construction period interest only; permanent period 3-yr interest only then monthly principal and interest	
	Structure and Term	level debt service	
	Final Maturity	NTE 12/31/2059	
Other:			



LGC Staff Analysis For:	ASHEVILLE HOUSING AUTHORITY - ROCKY RIVER APARTMENTS
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Financing Team			
Authority's Counsel	Roberts & Stevens, P. A.		
Borrower	Rocky River Apartments, NC LLC		
Borrower's Counsel	Nelson Mullins Riley & Scarborough LP		
Bond Counsel	McGuire Woods, LLP		
Lender/Purchaser/Bank			
Trustee			
Trustee's Counsel			
Initial Funding Lender	First Citizens Bank & Trust Company	Permanent Lender	Citibank, N.A
Initial Lender's Counsel	Womble Bond Dickinson (US) LLP	Permanent Lender's Counsel	Robinson & Cole LLP

Amount Not to Exceed: \$ 24,000,000		
Sources:	Amount:	
1 LIHTC Equity		\$ 18,800,514
2 Permanent 1st Mortgage		\$ 18,810,000
3 Permanent 2nd Mortgage		\$ 7,889,950
4 Deferred Developer Fee		\$ 1,920,539
5		
6		
7		
8		
9		
10		
Total		\$ 47,421,003
Uses:	Amount:	
1 Land Purchase with related costs		\$ 1,640,000
2 Construction Costs		\$ 30,377,008
3 Permits, Insurance, FF&E, other fees		\$ 606,500
4 Design Costs		\$ 466,000
5 Soft Costs		\$ 740,000
6 Financing Costs		\$ 6,199,840
7 Tax Credit Fees		\$ 1,139,058
8 Reserves		\$ 1,135,859
9 Developer Fees		\$ 2,700,000
10 Tax Exempt Bond Costs and Contingencies		\$ 2,416,738
Total		\$ 47,421,003



LGC Staff Analysis For:	BEAUFORT, TOWN OF		
PAR Amount Not To Exceed	\$ 6,469,000		
Financing Type	USDA Revenue Bonds-Interim Financing		
Purpose and Type	Water/Sewer	Water	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	<p>Water Distribution Improvements - Loan Increase</p> <p>The project includes renovating and replacing various components of the Town's water distribution system. Water system improvements include replacing old, deteriorated water lines, non-functioning valves and hydrants, and necessary appurtenances.</p> <p>Initial Interim Financing for this USDA Water Revenue Bond project in the amount of \$8,031,000 was approved by the LGC on March 5, 2024. The project requires additional funding in the amount of \$6,469,000 to achieve completion.</p>		
Statutory Reference	G.S. 159 Article 5 Last Request to Borrow 9/2025; IFC; \$1,200,000		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	The water project is necessary to replace old asbestos cement (AC) pipes, galvanized steel (GLV) pipes, and cast iron (CI) pipes and associated services with PVC pipelines of same or larger diameter pipelines. The oldest parts of the water system still in service were constructed over 70 years ago and some were installed up to 100 years ago.	Proposed Amount is Adequate and Not Excessive	Construction bids were received by the Town on November 9, 2023, for the water project. Two (2) bidders were indicated on the bid tab for the water project. The project was advertised for a second round of bidding with no additional response. The lowest, responsive, responsible bidder was awarded the contract. (See the "Other Section" on the next page.)
Feasibility	Under the current financial plan prepared by the Town, revenues will be adequate to provide for the cost of operations and projected debt service. No rate increase is projected over the construction period. The customer base is not expected to change as a result of the project. The average monthly residential water bill is \$30.65 and sewer bill (See below)		
Tax Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	Additional Information (as applicable): is \$88.37 for a total \$119.02. This amount covers 4,000 gallons of water delivered and sewer collected.	
Rate Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

BEAUFORT, TOWN OF

Terms	Lender/Purchaser/Bank	PNC Bank, NA	Marketability Moody's N/A S&P N/A Fitch N/A	To provide additional funding for the Project. Original loan rate was reduced with the additional increase, resulting in interest rate savings for the Town on the loan.
	Interest Rate	3.64% reduced from 4.24% (March 2024)		
	Term			
	Payment			
	Structure and Term	Principal and interest due on the Maturity Date		
	Final Maturity	Interim Financing - August 15, 2027		
Other:	The contractor failed to perform and the Town negotiated with the next lowest bidder to complete the work. This bid was significantly higher than the first contractor and additional funds are required to complete the project. USDA provide additional funds for the long term funding and the Town approached the current bank providing interim financing for a revised loan contract. The new contract refinances the initial loan and the subsequent funding request at a new and reduced interest rate.			

Financing Team

Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank	PNC Bank, National Association		
Underwriter's Counsel			
Bond Counsel	Parker Poe Adams & Bernstein, LLP		
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 6,469,000

Sources:		Amount:
1 Original USDA loan funding		\$ 8,031,000
2 Additional USDA loan funding		\$ 6,469,000
3		
4		
Total		\$ 14,500,000
Uses:		Amount:
1 Construction Cost		\$ 12,519,184
2 Engineering Fees		\$ 916,470
3 Contingency and Other Fees		\$ 522,581
4 Capitalized Interest		\$ 541,765
Total		\$ 14,500,000

General Fund Debt and Debt Ratios

Amount	\$ 6,469,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued		Before	
Existing Debt Excluding Enterprise Funds		After	
Estimated Census		Debt Ratio: Debt to Assessed Valuation	
Tax Rate		Before	
Assessed Valuation		After	



LGC Staff Analysis For:	CATAWBA COUNTY- CATAWBA VALLEY MEDICAL CENTER		
PAR Amount Not To Exceed	\$ 3,468,269		
Financing Type	Lease Financing Agreement		
Purpose and Type	General Government	Lease	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	<p>Catawba Valley Medical Center (CVMC) is entering into a Second Amendment to its lease agreement with Hospital Avenue Office Park, LLC, expanding its footprint at 125 Hospital Avenue, Lenoir, NC. CVMC will lease an additional 10,428 square feet of medical office space comprised of Suite 202, containing 2,393 rentable square feet of space, and Suite 300, containing 8,035 rentable square feet of space. The expansion supplements CVMC's existing lease of Suites 200 and 201 bringing its total occupancy in the building to approximately 40.55% of the overall space.</p> <p>*CVMC is a subcomponent unit of Catawba County, but is solely responsible for the lease payments from revenues.</p>		
Statutory Reference	G.S. 153A-165 Last Request to Borrow 10/2025; LFA; \$18,110,135		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	Proposed contract is necessary or expedient for consolidation and expansion of outpatient medical services in a leased medical office.	Proposed Amount is Adequate and Not Excessive	Lease is effective December 3, 2025 Costs are known and defined.
Feasibility	Lease obligation will be paid with revenues from Catawba Valley Medical Center and not from Catawba County.		
Tax Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

CATAWBA COUNTY- CATAWBA VALLEY MEDICAL CENTER

Terms	Lender/Purchaser/Bank		Marketability	
	Interest Rate	See Other		
	Term	16 Years		
	Payment	variable - see "Other"		
	Structure and Term	annual payments		
	Final Maturity	12/2041		
Other:	Interest: \$1,299,334 over the life of the contract.			
	Payments: Year 1 - Annual payment of \$98,408 and by year 16 an annual payment of \$432,261, which is an annual increase of 2.5%. Suite 202 rent commences on 6/1/2026 and Suite 300 rent commences on 6/1/2027.			
	Entering into the Lease agreement is preferable to a general obligation bond and revenue bond issue.			

Financing Team			
Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 3,468,269	
Sources:	Amount:
1 Catawba Valley Medical Center Revenue	\$ 2,168,935
2 Estimated Interest	\$ 1,299,334
3	
4	
Total	\$ 3,468,269
Uses:	Amount:
1 Lease Payments	\$ 3,468,269
2	
3	
4	
Total	\$ 3,468,269

General Fund Debt and Debt Ratios			
Amount	\$ 3,468,269	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued		Before	
Existing Debt Excluding Enterprise Funds		After	
Estimated Census		Debt Ratio: Debt to Assessed Valuation	
Tax Rate		Before	
Assessed Valuation		After	



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:		CLAYTON, TOWN OF	
PAR Amount Not To Exceed	\$ 21,000,000		
Financing Type	Limited Obligation Bonds		
Purpose and Type	General Government	Multiple Projects	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	Proceeds will be used to finance property purchases, construction, renovation, and upfit for a variety of Town Projects as well as a land purchase for economic development.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 11/2024;SRF; \$110,000,000		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	Necessary to provide required services and to address capacity constraints of a variety of town-run departments.	Proposed Amount is Adequate and Not Excessive	Bids were submitted with 78% of the project, bid-out; the remaining bids expected in early 2026. The majority of costs are known and defined.
Feasibility	Debt service will be paid from general fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 11/17/2025	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

CLAYTON, TOWN OF

Terms	Lender/Purchaser/Bank	Webster Bank, N.A.	Marketability Moody's N/A S&P N/A Fitch N/A	
	Interest Rate	4.38%		
	Term	20 years		
	Payment	annual principal and interest		
	Structure and Term	level principal		
	Final Maturity	12/1/2045		
Other:	Limited Obligation Private Placement is more timely and feasible than G.O. Bond.			

Financing Team

Municipal Advisor	Davenport & Company LLC		
Underwriter/Senior			
Lender/Purchaser/Bank	Webster Bank, N.A.	Bank's Counsel	Gilmore & Bell, P.C.
Underwriter's Counsel			
Bond Counsel	McGuire Woods, LLP		
Purchaser's Counsel			
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel	Chapman Cutler LLP		

Amount Not to Exceed: \$ 21,000,000

Sources:		Amount:
1 Loan Proceeds		\$ 19,339,483
2 OSBM Grant		\$ 1,000,000
3 2024 GO Proceeds		\$ 1,265,517
4 Town Pay-GO/Outside Funds		\$ 3,161,075
Total		\$ 24,766,075
Uses:		Amount:
1 Design, Purchase, and Upfits		\$ 24,465,983
2 Cost of Issuance		\$ 300,000
3 Additional Proceeds		\$ 92
4		
Total		\$ 24,766,075

General Fund Debt and Debt Ratios

Amount	\$ 21,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 640
Existing Debt Excluding Enterprise Funds	\$ 20,323,000	After	\$ 1,302
Estimated Census	31,732	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.49	Before	0.37
Assessed Valuation	\$ 5,459,678,967	After	0.77



LGC Staff Analysis For:		NCMCC: DEERFIELD EPISCOPAL RETIREMENT COMMUNITY, INC.	
Amount Not To Exceed	\$ 395,000,000	Financing Type Conduit Revenue Bonds	
Purpose and Type	Healthcare		
Project Description	<p>Location: Asheville, NC (Buncombe County) Licensed Beds: 379 Independent Living Units; 62 Assisted Living Units; 62 Skilled Nursing Beds</p> <p>The proceeds of the Bonds will be used to (a) pay or reimburse the costs of acquiring, constructing, renovating, expanding and equipping various improvements to the continuing care retirement community of the Corporation located in Asheville, NC, including, without limitation, the (i) renovation, expansion and equipping of the existing healthcare building to add 12 new skilled nursing units and 12 new memory care units, (ii) renovation, expansion and equipping of existing Haden Hall for common area, fitness, art studios, wellness, clinic, physical therapy, multipurpose, staff and administrative improvements and addition of 10 new assisted living units and related dining facilities, (iii) renovation, expansion and equipping of a new community center including new dining, library, common, administrative and meeting facilities, (iv) construction and equipping of a new 69 unit independent living apartment building and new independent living hybrid buildings with 96 new units, (v) construction and equipping of a new outdoor activity center and walking trails, and (vi) related site, landscape, corridor and parking improvements (collectively, the "2026 Project"), (b) pay interest accruing on the Bonds during construction of the 2026 Project, (c) fund debt service reserve funds, if necessary, and (d) pay certain fees and expenses incurred in connection with the sale and issuance of the Bonds.</p>		
Statutory Reference	G.S. 131A	Last Request to Borrow	6/2015; REV; \$57,000,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	NCMCC has previously approved the project. All necessary permits and approvals have been received.		
Proposed Amount is Adequate and Not Excessive	The Project is under Guaranteed Maximum Price contracts.		
Feasibility	A financial feasibility study completed by CliftonLarsonAllen LLP shows estimated debt service coverage of 4.14X for 2026 and at least 1.98X through 2030. The Unit has an estimated average of 1,130 days of cash on hand through 2030.		
TEFRA Hearing Date	11/21/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	2026A/B Bonds: Not to Exceed: 6% 2026C Bonds: Initial rate Not to Exceed 6% and thereafter at variable rate set forth in the 2026C Trust Agreement Estimated All-in TIC: 6%	
	Term	Series A: 11/1/2056 Series B: 11/1/2032 Series C: 11/1/2056	
	Payment		
	Structure and Term	Approximately overall level debt service	
	Final Maturity	December 31, 2056	
	Other:		
NC Medical Care Commission will issue the bonds, and loan the proceeds to Deerfield Episcopal Retirement Community, Inc. (Borrower). Borrower is solely responsible for repayment of the bonds, and not the NCMCC, nor the State of NC.			



LGC Staff Analysis For:		NCMCC: DEERFIELD EPISCOPAL RETIREMENT COMMUNITY, INC.
Marketability	Moody's N/A	A public sale is scheduled for December 17, 2025, not to conflict with any other bond sales.
	S&P N/A	
	Fitch A-	

Financing Team			
Municipal Advisor			
Underwriter/Senior	Ziegler		
Underwriter's Counsel	Robinson, Bradshaw & Hinson, P.A.		
Bond Counsel	Womble Bond Dickinson (US) LLP		
Lender/Purchaser/Bank	Truist Commercial Equity, Inc.	Bank's Counsel	Hawkins Delafield & Wood LLP
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel	Holland & Knight LLP		
Feasibility Consultant	CliftonLarsonAllen LLP	Borrower's Counsel	McGuire, Wood & Bissette, P.A.
Auditor	Forvis Mazars, LLP		

Amount Not to Exceed: \$ 395,000,000	
Sources:	Amount:
1 Series 2026A Bonds	\$ 152,438,000
2 Series 2026B-1 Bonds	\$ 85,000,000
3 Series 2026B-2 Bonds	\$ 34,000,000
4 Series 2026B-3 Bonds	\$ 25,500,000
5 Series 2026B-4 Bonds	\$ 17,000,000
6 Series 2026C Bonds	\$ 50,000,000
7 Equity	\$ 11,455,000
8	
9	
10	
Total	\$ 375,393,000
Uses:	Amount:
1 Project Costs	\$ 347,557,000
2 Funded Interest	\$ 21,082,000
3 Costs of Issuance	\$ 6,754,000
4	
5	
6	
7	
8	
9	
10	
Total	\$ 375,393,000



LGC Staff Analysis For:		NCMCC: DUKE UNIVERSITY HEALTH SYSTEM, INC.	
Amount Not To Exceed	\$ 275,670,000	Financing Type Conduit Revenue Bonds	
Purpose and Type	Healthcare		
Project Description	<p>Locations: Durham (Durham County), Raleigh (Wake County) and Mooresville (Iredell County)</p> <p>Total Licensed Beds 1,814 Duke University Hospital - 1,106; Duke Raleigh Hospital, a campus of Duke University Hospital - 204; Duke Regional Hospital – 381; Duke Health Lake Norman Regional Medical Center - 123</p> <p>On April 1, 2025, Duke University Health System, Inc. ("DUHS") acquired substantially all the assets of Lake Norman Regional Medical Center (now known as Duke Health Lake Norman), located at 171 Fairview Road, Mooresville, NC 28117 and related businesses (the "Project"). The acquisition has been financed and refinanced on an interim basis with proceeds of taxable commercial paper issued by DUHS and taxable lines of credit maintained by DUHS (the "Interim Taxable Debt").</p> <p>The proceeds of the Bonds will be used to 1) refund all or a portion of the Interim Taxable Debt, and 2) to pay certain expenses related to the issuance of the Bonds by the Commission.</p>		
Statutory Reference	G.S. 131A	Last Request to Borrow	5/2025; REV; \$540,000,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	NCMCC has previously approved the Project.		
Proposed Amount is Adequate and Not Excessive	The cost of the acquisition of the Project was negotiated at arm's length between unrelated parties. Only a portion of the acquisition price financed with the Interim Taxable Debt will be refunded with the Bonds.		
Feasibility	DUHS has provided projections showing a current debt service coverage of 7.1X for FY2025 and a estimated debt service coverage of at least 5.0X through FY2029. DUHS has 258 days cash on hand.		
TEFRA Hearing Date	11/14/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	Initial rate NTE 6% Estimated All in TIC: 3.57%	
	Term	30 Years	
	Payment		
	Structure and Term	Overall Level Debt Service	
	Final Maturity	June 30, 2055	
	Other:	NC Medical Care Commission will issue the Bonds, and loan the proceeds to Duke University Health System, Inc. (Borrower). Borrower is solely responsible for repayment of the Bonds, and not the NCMCC nor the State of NC.	



LGC Staff Analysis For:			NCMCC: DUKE UNIVERSITY HEALTH SYSTEM, INC.
Marketability	Moody's	Aa3	The Bonds will be publicly offered variable rate demand bonds bearing interest at daily or weekly interest rates. The financing is currently scheduled to close on December 18, 2025. J.P. Morgan Securities LLC will be the Underwriter for the Bonds and Remarketing Agent for the Series 2025C/D Bonds. RBC Capital Markets, LLC will be the Remarketing Agent for the Series 2025E Bonds. The Bonds will be initially supported by standby bond purchase agreements provided by Royal Bank of Canada.
	S&P	AA-	
	Fitch	AA-	

Financing Team			
Municipal Advisor	Kaufman, Hall & Associates, LLC		
Underwriter/Senior	J.P. Morgan Securities LLC		
Underwriter's Counsel	Hawkins Delafield & Wood LLP		
Bond Counsel	Robinson, Bradshaw & Hinson, P.A.		
Lender/Purchaser/Bank			
Trustee	Bank of New York Mellon Trust Company,		
Trustee's Counsel	McGuire Woods, LLP	Bank's Counsel	Chapman & Cutler LLP
Borrower's Counsel	Womble Bond Dickinson (US) LLP	SBPA Provider/Remarketing Agent (Series 2025E)	Royal Bank of Canada/RBC Capital Markets LLC
Auditor	KPMG LLP	Remarketing Agent (Series 2025C/D)	J.P. Morgan Securities LLC

Amount Not to Exceed: \$ 275,670,000	
Sources:	Amount:
1 Bond Par Amount	\$ 253,800,000
2	
3	
4	
5	
6	
7	
8	
9	
10	
Total	\$ 253,800,000
Uses:	Amount:
1 Refund Commercial Paper	\$ 200,000,000
2 Refund Line of Credit	\$ 52,000,000
3 Cost of Issuance	\$ 1,800,000
4	
5	
6	
7	
8	
9	
10	
Total	\$ 253,800,000



LGC Staff Analysis For:		DURHAM HOUSING AUTHORITY - PAGE CORNERS	
Amount Not To Exceed	\$ 29,000,000	Housing Financing Type	Conduit Revenue Bonds
Project Description	<p>The proceeds of the Bonds will be loaned to Page Road Apartments, LP, a North Carolina limited partnership, or an affiliated or related entity (the "Borrower"), and used to finance a portion of the cost of the acquisition, construction and equipping of a 160-unit low and moderate income multifamily housing development to be located at approximately 4004 and 4110 Page Road in the City of Durham, North Carolina. Page Corners Apartments will be developed using low-income housing tax credits (LIHTC) and will include 16 one-bedroom, 64 two-bedroom, 64 three-bedroom, and 16 four-bedroom units targeting lower income households earning 60% of Area Median Income (AMI).</p>		
Statutory Reference	G.S. 159-153	Last Request to Borrow	11/2025; CONREV; \$44,000,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	<p>The Authority finds the financing is necessary or expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Durham, NC.</p>		
Proposed Amount is Adequate and Not Excessive	<p>The developer provided a Market Study and Pro-forma which support the valuations. The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.</p>		
Feasibility	<p>The developer provided a 25 year cash flow projection that shows debt service coverage for the bonds will range from 1.22X to 1.81X. The lenders performed their own credit review.</p>		
TEFRA Hearing	Date 8/27/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	<p>Construction Phase: fixed rate estimated at 3.25% Permanent Phase: fixed rate equal to the sum of 17 year SOFR Swap Index (with a floor of 0.75%) plus a spread of 2.15%. NTE 12%</p>	
	Term	<p>Construction Phase: 36 months, subject to extension Permanent Phase: 17 year initial term; 34 year maturity; payments based on a 40 year amortization</p>	
	Payment	Construction: monthly interest only; Permanent: monthly interest and principal payments	
	Structure and Term	level debt service	
	Final Maturity	NTE 1/31/2060	
	Other:		



LGC Staff Analysis For:

DURHAM HOUSING AUTHORITY - PAGE CORNERS

Financing Team

Authority's Counsel	The Banks Law Firm, P.A.	Construction Lender	Citibank, N.A.
Borrower	Page Road Apartments, LP	Construction Lender's Counsel	Robinson & Cole LLP
Borrower's Counsel	Winthrop & Weinstine, P.A.	Permanent Lender	Citibank, N.A.
Bond Counsel	McGuire Woods, LLP	Permanent Lender's Counsel	Robinson & Cole LLP
Lender/Purchaser/Bank		Tax Credit Investor's Counsel	Barnes & Thornburg, LLP
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel			
Underwriter	Colliers Securities LLC		
Underwriter's Counsel	Tiber Hudson LLC		
Tax Credit Investor	National Equity Fund, Inc.		

Amount Not to Exceed: \$ 29,000,000

Sources:	Amount:
1 First Mortgage	\$ 30,410,000
2 GP Capital Contribution	\$ 100
3 Low Income Housing Tax Credit Equity	\$ 21,632,092
4 Reserved Cash from Operations	\$ 739,525
5 Bond Reinvestment Proceeds	\$ 3,010,200
6 Deferred Developer Fee	\$ 135,146
7	
8	
9	
10	
Total	\$ 55,927,063
Uses:	Amount:
1 Acquisition	\$ 3,200,000
2 Construction Hard Costs	\$ 38,325,826
3 Project Soft Costs	\$ 4,185,330
4 Developer Fee	\$ 3,680,000
5 Construction Loan/Equity Bridge Loan Costs & Reserves	\$ 3,695,285
6 Permanent Loan Costs	\$ 274,500
7 Closing Costs/Escrow and Reserve Fees	\$ 1,154,166
8 Tax Credit Fees	\$ 843,206
9 Bond Costs	\$ 568,750
10	
Total	\$ 55,927,063



LGC Staff Analysis For:		GASTONIA HOUSING AUTHORITY - HOFFMAN HOMES	
Amount Not To Exceed	\$ 19,000,000	Housing Financing Type	Conduit Revenue Bonds
Project Description	<p>The proceeds of the Multifamily Housing Revenue Bonds will be loaned to Hoffman Homes Preservation, L.P., a New York limited partnership (the "Borrower"), and used to finance a portion of the cost of the acquisition, rehabilitation and equipping of an 81-unit low and moderate income multifamily rental housing development known as Hoffman Homes and located at 2263 Cordoba Street, Gastonia, North Carolina.</p> <p>The planned acquisition and renovation of the property will include improvements to the leasing office, the installation of a security system, and the installation of mailboxes for all units. Building exteriors will be improved with new roofing, siding, painting and gutters. Site work will include landscaping, concrete repairs, front door railing installations, and signage replacement. Apartment interiors will receive new painting and bathroom/kitchen upgrades. Finally, the renovation will provide for 5% of units to be made compliant with the Americans with Disabilities Act ("ADA") in order to improve overall accessibility.</p> <p>Hoffman Homes will be rehabilitated using low-income housing tax credits (LIHTC) and will include 45 one-bedroom units and 36 two-bedroom units targeting lower-income households earning 60% of Area Median Income (AMI).</p>		
Statutory Reference	G.S. 159-153	Last Request to Borrow	3/2025; CONREV; \$35,000,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	Gastonia Housing Authority finds that the project is necessary and expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Gastonia.		
Proposed Amount is Adequate and Not Excessive	The developer provided a Market Study and pro-forma which supports the valuations in acquiring and construction of the Development. The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.		
Feasibility	The developer has provided a 10-year cash flow projection that show debt service coverage for the bonds will range from 1.15X to 1.26X		
TEFRA Hearing	Date 10/7/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	Fixed rate estimated at 5.47% NTE 12%	
	Term	16 years with a 40 year amortization.	
	Payment	monthly principal and interest	
	Structure and Term	level debt service	
	Final Maturity	NTE 12/31/2045	
	Other:		



LGC Staff Analysis For:	GASTONIA HOUSING AUTHORITY - HOFFMAN HOMES
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Financing Team			
Authority's Counsel	Mullen Holland & Cooper P.A.	Tax Credit Investor	Wells Fargo Bank, N.A.
Borrower	Hoffman Homes Preservation, L.P.	Tax Credit Investor's Counsel	Sidley Austin LLP
Borrower's Counsel	Cannon Heyman & Weiss, LLP	Bondholder's Counsel	Parker Poe Adams & Bernstein, LLP
Bond Counsel	McGuire Woods, LLP		
Lender/Purchaser/Bank			
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel	Polsinelli P.C.		
Underwriter	Wells Fargo Securities, LLC	Fannie Mae's Counsel	Arent Fox Schiff LLP
Underwriter's Counsel	Tiber Hudson LLC		
Mortgage Lender	Wells Fargo Bank		
Mortgage Lender's Counsel	Troutman Pepper Locke		

Amount Not to Exceed: \$ 19,000,000		
Sources:	Amount:	
1 Federal Tax Credit Equity		\$ 10,699,808
2 New First Mortgage		\$ 19,000,000
3 Avoided Interest		\$ 500,000
4 Taxable Tail (Subordinate taxable loan)		\$ 1,697,000
5 HUD Replacement Reserve (Subordinate HUD loan)		\$ 257,251
6 Deterred Developer Fee		\$ 845,741
7 Income from Operations		\$ 1,222,210
8		
9		
10		
Total		\$ 34,222,010
Uses:	Amount:	
1 Acquisition		\$ 17,500,000
2 Rehab Construction		\$ 8,537,427
3 Soft Costs		\$ 1,673,162
4 Tenant Relocation		\$ 580,270
5 Construction period interest and taxes		\$ 1,222,210
6 Financing and legal costs		\$ 1,704,856
7 Reserves and Escrows		\$ 1,308,532
8 Developer Fee		\$ 1,695,553
9		
10		
Total		\$ 34,222,010



LGC Staff Analysis For:	HARNETT COUNTY		
PAR Amount Not To Exceed	\$ 689,356		
Financing Type	Installment Financing Contract		
Purpose and Type	General Government	Law Enforcement/Public Safety	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	Harnett County purchased TASERs and cameras for the members of the Sheriff's Department. These were previously purchased and this application is a curing of this financing by obtaining LGC approval.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 4/2025; IP; \$86,500,000		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	Necessary to provide protection for the Sheriff's Department staff as well as video documentation of events for the information of the general public and staff.	Proposed Amount is Adequate and Not Excessive	Bids previously received. Costs are known and defined.
Feasibility	Debt service will be paid from the general fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



NORTH CAROLINA

DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

HARNETT COUNTY

Terms	Lender/Purchaser/Bank		Marketability	
	Interest Rate	0%		
	Term	5 years		
	Payment	annual payments		
	Structure and Term	level principal		
	Final Maturity	NTE 06/30/2030		
Other:	Financing through Axon Enterprise, Inc.			

Financing Team			
Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 689,356	
Sources:	Amount:
1 Axon Financing Agreement	\$ 689,356
2	
3	
4	
Total	\$ 689,356
Uses:	Amount:
1 TASERs, cameras and software	\$ 689,356
2	
3	
4	
Total	\$ 689,356

General Fund Debt and Debt Ratios			
Amount	\$ 689,356	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 1,636
Existing Debt Excluding Enterprise Funds	\$ 231,471,321	After	\$ 1,641
Estimated Census	141,477	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.591	Before	1.58%
Assessed Valuation	\$ 14,678,446,348	After	1.58%



LGC Staff Analysis For:	HENDERSON COUNTY		
PAR Amount Not To Exceed	\$ 45,000,000		
Financing Type	Limited Obligation Bonds		
Purpose and Type	Healthcare	County Building	
Purpose and Type	Economic Development	Land	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	The 2026 Bonds will be used to (1) finance the capital costs of the construction and equipment of a new medical office building and related site improvements to expand UNC Health Pardee's outpatient and primary care services within the County, and (2) acquire, develop, and improve real property to support economic development initiatives.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 9/2025; LOB; \$78,700,000		
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	Projects are necessary. The new medical office building will double primary care physician office capacity, expand access to specialty services, and reduce the burden of travel for residents seeking advanced care. The County hopes that the property purchase will support economic development and attract new industry into the County.	Proposed Amount is Adequate and Not Excessive	The medical office building is under a Guaranteed Maximum Price contract. Appraisal is in hand and values the land at \$8,520,000.
Feasibility	The County's General Fund is designated to pay debt service for the bonds; UNC Health Pardee will reimburse the County for debt service payments related to the medical office building project through lease payments made under a Lease Agreement.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 11/19/2025	TEFRA Hearing	<input type="checkbox"/> N/A OR Date 11/19/2025
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



NORTH CAROLINA

DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

HENDERSON COUNTY

Terms	Lender/Purchaser/Bank		Marketability		Expected Ratings
	Interest Rate	Not to Exceed 6%; Estimated All--in TIC: 3.98%			
	Term	Series 2026A: 20 Years; Series 2026B: 10 Years	Moody's		Aa2
	Payment	Annual Principal; Semi-Annual Interest	S&P	AA	A public sale is scheduled for 1/15/26, not to conflict with other bond sales.
	Structure and Term	Level Principal			
	Final Maturity	Series 2026A: 6/1/2046; Series 2026B: 6/1/2036	Fitch	N/A	
Other:	Limited Obligation Bond Structure is more timely and feasible than G.O. Bonds.				

Financing Team

Municipal Advisor	DEC Associates Inc		
Underwriter/Senior	PNC Capital Markets		
Lender/Purchaser/Bank			
Underwriter's Counsel	Chapman and Cutler LLP		
Bond Counsel	Parker Poe Adams & Bernstein, LLP		
Purchaser's Counsel			
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel	Holland & Knight LLP		

Amount Not to Exceed: \$ 45,000,000

Sources:		Amount:
1	Bond Par Amount	\$ 35,955,000
2	Bond Premium	\$ 3,064,009
3		
4		
Total		\$ 39,019,009
Uses:		Amount:
1	Medical Office	\$ 30,000,000
2	Land Purchase	\$ 8,500,000
3	Cost of Issuance	\$ 350,000
4	Underwriter's Discount (\$161,797.50); Additional Proceeds (\$7,211.30)	\$ 169,009
Total		\$ 39,019,009

General Fund Debt and Debt Ratios

Amount	\$ 45,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 1,813
Existing Debt Excluding Enterprise Funds	\$ 219,545,333	After	\$ 2,119
Estimated Census	121,094	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	\$0.4310	Before	0.87%
Assessed Valuation	\$ 25,264,255,092	After	1.02%



LGC Staff Analysis For:	LUMBERTON, CITY OF		
PAR Amount Not To Exceed	\$ 1,900,000		
Financing Type	Installment Financing Contract		
Purpose and Type	Parks & Recreation	Parks & Recreation	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	Proceeds will be used to construct phase III of Pennington Park to include soccer fields, restroom facilities, and splash-pad.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 08/2025: IP; \$7,465,000		
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	The proposed contract is necessary or expedient to the City of Lumberton to expand Pennington Park, improving the facility for citizens and visitors.	Proposed Amount is Adequate and Not Excessive	Construction bids received March 2025. Costs are defined and known.
Feasibility	Debt service will be paid from the General Fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 11/10/2025	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

LUMBERTON, CITY OF

Terms	Lender/Purchaser/Bank	Truist	Marketability Moody's N/A S&P N/A Fitch N/A	
	Interest Rate	4.37%		
	Term	14 Years		
	Payment	Annual Principal & Interest		
	Structure and Term	Level Principal		
	Final Maturity	1/15/2039		
Other:	The proposed installment financing is preferable to a bond issue for the same purposes.			

Financing Team			
Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 1,900,000	
Sources:	Amount:
1 Loan Proceeds	\$ 1,900,000
2 Parks and Recreation Trust Fund Grant	\$ 400,000
3 Lumberton Tourism Development Authority Occupancy Tax Revenue	\$ 500,000
4 The Friends of Recreation and Parks Foundation, INC Donation	\$ 25,000
Total	\$ 2,825,000
Uses:	Amount:
1 Construction Costs	\$ 2,759,591
2 Contingency	\$ 65,409
3	
4	
Total	\$ 2,825,000

General Fund Debt and Debt Ratios			
Amount	\$ 1,900,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 50
Existing Debt Excluding Enterprise Funds	\$ 945,630	After	\$ 150
Estimated Census	18,909	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.62	Before	0.05%
Assessed Valuation	\$ 1,814,908,422	After	0.16%



LGC Staff Analysis For:	MACON COUNTY		
PAR Amount Not To Exceed	\$ 10,500,000		
Financing Type	Special Obligation Bonds		
Purpose and Type	General Government	Multiple Projects	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	The proceeds will be used for the construction of a new landfill cell, Phase 3, Cell 2, which will allow for adequate landfill capacity for future years. The County currently has two active landfill cells (Phase 2, Cell 3 and Phase 3, Cell 1) with approximately 104,787 total remaining airspace. The County staff anticipate the capacity to be fully utilized by July of 2026.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 09/2024; LOB; \$65,910,000		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	The project is necessary or expedient as the construction of the new landfill cell will increase the capacity and efficiency of the solid waste system to the benefit of the County, its residents and the system's customers.	Proposed Amount is Adequate and Not Excessive	Construction bids received on 11/06/2025. Costs are defined and known.
Feasibility	Debt service will be paid from the Solid Waste Fund.		
Tax Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 11/13/2025	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

MACON COUNTY

Terms	Lender/Purchaser/Bank	Webster Bank	Marketability Moody's N/A S&P N/A Fitch N/A	
	Interest Rate	3.96%		
	Term	10 years		
	Payment	Semi-annual Principal & Interest		
	Structure and Term	Level Debt Service		
	Final Maturity	04/01/2036		
Other:	The proposed special obligation bond is preferable to a bond issue for the same purposes.			

Financing Team			
Municipal Advisor	Davenport & Company LLC	Bank's Counsel	Gilmore & Bell, P.C.
Underwriter/Senior			
Lender/Purchaser/Bank	Webster Bank		
Underwriter's Counsel			
Bond Counsel	Sanford Holshouser PLLC		
Purchaser's Counsel			
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel	Holland & Knight LLP		

Amount Not to Exceed: \$ 10,500,000	
Sources:	Amount:
1 Loan Proceeds	\$ 10,465,000
2	
3	
4	
Total	\$ 10,465,000
Uses:	Amount:
1 Project Costs	\$ 10,264,689
2 Cost of Issuance	\$ 200,000
3 Miscellaneous Costs	\$ 311
4	
Total	\$ 10,465,000

General Fund Debt and Debt Ratios			
Amount	\$ 10,500,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued		Before	
Existing Debt Excluding Enterprise Funds		After	
Estimated Census	38,445	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.27	Before	
Assessed Valuation	\$ 13,406,004,133	After	



LGC Staff Analysis For:	NEW BERN, CITY OF		
PAR Amount Not To Exceed	\$ 24,000,000		
Financing Type	General Obligation Bonds		
Purpose and Type	General Government	Streets & Sidewalks	
Purpose and Type	General Government	Parks & Recreation	
Purpose and Type	General Government	Stormwater	
Purpose and Type			
Purpose and Type			
Project Description	The Streets & Sidewalks Bonds (\$10,000,000) will be used to improve accessibility and connectivity with the City including patching, crack sealing, and other pavement maintenance. The Parks & Recreation Bonds (\$8,000,000) will be used to improve outdated parks and expand recreation facilities for citizens. The Stormwater Bonds (\$6,000,000) will be used to replace and improve the stormwater collection, drainage and conveyance system in the City and help mitigate flooding by replacing structurally deficient culverts, headwalls and other components.		
Statutory Reference	G.S. 159 Article 4 Last Request to Borrow 6/2024; IP; \$2,200,000		
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	Proceeds from voter authorized bonds are necessary to meet the growth and provide safety for its citizens.	Proposed Amount is Adequate and Not Excessive	The projects' cost are based on management estimates.
Feasibility			
Tax Increase Anticipated	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable): A total tax increase of 2.75¢ is anticipated to begin in FY2027.	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 7/8/2025	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input checked="" type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



NORTH CAROLINA

DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

NEW BERN, CITY OF

Terms	Lender/Purchaser/Bank		Marketability Moody's N/A S&P N/A Fitch N/A The City has no G.O. bonds outstanding at this time.
	Interest Rate		
	Term		
	Payment		
	Structure and Term		
	Final Maturity		
Other:	The bonds are expected to have a final maturity of no more than twenty years and the underwriter will be selected through a competitive sale process with more than one series of bonds. Referendum approved % (# of votes)Parks & Recreation: 65.74% to 34.26% (3,912 to 2,039) Streets & Sidewalks: 69.61% to 30.39% (4,145 to 1,810) Stormwater: 75.58% to 24.42% (4,590 to 1,483)		

Financing Team			
Municipal Advisor	Davenport & Company LLC		
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel	Womble Bond Dickinson (US) LLP		
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 24,000,000	
Sources:	Amount:
1 Bond Proceeds	\$ 24,000,000
2	
3	
4	
Total	\$ 24,000,000
Uses:	Amount:
1 Construction Cost - Streets & Sidewalks	\$ 10,000,000
2 Construction Cost - Parks & Recreation	\$ 8,000,000
3 Construction Cost - Stormwater	\$ 6,000,000
4	
Total	\$ 24,000,000

General Fund Debt and Debt Ratios			
Amount	\$ 24,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 537
Existing Debt Excluding Enterprise Funds	\$ 18,937,304	After	\$ 1,218
Estimated Census	35,266	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.38	Before	0.38%
Assessed Valuation	\$ 4,981,314,211	After	0.86%



LGC Staff Analysis For:	RALEIGH, CITY OF		
PAR Amount Not To Exceed	\$ 265,000,000		
Financing Type	Revenue Bonds - Refunding		
Purpose and Type	Water/Sewer	Refunding/Refinancing	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	The proceeds will be used to 1) take out/refund the 2023 Revenue Bond Anticipation Note (BAN) making this a permanent loan with permanent interest rate, 2) refund the remaining Series 2015A revenue bonds outstanding and 3) pay costs of issuance.		
Statutory Reference	G.S. 159 Article 5 Last Request to Borrow 10/2025; LOB; \$68,175,000		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	The take out/refunding is necessary and expedient to lower financing cost by making the 2023 revenue BANs permanent and refunding the 2015A bonds.	Proposed Amount is Adequate and Not Excessive	Series 2015A Net Present Value savings estimate of \$4,083,225; 8.54%.
Feasibility	Debt service will be paid from the Water and Sewer Fund.		
Tax Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



NORTH CAROLINA

DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

RALEIGH, CITY OF

Terms	Lender/Purchaser/Bank		Marketability	Estimated Ratings Ratings Due January 5, 2026
	Interest Rate	see other, NTE 5.25%		
	Term	see other		
	Payment	see other		
	Structure and Term	Level Principal and Interest		
	Final Maturity	see other		
Other:	Interest: 2026 BAN Take Out: Est All in TIC 4.34%; Refunding Series 2015A Estimate All in TIC 2.74% Term: 2026 BAN Take Out - 30 Years; Refunding 2015A - 10 Years Payment: 2026 BAN Take Out- Annual Principal and semi-annual; interest; Refunding 2015A: semi-annual interest only through 6/30/33, then annual principal and semi-annual interest. Final Maturity: 2026 BAN Take Out: 12/01/2056; Refunding Series 2015A 3/01/2036 Negotiated public sale scheduled for January 14, 2026. This refunding is preferable to a general obligation bond.			

Financing Team			
Municipal Advisor	DEC Associates Inc		
Underwriter/Senior	B of A Securities, Inc.	Co-Manager	Wells Fargo Bank, N.A.
Lender/Purchaser/Bank		Co-Manager	Ramirez & Co., Inc.
Underwriter's Counsel	Parker Poe Adams & Bernstein, LLP		
Bond Counsel	Womble Bond Dickinson (US) LLP		
Purchaser's Counsel			
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel			

Amount Not to Exceed: \$ 265,000,000	
Sources:	Amount:
1 2026 BAN Takeout	\$ 198,375,000
2 Refunding Series 2015A Par Amount	\$ 40,680,000
3 Anticipated Premium	\$ 25,500,347
4 Accrued Interest	\$ 241,680
Total	\$ 264,797,027
Uses:	Amount:
1 BAN Proceeds	\$ 215,000,000
2 2015A Series Cash	\$ 48,117,099
3 Underwriter's Discount/Cost of Issuance	\$ 1,673,385
4 Additional Proceeds	\$ 6,542
Total	\$ 264,797,027

General Fund Debt and Debt Ratios			
Amount	\$ 265,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued		Before	
Existing Debt Excluding Enterprise Funds		After	
Estimated Census		Debt Ratio: Debt to Assessed Valuation	
Tax Rate		Before	
Assessed Valuation		After	



LGC Staff Analysis For:	ROBESON COUNTY		
PAR Amount Not To Exceed	\$ 15,000,000		
Financing Type	Limited Obligation Bonds		
Purpose and Type	Education	School (K-12)	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	Proceeds of the limited obligation bonds will be used to finance a portion of the construction cost, installation and equipping of a new technical school for Robeson County Public Schools. This construction project began in October 2023 and is expected to be completed in July 2026.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 10/2021; GO; \$2,809,070		
FPICs	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	This project is necessary to provide a dedicated technical school within the County for use by the County's public school system supporting diversified educational opportunities and workforce development.	Proposed Amount is Adequate and Not Excessive	Guaranteed Maximum Price (GMP) received 6/24/2024. Costs are known and defined.
Feasibility	Debt service will be paid from the General Fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable): Initial public hearing held 10/20/2025. Additional hearing needed based on change in the County's direction (Health Department project put off to 2026).	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 11/17/2025	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

ROBESON COUNTY

Terms	Lender/Purchaser/Bank		Marketability	Current ratings expected 11/21/2025
	Interest Rate	Estimated 3.804%; NTE 5%		
	Term	15 years		
	Payment	semi-annual interest; annual principal		
	Structure and Term	level principal		
	Final Maturity	NTE 6/30/2040		
Other:	This will be a public sale scheduled for December 4, 2025.			
			Moody's	N/A
			S&P	N/A
			Fitch	N/A

Financing Team			
Municipal Advisor	First Tryon Advisors, LLC		
Underwriter/Senior	PNC Capital Markets		
Lender/Purchaser/Bank			
Underwriter's Counsel	Chapman and Cutler LLP		
Bond Counsel	Womble Bond Dickinson (US) LLP		
Purchaser's Counsel			
Trustee	U.S. Bank Trust Company, N.A		
Trustee's Counsel	Holland & Knight LLP		

Amount Not to Exceed: \$ 15,000,000			
Sources:		Amount:	
1	Bond Proceeds including Estimate Premium		\$ 15,375,000
2	Needs Based Lottery Grant plus SCIF Grant		\$ 67,000,000
3	Public School of Robinson County Match plus PSRC Funds on Hand		\$ 3,280,170
4	County Match		\$ 2,500,000
Total			\$ 88,155,170
Uses:		Amount:	
1	Construction Cost		\$ 81,324,319
2	Engineer and Architect Fees		\$ 6,455,851
3	Special Counsel Fees		\$ 90,000
4	Cost of Issuance		\$ 285,000
Total			\$ 88,155,170

General Fund Debt and Debt Ratios			
Amount	\$ 15,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 149
Existing Debt Excluding Enterprise Funds	\$ 17,696,834	After	\$ 276
Estimated Census	118,624	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.750	Before	0.21%
Assessed Valuation	\$ 8,357,309,374	After	0.39%



LGC Staff Analysis For:	SANFORD, CITY OF		
PAR Amount Not To Exceed	\$ 7,288,633		
Financing Type	Revolving Loan		
Purpose and Type	Water/Sewer	Sewer	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	Sanford Little Buffalo Creek Sewer Outfall Rehabilitation (CS370432-06) The project includes upsizing approximately 5,703 LF of existing 8 to 16-inch sanitary sewer with new 18" DIP via open cut installation, replacing 19 manholes, installing 9 new manholes, reconnecting 18 existing sewer services, and installing two 36-inch steel casings via bore and jack		
Statutory Reference	G.S. 159G-40 AND 159-52 Last Request to Borrow 10/202; REV; \$35,000,000		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	The City reported 14 SSOs, one Notice of Deficiency (NOD), and three Notices of Violation (NOVs) in the project area in the past five years related to hurricanes and other heavy rain events. In addition, there have been eight residential sewer back-ups in the project area in the same time frame. The age of some sewer collection lines in the area date back to 1909.	Proposed Amount is Adequate and Not Excessive	The City bid this project twice on September 18, 2025 and October 8, 2025 per North Carolina G.S. 143-132. On the second bid date only two (2) bids were received and opened. Bids exceeded the original funding provided via DWI loan and a request was made for additional funding. After an additional loan, the contract was awarded to the lowest, responsive, responsible bidder.
Feasibility	The City has projections prepared by Raftelis Financial Consultants for the period 2026-2030. Current projections demonstrate total debt service coverages of 1.89X in FY2026 and of at least 1.81X through 2030. Sanford implemented rate increases of 4.75% for FY 2026 and is projecting a 6% rate increase in FY 2027, an 8% rate (continued below)		
Tax Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	Additional Information (as applicable): increase in FY 2028, and 12% per year in both FY2029 and FY 2030 for both water and sewer.	
Rate Increase Anticipated	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

SANFORD, CITY OF

Terms	Lender/Purchaser/Bank	State of North Carolina	Marketability	
	Interest Rate	NTE 4% (0.10% stated rate)		
	Term	20 years		
	Payment	annual principal; semi-annual interest		
	Structure and Term	level principal; declining interest		
	Final Maturity			
Other:	An initial loan award for this project was made by DWI dated March 1, 2021 in the amount of \$3,345,000 based on a estimate from early 2020. In the intervening time construction pricing has escalated and at the October 8, 2025 bid opening, the lowest bid was double the initial project loan award. In late October 2025, the City requested additional loan funds from DWI. Additional funding in the amount of \$3,943,633 has been awarded by DWI for a total loan amount of \$7,288,633 to be reviewed by the LGC. Principal forgiveness in the amount of \$500,000 (not included in the loan amount) has also been awarded to this project.			
			Moody's	N/A
			S&P	N/A
			Fitch	N/A

Financing Team

Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 7,288,633

Sources:		Amount:
1	Original DWI Funding (CWSRF DWI# CS370432-06)	\$ 3,345,000
2	Additional DWI Funding (CWSRF DWI# CS370432-06)	\$ 3,943,633
3	DWI Funding (CWSRF DWI# CS370432-06 Principal Forgiveness)	\$ 500,000
4	City Funds (ineligible for SRF reimbursement)	\$ 400,675
Total		\$ 8,189,308
Uses:		Amount:
1	Bid Price from TeraFlex Group, LLC	\$ 6,475,807
2	Contingency (5%)	\$ 323,791
3	Engineering Contract (with Amendment 2)	\$ 1,389,710
4		
Total		\$ 8,189,308

General Fund Debt and Debt Ratios

Amount	\$ 7,288,633	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued		Before	
Existing Debt Excluding Enterprise Funds		After	
Estimated Census		Debt Ratio: Debt to Assessed Valuation	
Tax Rate		Before	
Assessed Valuation		After	



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DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:		NCCFFA: TRIAD GOODWILL	
Amount Not To Exceed	\$ 31,500,000	Financing Type Conduit Revenue Bonds	
Purpose and Type	Public Improvement		
Project Description	Proceeds will be used to finance the construction and outfitting of the Sustainability Center, including furniture, fixtures, and equipment. The project will consolidate two outdated warehouses into a single, modern 175,780 sq ft facility. This will free up 67,500 sq ft enabling the creation of an Opportunity Campus — a dedicated hub for Career Development Services and workforce development. This campus will serve as a catalyst for economic mobility and community partnerships.		
Statutory Reference	G.S. 159D- Article 2	Last Request to Borrow	None
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	Necessary to meet rising community demand and allow for more efficient operations.		
Proposed Amount is Adequate and Not Excessive	Guaranteed Maximum Price (GMP) provided by Samet Corporation is \$26,871,058. Costs are known and defined.		
Feasibility	The debt service coverage ratio ranges from 2.93X to 3.63X for FY2027 - FY 2031		
TEFRA Hearing Date	11/21/2025		
Terms	Lender/Purchaser/Bank	Pinnacle Bank	
	Interest Rate	4.02% fixed rate for 12 years	
	Term	30 year amortization; put/tender option at 12 years	
	Payment	36 months interest only; monthly principal and interest thereafter	
	Structure and Term	level debt service	
	Final Maturity	NTE 6/30/2056	
	Other:		



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DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:		NCCFFA: TRIAD GOODWILL
Marketability	Moody's N/A	
	S&P N/A	
	Fitch N/A	

Financing Team			
Municipal Advisor	First Tryon Advisors, LLC		
Underwriter/Senior			
Underwriter's Counsel			
Bond Counsel	Parker Poe Adams & Bernstein, LLP		
Lender/Purchaser/Bank	Pinnacle Bank	Bank's Counsel	Moore & Van Allen, PLLC
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 31,500,000	
Sources:	Amount:
1 Par Amount	\$ 30,850,000
2	
3	
4	
5	
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7	
8	
9	
10	
Total	\$ 30,850,000
Uses:	Amount:
1 Sustainability Center	\$ 30,521,058
2 Estimated Cost of Issuance	\$ 325,000
3 Miscellaneous	\$ 3,942
4	
5	
6	
7	
8	
9	
10	
Total	\$ 30,850,000



LGC Staff Analysis For:		NCMCC: UNITED HEALTH CENTERS	
Amount Not To Exceed	\$ 4,600,000	Financing Type Conduit Revenue Bonds	
Purpose and Type	Healthcare		
Project Description	Location: Winston-Salem, NC (Forsyth County)		
	The proceeds of the Bonds will be used to (1) pay all or a portion of the cost of acquiring, renovating and equipping (a) the 8,750 square foot South Side Center Clinic located at 3153 Kernersville Road, Winston-Salem, North Carolina 27107, and (2) pay certain expenses incurred in connection with the authorization and issuance of the Bonds.		
Statutory Reference	G.S. 131A	Last Request to Borrow	N/A
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	NCMCC has previously approved the project.		
Proposed Amount is Adequate and Not Excessive	The proposed project includes a variety of capital projects to renovate and update the existing infrastructure; costs are defined.		
Feasibility	Estimated debt service coverage of at least 1.14X through 2029. The Unit has 6.5 months cash reserves.		
TEFRA Hearing Date	10/31/2025		
Terms	Lender/Purchaser/Bank		
	Interest Rate	Interest NTE: 6%	
	Term	25 Years	
	Payment		
	Structure and Term	Overall level debt service	
	Final Maturity	12/1/2050	
	Other:	NC Medical Care Commission will issue the bonds, and loan the proceeds to United Health Centers, a North Carolina nonprofit corporation (Borrower). Borrower is solely responsible for repayment of the bonds, and not the NCMCC, nor the state of NC.	



LGC Staff Analysis For:		NCMCC: UNITED HEALTH CENTERS
Marketability	Moody's N/A	Private Bank Placement: Pinnacle Bank, A Tennessee Bank
	S&P N/A	
	Fitch N/A	

Financing Team			
Municipal Advisor		Borrower's Counsel	Brooks, Pierce, McLendon, Humphery, & Leonard, LLP
Underwriter/Senior			
Underwriter's Counsel			
Bond Counsel	Hawkins Delafield & Wood LLP		
Lender/Purchaser/Bank	Pinnacle Bank	Bank's Counsel	Moore & Van Allen, PLLC
Trustee			
Trustee's Counsel			
Developer	Infill Delicate LLC		
Swap Advisor	KPM Financial, LLC		

Amount Not to Exceed: \$ 4,600,000	
Sources:	Amount:
1 Par Amount	\$ 4,139,000
2 Equity Contributions	\$ 238,356
3	
4	
5	
6	
7	
8	
9	
10	
Total	\$ 4,377,356
Uses:	Amount:
1 Project Fund	\$ 4,202,156
2 Consultant Fees	\$ 20,000
3 Appraisal	\$ 9,500
4 Cost of Issuance	\$ 145,700
5	
6	
7	
8	
9	
10	
Total	\$ 4,377,356



LGC Staff Analysis For:	WILSON COUNTY		
PAR Amount Not To Exceed	\$ 40,000,000		
Financing Type	Limited Obligation Bonds		
Purpose and Type	Education	School (K-12)	
Purpose and Type	General Government	Multiple Projects	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	Proceeds will be used to finance (1) the renovation of the County Government Center, (2) the acquisition, construction, renovation and/or equipping of two EMS facilities, (3) a grant to the City of Wilson associated with a City infrastructure project, (4) the construction, renovation and/or equipping of a new County tax administration building, including the acquisition of an existing building, (5) the acquisition, construction and equipping of the County Sheriff's training center, (6) the acquisition, construction and equipping of Frederick Douglass Elementary School, (7) the renovation and upgrades to the County's Blalock building, and (8) the acquisition, construction and equipping of a new County maintenance facility.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 08/2021; IP; \$13,000,000		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	Necessary to the County's proper, efficient and economic operation and to the general health and welfare of its inhabitants.	Proposed Amount is Adequate and Not Excessive	GMP from Barnill Building Group is \$26,580,841. Costs are known and defined.
Feasibility	Debt service will be paid from the General Fund.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 11/3/2025	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



LGC Staff Analysis For:

WILSON COUNTY

Terms	Lender/Purchaser/Bank	Webster Bank, N.A.	Marketability Moody's N/A S&P N/A Fitch N/A	
	Interest Rate	4.30%		
	Term	20 years		
	Payment	annual principal and interest		
	Structure and Term	level principal		
	Final Maturity	10/01/2045		
Other:	Limited Obligation Bond Private Placement structure is more timely and feasible than G.O. Bond.			

Financing Team			
Municipal Advisor	Davenport & Company LLC		
Underwriter/Senior			
Lender/Purchaser/Bank	Webster Bank, N.A.	Bank's Counsel	Gilmore & Bell, P.C.
Underwriter's Counsel			
Bond Counsel	Parker Poe Adams & Bernstein, LLP		
Purchaser's Counsel			
Trustee	Truist Corporate Trust and Escrow Services		
Trustee's Counsel	Pope Flynn LLC		

Amount Not to Exceed: \$ 40,000,000	
Sources:	Amount:
1 Par Amount	\$ 35,580,000
2	
3	
4	
Total	\$ 35,580,000
Uses:	Amount:
1 Project Fund Deposit: Schools	\$ 26,580,841
2 Project Fund Deposit: County	\$ 8,790,430
3 Cost of Issuance	\$ 205,000
4 Additional Proceeds	\$ 3,729
Total	\$ 35,580,000

General Fund Debt and Debt Ratios			
Amount	\$ 40,000,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 185
Existing Debt Excluding Enterprise Funds	\$ 14,825,125	After	\$ 686
Estimated Census	79,958	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.595	Before	0.13
Assessed Valuation	\$ 11,367,000,000	After	0.48



LGC Staff Analysis For:		WINSTON-SALEM HOUSING AUTHORITY - RESIDENCES AT INDIANA AVENUE	
Amount Not To Exceed	\$ 20,500,000	Housing Financing Type	Conduit Revenue Bonds
Project Description	The proceeds of the Multifamily Note will be loaned to The Residences at Indiana Avenue, LLC, a North Carolina limited liability company, or an affiliated or related entity, and used to finance a portion of the cost of the acquisition, construction and equipping of a multifamily rental housing development located at 5640 Indiana Avenue, Winston-Salem, North Carolina. The development will consist of 180 units and will include 27 one-bedroom units, 81 two-bedroom units and 72 three-bedroom units targeting lower-income households earning 30%, 60% and 80% of Area Median Income (AMI) using low-income housing tax credits (LIHTC).		
Statutory Reference	G.S. 159-153	Last Request to Borrow	11/2023; CON REV; \$20,000,000
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward.		
Proposed Bond Issue or Contract is Necessary or Expedient	The Authority finds the financing is necessary or expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Winston Salem, NC.		
Proposed Amount is Adequate and Not Excessive	The developer provided a Market Study and pro-forma which support the valuations. The issuer found that the debt to be incurred in connection with the project is adequate but not excessive. In addition, the Rental Investment section of the NCHFA reviewed this information and found it to be reasonable.		
Feasibility	The developer provided a 15 year cash flow projection that shows debt service coverage for the bonds will range from 1.15X to 1.38X. The lenders performed their own credit review.		
TEFRA Hearing	Date 11/11/2025		
Terms	Lender/Purchaser/Bank	Citibank, N.A.	
	Interest Rate	Construction: Variable rate of 1-Month Term SOFR (floor of 0.50%) + 1.85%. Estimated at 5.86% Permanent: Fixed rate of 19-year SOFR Swap Index (floor of 0.75%) + 2.15%. Estimated at 6.20% NTE 12%	
	Term	Construction: 36 months, subject to extension Permanent: Initial term of 19 years; maturity of 34 years; payments based on a 40 year amortization	
	Payment	Construction: interest only; Permanent: monthly principal and interest	
	Structure and Term	level debt service	
	Final Maturity	NTE 12/31/2060	
Other:			



LGC Staff Analysis For:	WINSTON-SALEM HOUSING AUTHORITY - RESIDENCES AT INDIANA AVENUE
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Financing Team			
Authority's Counsel			
Borrower	The Residences at Indiana Avenue, LLC		
Borrower's Counsel	Blanco Tackabery & Matamoros, P.A.		
Bond Counsel	McGuire Woods, LLP		
Lender/Purchaser/Bank			
Trustee			
Trustee's Counsel			
Lender	Citibank, N.A.		
Lender's Counsel	Robinson & Cole LLP		

Amount Not to Exceed: \$ 20,500,000		
Sources:	Amount:	
1 Federal LIHTC Equity		\$ 16,513,167
2 Permanent Loan		\$ 20,500,000
3 City of Winston-Salem Loan		\$ 4,850,000
4 Deferred Developer Fee		\$ 422,307
5		
6		
7		
8		
9		
10		
Total		\$ 42,285,474
Uses:	Amount:	
1 Land		\$ 2,325,000
2 Site Work		\$ 5,400,000
3 Rehabilitation and New Construction		\$ 24,450,740
4 Professional fees, Financing Fees and Developer Fees		\$ 4,320,500
5 Interim Costs		\$ 3,661,622
6 Soft Costs		\$ 1,207,161
7 Syndication Costs		\$ 82,880
8 Project Reserves		\$ 837,571
9		
10		
Total		\$ 42,285,474



NORTH CAROLINA
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STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
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DENISE CANADA
DIVISION DIRECTOR

Unit	Miscellaneous Action Item
Harrisburg, Town of	<p>The Town of Harrisburg requests the Commission sell a \$2,350,000 General Obligation Transportation Bond, Series 2025 (the "Bond") by private negotiated sale to Pinnacle Bank, a Tennessee bank at a fixed rate of 3.81%. The Bond will be payable in annual principal installments and will have a final maturity of November 1, 2040.</p> <p>The Commission previously approved the issuance of \$4,000,000 G.O. Transportation Bonds by the Town on October 3, 2017, which bonds were approved by voters on November 7, 2017. A 3-year extension of such authorized bonds was approved by the Commission on September 10, 2024 and \$1,650,000 bonds have previously been issued under this authorization.</p> <p>Due to the smaller size, a private sale offers a more efficient and competitive all-in cost over a publicly sold transaction at this time. The Town has no publicly held debt at present, and the Bond will not be rated.</p> <p>Staff recommends approval.</p> <p>Financing Team Members:</p> <p>Bond Counsel: Parker Poe Adams & Bernstein LLP Municipal Advisor: Davenport and Company, LLC Purchaser: Pinnacle Bank, a Tennessee bank Purchaser's Counsel: Maynard Nexsen PC</p>



Unit	Miscellaneous Non-Action Item
SAMPSON COUNTY	<p>The County previously entered into (1) an Installment Financing Contract dated as of September 1, 2017 (the "2017 Contract") with the Sampson Area Development Corporation, a North Carolina nonprofit corporation (the "Corporation"), to finance and refinance the projects described therein and (2) to secure its obligations under the 2017 Contract, a Deed of Trust, Security Agreement and Fixture Filing dated as of September 1, 2017, granting a security interest on the County's fee simple interest in the real property on which Clinton High School and the County's Law Enforcement and Detention Center are located, together with the improvements and appurtenances.</p> <p>The County also previously entered into an Installment Purchase Contract, dated as of November 1, 2006, as amended by Amendment Number One to the 2006 Contract dated as of June 1, 2015, each with the Corporation, the proceeds of which were used to refinance acquiring, constructing and equipping Union High School and Midway High School.</p> <p>The Corporation will execute and deliver Limited Obligation Refunding Bonds (County of Sampson, North Carolina), Series 2025 in an aggregate principal amount not to exceed \$25,500,000, evidencing proportionate undivided interests in rights to receive certain Revenues (as defined in the 2017 Contract) pursuant to the 2017 Contract, as amended by Amendment Number One to the 2017 Contract, to be dated as of December 1, 2025, between the County and the Corporation under the terms of an Indenture of Trust dated as of September 1, 2017, as supplemented by Supplemental Indenture, Number 1 to be dated as of December 1, 2025, each between the Corporation and Regions Bank, as trustee.</p> <p>The County will use the proceeds of the Bonds to (i) refund all or a portion of its installment payment obligations under the 2015 Contract Amendment and (ii) pay costs of issuance related to the Bonds.</p> <p>Public sale 11/20/202 results: NPV Savings: \$1,724,866.38; 6.93%.</p>

Attachment B :
FPIC Unit: Pinebluff

REQUESTS FOR LGC APPROVAL OF DEBT BY UNITS WITH MATERIAL FINANCIAL PERFORMANCE INDICATORS OF CONCERN (FPICs)

BACKGROUND

In 2020, Commission staff introduced changes to North Carolina Administrative Code to define Financial Performance Indicators as a way of identifying financial or fiscal management concerns in units of local government subject to LGC oversight. As defined in [20 NCAC 03.0502](#):

"Financial Performance Indicators" are values derived from information included in the audited financial statements that assist the Secretary in improving the comparability of reporting a unit's financial condition and financial performance. These criteria include adequacy of a government unit's fund balance; liquidity or the ability to meet short-term obligations; solvency or the ability to meet long-term obligations; debt service coverage; leverage; and such other indicators of financial condition and financial performance as the Secretary may establish.

"Financial Performance Indicators of Concern" are Financial Performance Indicators with values which may indicate inadequate financial conditions or fiscal management concerns within the government unit.

Further, [20 NCAC 03.0508](#) requires that if Financial Performance Indicators of Concern are identified, the unit's governing body must develop a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters" signed by a majority of the members of the governing body and submitted to the Secretary within 60 days of the presentation of the audit. The response must provide a plan to address each Financial Performance Indicator of Concern.

LGC CONSIDERATION

LGC staff provides enhanced reviews of FPIC responses submitted by units requesting LGC approval of debt. Units with FPICs that staff deems "**material**" are presented to the LGC as a group separate from other approval requests so that any concerns of staff may be presented and any questions of LGC members may be addressed prior to members' consideration and vote. In addition, representatives of units with material FPICs that are requesting approval of debt are requested to be available at the meeting their application is being considered to answer questions of LGC members.

FINANCIAL PERFORMANCE INDICATORS

Information on Financial Performance Indicators, references to applicable statutes and administrative code, guidance for units required to submit FPIC responses, and other related resources are available on the Department of State Treasurer's [website](#).

Financial Performance Indicator	Description	Threshold																								
General Fund Indicators																										
Fund Balance Available as a Percentage of Expenditures	Fund balance available for appropriation is an important reserve for local governments to provide cash flow during periods of declining revenues and to be used for emergencies and unforeseen expenditures.	See below																								
<table><tr><th colspan="4">Municipalities</th></tr><tr><th>General Fund Expenditures below:</th><th>Median FBA as % of Expenditures without Powell Bill</th><th>Minimum Thresholds FBA as % of Expenditures</th><th># of Months FBA using Annualized Expenditures</th></tr><tr><td>\$100,000</td><td>260%</td><td>100%</td><td>12.00</td></tr><tr><td>\$100,000 to \$999,999</td><td>132%</td><td>71%</td><td>8.52</td></tr><tr><td>\$1,000,000 to \$9,999,999</td><td>63%</td><td>34%</td><td>4.08</td></tr><tr><td>Above \$10,000,000</td><td>46%</td><td>25%</td><td>3.00</td></tr></table>			Municipalities				General Fund Expenditures below:	Median FBA as % of Expenditures without Powell Bill	Minimum Thresholds FBA as % of Expenditures	# of Months FBA using Annualized Expenditures	\$100,000	260%	100%	12.00	\$100,000 to \$999,999	132%	71%	8.52	\$1,000,000 to \$9,999,999	63%	34%	4.08	Above \$10,000,000	46%	25%	3.00
Municipalities																										
General Fund Expenditures below:	Median FBA as % of Expenditures without Powell Bill	Minimum Thresholds FBA as % of Expenditures	# of Months FBA using Annualized Expenditures																							
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<table><tr><th colspan="4">Counties</th></tr><tr><th>General Fund Expenditures below:</th><th>Median FBA as % of Expenditures without Powell Bill</th><th>Minimum Thresholds FBA as % of Expenditures</th><th># of Months FBA using Annualized Expenditures</th></tr><tr><td>Below \$100,000,000</td><td>39%</td><td>20%</td><td>2.40</td></tr><tr><td>\$100,000,000 and above</td><td>32%</td><td>16%</td><td>1.92</td></tr></table>			Counties				General Fund Expenditures below:	Median FBA as % of Expenditures without Powell Bill	Minimum Thresholds FBA as % of Expenditures	# of Months FBA using Annualized Expenditures	Below \$100,000,000	39%	20%	2.40	\$100,000,000 and above	32%	16%	1.92								
Counties																										
General Fund Expenditures below:	Median FBA as % of Expenditures without Powell Bill	Minimum Thresholds FBA as % of Expenditures	# of Months FBA using Annualized Expenditures																							
Below \$100,000,000	39%	20%	2.40																							
\$100,000,000 and above	32%	16%	1.92																							
Appropriated fund balance in the General Fund	If the General Fund has more expenditures than revenues because of operational issues and fund balance was appropriated to cover the loss, the continuation of this practice could result in deterioration of a unit's fund balance available.	Positive change in fund balance																								
General Fund total fund balance	A deficit means that the unit's revenues and other receipts are inadequate to support its operations.	Positive fund balance																								

Water / Sewer Fund Indicators		
Quick Ratio	The “quick ratio” is calculated as current assets divided by current liabilities and provides a measure of financial liquidity in the water / sewer fund. A quick ratio of less than 1 indicates that current liabilities are greater than unrestricted cash and investments plus accounts receivable. A quick ratio of less than 1 could indicate that the fund may have difficulty meeting expenses. If this pattern continues, the fund may not be financially sustainable.	Equal or greater than 1
Operating Net Income (loss) excluding depreciation, including debt service principal and interest	A negative amount indicates that rates are not covering operating expenses and debt service payments.	Greater than zero
Unrestricted cash to total expenses ratio	This indicator calculates how many months of expenses (including debt principal and interest but not depreciation) a unit can cover based on the amount of unrestricted cash at year-end. The typical billing cycle is one month (8.33% of a year); unrestricted cash equaling two months of expenses (16.66%) typically provides sufficient cash to handle unusual monthly expenses. The 16% threshold would be the minimum necessary to keep the fund from experiencing cash flow issues.	Greater than 16%
Transfers-in for the support of operations	The rate structure of the Water / Sewer Fund should support the operating expenses of the fund without operating subsidies or transfers from other funds.	Transfers-in less than 3%
Capital assets condition ratio	The capital assets condition ratio formula calculates the remaining useful life; a value less than 0.50 may signal the need to replace the assets in the near future.	Remaining useful life of assets greater than or equal to 0.50
Other Performance Indicators		
Date audit report was submitted to the LGC	As stewards of the public’s resources, the governing body is responsible for ensuring that the audited financial statements are available to the public in a timely manner.	January 1 for units with June 30 fiscal year ends
Amount of budgeted ad valorem tax (including motor vehicles) uncollected	Uncollected ad valorem taxes totaling more than 3% of the budgeted amount could be an indicator of negative economic events, inaccurate budgeting, and/or issues with the collection process.	Less than 3% of budgeted ad valorem taxes

Expected result of property value in next revaluation	A decrease in property value could result in lost tax revenue.	Any estimated decrease
Budget violations at the adopted ordinance level	Expenditures that exceed the legal budget ordinance may indicate that the unit's purchase order system, contract approval process and/or payment process is not in compliance with North Carolina General Statute 159.	No over-expenditures
Material weaknesses, significant deficiencies, statutory violations, and/or items identified to be addressed in the FPIC response	20 NCAC 03 .0508 requires that a response is required from the unit addressing each significant deficiency, material weakness and other audit finding presented to the governing body as well as a plan to address each Financial Performance Indicator of Concern.	No material weaknesses, significant deficiencies, statutory violations, or other items requiring a response
A finance officer or interim finance officer was appointed for the entire fiscal year	G.S. 159-24 requires that each local government and public authority shall, at all times, have a finance officer.	Yes
The finance officer or interim finance officer was bonded in an amount required by statute	G.S. 159-29 requires that a finance officer give a true accounting and faithful performance bond in an amount not less than the greater of (1) \$50,000 or (2) an amount equal to 10% of the unit's annually budgeted funds, up to \$1,000,000.	Yes
The unit had late debt service payments and/or did not comply with bond covenants	Debt issued by a unit has established payment schedules and varying covenants or restrictions; failure to make timely payments or to comply with bond covenants could have negative financial implications or be an indicator of financial or internal control issues.	No
Any other issues that affect the fiscal health or internal controls of the unit that were communicated to the unit during the audit presentation	There may be issues that did not require disclosure in the notes on the face of the financial statements, or internal control issues that did not rise to the level of significant deficiencies or material weaknesses but that the auditor presented to the governing board. These issues should be explained by the governing body in their FPIC response.	No other issues



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:	PINEBLUFF, TOWN OF		
PAR Amount Not To Exceed	\$ 400,000		
Financing Type	Installment Financing Contract		
Purpose and Type	Flood & Erosion Control	Dam Repair/Construction	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	The proceeds will be used to repair Pinebluff Lake Dam, which was damaged in Tropical Storm Chantal. This will include various repairs including but not limited to removing trees and increasing the slope to a roughly 3:1 slope.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow 9/2013; IP; \$1,545,610		
FPICs	<input type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input checked="" type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input checked="" type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	Proposed contract is necessary or expedient to make necessary repairs to the dam to prevent further damage/flooding in the event of heavy rain.	Proposed Amount is Adequate and Not Excessive	Construction bids received on July 14, 2025. Costs are defined and known.
Feasibility	Debt will be paid from water/sewer fund.		
Tax Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A		
Public Hearing	<input type="checkbox"/> N/A OR Date 10/16/2025	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



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DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

PINEBLUFF, TOWN OF

Terms	Lender/Purchaser/Bank	First Bank	Marketability Moody's N/A S&P N/A Fitch N/A	
	Interest Rate	4.95%		
	Term	5 Years		
	Payment	Annual Principal & Interest		
	Structure and Term	Level Principal		
	Final Maturity	12/31/2030		
Other:	The proposed installment financing is preferable to a bond issue for the same purposes.			

Financing Team			
Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank			
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 400,000	
Sources:	Amount:
1 Loan Proceeds	\$ 400,000
2 Cash on Hand	\$ 141,985
3	
4	
Total	\$ 541,985
Uses:	Amount:
1 Construction Costs	\$ 499,985
2 Engineer Fees	\$ 42,000
3	
4	
Total	\$ 541,985

General Fund Debt and Debt Ratios			
Amount	\$ 400,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 0
Existing Debt Excluding Enterprise Funds	\$ 0	After	\$ 232
Estimated Census	1,723	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	0.4	Before	0.00%
Assessed Valuation	\$ 166,089,360	After	0.24%

Pinebluff: Financial Performance Indicators of Concern (FPIC)

Indicator		Explanation of Indicator	Threshold	Unit Data
	Water and sewer capital asset condition ratio.	Estimated remaining life expressed as percentage.	Equal to or greater than 50% remaining life.	25.0%
	<u>LGC Summary:</u> The water and sewer system is being evaluated by the engineering firm of Withers Ravenel to develop a Capital Improvement Plan.			
	Audited financial statements submission.	Report submitted on or before due date.	The due date was October 31, 2024.	Report submitted on February 19, 2025.
	<u>LGC Summary:</u> Amended contract indicates lateness due to issue with unit staff/turnover/workload.			
	Compliance with the adopted budget ordinance.	Financial statements disclosed budget violations at the adopted ordinance level.	No budget violations reported.	Budget violations noted.
	<u>LGC Summary:</u> The Town has hired additional staff to allow the finance officer to properly and primarily focus on finances of the Town.			
	Material weaknesses identified.	Certain internal controls designed to prevent significant financial statement irregularities and improve operation efficiency are ineffective.	None reported.	Material weaknesses reported concerning: <ul style="list-style-type: none">• Segregation of duties, and• Accounting expertise.
	<u>LGC Summary:</u> The finance officer has completed three finance courses through the NC League of Municipalities.			

Pinebluff: Financial Performance Indicators of Concern (FPIC)

Indicator		Explanation of Indicator	Threshold	Unit Data
	Finance officer fidelity bond.	Fidelity bond not less than the greater of \$50,000 or 10% of the unit's annually budgeted funds, up to \$1,000,000.	Fidelity bond in compliance with G.S. 159-29 .	Non-compliance with G.S. 159-29.
<u>LGC Summary:</u> The finance officer's bond was \$300,000. The Town expressed the intention to increase the bond to the appropriate amount.				

LGC staff reviewed the response of the Town and found it to be acceptable.



TOWN OF PINEBLUFF

325 E. Baltimore Avenue
Pinebluff, NC 28373
(910) 281-3124

Fiscal Year: 2024

Unit Name: Pinebluff

Date Audit Presented to Governing Board: 02/20/2025

FPIC Response Due Date: 04/21/2025

Response Date: 03/28/2025

RE: Town of Pinebluff FY24 Financial Performance Indicator of Concern

This letter is to serve as the required response to the Town's FY24 Financial Performance Indicator of Concern (FPIC). The Water and Sewer Fund: Capital Asset Condition Ratio formula calculates that anything less than 0.50 may signal the need to replace assets in the near future; the Town of Pinebluff is currently at 0.25. To correct this matter, our water and sewer system is being evaluated by the engineering firm Withers Ravenel.

The Town of Pinebluff's FY24 Audit was submitted to the LGC on February 19, 2025. The Town was unable to reach Wade Greene (our auditor) by phone or email from the beginning of August until mid-October. After many unsuccessful attempts, the Town contacted the NC State Treasurer's office to see how we needed to proceed since our audit was going to be late. They suggested we send another email to Wade Greene (our auditor) and copy their office (email at: slgfd@nctreasurer.com) and request a tentative beginning and completion date of our FY24 Audit. This email was sent on December 13, 2024. Mr. Greene called the next day stating he would come to our Town Hall the following week to begin our audit, and he did.

To prevent recurrence of material weaknesses (segregation of duties) and deficiencies (expertise), the Town has hired an additional staff member to relieve some of the duties from the finance officer. This office change has allowed the finance officer to properly and primarily focus on the finances of the Town. Also, the finance officer has completed three finance courses

through the North Carolina League of Municipalities to prevent the material weakness or significant deficiency in the future.

Additionally, as the North Carolina General Statutes require, the finance officer of the Town of Pinebluff is in fact bonded by Western Surety Company for \$300,000.00 beginning July 1, 2024 with an indefinite ending date. The Town will make sure to increase the bond as needed.

Please feel free to contact staff with any questions or concerns.

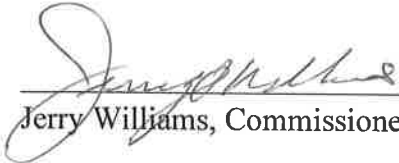
Sincerely,



Rachel Dysart, Finance Officer



Melissa Adams, Town Administrator



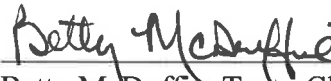
Jerry Williams, Commissioner



Guy McGraw, Commissioner



Frank Wanko, Commissioner



Betty McDuffie, Town Clerk



Ronald McDonald, Mayor



Robbie Conley, Commissioner



Mike Thomas, Commissioner

Attachment C:
UAL Unit: White Lake

REQUESTS FOR LGC APPROVAL OF CERTAIN FINANCINGS BY UNITS ON THE UNIT ASSISTANCE LIST (UAL)

BACKGROUND

[Article 8](#) of North Carolina General Statutes [Chapter 159](#) (Local Government Finance) addresses financing agreements and other financing arrangements and the circumstances under which LGC approval is required for such agreements. Session Law [2022-53](#) made several changes to this Article related to financing arrangements for units on the Unit Assistance List (UAL). A summary of the requirements of the Article and requirements specific to units on the UAL as a result of the changes enacted in S.L. 2022-53 follows.

G.S. 159-148(a) defines the contracts and financing arrangements requiring LGC approval; this section was modified by North Carolina Session Law [2022-53](#), which assigned a lower threshold for UAL units in several of the criteria which trigger required LGC approval. Specifically:

LGC approval is required for any contract, agreement, memorandum of understanding, or any other transaction having the force and effect of a contract relating to the lease, acquisition, or construction of capital assets in which the contract:

- Extends for **five or more years** from the date of the contract, including periods that may be added to the original term through the exercise of options to renew or extend. S.L. [2022-53](#) modified this term to **three or more years** for units included on the most recently published Unit Assistance List. (G.S. 159-148(a)(1))
- Obligates the unit to **\$500,000** or one-tenth of one percent (1/10 of 1%) of the assessed value of property subject to taxation, whichever is less. S.L. [2022-53](#) modified this threshold to **\$50,000** for units included on the most recently published Unit Assistance List. (G.S. 159-148(a)(3))

G.S. 159-148(b) defines exceptions to Article 8 and includes an exemption for contracts for the purchase, lease, or lease with option to purchase of motor vehicles. S.L. [2022-53](#) modified this exemption to include in Article 8 (and therefore require LGC approval of) financing contracts for the purchase, lease, or lease with option to purchase of motor vehicles for units on the Unit Assistance List if the financing contract amount equals or exceeds \$50,000.

(Continued on next page)

LGC CONSIDERATION

LGC staff provides enhanced reviews of UAL units' fiscal and debt management practices to ensure these units are making sound financial decisions. UAL units seeking LGC approval of financing contracts under these modified thresholds are presented to the LGC as a group separate from other approval requests so that any concerns of staff may be presented and any questions of LGC members may be addressed prior to members' consideration and vote. In addition, representatives of UAL units requesting approval of financing contracts are requested to be available at the meeting their application is being considered to answer questions of LGC members.

Pursuant to [G.S. 159-151\(b\)](#), the LGC shall approve an application under Article 8 if it makes six required findings, including that the unit's debt management procedures and policies are good or that reasonable assurances have been given that its debt will be managed in strict compliance with law. However, the statute also allows the LGC to approve a financing under Article 8 if it does not make all of the required findings but concludes that (i) the proposed project is necessary and expedient, (ii) the proposed undertaking cannot be economically financed by a bond issue and (iii) the contract will not require an excessive increase in taxes. This provision allows the LGC to approve requests from UAL units for financing contracts for critical needs of the unit.

IMPLEMENTATION OF SESSION LAW [2022-53](#)

Since the enactment of Session Law [2022-53](#) in July of 2022, staff have worked to implement a streamlined application and review process for units on the UAL seeking approval of financing contracts under the modified thresholds described above. Staff have:

- Updated the letters sent to units notifying them of their inclusion on the UAL to include details of the requirements for LGC approval of financing contracts.
- Deployed an online [Debt Inquiry Portal](#) which allows units to quickly and easily send questions to staff regarding LGC debt approval.
- Developed a streamlined application process for UAL units seeking financing contract approval under these changes.
- Waived the requirement for a current audit for applications under these new limits. The focus of these reviews is to ensure that UAL units are making sound financial decisions while they work to address late audits and other financial and fiscal management issues that resulted in their inclusion on the UAL.
- Created a dedicated team including both fiscal management staff and debt management staff to review these applications and to provide oversight and guidance to the UAL units.



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:	WHITE LAKE, TOWN OF		
PAR Amount Not To Exceed	\$ 210,000		
Financing Type	Installment Financing Contract		
Purpose and Type	General Government	Public Vehicles	
Purpose and Type			
Purpose and Type			
Purpose and Type			
Purpose and Type			
Project Description	The Town is planning to purchase 3 Ford F-150 Police Interceptor vehicles.		
Statutory Reference	G.S. 160A-20 Last Request to Borrow		
FPICs	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Not Material <input type="checkbox"/> Yes – See Attachment <input type="checkbox"/> N/A		
UAL Contract	<input checked="" type="checkbox"/> Application is for a contract subject to approval under modifications to N.C.G.S. 159-148 (SL 2022-53)		
Debt Management	<input type="checkbox"/> Good – no deficiencies and no defaults noted, or reasonable assurance of strict, lawfully compliant management proceeding forward		
Proposed Contract or Bond Issue is necessary or expedient.	The vehicles are necessary to ensure, the Police Department maintains reliable, safe, and efficient transportation for officers while performing their duties. The existing fleet is aging and requires frequent maintenance, resulting in downtime that limits patrol coverage and response capabilities.	Proposed Amount is Adequate and Not Excessive	Cost estimates provided July 2025. Costs are defined.
Feasibility	General Fund revenue will pay for debt service.		
Tax Increase Anticipated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	Additional Information (as applicable):	
Rate Increase Anticipated	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		
Public Hearing	<input checked="" type="checkbox"/> N/A OR Date	TEFRA Hearing	<input checked="" type="checkbox"/> N/A OR Date
Interest Rate Assumptions (GO Bonds Only)	<input type="checkbox"/> The assumptions used by the finance officer in preparing the statement of estimated interest are reasonable (applicable only to General Obligation bonds pursuant to modifications to G.S. 159-52(b) (SL 2022-53)).		



NORTH CAROLINA

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DENISE CANADA
DIVISION DIRECTOR

LGC Staff Analysis For:

WHITE LAKE, TOWN OF

Terms	Lender/Purchaser/Bank	First Bank	Marketability Moody's N/A S&P N/A Fitch N/A	
	Interest Rate	Fixed 4.34%		
	Term	5 years		
	Payment	Annual Principal & Interest		
	Structure and Term	Level debt service payments		
	Final Maturity	Not to extend beyond 1/30/31		
Other:				

Financing Team			
Municipal Advisor			
Underwriter/Senior			
Lender/Purchaser/Bank	First Bank		
Underwriter's Counsel			
Bond Counsel			
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: \$ 210,000	
Sources:	Amount:
1 Bank Proceeds	\$ 210,000
2	
3	
4	
Total	\$ 210,000
Uses:	Amount:
1 3 - 2025 Ford F-150 Police Interceptor Responder	\$ 148,560
2 Up-fit Cost	\$ 48,962
3 Radios	\$ 8,783
4 Estimated Contingent (Inflation, Shipping) - \$3,600.41; Loan Fees - \$95	\$ 3,695
Total	\$ 210,000

General Fund Debt and Debt Ratios			
Amount	\$ 210,000	Debt Ratio: Debt Per Capita	
Bonds Authorized and Unissued	\$ 0	Before	\$ 0
Existing Debt Excluding Enterprise Funds	\$ 0	After	\$ 249
Estimated Census	844	Debt Ratio: Debt to Assessed Valuation	
Tax Rate	\$0.2700	Before	0
Assessed Valuation	\$ 320,784,224	After	0.07%

**REQUESTS FOR LGC APPROVAL OF CERTAIN FINANCINGS BY UNITS ON
THE UNIT ASSISTANCE LIST (UAL)**

Town of White Lake

The Town of White Lake was placed on the Unit Assistance List (UAL) for the first time based on its fiscal year 2023 audited financial statement report. The Town's inclusion on the UAL came after (1) multiple years of repeated late audit submissions resulting from a failure to timely perform reconciliations of significant accounts, (2) the failure to adequately bond their finance officer, and (3) a significant deficiency in complying with cash management grant requirements,

In response to these internal control concerns, the Town revamped its accounts receivable and accounts payable procedures and hired a CPA as their Finance Director. The Town has also invested in software and continuing education training for finance staff.

Audited financial statements for fiscal year 2024 were submitted timely and had no Financial Performance Indicators of Concern (FPICs). However, due to the unit's trend of repeated internal control issues, they still scored for UAL inclusion.

A draft of the fiscal year 2025 audited financial statements report was presented to the Town in November 2025. The final report and accompanying documentation submission to the LGC staff is anticipated in early December.

LGC staff does not foresee any issues with the Town's ability to service the additional debt and anticipates the unit's removal from the UAL once their fiscal year 2025 statements are accepted.

Attachment D:
Request for Statement on
Proposed Town of Bethlehem



NORTH CAROLINA

DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

LGC Staff Recommendation Regarding the Community of Bethlehem's Petition for Incorporation December 2, 2025

Overview

- In Alexander County, some registered voters ("the Community" or "Bethlehem") are seeking to incorporate the community of Bethlehem.
- When residents propose to create a new municipality, N.C.G.S. 120-163(c) directs the Local Government Commission (LGC) to issue a statement "regarding the proposed municipality's prospects for financial viability and effective fiscal management."
- This summary contains a recommended statement drafted by LGC staff and an explanation for that statement.

Statutory Context

[N.C.G.S. 120-163\(a\)](#) requires that residents who wish to create a new municipality file a petition with the [Municipal Incorporations Subcommittee of the Joint Legislative Committee on Local Government](#). The petition "must be submitted to the Municipal Incorporations Subcommittee at least 60 days prior to convening of the next regular session of the General Assembly in order for the Municipal Incorporations Subcommittee to make a recommendation to that session" (N.C.G.S. 120-163(e)).

The petition must include "a statement from the Local Government Commission regarding the proposed municipality's prospects for financial viability and effective fiscal management" (N.C.G.S. 120-163(e)).

The LGC's Role

The LGC's role in municipal incorporation is limited to issuing the statement described above. It does not include determining whether incorporation is advisable.

Bethlehem

Residents of the community of Bethlehem (“the Community” or “Bethlehem”) are seeking to incorporate their community and have requested a statement from the LGC per N.C.G.S. 120-163(c).

- **January 2025:** The Community contacted the LGC staff regarding potential incorporation.
- **February 2025:** The Community submitted its first incorporation proposal to the LGC staff.
- **March 2025:** The Community responded to LGC staff questions regarding the initial proposal; staff prepared a draft statement for the LGC’s consideration at its April 2025 meeting. The draft statement read as follows:
Pursuant to N.C.G.S. 120-163(c) and based on the information provided by the Community of Bethlehem, the Commission cannot find that the Community has sufficiently proven that it will employ effective fiscal management practices, and based on the information presented, cannot make a determination as to the Community’s prospects for financial viability.
On March 27, 2025, the Community formally withdrew its first proposal to allow time for revision and legal consultation.
- **August 2025:** The Community’s legal counsel submitted a formal letter and revised proposal to the LGC.
- **December 2, 2025:** LGC staff will present this document to the Commission for consideration.

Proposed Statement

Based on a review of the information provided, LGC staff recommend that the Commission provide the following statement to the Community. **This statement does not constitute a recommendation for or against incorporation.**

“As directed by N.C.G.S. 120-163(c), the Local Government Commission reviewed the submission from the Bethlehem community (“the Community”) to assess the proposed municipality’s prospects for financial viability and effective fiscal management.

Based on the information provided, the Community would likely be financially viable, primarily due to the strength of its projected property tax and sales tax revenues. The Community has also indicated a commitment to adopting fiscal policies and safeguards that are consistent with effective financial management.

However, North Carolina continues to face a severe shortage of qualified local government finance staff — a situation affecting the majority of local governments

statewide. Given this ongoing workforce challenge, the Commission cannot determine whether the proposed municipality would be able to carry out and sustain the financial management practices it has described.

This statement is provided for inclusion in the Community's petition and should not be interpreted as a recommendation for or against incorporation."

Basis for the Statement on "Effective Fiscal Management Practices"

Context: Statewide Capacity Constraints in Local Government Finance

The long-term viability of any proposed municipality hinges on its ability to implement and maintain sound fiscal management practices. At present, North Carolina faces a dire and growing shortage of qualified finance officers across its more than 1,100 existing local governments and public authorities. This shortage has created systemic vulnerabilities in local government operations, with many local units struggling to meet basic financial reporting requirements, maintain internal controls, and comply with state oversight standards.

The challenge is not isolated to any one region of North Carolina. Units across the state report difficulty recruiting and retaining experienced fiscal staff, often due to limited salary competitiveness, a shrinking pipeline of trained professionals, and the increasing complexity of local government finance. As a result, some towns have resorted to outsourcing critical financial functions or operating with unfilled positions, which can compromise transparency, accountability, and long-term financial stability. Moreover, it is a violation of [N.C.G.S. 159-24](#) for a local unit to outsource the official role of Finance Officer.

In this context, the creation of any new municipality raises serious concerns about that unit's ability to implement and maintain sound fiscal practices.

Bethlehem's Proposed Framework for Fiscal Management

Bethlehem has demonstrated a clear understanding of the types of financial policies and practices necessary for effective fiscal management. The Community's revised proposal includes:

- A revised budget ordinance with appropriations clearly broken down by department and function.
- A contingency fund capped at 5% of the total budget, with excess funds redirected to a capital reserve fund in compliance with N.C.G.S. 159-18.
- A commitment to adopt:

- A comprehensive internal control and governance policy, including a code of conduct and oversight responsibilities.
- Internal control practices such as segregation of duties, approval workflows, and fraud detection protocols.
- A clearly defined organizational structure with delegated authority and role clarity for financial staff.
- A commitment to hiring qualified personnel and supporting ongoing training and succession planning.
- An audit committee charter with defined authority, responsibilities, and membership criteria.
- A requirement for quarterly audit committee meetings and annual reporting to the Town Council.
- A first-year compliance checklist aligned with the Local Government Budget and Fiscal Control Act ([N.C.G.S. Chapter 159, Article 3](#)).

Taken together, Bethlehem presents a thoughtful and well-organized framework. Yet even the strongest internal policies rely on the availability of qualified personnel to carry them out. Until the underlying and widespread workforce and capacity issues are addressed, the prospects for effective fiscal management in any new municipality remain of significant concern to the Commission.

Basis for Statement on “Financial Viability”

It is reasonable to believe that the proposed municipality could remain financially viable if it were to manage its finances in a responsible manner.

In North Carolina, local governments receive the overwhelming majority of their revenue from two revenue sources: the property tax and sales and use taxes. The proposed Town could reasonably expect to generate at least \$2.4 million annually from these two sources; in addition, other smaller revenue sources would add to this total.

The Property Tax

Under N.C.G.S. 160A-209, a city is authorized — but not required — to levy a property tax of up to a combined rate of one dollar and fifty cents (\$1.50) on the one hundred dollars' (\$100) appraised value of property subject to taxation. The Community proposes to levy an ad valorem property tax of \$0.05 (i.e., 5 cents) for every \$100 of valuation.

Bethlehem's proposal estimates its assessed valuation at \$1.1 billion, based on data that

Bethlehem indicated was provided by Alexander County. LGC staff note that this is approximately 26.6% of Alexander County's FY 2024-25 total valuation of \$4.13 billion, as self-reported by Alexander County to the North Carolina Department of Revenue (DOR) and reported by DOR on its [LG01 report](#).

This property tax could generate approximately \$534,000 based on:

- The reported assessed valuation of \$1.1 billion
- The planned \$0.05 property tax rate, and
- Alexander County's 97.06% property tax collection rate (FY 2023-24 rate, most recent rate readily available).

To note, this estimate does not reflect any property that is exempt from taxation, which would lower the Town's total property tax revenue by an unknown amount.

Sales and Use Taxes

Under N.C.G.S. 105, Articles 39-46, county governments may levy multiple cumulative sales taxes with voter approval. The county's net sales tax distribution under Articles 39-42 is shared between the county and its municipalities using one of two methods authorized under N.C.G.S. 105-472. As an incorporated municipality, Bethlehem would receive a monthly sales tax distribution from the North Carolina Department of Revenue, representing a portion of the sales tax revenue currently distributed to Alexander County and Taylorsville.

LGC staff estimate that if incorporated, Bethlehem could expect to receive approximately \$1.9 million in annual sales tax distributions, based on the following assumptions:

- In FY 2024-25, the most recent full year of data available, the Department of Revenue distributed \$11,028,594.26 in revenue from Articles 39, 40, and 42 to Alexander County and Taylorsville.
- Alexander County allocates sales tax revenue on a per capita basis between the County and its existing municipality, Taylorsville.
- In calculating the current sales tax distributions, the Department of Revenue uses 2025 population data for Alexander County (35,958) and Taylorsville (2,361) that is provided by the Office of the State Demographer in the Office of State Budget and Management.
- The Community estimated that its population if incorporated would be 7,800.
- Had Bethlehem been incorporated for the entire FY 2024-25, it would have received 16.9% of the \$11.0 million distributed to the County and its existing town, i.e., $7,800 / (35,958 + 2,361 + 7,800)$.

Important Considerations

The statements in this document should be taken in the context of the following considerations:

- The LGC's statement on the proposed municipality's prospects for financial viability and effective fiscal management does not constitute a recommendation for or against incorporation.
- The Commission's role is limited to providing a statement regarding the proposed municipality's prospects for financial viability and effective fiscal management; it is not to approve the proposed municipality's budget nor to recommend or approve its incorporation.
- The Commission has no role in determining whether any of the other requirements for the petition have been met or in determining whether the requirements for municipal incorporation have been met; these findings are the purview of the Municipal Incorporations Subcommittee of the Joint Legislative Committee on Local Government.

August 1, 2025

VIA E-MAIL ONLY

Secretary Denise Canada
Local Government Commission
10130 Perimeter Pkwy #200
Charlotte, North Carolina 28216
Denise.Canada@nctreasurer.com

Re: *Proposed Town of Bethlehem Incorporation LGC Submission No. 2*

Secretary Canada,

My name is Robby Dube, and my firm Eckland & Blando LLP, in partnership with Farrell Smith O'Connell Aarsheim Aprans LLP, has been retained by Don Taylor and the proposed Bethlehem incorporators to represent them in this process.

I write to provide clarification on my clients' newest Local Government Commission submission and to respectfully request a thorough re-review of my clients' submission rather than defaulting to the same recommendation of an earlier proposal that the LGC itself deemed "closed" and "withdrawn" pursuant to Debbie Tomasko's March 28, 2025 email.

As Ms. Tomasko said, and as is required by North Carolina law, the LGC must "develop a new recommendation for [sic] statement from the LGC regarding prospects for financial viability and effective fiscal management ***based on information requested at the time***" (March 28, 2025 email (emphasis in original).)

Thus, your statement that "[u]nless something has *fundamentally and significantly* changed since April, my staff's recommendation would be the same now" is legally improper and raises serious concerns about the fairness and thoroughness of the process. Because the proposed Bethlehem incorporators are seeking to submit a *new* proposal, a new recommendation is warranted. As discussed in this letter, all concerns raised by the LGC regarding the first proposal have been addressed or were erroneous from the outset. Thus, a positive recommendation is warranted.

The First Proposal

The proposed Bethlehem incorporators submitted their first proposal to the LGC on February 23, 2025 (prior to consulting with my firm for legal guidance on the incorporation process). From that proposal, the LGC responded with a series of questions, which the proposed Bethlehem incorporators responded to on March 12, 2025.

From that process, the LGC identified the following concerns regarding the first proposal that the LGC believed warranted a negative recommendation:

1. The proposal did not levy a property tax
2. The proposal did not make appropriations by department, function, or project
3. The proposal had an “Operations, contingency” line item of \$902,500 which exceeded the 5% limit for contingency appropriations and it was recommended to be used for a capital reserve fund or separately adopted capital budget ordinance
4. The proposal did not have specificity regarding internal controls for financial management processes
5. The proposal did not properly understand the requirement of an independent, certified public accountant.

Following this, my clients retained my firm and I met with the LGC to discuss the LGC’s concerns on March 31, 2025. As explained in that meeting, my clients would be withdrawing their first proposal to give them time to meet with my firm to receive guidance on the incorporation process and their legal obligations pre- and post-incorporation.

Accordingly, my clients confirmed their requested withdrawing of their proposal on March 27, 2025. I have now been able to provide legal advice to my clients explaining, *inter alia*, the financial requirements incumbent on them should they incorporate.

The Second Proposal

Based on that legal advice and guidance, my clients requested on July 6, 2025, to submit a second proposal to the LGC, incorporating the LGC’s concerns and my legal guidance. Your July 17, 2025 response provided the following:

Thanks for reaching out and for time for me to settle in. I know you’ve had multiple conversations with LGC staff about this possible incorporation. I understand that this item was initially on the April 2025 agenda, with a staff recommendation that “the Commission cannot find that the Community has sufficiently proven that it will employ effective fiscal management practices, and based on the information presented, cannot make a determination as to the Community’s prospects for financial viability.”

Unless something has *fundamentally and significantly* changed since April, my staff’s recommendation would be the same now.

Are you asking to put this on the LGC agenda so that this finding against fiscal viability can be adopted?

(July 17, 2025 email (emphasis in original).)

I want to be clear that there are *fundamental and significant* changes, and further that the LGC's original concerns contained factual and legal errors that require addressing.

Specifically, my clients (and their new proposal which is attached hereto as Exhibit A) have incorporated the LGC's concerns in the following ways:

A. Property Tax

The LGC claimed that the first proposal did not levy a property tax. I will note that there is no requirement under N.C.G.S. 159-13(a) to levy a property tax and thus it is not appropriate to claim my clients do not show fiscal management knowledge for not levying a property tax. Rather, North Carolina law *empowers* a municipality to levy a property tax. It does not *mandate* a property tax.

Regardless, the LGC was simply factually wrong. The proposal specifically levied an ad valorem tax of 5 cents for every \$100, i.e. a .05% property tax. An ad valorem tax *is* a property tax and thus my clients did in fact include a property tax in their first proposal and again in the second one.

B. Appropriations by Department, Function and/or Project

The LGC claimed that the proposed budget did not have appropriations by department, function, and/or project. This again appears to be a misunderstanding on the LGC's part as my clients did have the budget broken down by department. Regardless, this has been made more clear in the revised budget with the following categories:

1. Administration (with sub categories)
2. Planning and Zoning
3. Public Safety (with sub categories)
4. Transportation
5. Non-Departmental (Insurance)
6. Contingency
7. Capital Reserve

C. Operations Contingency Fund

The LGC staff noted that the "Operations Contingency Fund" was larger than the 5% permitted by N.C.G.S. § 159-13(b)(3). I have since explained to my clients the important distinction between a Contingency Fund and a Capital Reserve Fund under N.C.G.S. § 159-18.

My clients have since revised the budget proposal to limit the Contingency Fund to five percent (5%) of the budget, while moving the excess funds to a Capital Reserve Fund. To further comply with N.C.G.S. § 159-18, my clients have identified (1) the purpose of the fund [renovating and expanding the public park], (2) the approximate time period [2 years], (3) the approximate amounts to be collected [\$1.4 million], (4) and the source of the money [the excess of the collected revenues pursuant to N.C.G.S. § 159-20]. I have further explained to my clients the rules and regulations required by N.C.G.S. §§ 159-21, 22 regarding investment and withdrawals from the Capital Reserve Fund.

This change not only shows a fundamental and significant change in their proposal, but reflects their expanded and deepened understanding of the budgetary rules mandated by the North Carolina General Statutes

D. Importance of Internal Controls Module

The LGC staff noted that my clients should review the Importance of Internal Controls module. My clients have done so, and have updated their proposal accordingly to provide 13 specific steps, policies, and procedures which are noted in Exhibit A.

E. Audit Committee

Respectfully, the LGC did not properly understand my clients' submission in this regard. When my clients proposed an outside auditor be used for the first few years, they did not mean this to imply they would not audit going forward or for the first year. Rather, they were trying to explain they would use an independent, certified auditor for the first few years of formation until they could add a full audit committee, still made up of independent, certified auditors. It was an *addition* to the certified public auditor—who would audit at the close of each fiscal year—not a replacement/subtraction.

Regardless, my clients' proposal has been updated to reflect that an independent, certified public auditor will be employed to audit at the end of each fiscal year, and that a full audit committee will be spun up immediately to provide even more robust auditing. This audit committee will consist of 3 to 5 members, appointed by the Town Council with at least one members having experience in accounting, auditing, or financial reporting. There will also be a preference (but not a requirement) that at least one member of the audit committee is not a member of the Town Council.

The audit committee shall have the following authorities as well:

- Recommend to the Town Council the appointment, reappointment, or replacement of the external auditor;
- Oversee the development and execution of the annual audit;

- Review the audit contract before submission to the LGC;
- Access relevant town records and personnel as necessary;
- Meet with internal and external auditors independently of management;
- Recommend improvements in internal controls and financial practices.

Further, my clients have included a specific step-by-step compliance checklist for the First-Year Budget and Fiscal Control Compliance that adopts requirements of the N.C.G.S. and recommendations of the LGC. Finally, my clients have further expanded the description and role of the Budget Officer to capture its obligations under the N.C.G.S.

These changes and edits should clearly show that there is fundamental and significant changes to my clients' second proposal as compared to their first proposal which should warrant a positive recommendation.

F. Public Comments

Finally, I want to again ensure that the LGC will not be making any recommendations based on public comments in support or in opposition to the incorporation. North Carolina law does not permit the LGC to use public comments as a basis or factor in its recommendation.

And, as discussed during our debrief call with the LGC, the majority of the would-be Bethlehem residents are in support of the incorporation as evidenced by the signatures collected. A vocal minority submitting comments does not reflect the actual, on-the-ground support for incorporation.

Finally, State Senator Eddie Settle and State Representative Blair Eddins have both confirmed that they will support placing incorporation on a referendum ballot given the large public support for having a vote. If the LGC is going to consider public comments, the position of these elected officials should of course carry significant weight.

Conclusion

My clients greatly appreciate the role the LGC plays in ensuring that proposed new municipalities are ready to succeed when incorporation is approved. My clients' original and second proposal shows they are ready for that step, having addressed every identified concern raised by the LGC and demonstrated the fiscal responsibility and competence to manage their municipal affairs.

I look forward to discussing my clients' new proposal with the LGC and to receiving the LGC's recommendation based on the new proposal, as required by North Carolina law. I believe

once the LGC fully reviews my clients' proposal, the LGC will see that a positive recommendation is warranted.

Please do not hesitate to contact me if you have any questions or concerns.

Your time and attention to this matter is appreciated.

Kindest regards,

A handwritten signature in cursive script that reads "Robert T. Dube, Jr.".

Robert T. Dube, Jr.

cc: Don Taylor
Jeff Poley

Exhibit A

Issue #1

TOWN OF BETHLEHEM, NORTH CAROLINA

BUDGET ORDINANCE

BE IT ORDAINED by the Town Council of the Town of Bethlehem, North Carolina, as follows:

Section 1. General Fund Appropriations

The following amounts are hereby appropriated for the operation of the Town of Bethlehem's government and its activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Function/Department	Amount
Administration	\$805,000
salaries and related expenses	\$350,000
Office expenses	\$20,000
furnishing and equipment	\$10,000
Parks and recreation	\$100,000
snow and ice removal	\$10,000
Tax Collection	\$50,000
Professional services	\$200,000
Election services	\$50,000
Other operating expenses	\$15,000
Planning and Zoning	\$140,000
Public Safety	.
Police	\$400,000
Fire/EMS	\$600,000
Transportation	\$120,000

Function/Department	Amount
Non-Departmental (Insurance)	\$80,000
Contingency	\$151,625
Capital Reserve*	\$735,875
Total Appropriations	\$3,032,500

Section 2. General Fund Revenues

It is estimated that the following revenues will be available in the General Fund to meet the foregoing appropriations:

Revenue Source	Amount
Ad Valorem Taxes (Property Tax)	\$522,500
Article 39-46 Distributions	\$2,015,000
Other State-Shared Revenues:	
— Beer and Wine Tax	\$26,250
— Solid Waste Disposal Tax	\$4,500
— Natural Gas Tax	\$6,750
— Electricity Excise Tax	\$337,500
— Telecommunications Tax	\$60,000
— Video Programming Tax	\$60,000
Total Revenues	\$3,032,500

** Reserve will be used to modernize and upgrade our town parks and infrastructure to include a stage and meeting area similar to surrounding towns within 2 years with an estimated cost of \$1.4 million.*

Section 3. Tax Rate

The property tax rate for the Town of Bethlehem is hereby set at five cents per \$100 of assessed valuation, based on an estimated assessed tax base of \$1,100,000,000 and an estimated collection rate of 95%, in accordance with G.S. 159-13(6).

Section 4. Budget Officer Authorization

The Town Manager/ Budget Officer, is hereby authorized to:

- **Transfer amounts between departments in the same fund with prior approval of the Council, with such transfers reported at the next regular meeting.**
 - **Make expenditures consistent with this ordinance and G.S. 159-13.**
-

Section 5. Contingency and Capital Reserve Use

- **The Contingency Fund shall be used only for unanticipated expenses and must be transferred into a departmental appropriation authorized by the council via resolution before being expended.**
 - **The Capital Reserve is designated for long-term projects, infrastructure, or capital asset acquisition and shall require specific council action to allocate in accordance with G.S. 159-18.**
-

Section 6. Copies of the Budget

Copies of this ordinance shall be filed with:

- **The Town Clerk,**
- **The Town Finance Officer, and**
- **The Town Budget Officer,**
to be available for public inspection and use in the disbursement of town funds.

Issue #2

Internal Controls

Town of Bethlehem Internal Control and Governance Policy

1. Code of Conduct and Ethical Expectations

The Town Council of Bethlehem, along with its administrative staff, shall adopt and adhere to a Code of Conduct that clearly communicates expectations regarding integrity and ethical behavior. Management will apply these standards to evaluate the actions and attitudes of employees and departments and to establish tolerance levels for ethical deviations or misconduct.

2. Town Council Oversight of Internal Controls

The Bethlehem Town Council will exercise ongoing oversight of the Town's internal control system. The Council will review and evaluate management's design, implementation, and daily operation of these controls. This includes testing procedures, identifying potential weaknesses, and ensuring that systems are effective in mitigating risks and guarding against fraud. The Council will offer guidance and recommend corrective measures when deficiencies are found.

3. Organizational Structure and Delegation of Authority

The Town of Bethlehem's management team shall define a clear organizational structure, assign responsibilities appropriately, and delegate authority to achieve the Town's strategic and operational goals. The Town will maintain updated organizational charts to clarify reporting lines. For example, within the finance department, the chart will define the roles and authority of the finance officer, treasurer, accountant, payroll specialist, and other finance personnel. Job descriptions for new hires must align with the level of responsibility outlined in these charts. This structure supports the effective assignment of internal control duties.

4. Recruitment, Development, and Retention of Qualified Staff

The Town of Bethlehem is committed to hiring competent individuals to carry out essential functions. Management must understand the skill sets required for each role, especially in financial operations. Ongoing professional development, including training on state and federal compliance requirements (such as those tied to federal grants), will be encouraged and required as necessary. Succession planning will be incorporated into the Town's personnel strategy to maintain continuity in critical roles and prepare for unforeseen staffing changes.

5. Performance Evaluation and Accountability

The Town shall conduct regular performance evaluations for all employees, including assessments of how well internal control duties are fulfilled. For instance, if the Town requires a preaudit certificate for contracts, management will evaluate whether the responsible employee consistently attaches appropriate documentation. Failure to meet standards may lead to corrective or disciplinary action, applied equitably across the organization.

Internal Control Practices of the Town of Bethlehem

To maintain fiscal responsibility and ensure strong internal controls, the Town will observe the following practices:

- **Segregation of Duties**
No single employee shall control all aspects of any financial transaction. For example, staff responsible for handling cash shall not be involved in recording deposits or reconciling accounts.
- **Approval Workflows and Authorization Thresholds**
The Town will define formal approval procedures and financial authorization thresholds to control spending and prevent unauthorized transactions.
- **Regular Review and Reconciliation**
Financial records shall be reviewed and reconciled regularly by individuals independent of the original preparer. This helps identify errors or irregularities promptly.
- **Physical Safeguards and Inventory Control**
All town assets—including equipment, inventory, and cash—must be physically secured. Periodic inventories will be conducted and reconciled with recorded values to detect discrepancies.
- **Employee Training and Guidance**
The Town will provide training to ensure employees understand their roles, internal control expectations, and the process for reporting concerns or misconduct.
- **Compliance with Laws and Regulations**
All town operations shall comply with applicable state and federal laws, including the Local Government Budget and Fiscal Control Act, and any funding-related agreements.

- **Documentation of Policies and Procedures**
The Town will maintain current and clearly written documentation of all internal control policies and procedures, which will be easily accessible to relevant staff.
- **Fraud Detection and Response Plan**
The Town will implement procedures to detect, report, and respond to fraud. This includes anonymous reporting channels, regular data analysis, and a structured plan to investigate and remediate incidents of suspected fraud.

Issue #3 Audit committee

Town of Bethlehem

Audit Committee Charter

1. Purpose

The Audit Committee is established by the Town Council of Bethlehem to assist in fulfilling its oversight responsibilities regarding:

- The integrity of the Town's financial reporting,
- Compliance with applicable legal and regulatory requirements,
- The performance and independence of the external auditor, and
- The effectiveness of internal controls and audit processes.

This committee is advisory in nature and does not assume the duties of management or the external auditor.

2. Authority

The Audit Committee has the authority to:

- Recommend to the Town Council the appointment, reappointment, or replacement of the external auditor;
- Oversee the development and execution of the annual audit;
- Review the audit contract before submission to the LGC;
- Access relevant town records and personnel as necessary;

- **Meet with internal and external auditors independently of management;**
 - **Recommend improvements in internal controls and financial practices.**
-

3. Membership

- **The Audit Committee shall consist of 3 to 5 members, appointed by the Town Council.**
 - **Members may include council members, residents with financial or auditing experience, or other qualified individuals.**
 - **At least one member should have experience in accounting, auditing, or financial reporting.**
 - **The Town's Finance Officer may attend meetings but shall not serve as a voting member.**
 - **The town will strive to have at least one member who is not a member of the Town Council**
-

4. Meetings

- **The committee shall meet at least once per quarter, with additional meetings as needed during the audit cycle.**
 - **A majority of members shall constitute a quorum.**
 - **The committee may meet in executive session with auditors, when appropriate, in accordance with public meeting laws.**
-

5. Responsibilities

a. Financial Reporting and External Audit

- **Review and recommend approval of the annual audit engagement letter and scope of work.**
- **Monitor the progress of the annual audit to ensure timely submission to the LGC.**
- **Review the draft audit report and findings, including management's response.**

- **Ensure timely filing of the audit report with the Secretary of the LGC in accordance with G.S. 159-34.**
- **Assist in addressing audit findings or material weaknesses.**

b. Internal Controls and Compliance

- **Review the Town's internal control policies, especially in areas of risk, finance, and grant compliance.**
- **Ensure that segregation of duties, approval workflows, and fraud prevention measures are documented and followed.**
- **Recommend updates to internal control procedures as needed.**

c. Risk and Ethics Oversight

- **Monitor for any signs of fraud, noncompliance, or ethical misconduct related to fiscal matters.**
- **Ensure mechanisms are in place for employees or the public to confidentially report concerns.**
- **Coordinate with the Town Attorney, if applicable, on legal compliance.**

6. Reporting

The Audit Committee shall:

- **Provide written or verbal reports to the Town Council after each meeting.**
- **Submit an annual summary of activities, recommendations, and any concerns related to the audit process or internal controls.**

7. Review of Charter

This charter shall be reviewed annually by the Audit Committee and any recommended changes must be approved by the Town Council.

Step-by-Step Compliance Checklist

“Bethlehem First-Year Budget & Fiscal Control Compliance”

Step 1: Pre-Adoption

- ☐ **Appoint Budget Officer (may be Town Manager/Interim Officer).**
 - ☐ **Prepare recommended budget (balanced: revenues = appropriations).**
 - ☐ **Include:**
 - **Property tax rate & collection % (based on prior year or estimate),**
 - **All mandatory appropriations (debt service, deficits).**
 - ☐ **File proposed budget with Town Clerk for public inspection (10 days before adoption).**
 - ☐ **Publish notice of public hearing.**
-

Step 2: Adoption by Town Council

- ☐ **Hold public hearing.**
 - ☐ **Adopt budget ordinance before July 1 (or no later than start of fiscal year).**
 - ☐ **Include:**
 - **Departmental appropriations,**
 - **Realistic revenue estimates,**
 - **Contingency limit ($\leq 5\%$).**
 - ☐ **Enter ordinance in minutes.**
 - ☐ **File copies with Clerk, Finance Officer, Budget Officer.**
-

Step 3: Post-Adoption Implementation

- ☐ **Adopt disbursement & preaudit process for all expenditures.**
 - ☐ **Establish official bank accounts.**
 - ☐ **Set up accounting system per LGC standards.**
 - ☐ **Adopt internal control policies (segregation of duties, approvals).**
-

Step 4: Audit & Reporting

- ☐ **Contract with CPA for annual audit.**
 - ☐ **Submit audit report to LGC within 9 months of fiscal year end.**
 - ☐ **Review audit findings and implement recommendations.**
-

Step 5: Ongoing Compliance

- ☐ **Approve any budget amendments by Council vote.**
- ☐ **Maintain balanced budget throughout year.**
- ☐ **Ensure fund transfers follow policy.**

PUBLIC COMMENTS REGARDING THE:
“REQUEST FOR STATEMENT ON PROPOSED TOWN OF BETHLEHEM”
AGENDA ITEM FOR THE DECEMBER 2, 2025 LGC MEETING

SUMMARY

The following pages contain one hundred sixty-three (163) public comments related to the “Request for Statement on Proposed Town of Bethlehem” meeting agenda item received via the [Public Participation online form](#). These comments are being provided pursuant to the [Policy on Public Participation in LGC Meetings](#) (Policy).

Note that the Policy adopted by the Commission on April 4, 2023 requires that: “Written comments received no later than seven (7) business days before the meeting at which the subject item will be considered will be included in the agenda packets sent to the Commission members and to the unit of local government which is the subject of the comments. Comments received after this deadline but prior to 11:59 p.m. the day preceding the scheduled meeting shall be distributed by email to all members of the Commission and to the unit of local government which is the subject of the comments.”

Please note with respect to the public comments included here:

- This attachment includes public comments received through Wednesday April 2, 2025. These comments were received near the time in which the first petition for incorporation was submitted to the Commission in approximately February 2025 and are related to the first petition. The petitioners withdrew the petition from consideration prior to the April 1, 2025 Commission meeting.
- In August, 2025 a second updated petition for incorporation was submitted to the Commission. As a result, those public comments received through April 2, 2025 may be based on information that has since been changed or updated.
- The Policy provides that “if an item is removed from the Commission’s agenda either prior to or during the meeting, the Commission Chair, in consultation with the Commission Secretary, may defer public comment regarding the agenda item until it is brought back before the Commission.” Since the comments received earlier this year do relate to the matter of a petition for incorporation of a Town of Bethlehem, those earlier comments are being provided to the Commission for the December 2, 2025 meeting.
- The Commission’s role related to this agenda item is limited to providing a statement regarding the proposed municipality’s prospects for financial viability and effective fiscal management and is not to vote to approve or recommend the proposed municipality’s budget or its incorporation. In addition, the Commission has no role in determining if any of the other requirements for the petition have been met, or in determining if the requirements for municipal incorporation have been met; these findings are the purview of the Municipal Incorporations Subcommittee of the Joint Legislative Committee on Local Government;
- The comments may or may not relate to the statutory findings required to be made by the Commission for approval of the item; and

**PUBLIC COMMENTS SUBMITTED REGARDING AGENDA ITEM:
“REQUEST FOR STATEMENT ON PROPOSED TOWN OF BETHLEHEM”**

DECEMBER 2, 2025 LGC MEETING

#	Name	Created	Comment
1.	Paul Stroud	3/20/2025	This comment is in response to the incorporation of Bethlehem. WE DONT WANT IT. We wish this to be put to a referendum and put on a ballot. 23 square miles of an incorporated town is stupid, period. Not only that NONE of the residents want it.
2.	Melinda Null	3/20/2025	This comment is in reference to the proposed incorporation of the Bethlehem community. I have been a lifelong resident of Bethlehem, I have worked in Alexander County for the entirety of my adult life and have raised my family here. My husband and I own 11 acres of land & our home in Bethlehem, pay taxes here & are actively involved in our community. I am opposed to the current proposed incorporation for many reasons. No community should be incorporated without a vote. Our county taxes were just drastically increased and most importantly, those seeking incorporation speak for a very small segment of our community. I am not of the opinion that at some point in time incorporation should not be voted on, but this plan isn't the way we should or wish to proceed. Thank you for your time in reading my comment. I sincerely hope and trust that you will seriously consider the opinions of the many in our community and not the few.
3.	Brooke Elder	3/20/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County.... This letter expresses my strong opposition to the proposed incorporation of the community of Bethlehem, North Carolina. I am deeply concerned about the submitted budget and the lack of demonstrated need for incorporation, especially considering the existing services provided by Alexander County.</p> <p>I understand that the incorporation group's budget is currently under review by the NC Treasury, with a crucial meeting scheduled for April 1st. I appreciate the opportunity to submit public comments and urge the Treasury and the General Assembly to carefully consider the following points:</p> <p>1. Lack of Transparency and Justification for the Proposed Budget: I have significant concerns regarding the transparency of the submitted budget proposal. Details regarding specific allocations and justifications for expenditures have been insufficiently disclosed to the community.</p> <p>I would like to request a thorough, line-by-line review of the proposed budget, with particular attention to the necessity of each expense.</p> <p>2. Duplication of Existing Services and Creation of a “Paper Town”: The proposed incorporation of Bethlehem does not offer any new or enhanced services that are not currently provided by Alexander County.</p> <p><i>CONTINUED BELOW</i></p>

			<p><i>CONTINUED FROM ABOVE</i></p> <p>This raises serious questions about the necessity and value of creating a separate municipal government.</p> <p>The incorporation appears to be a creation of a “paper town” without a clear demonstration of how it will improve the quality of life or provide tangible benefits to the residents of Bethlehem.</p> <p>I feel that the added layer of government will add expenses and potential taxes, without adding value.</p> <p>3. Financial Burden on Residents: I am concerned about the potential increase in taxes and fees that will be imposed on Bethlehem residents to fund the new municipal government. Without a clear demonstration of added value, the financial burden placed on residents is unwarranted. The costs associated with setting up and maintaining a new municipality, including administrative expenses, infrastructure development, and potential legal fees, are a significant concern.</p> <p>4. Lack of Demonstrated Community Consensus: There is significant division within the Bethlehem community regarding the proposed incorporation.</p> <p>I respectfully request that the General Assembly consider the diverse opinions of ALL Bethlehem residents before making a final decision.</p> <p>A vote from all residents would be the most democratic way to proceed.</p> <p>5. Alternative Solutions: I believe that the existing county services are adequate to meet the needs of the Bethlehem community. I suggest exploring alternative solutions, such as enhanced collaboration with Alexander County, to address any specific concerns or needs within the community, rather than creating a new municipality. I would like to urge the NC General Assembly to carefully consider these concerns and reject the proposed incorporation of Bethlehem. I believe that this incorporation is fiscally irresponsible, lacks a clear justification, and will ultimately place an undue burden on the residents of Bethlehem. I respectfully request that these concerns be given serious consideration during the review process. Sincerely, Brooke Elder, A Long-Term Resident, Mom of Two School Age Children & Local Educator</p>
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4.	Rebecca Beckner-Richey	3/20/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County.</p> <p>My name is Rebecca Beckner-Richey. I am a citizen and homeowner in the district of Bethlehem and I am opposing the incorporation of Bethlehem. I'd like to take this opportunity to express my concerns on the potential impact that incorporating the community of Bethlehem will have on the growth of Alexander County. I can only speculate on what will come of this shall it be approved because there has been little to no transparency of a proposed budget from those in favor of incorporating. Alexander county is a rural county with minimal potential for growth outside of the Bethlehem districts. Our county commissioners have worked diligently on improving our local economy and infrastructure. In 2018 a business plan was created with community and business leaders, this plan has been published on our local government website for years and referred to as the Bethlehem Community Plan. This is a plan for slow sustainable growth and was adopted by the Alexander County Commissioners 9/9/2019. Following the Bethlehem business plan you have the 2045 Comprehensive plan for Alexander County adopted by commissioners on 4/8/2024. This attempt to incorporate the community of Bethlehem strips Alexander county of the potential growth. Much needed growth in efforts to stimulate our local economy and to support our county and our educational system etc. The attempt to incorporate Bethlehem is nothing more than an effort to build a "paper town" to gain control of zoning rights to stop growth while continuing to utilize and rely on the counties government services. This not only hurts the taxpayers in the Bethlehem districts but it will impact all taxpayers in Alexander County forcing our elected officials to develop a new plan for growth and economic development. Please consider supporting Alexander County by sending this Bill back to Alexander County for a referendum to allow the citizens of Alexander County.</p> <p>Thank you</p>
5.	Carolyn Johnson	3/21/2025	<p>We do not want Bethlehem to be incorporated this will cause our property taxes to double ! We would like to have a referendum to vote in this situation. Two people should not be allowed to decide what happens in our community.</p>
6.	Kevin M. Henry	3/21/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County.</p> <p>This budget that has been submitted to the state of North Carolina is a "bare bones" budget, in order to keep the tax rate at a minimum and adds nothing that the community of Bethlehem dosen't already receive. The budget robs money from Alexander County by taking sales tax and other tax money from the county to fund their budget. This takes the current pie and divides it in to more pieces and no one comes out equal to what we now have.</p> <p>My wife and my self have been residents of the Bethlehem community for almost 14 years and see no benefits to the residents for allowing incorporation to happen.</p> <p>Thank you for your time in this matter.</p> <p>Kevin Henry 115 Dogwood Ct. Taylorsville, NC 28681</p>

7.	Tim Stafford	3/21/2025	<p>This comment is directed towards budget proposal for the Incorporation of Bethlehem in Alexander County. There was never a vote of the people who live in the area that is to be incorporated. The budget that has been submitted gives nothing to the people who live in this area other than more taxes for no services. I personally believe this Incorporation is just a power grab by a few individuals who want to be in power. Please do not approve the Incorporation of Bethlehem.</p> <p>Tim Stafford Bethlehem Land Owner</p>
8.	Jaquetta George	3/21/2025	<p>Regarding the proposed incorporation of Bethlehem in Alexander county-NO! The proposed budget is a farce, and there are those who have appointed themselves in charge. If anything, let the citizens of the area vote on whether or not to incorporate.</p>
9.	Kimberly Kelley	3/21/2025	<p>These comments are in response to the attempt to imitate incorporation of Bethlehem NC. Please know the vast majority of residents of Bethlehem NC in Alexander County are NOT in favor of incorporation. All the proposed services are currently provided by our county and this would end up being only a paper town. Many of my neighbors were misinformed about what they signed when the small group was attaining signatures. Many thought they were simply signing to keep high density housing zoning from our community. Incorporation as it is being proposed would be a detrimental move for so many in our community and our county as a whole.</p> <p>I respectfully request that this be brought to us as a referendum.</p> <p>Thank you for your consideration of this.</p> <p>Respectfully Kimberly Kelley</p>
10.	Chanda Smith	3/21/2025	<p>Re: Bethlehem Incorporation</p> <p>I urge you to approve the Incorporation of Bethlehem in Alex. Co.</p> <p>The residents deserve the opportunity to have a say in how their community grows. Currently, the county had forced zoning that threatens the community.</p>
11.	Angela Jarrett	3/21/2025	<p>Please say no to incorporating Bethlehem NC or send to referendum. 23 miles is ridiculous and many of these residents are elderly and in a fixed income. We need less taxes. There are no services being provided in this. They are contracting the same services we currently have! Please! Many of these elderly are not aware of how to go about protesting this.</p>
12.	Karen Ashley	3/21/2025	<p>I am 78 and don't want it need new taxes. I moved to the country to escape them and these city folk think we need to be a city! No! Say no! Thank you, Karen</p>

13.	Deborah Hawes	3/21/2025	<p>To Whom It May Concern,</p> <p>Our family has resided in Bethlehem, NC, for over 45 years. We love living here because it is peaceful and quiet, an idyllic life in the country. Now, we are being besieged by greedy developers, buying up acreage and building high density housing, cramming 500 units in one tract of what used to be a beautiful wooded area we all loved. The Environmental costs are incalculable! There are Bald Eagles, Red Tailed Hawks, White Tail Deer, and abundant species of Wildlife whose habitat will be destroyed. We, the residents of Bethlehem, are shocked and horrified that this is happening. To stop further destruction of our beloved Bethlehem, we are asking to be Incorporated as the Town of Bethlehem. We can then control our own Zoning and preserve our beloved Bethlehem. Thank you for your kind consideration! Deborah Hawes and Family</p>
14.	Vickie Roane	3/21/2025	<p>Bethlehem community is a small, friendly farmland community. We value the lifestyle of our community and high density housing does not enhance our community. We are for progress, but in a respectful and sensible way. Please take into consideration those of us who have lived here many years, have seen changes occur, and embrace them when they are for the betterment of all concerned. Thank you</p>
15.	Carol Anne Hartman	3/21/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. This attempted incorporation has been pushed through with little transparency, or seemingly any actual planning, for the budget. I do hope that you have a concrete budget in front of you to review, because we have been asking for this information for months and none has been forthcoming.</p> <p>Comparisons have been made to other towns that are not similar to the proposed size and were incorporated decades earlier. They also have their own money-making ability, where there is nothing being proposed that would make use money. The whole burden will be on the backs of the taxpayers.</p> <p>Why would I want to pay more taxes to get the exact same thing I'm already getting? The current proposal (at least, what has been made public) is to pay the county for the services we would need as an incorporated town. I already get those services with my current tax dollars! Why should we pay more to get the same exact thing? That doesn't sound like a town to me. That sounds like some bureaucracy that makes us look like a town on paper only.</p> <p>Please carefully consider if this budget is actually bringing anything new and helpful to our area, or if it's just going to be the county propping us up at an additional cost the citizens.</p> <p>Thank you.</p>

16.	Ashley Conrad	3/21/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County.</p> <p>As a 42-year resident of Bethlehem, NC, active Lions Club member, and member of the Bethlehem Business Association. I've witnessed numerous changes and unsuccessful attempts at incorporation. This latest effort appears to be a knee-jerk reaction to the Esplanade development on Bowman Ct, driven by residents of that area.</p> <p>Their approach has been less than transparent. Signatures were gathered at polling places under the guise of providing information about the development, misleading citizens into signing in favor of incorporating our town.</p> <p>Our community has repeatedly requested to review the proposed budget, as it will directly affect us as taxpayers. However, we've been directed to a website where this information is not available. Additionally, our requests for a community-wide poll, which was standard practice in previous incorporation attempts that were soundly defeated, have been ignored.</p> <p>With 8,000 residents in Bethlehem, the 1,500 signatures obtained under false pretenses do not accurately represent the voice of our community. Please consider my words when meeting to discuss this matter!</p> <p>Sincerely, Ashley Conrad, Concerned Citizen AGAINST Incorporation</p>
17.	Timothy Eckard	3/21/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County.</p> <p>As a citizen of Alexander County and to incorporate Bethlehem would not be best for the community. This would cause extra taxes and the way the economy is. Families already struggle with just getting by living paycheck to paycheck. This would do nothing but make having money to just to survive.</p> <p>I hope this will cause reconciliation in the incorporation of Bethlehem.</p> <p>Thank you for your time. Timothy Eckard</p>

18.	Christian Brown	3/21/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County, NC.</p> <p>As a Bethlehem resident, business owner, local farmer and someone who is very involved in multiple organizations within this community, I can confidently say majority of the 8,000 resident's of Bethlehem do NOT want to be incorporated. The two individuals that have initiated this due to a housing development coming adjacent to their land, are pushing this ONLY for the control and power over zoning. This started with the petition being pushed in November at the polls with false information being shared to residents to obtain signatures. In addition, the plan they have developed for the "Town of Bethlehem" does not include any additional services the county does not provide for us today, basically creating a “paper town”. One example of false information in their plan is street lighting, indicating they only need to take this over from the county; however, our area does NOT currently have any street lighting.</p> <p>They have requested NO involvement from the community throughout this process thus far, no community meetings, no surveys to understand if this is what majority wants and half of the 8,000 residents in this area have no idea of the impacts this could have. A lot of land within the 23 sq miles that is being included is rural farmland. We've also had no transparency on the established budget that is being proposed. All of this has been done behind closed doors in an attempt to push this through without residents having visibility and an understanding.</p> <p>I ask that you strongly consider providing a negative opinion to the established town budget and requesting the General Assembly to send this back for a referendum to ensure the people are deciding what happens to Bethlehem, not two individuals that have lived here for a short time and are trying to control the future of this area. Thank you for your time and consideration.</p>
19.	Alison Williams	3/21/2025	<p>I'd like Bethlehem Incorporated to stop high density housing. While I understand economic growth, housing like this destroys the beauty and uniqueness that makes a place like this so great to live in. The beautiful forests and long- range view of the mountains is a large part of the charm. Please don't betray the existing residents for prospective residents who don't plan to stay here forever.</p>
20.	Tim &Mickie Fox	3/21/2025	<p>We do not want Bethlehem incorporated and no new taxes ! Please leave it alone as we have lived here all our lives and want it left as it is !</p>
21.	Martha Conrad	3/21/2025	<p>in regard to the recent attempt at incorporation of Bethlehem NC of Alexander County: Our county is NOT ready for incorporation. There is a huge outcry here against becoming a town at this point. The petition that was sent in was signed by many, not knowing what it was about. The petitioners were not upfront with the citizens in getting signatures. Please send this to a referendum. The residents in Bethlehem need to be able to vote on this issue.</p>

22.	Ryan Mayberry	3/21/2025	<p>My name is Ryan Mayberry and I live in the Bethlehem community of Alexander County and wish to voice my opinion on the incorporation process and budget for the proposed new town in Alexander County. I have lived in Alexander County my entire life and in the Bethlehem community for the last 25 years. My business is located in Bethlehem and in 2008 I was elected to my first term as an Alexander County Commissioner, a position that I held for 2 more terms until I decided to not run again in 2020. Currently, I serve as the Chairman of the Alexander County EDC. In the past, I championed, helped design, and pushed through the Bethlehem Sewer project as an Alexander County Commissioner. This was done to set up the conditions for new development and economic growth for the area. I know the area and residents very well and I probably know more than most people about how Bethlehem relates to the Alexander County budget and the public services that are provided. The majority of the people of Bethlehem are against incorporation. This was tried before around the year 2000 and it failed at the ballot box very badly. The same will happen again. The tax rate and the budget that has been proposed are not realistic in the long term so residents that vote in favor of incorporation based on the belief that the tax rate is going to be extremely low will be voting based on inaccurate information. In addition, Alexander County already provides the needed public services to Bethlehem. There is no need for Bethlehem to be incorporated. Don and Marie Taylor, who are leading the incorporation push are good friends but we are on opposite sides of this issue. Their only goal is to limit development in Bethlehem, not to provide any additional services. This can easily be accomplished in another way; by using an Overlay district in Bethlehem as part of the Alexander County Zoning Ordinance. Since Bethlehem is the fastest growing section of Alexander County, several years ago County Commissioners contracted with the Western Piedmont Council of Governments to conduct public input meetings and form a study group made up of citizens of Bethlehem to better plan for the future growth of the area. Forming the Town of Bethlehem was not one of the recommendations that the citizens of Bethlehem made to the County Commissioners. Also, there are enough signatures for the Pro Incorporation group to petition for this referendum, but many of the people that signed it did not know what they were signing because it was not explained in specific terms. Based on the fact that the proposed budget is not realistic in the long-term, there are no new services being proposed that is not already provided by Alexander County, the goal of limiting development could be done with an Overlay District in the Zoning code, and the fact that the citizens of Bethlehem voted no on incorporation in the past and in public input sessions incorporation was not among the goals that the citizens wanted made to County Commissioners, I urge you to vote no.</p> <p>Thank you, Ryan Mayberry</p>
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23.	Julie A Lohrman	3/21/2025	<p>My comments are in reference to the attempt made to incorporate Bethlehem in Alexander County.</p> <p>For the minority of residents who live in the 23 square mile area in question, there has been a lack of transparency surrounding this proposal. We all have been told the minimum tax rate is .05/100. We understand that concept but don't believe that's a realistic or sustainable amount. I want to know 1) can they realistically provide the services they say they will and 2) how long will it be before we're informed those rates are increasing. They have turned down requests for a public hearing to inform those affected.</p> <p>Additionally, the proposal doesn't offer any services the county doesn't already provide. This appears on the surface as a paper town.</p> <p>The petition began as a guise with the notion this was about high-density housing. It turned into something else (incorporating), when the attempt to stop the proposed developments failed. Many residents who signed the petition had no idea about the incorporation push. I personally am not interested in another layer of government and taxes.</p> <p>Please return the matter to Bethlehem via a referendum for all to have a say in our future.</p> <p>Thank-You, Julie Lohrman</p>
24.	Lucinda Fulbright	3/21/2025	<p>I have live in Alexander County/ Bethlehem for 44 years. I am absolutely against incorporating Bethlehem. There is no need nor benefit to the citizens of Alexander County or the Bethlehem community. It would actually affect the whole county and its ability to thrive. The members of our community would be encumbered with additional taxes that many would not be able to afford. This issue should be resolved through a vote allowing everyone to have a voice. Many residents are older and may not have the means to let their voices be heard another way.</p>
25.	Janet Bradshaw	3/21/2025	<p>Please do not incorporate our Bethlehem community. We don't need anymore high density developments in the area. Road systems are already burdened with extreme traffic.</p>
26.	Laurie Rubner	3/21/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County:</p> <p>We have lived in the Bethlehem Community for over 30 years and raised our 3 children here. We are against the plans to incorporate Bethlehem. We hope you will listen to the majority of our community who do not want this to happen.</p>

27.	Tyler Brown	3/21/2025	<p>These comments address the efforts to incorporate the Bethlehem Community in Alexander County, NC. As a lifelong resident, I am deeply involved in Bethlehem as a farmer, business owner, board member of the Bethlehem Fire Department, and member of Bethlehem Baptist Church. My wife also actively serves on the Bethlehem Business Association and chairs the Bethlehem Baptist Daycare. We have children in Bethlehem Elementary School and Bethlehem Baptist Daycare, continuing the tradition of raising our family in this community.</p> <ul style="list-style-type: none"> • The budget under review has NOT been disclosed to the residents of Bethlehem Community. Two comparative town budgets have been shared: the Town of Taylorsville in Alexander County with a tax rate of \$0.35 per \$100, and Connelly Springs in Burke County with a tax rate of \$0.05 per \$100, which provides sewer, water, and waste services to surrounding communities creating revenue income. Bethlehem does not have established revenue drivers such as sewer and water, and will rely solely on property and sales tax revenues. • The signatures were obtained through misinformation, with false claims such as “stopping housing development”, “reducing taxes”, “preventing annexation by Hickory”, “halting housing projects in progress”, “not needing additional streetlights”, “not requiring a municipal building”, and “avoiding 50’ apartments along NC Hwy 127”. These statements have been debunked. • The proposed incorporation area (~23 Sq Miles) is mostly rural, and many parcels designated for farmland preservation. Making this area part of “city limits” is unlikely to keep it rural very long adding additional burdens to farmers through potential ordinances and additional taxes. • Services like police, fire, zoning/planning, building inspections, and convenience waste centers are covered by county property taxes and sales tax revenue. Bethlehem has no established streetlights, while Hickory (4 miles away) does spaced every so often on main roads and side streets, with options for residents to request more lighting. <p>It is evident that the majority of our community does not support incorporation and the pursuit of this paper town. This proposal introduces an additional layer of bureaucracy and taxes without providing tangible benefits to the residents.</p> <p>Please consider these concerns as you review this privately created and proposed budget, I hope these concerns are submitted with your opinions to the General Assembly Sub Committee for review.</p>
28.	Anita Sigmon	3/21/2025	I want managed growth through incorporation
29.	Jonathan Barnett	3/21/2025	<p>This is in reference to the incorporation of Bethlehem in Alexander County.</p> <p>Me and my wife bought our house in Bethlehem back in 2023 and the whole reason we bought the house in the area due to it being a quiet community. We have been very upset how they are pushing to make it a Town of Bethlehem. We have even considered selling our home due to this issue.</p>

30.	Debbie Fredell	3/21/2025	<p>These comments pertain to the possible incorporation of Bethlehem NC in Alexander County.</p> <p>The petition that has been submitted for residents in support of incorporation of 23 square miles of our community was dishonest and does not represent our community residents. While some of the residents are against more high density housing (and the traffic/population that would follow), there is a very small minority that is in support of an extra layer of government and more taxes. According to Don & Marie Taylor, the extra taxes would be \$0.05/\$100 and would cover emergency services, zoning, and street lighting. I do not see how that amount of taxes will cover the 23 sq miles of street lights (which is not necessary, as the only high population area is by Catawba River). It seems to me, in my very personal opinion, that Don and Marie Taylor are treating this push to incorporate as their own personal HOA and reach for government leadership in our community. Before the yellow signs, against high density housing, started appearing just before Election Day (October/November 2024), I had never heard of Don or Marie Taylor. I have attended a zoom “meeting” they hosted and his temper was not that of a person willing to represent all of our community, especially those that are in disagreement with him. I am extremely saddened that the possibility of incorporating has made it this far. Our area is over-saturated with awful traffic flow and a two-lane highway.</p> <p>An extra note: our county is not a high-tax base by any stretch of the imagination. My property is barely worth \$160,000. If incorporation pushes through and our taxes are increased, my family will have no choice but to sell our property and find land outside of incorporation limits</p>
31.	Candice Coleman	3/21/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. The majority of the community DOES NOT WANT THIS! We are apart of Alexander county and want to keep it that way! The people that are pushing this are not natives to our community, some are not even natives to the county! I was raised in Alexander county my whole life. Please don’t let them change our community, please let us keep it the way it is. The ones pushing for incorporation do not speak for all of us! They have pressured people, taken advantage of older people by tricking them, and had a lot of people sign petitions under false pretenses. The majority of our community is AGAINST INCORPORATING BETHLEHEM!</p>
32.	Kelly Icard	3/21/2025	No incorporating Bethlehem
33.	Ashley Crawford	3/21/2025	<p>This is in regards to the incorporation of Bethlehem in Alexander County The group that is pushing incorporation is not able to offer any different services than what we already have available to us through the county Furthermore incorporation of Bethlehem will rob Alexander County as a whole from valuable resources</p>

34.	Sharon Sharpe	3/21/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. Our family has lived on the same land in Bethlehem for six (6) generations. We are all opposed to the attempt by a small percentage of the community attempting to make a decision for the entire area. Please do all in your power to see that this matter is put to a vote of the entire community and does not proceed based upon the small percentage of signatures submitted.</p> <p>Respectfully, Sharon S. Sharpe</p>
35.	Mack David Sharpe	3/21/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. Our family has lived in Bethlehem for many generations...100+ years. We are all opposed to the attempt by a small percentage of the community attempting to make a decision for the entire area. I believe that the only right way to address this matter is to let everyone in Bethlehem vote on whether or not they want to be incorporated.</p> <p>Thank you, Mack D. Sharpe</p>
36.	Kelly suddreth	3/21/2025	<p>If this is regarding Incorporating of Bethlehem I Fully Support it along with the 1200 plus people who signed the petition the only ones opposing it are a Small group of Extended family and friends who own a large portion of land slated and rezoned to allow stack houses aka high density housing and members of that same family are on the current Bethlehem planning board appointed by the County Commissioners to push their agenda</p>
37.	Charles Roberts	3/21/2025	<p>This comment is concerning the proposal to incorporate Bethlehem Alexander County..as a long time resident of Bethlehem i am against this proposal because as far I can see the residents will not be getting anything they don't already have and it will surely lead to higher taxes with no benefit to us..I don't mind paying more for something but I expect something in return and I see nothing here...thanks for letting me voice my opinion</p>
38.	Michael Melvin	3/21/2025	<p>Like myself and a vast majority of my neighbors we want to be incorporated!!</p>
39.	Wanda Coyle	3/21/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. I am opposed to the incorporation of Bethlehem because the additional taxes that will be assessed, no matter how low, will result in zero additional benefits to those living within the incorporated town. The organizers of the push to incorporate are basing the decision solely on the desire to try to control zoning, which is not sound reasoning for incorporating the town. In addition, they plan to incorporate 23 square miles, which includes a high percentage of farmland and rural properties. Many of these residents are low-income families that have no idea that they are part of the incorporation and will be blindsided by the additional taxes. I urge you to strongly consider the negative impact of the incorporation on these rural residents and share an unfavorable opinion to the Municipal Incorporations Subcommittee.</p>

40.	Nancy Williams	3/21/2025	Im 66 years old and i rent a small apartment in Bethlehem. The one thing to appreciate in Bethlehem is the beauty and quiet country setting. Just 7 minutes up the road is the hustle and noise and traffic and everything we don't need in Bethlehem. Please keep some beauty and peace here on the outside of the city. More developments means more traffic. More crime. More city like. No to the madness.
41.	Elizabeth Kay Masten	3/21/2025	I support no high density zoning
42.	David L Lohrman	3/21/2025	<p>This comment is in regard to the attempt to incorporate Bethlehem in Alexander County.</p> <p>As a 30 year resident and small business owner in Bethlehem I have been concerned about the lack of transparency regarding the economics of incorporating Bethlehem as well as the apparent unwillingness of the self-appointed managers of the “new town” to hold a meeting with us and rather hide behind their website and Facebook page.</p> <p>While they have stated the minimum amount allowed to charge in taxes would be their proposed.05/100 seems woefully insufficient to provide the services they plan to provide; ones that are already provided at the county level and I’m already paying for. How soon will we be getting notices that the rates need to go up to be sustainable.</p> <p>I request the committee strike down the proposal to incorporate or return it to the people of Bethlehem as a referendum to decide our future. We were able to vote on local alcohol sales and due to the way this incorporation bid has misrepresented the majority of us, we should be allowed to vote.</p> <p>David Lohrman</p>
43.	Cody Wingler	3/21/2025	<p>To whom it may concern,</p> <p>I am sure your committee will be inundated with emails for and against incorporation of our small town. I have lived in Bethlehem for the past 12 years and my wife has lived in Bethlehem her whole life, with the exception of when I was in medical school. I currently practice in our small community, and I can assure you there is great sentiment that most folks do NOT want incorporation. In fact, if it went to a vote, I am confident it would be defeated. I am writing you each to hopefully have you consider the impact incorporating would have on our community and town. The majority of the community does not want to pay more in taxes, and also worries about the impact it would have on our local county government as well. If possible, I and almost all of my patients would like to at least see this use come to a referendum rather than being pushed through with a petition that many originally signed not understanding the true impact.</p> <p>Respectfully submitted from a Bethlehem resident,</p> <p>Dr. Cody A. Wingler, M.D, FAAFP</p>

44.	Janet Bolick	3/21/2025	These comments are concerning the attempt to Incorporate Bethlehem! I am not in favor of this at all!! We will not be offered any other services that we are not currently receiving. The people that have been born and raised in this community need to have our voice heard! I ask that you please allow our little Bethlehem Community to bring this to a vote and see where the majority of the people stand! Not just a select few!
45.	Crystal Whisnant	3/22/2025	I would like to say that I support the incorporation effort to give Bethlehem back the voice they lost to our County Commissioners who are real estate developers and rezoned to allow high density housing and created a plan to disrupt the rural community and turn it into an urban city scape. I grew up in Bethlehem and my whole family lives here although I moved recently just outside, but still in county due to the push to build more and more. I drive through Bethlehem to work and visit family every day. The current infrastructure can not sustain the amount of density they are pushing through. The school is already at capacity and kids would have to be bussed to other schools. The community is not against any growth, but the County Commissioners told concerned citizens to grow up at a Commissioners meeting, where they came together to voice concerns over the 5ft setbacks and push for several high density developments in a 2-3 mile area. This left citizens feeling deflated and disrespected. They sought legal council and were advised this was their only recourse to return zoning back to the original setbacks. Those fighting against it are those who own the property that is to be developed and their friends and family. They have doxxed those who are seeking incorporation, put their tax information on their anti- incorporation fb page, created fake profiles to attack and harrass and even posted threatening messages to go to their homes. Those for incorporation have done none of that. You have to ask yourself what would anyone stand to lose to make them seek to attack in that way. Those who seek incorporation have took a lot of abuse, spent a lot of their own funds and time with no expectation of a return, except to give those wronged a voice, and stop the community from becoming a big city, with all that comes with it. Sorry it is so long, but there is more at play than what might be told. This small town will be destroyed by greed if not incorporated. Those wanting to incorporate desire to keep the tax burden low for the sake of the citizens, and that is not an act of those seeking to take advantage of anyone. Incorporation in NC has not been allowed since 2007 and our small towns, rural landscapes are going away, please help this community preserve this through incorporation. Thank you for your time.
46.	Gary Teague	3/22/2025	This is about the Incorporation of Bethlehem NC . My Family and everyone I know are opposed to Incorporation. We live on Bowman CT. We have lived in this location for 18 years. I was born and raised in Alexander County.

47.	Charles Finkel	3/22/2025	<p>This relates to the ill conceived attempt by a few homeowners to incorporate Bethlehem. Incorporation will:</p> <p>Increase taxes for residents while providing no extra services;</p> <p>Limit income to Alexander County;</p> <p>Provide no benefits to Bethlehem residents since the growth projects the incorporation seeks to prevent have already been approved;</p> <p>Most likely will deter public services to Bethlehem residents since those seeking incorporation have no experience or ability to provide governmental support;</p> <p>Residents unhappy with County Board decisions regarding housing should vote against the Board members, not attempt to govern the community themselves.</p> <p>Incorporating Bethlehem should be put to a vote by residents if the matter is not summarily dismissed.</p>
48.	Stephen Cors	3/22/2025	<p>Subject. Proposed incorporation of Bethlehem NC. 1) there has been no transparency of the proposed budget 2) from everything I have read there are no new services or benefits to the residents of Bethlehem that are not already provided by Alexander County 3) incorporation appears to cause a duplication of services already provided at what is most likely to be a higher cost for the new unnecessary administration to set up and run the new incorporation of Bethlehem 4) A loss of revenue to Alexander County will likely force an increase in County tax rates causing harm to all tax payers 5) the last thing we need is in these inflationary times is more bureaucracy.</p> <p>I am 100% opposed to incorporating Bethlehem especially with no budget transparency and no one knowing the true cost when the plan has NO benefit to us taxpayers!!</p>
49.	Kristi Moretz-Icard	3/22/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. My family and I are strongly against the incorporation. We feel that it will negatively impact Bethlehem as a community, and the residents and businesses of Bethlehem. From what I have heard from members in the community, and the social media posts I have seen, there are significantly more people in Bethlehem that are against incorporation than for it. When making your vote, please consider that most of us who have lived in Bethlehem our entire lives do not want incorporation.</p> <p>Thank you.</p>
50.	Jay Blevins	3/22/2025	<p>Concerning the township of Bethlehem I am in favor of incorporation to stop high density housing. Thank you</p>

51.	Gene Stoker	3/22/2025	<p>This comment is in response to the proposed incorporation of the town of Bethlehem. I am at a loss to understand why the town of Bethlehem needs to be incorporated...?</p> <p>All services need by the Bethlehem residents is already provided by Alexander County; Law enforcement, Fire Prevention & Response, EMS, Education, Economic Growth, Planning & Inspections, Road repair, and I could go on....</p> <p>The only thing that will be accomplished is the additional of expanded local Government which brings with it Governmental salaries; Mayor, Assistant Mayor, Treasurer, etc... in addition to the expense of Governmental buildings. If you don't agree with the policies or direction of the current county administration, then work to change the policies or work within the election process to enact changes.</p> <p>The bottomline is simple. It WILL drive up Bethlehem real estate taxes. It will add more layers of Governmental regulations to a system already drowning in red tape. It could drive more residents and businesses away from Alexander county and the Alexander County population is already in decline. Good decisions need to be made on the incorporation consideration based on facts and not emotions...</p>
52.	Stephen Davidson	3/22/2025	<p>I oppose this for many reasons. There are too many unknowns in making critical decisions for our community. I feel our taxes will definitely increase, and we will lose control over community decisions. We have enough bureaucrats in our government, and unfortunately, money talks; this could lead to someone profiting financially. I might be wrong, but the temptation will be there, and that is not good for the people.</p> <p>If someone owns land and wants to develop it, they should not be on the board or committee</p>
53.	Cody L Teague	3/22/2025	<p>I'm commenting in regards to the incorporation and extra taxation attempt being made in the Bethlehem community. I do not agree with the process as it is being done without consent or vote of/from the entire community. I feel that is extremely unfair that a few people are trying to strong arm their way into power and should be brought to a referendum vote in the future. Thank you for reading.</p>
54.	Bradley Helms	3/22/2025	<p>This is in regards to incorporating Bethlehem in Alexander county. I think is not a good idea the people pushing this to happen haven't been honest with anyone on anything involved. Their budget doesn't seem nowhere near enough to maintain a 23sq mile city limits. They get very hateful to people if they ask questions about anything they are doing. Any of them would be the very last people I would want to be over any process of a community I live in.</p>
55.	Lisa Hines	3/22/2025	<p>I live in the Taylorsville Township of Alexander County but travel through Bethlehem across roads not built for a high volume of traffic to work in Hickory. When I started my commute to Hickory in 2018 it took 29 minutes but currently my morning commute takes 45 minutes and in the evenings it usually takes even longer. With the implementation of high density housing as proposed by our current slate of Commissioners my commute will increase significantly more.</p> <p>I support incorporating Bethlehem in order to control and prevent high density housing and increased traffic from changing the demographics of our small town community here in Alexander County.</p>

56.	Rehberg John	3/22/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. Incorporating Bethlehem will only cost additional taxes as we would now be subject to town as well as county taxation and would receive no additional services. As an individual I can't see any good reason to subject the people of this community to any additional taxes when not receiving any additional benefits. We currently have fire protection, county sheriff's protection, ABC store, a shopping center, and access to the town of Hickory. The most important thing we need is to complete the Hwy 127 widening.</p>
57.	Patsy Teague	3/22/2025	Please let the residents of Bethlehem vote on whether to incorporate. Thank you
58.	Tennille Baker	3/22/2025	<p>I am writing to express my concerns regarding the proposed incorporation of our town of Bethlehem in Alexander County. After careful consideration, I believe that incorporation may not be in the best interest of our community, and I respectfully request that your office refrain from supporting this initiative.</p> <p>There are several reasons why I believe incorporation could have negative consequences for our town, including potential financial strains, increased taxes and fees for services already provided, unnecessary bureaucracy and government growth, and divisiveness and community impact. Our community has thrived under its current structure, and I fear that incorporation could disrupt the balance we have worked hard to establish.</p> <p>Given the potential challenges, lack of transparency from the opposition, and uncertainties surrounding this process, I urge you to consider the broader implications and the concerns of residents like myself who do not believe that incorporation is the right step for our town at this time.</p> <p>Thank you for your attention to this matter. I appreciate your understanding and consideration of my perspective.</p>
59.	Todd Baker	3/22/2025	<p>Dear NC State Treasury Department,</p> <p>I am writing to formally express my opposition to the proposed incorporation of Bethlehem in Alexander County. While I understand that incorporation is often seen as a pathway to greater local control, I believe this move would ultimately be detrimental to our community for the following reasons:</p> <ol style="list-style-type: none"> 1. Financial Burden: Incorporation would likely lead to increased taxes and fees for residents to fund essential services such as law enforcement, infrastructure, and administrative costs — expenses currently covered more efficiently at the county level. 2. Administrative Inefficiency: Establishing a new local government would create unnecessary bureaucracy, potentially reducing the quality and responsiveness of services we rely on. 3. Community Division: Incorporation risks dividing our community, creating tension between those in support and those who oppose it. A stronger, more united community can be achieved through collaboration with existing county leadership. <p><i>CONTINUED BELOW</i></p>

			<p><i>CONTINUED FROM ABOVE</i></p> <p>4. Long-Term Sustainability: The long-term financial sustainability of a newly incorporated town is uncertain. Without a clear, transparent plan demonstrating how the town would remain solvent and prosper, incorporation could lead to severe financial challenges.</p> <p>I urge the Treasury Department to carefully consider these points and prioritize the financial stability and well-being of our residents by not supporting this incorporation effort.</p> <p>Thank you for your time and thoughtful consideration.</p> <p>Sincerely, Todd Baker</p>
60.	Brian Davidson	3/22/2025	<p>We have lived here for 35 years and it has always been a wonderful place to live and raise a family. The desires of the few to incorporate does not outweigh the desire of those who don't. These people wanting to do so are only doing it for their financial gains. We don't require any services here as we have everything already. Please avoid allowing this group to incorporate.</p> <p>Thank you</p>
61.	Paul Kennedy	3/22/2025	<p>Dear NC State Treasury Department,</p> <p>As a disabled veteran and proud member of this community, I'm writing to voice my opposition to the proposed incorporation of Bethlehem in Alexander County. Having served my country, I've seen firsthand the value of resilience, unity, and resourcefulness — and I believe incorporation threatens those very qualities in our town.</p> <p>For people like me, who live on a fixed income due to service-related disabilities, the financial implications of incorporation are alarming. Increased taxes, fees, and the costs of creating a new local government would make it even harder for veterans, seniors, and working families to make ends meet. Many of us already balance tight budgets — the added expense could force tough, unfair choices between essentials like food, medication, or keeping the lights on.</p> <p>Beyond finances, incorporation raises practical concerns about the services we rely on daily. Disabled residents like myself often depend on county-managed services for healthcare transportation, accessible infrastructure, and emergency response. A new, untested local government may unintentionally disrupt or delay these essential resources, putting vulnerable people at greater risk.</p> <p>I also worry about what this change would do to the spirit of our community. One thing I learned during my time in the military is that strength comes from unity. Creating a new layer of local government could divide neighbors and lead to infighting over budgets, leadership, and priorities — the opposite of what a healthy, thriving town needs.</p> <p><i>CONTINUED BELOW</i></p>

			<p><i>CONTINUED FROM ABOVE</i></p> <p>Finally, the long-term economic sustainability of a newly incorporated town remains uncertain. If things go wrong — as they sometimes do with unproven government structures — the people who suffer most will be those least able to recover: veterans, seniors, people with disabilities, and low-income families.</p> <p>I served to protect this country and the values that make it great — including fairness, community, and compassion. I believe rejecting this incorporation proposal upholds those values and protects the people who call Bethlehem home.</p> <p>Thank you for your time and thoughtful consideration.</p> <p>Sincerely, Paul Kennedy</p>
62.	Roger & Judy Baker	3/22/2025	<p>Dear NC State Treasury Department,</p> <p>We are writing to express our strong opposition to the proposed incorporation of Bethlehem in Alexander County. As senior citizens who has lived here for many years, we are deeply concerned about the financial and practical consequences this change would bring — particularly for older residents like ourselves.</p> <p>Many of us live on fixed incomes, carefully budgeting every dollar to cover essentials like housing, medication, and groceries. Incorporation would inevitably lead to higher taxes and fees to fund a new local government and its services. For seniors, these added costs could mean making impossible choices between basic needs — and that’s not a burden we should be asked to carry.</p> <p>Additionally, the services we rely on, like county-managed transportation, healthcare programs, and emergency response, could face disruption or reduced funding under a new, independent local government. Many seniors depend on these services to maintain our independence and quality of life — losing access or facing delays would be more than an inconvenience; it would be a serious risk to our well-being.</p> <p>Beyond the practicalities, we fear incorporation would fracture the strong sense of community we’ve built over the years. Our town is not just a place — it’s a family. The creation of a new government brings the risk of division, bureaucracy, and leadership disputes that could undermine the unity we all cherish.</p> <p>At this stage in life, stability, security, and peace of mind are essential. Incorporation threatens all three for many seniors in Bethlehem. I respectfully ask you to consider the voices of those who have spent a lifetime contributing to this community and now simply wish to live out our remaining years without fear of financial strain or service disruption.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely, Roger & Judy Baker Concerned Senior Citizens</p>

63.	Kay Teague	3/22/2025	This comment is in reference to trying to incorporate the Bethlehem Community. I am against it 100%. It will cause higher taxes and limitations to our freedoms we now have.
64.	Jessica Hatchett	3/22/2025	This is reference to the incorporation of the Bethlehem community. My family and I are not in favor of this petition. We love Bethlehem for the community that it is and the small town feel it provides. Most of our residents are farmers and hunters and we're raising our children to be the same. That way of life will be taken away with incorporation. Not to mention additional taxes with the cost of living and no cost of living increase will hurt the mass majority of the Bethlehem community. We're all families just trying to work hard and enjoy the American dream. Please do not let this happen to our wonderful community.
65.	Sherry Bolick	3/22/2025	<p>Dear NC Treasury Department,</p> <p>I am writing to express my heartfelt opposition to the proposed incorporation of Bethlehem in Alexander County. As a widowed senior citizen, I know what it means to face life's challenges alone — and this proposal would only make life harder for people like me.</p> <p>Living on a fixed income, I carefully budget to afford basic necessities like food, medication, and utilities. Incorporation would almost certainly lead to higher property taxes, new fees, and increased costs for services. For those of us without a spouse to help share the financial load, these added expenses could be devastating. Many seniors, including myself, simply can't afford to pay more.</p> <p>Beyond the financial burden, I'm deeply worried about the impact on essential services. I rely on county-supported programs like transportation to medical appointments, senior assistance services, and emergency response — services that could become more complicated or even unavailable under a newly formed local government. At my age, losing access to these resources isn't just inconvenient; it's frightening.</p> <p>I've also seen how incorporation efforts can divide a once-close community. Bethlehem has always felt like a family to me, but this push to incorporate is already creating tension among neighbors. I fear that forming a new government will only deepen those divides, replacing our spirit of togetherness with bureaucracy and political infighting.</p> <p>After losing my spouse, this community became my lifeline. I rely on the familiar faces, supportive neighbors, and dependable services that make Bethlehem feel like home. Incorporation threatens that sense of security — and for what gain?</p> <p>Please, I ask you to think of those of us who have already lost so much. Let's not add financial hardship and instability to our burdens.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely, Sherry Bolick Widowed Senior Citizen</p>

66.	Jerry Starnes	3/22/2025	<p>As a lifelong farmer of Bethlehem, in Alexander County, I'm writing to express my strong opposition to the proposed incorporation of our community. This initiative not only threatens my livelihood but also jeopardizes the rural character and values that our town was built on — and worse, it's being pushed forward with little transparency or regard for those of us who work the land.</p> <p>Farming isn't just a job — it's a way of life. But that way of life is already tough enough without added costs and regulations. Incorporation would almost certainly lead to higher property taxes and new local fees, making it harder for farmers like me to keep our operations running. The land we work is more than just acreage — it's our family's legacy and our community's food source. Higher costs could force some of us to sell off land just to stay afloat.</p> <p>What's more troubling is the lack of honesty from those promoting this incorporation effort. There's been little clarity about how much this new government will actually cost or how local farms will be affected. Why are these decisions happening behind closed doors, without input from the farmers and rural families who will bear the brunt of the consequences? It's hard to trust an initiative when the people behind it seem unwilling to share the full picture.</p> <p>I also worry about what a new, unfamiliar government might mean for agricultural regulations and land use. County leadership has worked with us for years to strike a balance between development and preserving farmland. A new town government, driven by different priorities, might not show the same understanding or respect for agriculture. I fear we'll end up facing more restrictive zoning, higher costs for water and services, or even pressure to sell our land for development — piece by piece.</p> <p>Our community's strength comes from hard work, honesty, and neighbors looking out for one another. This push for incorporation feels like the opposite — a rushed plan, led by a few, that leaves the rest of us in the dark. Farmers are used to weathering storms, but this is one we shouldn't have to face.</p> <p>I urge you to consider the voices against this incorporation proposal and protect the livelihoods of the farmers and rural families who help feed this community and beyond.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely, Jerry Starnes Local Farmer</p>
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67.	Regina Smith	3/22/2025	<p>Dear NC Treasury Department,</p> <p>I am writing to strongly oppose the proposed incorporation of Bethlehem in Alexander County. As an employee at one of our local furniture factories, I'm proud to be part of the workforce that keeps this community running. But this push for incorporation feels like it's being made without considering the working people who will bear the burden — and without enough transparency about what's really happening behind the scenes.</p> <p>Like many others in town, I work hard to support my family. Incorporation means higher taxes and new fees to cover the costs of a new local government. For people like me, who live paycheck to paycheck, even a small increase could mean the difference between staying afloat and falling behind.</p> <p>What's worse is how little information we've been given. The people leading this push for incorporation haven't been honest about the true costs or how it will affect local workers and businesses. Meetings happen without enough notice, and when questions get asked, we're given vague answers — or none at all. It feels like decisions are being made without the voices of the everyday people who will be most affected.</p> <p>I also worry about what this means for local jobs. If incorporation brings more taxes and regulations, businesses like the furniture factory I work for could end up paying more just to operate. That could lead to layoffs, pay cuts, or even closures — and then where does that leave us? People who work with their hands, making an honest living, deserve better than to be left wondering if their jobs will still be here a year from now.</p> <p>Our town has always been a place where working families support each other. This incorporation effort feels like it's driven by a few people who don't understand what it's like to clock in every day and worry about making ends meet. They're promising "local control" — but what good is that if the people making the decisions aren't listening to the workers who built this community?</p> <p>Please, think about the factory workers, small business employees, and other hardworking people who keep this town going. We deserve stability, not higher costs, lost jobs, and broken trust.</p> <p>Thank you for taking the time to hear my concerns.</p> <p>Sincerely, Regina Smith Furniture Factory Employee</p>
68.	Nathaniel Shoup	3/23/2025	<p>This is my statement against the incorporation of Bethlehem. Please do not vote for it. I do not want more government locally. I do not want higher taxes. I can barely afford the ones I pay now.</p> <p>Thank you kindly, Nate</p>

69.	Anna Hollar	3/23/2025	<p>These comments are in reference to attempt to incorporate Bethlehem in Alexander County. Everyone's voice should be heard on this matter! A vote is necessary.</p> <p>I just found out about this couple that is trying to make Bethlehem community a town! Why have they been sneaking around behind our backs since 2024 or maybe sooner? What do they have to gain by upsetting the residents of Bethlehem community? We do not need more taxes and a dishonest approach to incorporation!</p> <p>Thank you!</p>
70.	Andrew Latchford	3/23/2025	<p>I am commenting in favor of the initiative to incorporate the town of Bethlehem. We are losing control of our community and have been subject to influences from persons and entities who do not have a vested interest in how our community might change or be changed with development, services, and unchecked population growth. I believe that incorporation will give the residents of this community the capacity to, on the local level, better address issues of growth, service provision, traffic, zoning, population increases, and business development. While we are not currently threatened with annexation by the city of Hickory, incorporation will eliminate that possibility and allow the residents of the incorporated Bethlehem to elect, petition, and communicate within the town and its citizenry rather than having to travel to meetings in other communities to discuss with residents of other neighborhoods the issues we find and hold dear in Bethlehem itself. Thank you for accepting these comments and realizing that those who support this effort are doing so to keep Bethlehem viable, not to make it profitable for their own gains or the benefit of other areas in Alexander County that are currently benefitting from the tax revenue that will come from the unchecked growth and development of our town.</p>
71.	Susan Catharina Fontyn	3/23/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. I support the incorporation of Bethlehem. As a resident, I feel my voice (and the many voices of other residents) is not being heard by the Alexander County Board of Commissioners. I also feel that it is time that Bethlehem residents have a larger voice in what happens in our small community. Thank you for your time.</p>
72.	David Rubner	3/24/2025	<p>As a 30 year resident of Bethlehem and a small business owner, I am against the incorporation being pushed on our community by a few individuals looking out for themselves.</p> <p>Thank you</p>

73.	Raquel Arguelles	3/24/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. As I believe both sides have valid arguments, I believe the vote needs to come back to the citizens of Bethlehem. The 23+/- square mile radius designated for incorporation should have the voice of every single owner affected. Homeowners should have a say as to what is being done and how it will affect them now and in the coming years.</p> <p>This started when the county passed/changed zoning parameters without a public announcement, no communication sent as they are required to do so. Homeowners affected by the change never received a single notice or communication to zoning or the such (I am one of those homeowners).</p> <p>I do not wish to speak for all affected in community and therefore strongly believe a encourage that the vote needs to come back Bethlehem. This was cited during the original process, however, that has changed and now it seems as though the General Assembly decides that factor. That has not been effectively communicated to the residents in the beginning process(es).</p> <p>I do not agree with the process in which the county and it's commissioners have handled the zoning; however, we as a community must be heard as a whole and not by a small %.</p> <p>Thank you for your time. Raquel Arguelles</p>
74.	Darienne Fritz	3/24/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander county. I believe it is absolutely insane that Don Taylor is pushing incorporation saying that the Bethlehem community wants this. This should be brought to a vote and I'm sure you will see this is something the community does not want. We are very concerned about how these taxes will affect us and what rules will be put into place as I have not seen any actual finance plan.</p>
75.	Hugh A Stafford	3/24/2025	<p>I like on the edge if the imoosed incorporation area. I am opposing the incorporation.</p>
76.	Jessica	3/24/2025	<p>I don't agree with making Bethlehem any bigger than it is it will raise taxes. People with homes in Bethlehem wants it to stay the way it is now I know I do</p>
77.	Kyndal	3/24/2025	<p>These comments are in reference to the concerns regarding incorporating Bethlehem in Alexander County. My family currently lives in Bethlehem, bought several acres and built a home to raise our kids in. Our family, along with my in-laws (who we live through the woods from) enjoy hunting and fishing and gardening along with riding fourwheelers and bicycles through our property. We are 100% against incorporating and having those kind of rights taken away from us, as we do harvest what we hunt on our land and depend on that meat each year. I can't imagine a world where we teach our children that it's okay to work hard for a home or piece of property but in return someone else can place further stipulations and regulations on how it can and can't be used. I am for my kids growing up to roam and explore outdoors and be kids.</p>

78.	Carolyn McCurry	3/24/2025	This is in reference to the proposed incorporation of Bethlehem in Alexander County. I live in the area of the proposed incorporation. I would like to state my opposition to this proposal. I do not feel it will best serve the area. I also feel it is being push thru by a select few that has not been very transparent on their activity. Please consider stopping this incorporation until a full town vote can be done so that everyone's thoughts can be considered.
79.	Chris Jolly	3/24/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County.</p> <p>I first want to say I appreciate you reviewing my comments and your willingness to review this topic. I attended Bethlehem Elementary School for 8 years growing up, my sons attended this school and now my granddaughter attends. My wife worked at this school for 20 years. I'm currently the Board President of Bethlehem Fire & Rescue and have been for years. I say all that to say, I along with my family are invested in this community. We do not wish to see the community split up with county, emergency services and taxes causing division in the county. I've lived in this county since 1967 and was raised here by my parents on family farm land that was initially my grandparents, my parents and now along with my parents and sister still own this land , some of which is leased out to farmers. Farmers, today are struggling just to find land to be able to lease to raise crops on in place of land being sold due to home building, condos, apartments and progress as it's called, which in turn increases taxes for everyone and reduces opportunities to feed our communities and our nation. We have been blessed to live in a rural community to raise our families, grow crops, plant trees, to provide for our families and have taxes remain relatively low compared to some surrounding areas. I am opposed to any incorporation of Bethlehem, the surrounding community or any of the area that may come close to our property. I would ask that a decision not be made by the General Assembly, but be offered up as a referendum for all citizens of Bethlehem to vote on. I believe there is a small group that is trying to get this passed and all citizens in this community need to better understand everything incorporation involves and have an opportunity to speak out and have a voice on this very controversial issue. Thanks,</p> <p>Chris Jolly Alexander County Landowner</p>
80.	Joyce Sigmon	3/24/2025	I have lived in Bethlehem of Alexander County for 34 years. I think that people wanna make Bethlehem a town. I think it needs to come back to the community to all people to vote on this
81.	Andrew Wdowiak	3/24/2025	I vehemently opposed incorporating Bethlehem. I live in Bethlehem we cannot afford to have our taxes increase more than they already have. The services like fire, police and gvt the county provides are sufficient. I do not approve them forcing us to incorporate without even a single vote on the matter by the residents.
82.	Michael	3/24/2025	As a firman in the Bethlehem Community and seeing the shortage of the police we have for the county now , the 0.05 cent per \$100 at \$550,000 would not cover no more than the local Bethlehem Fire Department now . It would take .25 cent per \$100 . I would like to see we keep things the way it is and Not incorporate Bethlehem, no one can afford what it would take to incorporate.

83.	Jaylyne Wasmund	3/24/2025	As a 60 year resident of Bethlehem, I am very against incorporation. It is ludicrous that three people think that they can make this choice for our community. I am disabled and we fight hard to stay ahead with our bills and adding more taxes would be a burden to our family.
84.	Lloyd Griffith	3/24/2025	These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. I oppose such a measure as I feel we, the residents of Bethlehem have been lied to, manipulated, and ignored. It is fiscally irresponsible for the Taylors to propose this change without the majority of Bethlehem residents backing the move. Thank you for your attention to the matter.
85.	Patsy Teague	3/24/2025	This is in reference to incorporating Bethlehem of Taylorsville NC into a town, I think it should be put to a vote so all voices will be heard not just a few. PLEASE send this back to be voted on. Thank you
86.	DJ Sigmon	3/24/2025	I live Bethlehem. But I don't vote. I help pay taxes. I think all people in Bethlehem should be able to vote on making my community a town or not. I hope you all reject it as a town or send back to community to vote
87.	Chris Jarrett	3/24/2025	I am against the incorporation of Bethlehem. We need way less government not more of it.
88.	Matthew Quarles	3/24/2025	This is in regard to the proposed incorporation of the Town of Bethlehem in Alexander County. I am against the incorporation and so is every single community member I have spoken with. I understand the process that has been initiated has been done politically correct as far as the process but I hope the process will include the overall views of the citizens of the community as a whole, not a few disgruntled residents who are upset because a neighborhood is being built near their home. This is a knee jerk reaction to a development project that will not only affect the current community but for generations to come. The proposed budget of the \$0.05 on the \$100 valuation is the bare minimum required. I do not know about you but I do not desire to reside in a community of minimums. Also, I am not aware of any sheriff's department in the state who provides law enforcement protection to citizens of incorporated areas without charging for their services. Please atleast host a public forum in the community or place this on a ballot and not take words of the few who have the knowledge and ability to fill out this form but get a whole consensus of those who reside here.
89.	Bambi Baumgardner	3/24/2025	I am writing to oppose the budget for the Bethlehem community. I have lived and worked here my entire life. My family owns a small farm within Bethlehem that this bill would make impossible to operate. With the cost of living being increased everywhere you turn the last thing we need is to pass a bill that would increase our cost of living even more. This bill makes absolutely no sense to those of us who have been here our entire life and it is NOT something we want.
90.	Kellie Frazier	3/24/2025	we are against the incorporation of Bethlehem. This is not what the community wants.
91.	Mila Mayberry	3/24/2025	Has there been a public vote to incorporate the community of Bethlehem in Alexander County? Please let the community vote. We don't want the community of Bethlehem to become a city. I haven't been able to vote.

92.	Danny	3/24/2025	<p>My community of Bethlehem is coming up to y'all to try and make Bethlehem a town. I wanna know how can anyone approve this when Mrs Marie Taylor has a Bethlehem zoning Facebook page but she kick most of the Bethlehem residents out that would be responsible for paying these taxes. She kicked them out cause people disagreed with her cause we ask let everyone in Bethlehem have a chance to vote and have a say on this. Alot are on fix income who can't hardly afford the taxes as it is and don't.want more taxes . They want the growth to make our community grow to bring more business in the community. We all have tried to speak to the ones who appointed their self to a board of Bethlehem. Most of the people who are writing to you are long time residents unlike the Taylors. We wish you either kill this or send back to the community so we all have chance to have a day</p> <p>They will not even show us budject but they come to you and speak on our behalf. I just wanna say they don't speak for me . Don't make Bethlehem a town</p>
93.	Kimberly Howell	3/24/2025	<p>I am against the incorporation of the Bethlehem community into a town. The tax base would definitely rise higher than proposed by those who seek incorporation.</p> <p>That Hickory will incorporate us so therefore we need a head start and incorporate ourselves is a scare tactic.</p>
94.	Natalie Presnell	3/24/2025	Regarding the incorporation of the town of Bethlehem. I was born and raised in the Bethlehem community of Alexander County. I still own property in the quaint little town and am proud to be from the little town of Bethlehem. I strongly opposed the incorporation of Bethlehem as the humble little community that I grew up in will quickly fade away. Please do not allow this to happen.
95.	Natalie Stour	3/24/2025	I am against the incorporation of Bethlehem. My family has in this community dates back to its origination and no living family members agree with this incorporation!
96.	Garrett Huffman	3/24/2025	The incorporators are suggesting that they will be able wrestle the fire district tax from the County to make up 86% of their budget but have no plan provisions that would assist the fire department from increasing the revenue stream required to meet federal and state regulations. They also haven't addressed how incorporating will affect the fire departments change of grant eligibility status as a municipal department rather than a rural department.
97.	Viki Robinette	3/24/2025	Regarding incorporation of Bethlehem in Alexander County. I'm all for incorporation if it will bring more assistance to our area of Alexander County. I've lived in the same home in Bethlehem for 29 yrs and I've never met my council member. There are numerous code violations on my street that you cannot get addressed. If incorporation will bring better government, then the extra tax cost is worth it.

98.	Paul D and Yvette P Howell	3/24/2025	<p>We are writing this comment in regard to the incorporation of the Bethlehem Community in Alexander County, North Carolina.</p> <p>To whom it may concern:</p> <p>Alexander County instituted it's seven year re-valuation of all properties just last year and our property taxes were increased by approximately 33% which was a real blow to retirees like us. Of course, as we understand, it is left open on a yearly basis that the amount of tax per \$100 value can be increased as needed until next re-valuation. The re-valuation came at a time when property values were extremely inflated and those values have since decreased but no tax consideration offered.</p> <p>As we understand it, if Bethlehem is incorporated, there will be a separate tax issued to the residents of the incorporated area of a minimum of 5% and this does not include anything for law enforcement.</p> <p>We are starting to wonder if it is worth living in NC, especially Alexander County under these tax situations. With inflation and rising costs of everything, it has become almost impossible to pay our monthly and yearly bills and still enjoy living in this county with our fixed income.</p> <p>I hope we are voicing our concern to the right group, but we certainly are opposed to any additional property taxes, especially considering the very limited advantages that incorporation would bring to our area.</p> <p>Please do not allow incorporation to happen. We as citizens have not been asked to offer a vote on this and it would not be fair to the citizens of the affected area.</p> <p>Thank you for your consideration.</p> <p>Paul & Yvette Howell</p>
99.	Shaun Peoples	3/24/2025	<p>I have no interest in being included in someone's poorly constructed incorporation boundaries. I specifically live within the county and not town limits for a reason. There's no valid justification for incorporating. It is simply the result of reactionary action attempting to create another "river front" town and then abuse those of us who are not on the river with more tax burdens. No thanks.</p>
100.	Pinkie Dennie	3/24/2025	<p>These comments are in referral to the attempt to incorporate Bethlehem in Alexander county , I am against incorporating Bethlehem and I know all my friends and so many more are against it and everyone I have spoken to about it , all of this started underhanded without many people know ing about it and that is not right ,incorporation should not happen until voted on by every person in theproposed area , some people think they can get away with anything and that is my thoughts on this thank you</p>
101.	Sherman Moretz	3/24/2025	<p>I am opposed to incorporation due to the lack of transparency they have failed to meet with the community to explain their intentions of the new incorporation and see no need in being incorporated. They are offering no new services that the county doesn't already provide and will add more tax to us to get the same thing we're getting now for less taxes.</p>

102.	Travis clark	3/24/2025	These comments are in reference to the purposed incorporation of Bethlehem. As a life long member of the community that has invested heavily in the area I'm greatly against the incorporation of this community. There needs to be a vote of the community on these matters.
103.	Dean C. Chambers	3/24/2025	<p>These comments are in reference to an attempt to incorporate Bethlehem in Alexander County.</p> <p>There is currently an attempt to incorporate our community by a group of people who lacked transparency in obtaining the signatures to incorporate Bethlehem.</p> <p>If Bethlehem is incorporated, it would not have any other benefits or services than what the county already provides, and it could be seen as a "paper town"</p> <p>In addition, the designated budget that has been recommended for this town is far lower than what it would actually cost to operate the town, in addition to driving the community out and render it ineffective.</p> <p>Please consider this opinion because a majority of the community doesn't want to incorporate against their will or without referendum.</p>
104.	Brian Williams	3/24/2025	<p>This comment is in regards to the incorporation of the Bethlehem Community in Alexander County. As a fourth generation resident of Bethlehem my family and I are against the incorporation of Bethlehem. I would hope that with the lasting affects on our community and our county this would be brought to a vote. The group that is for it has lied to and manipulated people into signing their petition. My mother lives two mile away from me in the community and is on a fixed income. The increased taxes for her and others on fixed incomes would be an unfair burden to place on them. Many have lived here their entire lives and don't won't to move but with increased taxes they will be forced to. Please bring this to a vote!</p> <p>Thanks, Concerned Citizen</p>
105.	Brian Williamson	3/24/2025	In regards to the incorporation of the Bethlehem Community in Alexander county. This idea was never brought to the public for a vote the majority of the residents this involves are NOT in favor of it. There is a small group that is attempting to push this on he others. This needs to be a public vote. Do not push us into something we do not want!!
106.	Carol peterson	3/25/2025	Many Bethlehem residents were led to believe that the petition they signed was to jeep a particular housing development from being built. As you can see, there is no such thing in the incorporation. I have been a bethlehem resident for over 40 years. Many homeowners live on a fixed income and are perfectly content with our elected county commissioners. A small group is misleading the oubluc in order to oust current commissioner's and install themselves. At the great cost of our tac dollars and reduced services from the county.

107.	Todd Howell	3/25/2025	<p>NO to incorporating Bethlehem. I have enough taxes going out in my small farm.</p> <p>A whole lot of dishonesty on the tax rate by those who argue for incorporating.</p>
108.	K. Knowlton	3/25/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. First, the incorporation doesn't include any services that the county doesn't already provide. Also, they don't have local emergency service support, who are not required to contract with the incorporated Bethlehem, leaving the entire area devoid of emergency services support -- where the most calls in the county occur. Who is going to put up the money to pay for a police force, fire station, and EMS support? The people of Bethlehem do not want to pay more taxes for services that are already bring provided by the county.</p> <p>This incorporation all started with the plans for 400+ homes to be built in a subdivision planned to be built off of Rink Dam Road, and that's how the petition was touted, as a way to somehow stop a subdivision from being built. The people of Bethlehem feel they were tricked into signing the petition (many of those who did), and don't want the incorporation of Bethlehem. This is the will of a couple who want to feel important and want to rule the town.</p>
109.	Ralph Kenneth Gibson	3/25/2025	<p>Regarding the proposed incorporation of Bethlehem in Alexander County.</p> <p>I have lived in the Bethlehem Community for 55 years. I have seen many changes in the community and county in this time. Some for the good of the residents and some bad. In my opinion, incorporation will do more harm than good. I live less than one mile from the people that started this issue. They don't want this area to grow. They want to live in the past. With the popularity of this area for retirees and out-of-stater's, it is inevitable that growth will occur. It will be a challenge to handle the increase in traffic and new business's that are to come, but we can do it. The Unifour Council of Governments data shows that growth is needed in this area in order for it to survive. Don't allow it to die just because one person doesn't want to have neighbors but does want to be the Mayor.</p>
110.	Stephen Miller	3/25/2025	<p>My wife and I are very concerned about this proposal as well as many of our Alexander County friends. We would ask that you deeply think about this and not raise our taxes once again giving us another layer of property taxes.</p> <p>Thank you for your thoughtful consideration.</p> <p>Rev. Steve Miller</p>

111.	Pamela Bowman	3/25/2025	<p>This comment is in relation to the proposal to incorporate Bethlehem as a city/town. I have lived in Bethlehem for 28 years, and my family has lived here since the mid 1900's. My husband John (lifelong Alexander County resident) and I are against the proposed incorporation. We do not feel that this will give us any additional services that are not already offered through Alexander County. This would only add another layer of taxes. We operate a farm and are concerned that the incorporation would lead to restrictions for farming and hunting. Ultimately, we do not believe that the majority of residents want the incorporation. Therefore, we believe a vote should be required for incorporation. Therefore current proposal has not been shared openly with the residents, and we do not believe that will change. Thank you for your time.</p> <p>Pamela Bowman Bethlehem resident</p>
112.	Dylan Jolly	3/25/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. As a life long resident of the Bethlehem community. I strongly oppose the incorporation of our great community. The people leading this incorporation effort have obtained the needed signatures to pursue this goal, however this does not cover the overwhelming consensus of the Bethlehem community. I believe this should be put to a vote for the voting public in the Bethlehem community at which point it will not continue. The reasoning behind this being pushed is inaccurate and misconstrued to the persons in which have supported it. They are implying that incorporating will provide needed services and allows us to have a "voice" to hinder development. I know first hand this is false information, as I work in a city in an adjacent county and development is ever on going. I ask that you strongly consider giving the voting public in this community a voice, rather than taking the word of a select few. Thank you for your time.</p>
113.	Penny Stafford	3/25/2025	<p>These comments are in reference to the attempt to make Bethlehem Community in Alexander County a town. I have lived here for 53 years. We have a growing community. I can't imagine the need to make Bethlehem a town. We have several stores, restaurants, fire department, furniture factories, and two schools. I feel that becoming a town would ruin the close friendly community that so many people enjoy.</p>
114.	Kevin Cornett	3/25/2025	<p>Regarding incorporation of Bethlehem as a township....I strongly feel the 3 individuals planning to steer this venture have grossly underestimated the operating capital needed to fund a township. None of the 3 have any experience in matters such as this and it seems the county already provides all of the services they plan to offer so the residents are paying more in taxes for identical services while also leaving the rest of the county in a budget shortfall that will likely be addressed by increasing the county taxes and therefore increasing our taxes even more. Responsible development is needed for longevity in this community and the county commissioners bear the responsibility of what "responsible" looks like. Regardless, a three person steering committee where two of them are married to each other essentially hands full developmental and financial control of 26+ sq miles to one household....that isn't fair balanced representation of even if incorporation was well received in this community, which it is not.</p>

115.	Daniel Schwandt	3/25/2025	The incorporation proposal, as outlined by proponents Don and Marie Taylor, of Bethlehem, does not show a full budget on their pro-incorporation website, bethlehemzoning.com, but it does list an estimated annual budget of \$550,000 per year, based on \$0.05 (five cents) per \$100 property tax valuation....We live in the Bethlehem community and are against this. I own my own business and none of this makes sense from a financial perspective.... if some want to annex to Hickory along the lake let them do what they did in a neighborhood called Oliver's Landing. We don't need separate police forces or local officials....let the county run us (so much cheaper). These maps of Bethlehem don't represent us geographically we are mostly an agricultural area. We don't need public services or utilities all that is in place now. Please don't allow this....this whole idea stems from one being upset with county zoning but the reality is you can't control what people do with their land things change....(need to improve zoning regulations not create a incorporation).
116.	Sarah Bowman	3/25/2025	Bethlehem is a community of families that have been in place for many years. It should not be up to one man and his wife (Don & Marie Taylor) to decide that this community should be a Town. It needs to be confirmed by the Voters not by two people just because they want it to be incorporated. Alexander has not identified any resident either in Ellendale Community that they have grouped us in with Bethlehem Community. This as said should be for the residents to decide not someone that wants to have an HOA position. We like our homes in our community no township that would die like Hiddenite or any other Community developed and left to vultures like the Taylor's or Comissioners deciding for us.
117.	Steve Bolick	3/26/2025	These comments are in reference to the attempt to Incoporate Bethlehem in Alexander County. I am against this proposal based on my concerns. 1.Higher taxes 2. No relevant good and defined reason why this should happen. 3. Alexander county already offers many of the services this proposal includes. 4. Unnecessary waste of taxpayers payers money. 5. Many of the citizens within Bethlehem are against this proposal. 6. And finally, it is my opinion that this agenda is being pushed by a certain group of people that want to control all aspects of Bethlehem to suit their agenda. Thank you for taking the time to read my comments. Sincerely, Steve Bolick 145 Dogwood Ct. Taylorsville, N.C.

118.	Lucas Mitchell	3/26/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. I do not believe that this is the right move for Bethlehem and I do not agree with how things have been approached with this proposal. The Bethlehem community has been given no voice in this matter and have been told repeatedly that we will just have to get over it and accept what happens. The group that is pushing this incorporation will not talk to anyone about the budget. We keep getting told to go to the website but they will not give anyone specifics. For instances they will not tell us what the general fund is or where it will come from. They keep saying that we will get all of these services that the county already provides so what are they providing? This lack of transparency makes it look like a paper town. The group pushing this has been approached for insight and they will not talk to anyone. This really needs to go to a referendum and give the people of the Bethlehem community the opportunity to voice their disapproval of what they are doing. WE DO NOT WANT THIS!!! They are pushing their own agenda and will not let anyone in the community give advice. They have appointed themselves to the “mayors” of the proposed city and that is ridiculous and a terrible look for a group that says that they only want what is best for Bethlehem. We want to see the budget and give input on the budget but every time we ask for those documents they will never give us an answer.</p>
119.	Doug Stroud	3/26/2025	We do not want Bethlehem incorporated
120.	Vance Bowman	3/26/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. I have lived here all my life. I own a 300 acre farm in Bethlehem. It is hard enough to pay my property tax now. Adding more taxes with incorporating Bethlehem would put an even bigger hardship on farmers trying to hold on to their land.</p> <p>Please do not approve the incorporation of Bethlehem without a referendum. The majority of the people in Bethlehem do not want to be incorporated.</p> <p>Vance Bowman 2679 Rink Dam Road Taylorsville, NC 28681 828-310-0991 828-495-7302</p>

121.	Judy Caywood	3/26/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. I am opposed to incorporating Bethlehem. There are no advantages to the public to be incorporated. Alexander County provides fire, emergency services and law enforcement. It is not logical to pay additional taxes to outsource these services when our county taxes already provide them. A 5% on the hundred in Bethlehem will have adverse effect on the entire county. There are no plans for the new town to provide water, sewer, sidewalks, paved streets or even streetlights. Nothing, expect for a mayor.</p> <p>Alexander County and the Bethlehem community are covered under the 2045 Compressive Plan. It addresses long-range planned developed for controlled growth. The plan complies with NC regulations and was supervised by the Western Piedmont Council of Government. Bethlehem and Alexander County needs to grow and increase our population. Our schools are under-populated, we have excellent school buildings and educators that can accommodate more children with little additional expense.</p> <p>I ask you to Reject the application to incorporate. If you allow if to go further, I ask you to recommend it be called for a VOTE by the people of Bethlehem.</p> <p>Thank you for serving the people of North Carolina. Judy T. Caywood 120 Harbor Town Drive Bethlehem Community Taylorsville, NC 28681</p>
122.	Renee Keever	3/26/2025	<p>I live in the Bethlehem Community and own other properties in the Town of Taylorville and a Farm in the Wittenburg Community. I have lived in Alexander County my entire life. I cannot think of one positive thing coming from Bethlehem becoming an Incorporated Town. I have watched this develop from a few people's anger towards the current administration for not getting what they wanted to an absolute joke that has a possibility of passing into law. I am still in disbelief and shock that can happen. Every person that I have spoken with feels the same as I do. Please let the residents vote on this matter. Most of the people that signed were misled into signing something they did not understand and regret signing it.</p>

123.	Linda B Honeycutt	3/26/2025	<p>I am commenting on the INCORPORATION OF BETHLEHEM IN ALEXANDER COUNTY. My husband Ron Honeycutt Sr and I are totally against the incorporation of Bethlehem! We have lived here since 1984 and his family before us also lived here. Its a nice peaceful community and it should stay that way. Yes no one like the increased traffic or development but the County Commissioners voted that in back in 2019. If the so called YES people for incorporation had paid attention back then maybe they could have stopped this new development in their area.</p> <p>People were stopped at their poling places and asked to sign the YES petition but I can guarantee that they were not told the whole truth about what would happen ie higher taxes etc. Half of the 23 acres or so being turned into a city is mostly farm land. I live in the farthest part from the new development so we will NOT get any advantages of being incorporated other that to dig deeper into our pockets to pay for it. The two main principles in this mess live on the river so they can afford the incorporation and what the cost entails. By the same token they have NOT BEEN forthcoming in all the information.</p> <p>In todays issue of the Taylorsville Times its mentioned that if we're incorporated then it would cost us more in taxes etc while the county would lose tax wise and then have to increase their tax base to make up the lost revenue. With that being said we'd be then taxed twice paying MORE than we currently do.</p> <p>My husband and I are Senior Citizens living on Social Security and don't have extra money to pay out for this mess. We live way off the main highway and would not get any street lighting, water, sewer or even trash pick up so all this would not benefit us at all.</p> <p>We urge you please DO NOT VOTE YES ON THIS LUDICROUS IDEA! Its putting neighbors against neighbors. Thankfully though with the new stories in the local paper perhaps that will open up the eyes of people that didn't know anything about this or what it all entailed.</p> <p>Thank you for anything you can do.</p> <p>Linda and Ron Honeycutt 257 E Duncan Hill Ln Taylorsville</p>
124.	Tiffany Stroud	3/26/2025	I do not want incorporation of the town of Bethlehem in Alexander County.
125.	Charlie St Clair	3/26/2025	<p>This is in regards to the proposed incorporation of Bethlehem. I want to state my family and I are totally against the incorporation of Bethlehem. As citizens of this community, we did not sign a petition in support. We do not want more taxes nor more regulation that this would bring. The two people that brought this up as a possibility do not speak for the vast majority of our community. Do not allow this to happen.</p> <p>Charlie St Clair 388 Skyline Road Hickory, NC 28601</p>
126.	Amanda	3/27/2025	This proposal is just an attempt of a small amount of people in the community to force their way. This is not what all of Bethlehem and its residents want nor is it what is best for the community as a whole. Please take into consideration the facts of the situation a small part doesn't equal the whole.

127.	Lisa Crawford	3/27/2025	I am a resident of Bethlehem and opposed to incorporation.
128.	Latt Moretz	3/27/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County.</p> <p>I apologize for this being lengthy. But to us it's important and therefore worthy. I am speaking on behalf of many elderly who have been given misinformation, possibly coerced or intimidated, and others who simply did not know about the effort to incorporate Bethlehem. And when informed the opportunity to vote may not be an option, anger sets in. Elderly who do not have access to a computer, and if they did, don't know how to turn it on. This weighs heavy in favor of the proponents.</p> <p>This began when Alexander County revised zoning to allow affordable, single-family, privately-owned density housing, a necessity we desperately need. But as you know, this is controversial with the wealthy. So incorporate, and put an end to progress is their solution.</p> <p>I commend our elected representation in Alexander County. They understand cost, needs and sacrifices to manage a state, a business, this county; willing to commit to hard work and long hours while exposing themselves to hardships in order to get things accomplished!...like a business owner working fifty plus hours a week so others can enjoy a forty-hour week. This is typical, not occasionally. My late father, Conrad Moretz, a two war veteran, had a saying for grumblers. "For you to understand and truly be thankful for your employer, you must have been in business for yourself at least ounce in your life time."</p> <p>My father started our family-owned company in Bethlehem in 1963. He bought part of his family's farm from siblings and had to personally pay for three phase power to a thirty by forty foot block building; my how things change! I joined the company in 1976 and currently the second-generation president for the past thirty-six years and no stranger to hard work and public service. Active in my father's footsteps, dating back decades in Alexander County for Elections, Bethlehem Development Association, Zoning, County Long Range Planning from roads to recreation. Unlike proponents whose names are on the petition, boasting in our local newspapers for seeing themselves as long-time residents for fifteen years? The born and raised here do not want incorporation. It's those that have moved here, mostly retired, trying to hold Bethlehem hostage from progress. The dream for "lifetime residents" in Bethlehem is ending the curse where we raise our children only to educate them to leave because we offer very little to return home to. But in recent years we started seeing development interest coming our way. People were beginning to have a little joy in their hope. We began witnessing the efforts of so many over the decades getting Bethlehem some recognition other than a bedroom community. But the dream did not last long. This threat of incorporating is to keep us in our problematic state, known primarily as a retirement community. Where eventually there will be room, but not by growth, only after someone dies.</p> <p>Incorporating Bethlehem is not a community builder, it's a county divider. The possibility has created separation between neighbors, church members and land owners, as I, with hopes of developing commercially; a job creator that Alexander County desperately needs.</p> <p><i>CONTINUED BELOW</i></p>

			<p><i>CONTINUED FROM ABOVE</i></p> <p>Is there some hiding behind personal greed knowing incorporation can be helpful establishing a monopoly by controlling commercial development that could pose competition for them?</p> <p>We already have “services” incorporation offers. The only thing I see is a few selfish power seekers being vindictive to our county elected representation. It’s a temper-tantrum reaction with no respect for us, the majority. Members of this group for incorporation has houses that sit on what once was farm or wood land they stated that they want to preserve; hypocrites that have what they want. Why do they not want the neighbors having the same opportunity? Community is about sacrifice over selfishness.</p> <p>The process this “group” has chosen can steal our democratic opportunity to decide for ourselves, the same thing they are accusing the county of. This group is the pot calling the kettle black. If they are self-confident as they boast it’s what Bethlehem wants, simply put it to a vote, among ourselves.</p> <p>As a strong military family, if this incorporation is forced without a referendum, this dishonors those in uniform who served and serve to protect the rights of the decisions of a democracy, a republic. If the proponents succeed without the citizen’s voting; I have already heard talk about the self-appointed powers need to adjust their proposed budget to include a lawsuit.</p> <p>I am well aware of politics as a charter member, past president (two terms) and on the board of directors of the North Carolina Septic Tank Association (NCSTA) established in 1990. We are over 500 business members strong having our own full-time lobbyist in Raleigh. We cover the entire state and second in the nation for continuing education in the on-site wastewater management industry. The NCSTA currently proposed funding for Helene victims in Western North Carolina: DISASTER RECOVERY APPROPRIATIONS FOR REPAIR AND RESTORATION OF ON-SITE WASTEWATER SYSTEMS. The reported number of possible damaged wastewater systems was reduced from 30,000 to 20,000 due to the possibility of sewer being extended to the sites that have enough “density of development and inability to accommodate an onsite wastewater system.” The amount calculated for the repair, restoration, or replacement of the damaged systems (\$500,000,000) is reduced to \$85,000,000. This is due to the recalculation of site damage; you’re welcome. I’m mentioning this to stress the impact that “density of development” can greatly have on reducing cost and put to use land that otherwise is impractical for use. The property in Alexander County that started this fits the “impractical for use” without sewer. It joins the lake and did not perk well for conventional on-site wastewater treatment.</p> <p>Having boots on the ground across the state in a matter of speech; I am aware of the Local Government Commission’s “watch list.” The latest report I found before Helene; May 2021, which I understand is relative/current in the scope of time in relation to the subject. "Now, more than 100 towns, counties, or water and sewer districts are on the Local Government Commission’s “watch list” “due to problems with financial management.” “It could be the start of a trend.” Former State Treasurer Dale Folwell (2017-2025) “warns that a growing number of North Carolina towns are at risk of insolvency.” “Many of them are small, rural towns.</p> <p><i>CONTINUED BELOW</i></p>
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			<p><i>CONTINUED FROM ABOVE</i></p> <p>Their financial difficulties often began when a major employer closed or left town, Folwell said. As people began to leave as well, essential town services then had to be paid for by a smaller and smaller population. Costs rose, forcing more people out." Our population in Alexander County is already declining. The population in 2022 was 36,512, 1.9% down from the 37,232 who lived here in 2010. According to Mr. Gary Herman, Alexander County Public Information Officer, our schools are approximately at fifty percent capacity. Why you ask? On Sunday morning the majority of churches congregations are a sea of gray and white hair. And if a children/youth lesson is offered we may have two or three high school students or a visiting home college student or two. Elderly are not fruitful; they do not multiply.</p> <p>I predict incorporating Bethlehem under any conditions; under the current tax base, we would eventually be added to the "watch list." For Alexander County's size and limitations, we are stronger as a whole.</p> <p>I know from experience the "official notification from Hickory" not opposing is a nice way of saying to incorporate is a bad idea. If Bethlehem was worthy, Hickory would have already taken action.</p> <p>All we are asking is allow us to blame ourselves, not you, for the outcome.</p> <p>Thank you, Latt Moretz Molds of Bethlehem, Inc. 800-659-7815 * 828-495-7731 * 828-495-4381 FAX http://www.moldsofbethlehem.com</p>
129.	Brandon Moretz	3/27/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County.</p> <p>As someone who was born, raised, and currently lives in Alexander County, I do not feel that incorporating Bethlehem is a community builder, but rather a county divider. It's a small group of people claiming that they represent the wishes of the greater Bethlehem community, without the larger group truly having their voice heard. If the group pushing to incorporate Bethlehem are as confident as they boast that it's what Bethlehem wants, simply put it to a vote among the members of the Bethlehem community- those whom will be living in, dealing with, and paying for the incorporation. Incorporation without a referendum dishonors the process of democracy.</p>
130.	Sandra Wright	3/28/2025	<p>Bethlehem has been my home since 1981. I am against the incorporating of Bethlehem ...I don't want higher taxes that the incorporating would bring to those of us in Bethlehem. I also feel the tactics the Incorporating of Bethlehem group is using does not model transparency.</p> <p>Thank you , Sandra Wright</p>

131.	Sarah Paige Bowman	3/28/2025	<p>I must agree against incorporating Bethlehem. We know that nothing will prevent the high-density housing since it has already started. There is nothing good by incorporating a community other than the rich people and shutting out the people that live in a beautiful community as Bethlehem. As a person annexed in Bethlehem without notification most upset people can do anything they want and expect people to support a stupid idea. I don't support Don and Marie Taylor or Kelly Suddreth telling us residents what we can or cannot do with or land. Leave Alexander County as it is not like a community named Hiddenite a community that tried to be a Town and withered away with no business. To see it you go in one end and out the other take is it has a festival that's not a Town. Alexander County needs to stay intact with all communities as they are without people trying to gain power. Let this come to a VOTE, leave us alone. People shop in Hickory, Concord, Lenoir, Statesville, we have a pharmacy, ice cream shop (no one patronizes much) and a Dollar General with a grocery store. It's hard enough for our elderly, disabled and many other families that live on Social Security from month to month with nothing else to supplement their income. What each draws from Social Security is a used to pay taxes, utilities, medical insurance, car and house insurance, hospital bills, food, gas or just surviving on their onion paper thin budget. Please leave this community alone for these people will only drag it down. I for one think they need to keep their Pinocchio noses from growing any further then they already have. Bethlehem is a beautiful community that has been beautiful for a long time without being incorporated we aren't rich we are regular citizens trying to have something to leave our children and grandchildren something we worked so hard for without people like Don and Marie Taylor and Kelly Suddreth telling us anything we don't already know. Increased taxes for City, Town or County is not affordable for many hear are where the people have money that have no problem we aren't modest living people, even for an unauthorized annexed community in which this is my 2 cents. Higher taxes "NOT". Leave Alexander County alone we don't need incorporation. If we are those that are pushing it only seek political power don't give it to them we haven't Voted it is being pushed on us, so I end with a plea of don't do an incorporation that will make us eventually wind up like Hiddenite Community.</p>
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132.	Gordon Caywood	3/28/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. I am against incorporating Bethlehem.</p> <p>According to North Carolina General Statutes, every local government must analyze the current conditions of the community, and area population, and develop a series of recommended growth management strategies in land use and economic development. This includes the natural and cultural resources. When this plan is adopted by the County Commissioners, the Planning and Zoning Commission will prioritize and implement the strategies proposed in the Bethlehem Community Plan.</p> <p>The current Bethlehem Community Plan does not mention, nor indicate a proposed “incorporated” Bethlehem. Bethlehem Community is a unique and thriving “village”. The current “plan” intersects on almost every component of the community’s quality of life. This extraordinary and remarkable environment is unique. Currently there is a “very small group” of determined Bethlehem citizens who are pushing toward moving Bethlehem into an “incorporated” municipality. They are offering no resources to the citizens of Bethlehem that Alexander County does not already offer. The tax burden on the county would be significant. There is no logical reason to share tax money from the county with Bethlehem that in turn would cause the county to reduce services and require increasing property taxes for the entire county.</p> <p>I ask you to NOT recommend the plan for Bethlehem to become incorporated. If this plan should go forward, I ask that it be brought to a public vote.</p> <p>Thank you for your service to North Carolina, Gordon F. Caywood 120 Harbor Town Drive Bethlehem</p>
133.	Jesse Bowles	3/28/2025	Alexander county does not desire explosive growth; however, our citizens do not desire a new form of government and taxation.
134.	Cheyenne Walker	3/28/2025	<p>I live in Taylorsville NC. I read Bethlehem community is trying to become a town. I have a problem with that. Our county is small and Bethlehem we need to help the town running. Schools are getting more empty. People are selling houses. Please don't hurt our community more than it already is. I see adults talk to each other wrong. The people who are trying to make the town block people on Facebook after they made a Bethlehem Zoning page already cause the residents ask to see the budject. Everyone deserves a voice in this not just 1000 people to write their name down. Half the people now say they don't even know what they signed cause they are senior citizens. So please don't let Bethlehem become a town</p>
135.	Angela Adams	3/28/2025	<p>These comments are due to the folks that are wanting to Incorporate Bethlehem. I’m against this as I would like to keep Bethlehem small. I’m today’s times no one wants higher taxes! No one wants 100s of new homes built other than the builders who are sometimes commissioners who will gain from this! People’s bills are at an all time high! No one could afford the tax increase we just had! No one wants it every 4 yrs! It’s funny if u need help from the commissioners they won’t even contact u back! The entire Bethlehem community should be able to take a vote on this! It should have never made it to this point when most of us land and homeowners have never had a say! I am 100% against Bethlehem Incorporating now or anytime in the future!</p>

136.	Jeff L Raby	3/28/2025	I am in the country 5 miles away from Bethlehem center and don't want to be in any city Ruling and Taxing me! Period!!!
137.	Rita Hall	3/28/2025	“These comments are in reference to the attempt to incorporate Bethlehem in Alexander County....” i strongly feel this would not be the best for our little town . I feel we do just fine . I pray you strongly look at the bigger picture when you decide what you will do
138.	Melissa Rasmussen	3/28/2025	To whom it may concern: the majority of citizens residing in Bethlehem strongly oppose the proposed incorporation and does not support the actions of a few. The petition that was signed was presented with false information at the polls and should be expunged on the basis of fraud. I encourage you to take a closer look at the facts and disallow the proposed Bethlehem city incorporation.
139.	Sherry Moretz	3/28/2025	This is in reference to the attempt to incorporate Bethlehem Community in Alexander County .I strongly object to this effort . You have 3 people falsely claiming to represent approximately 8,000 residents of Bethlehem, and are trying to include a portion of the residents of the adjacent Ellendale Community , (where I own property). They have rushed into this without careful consideration or community discussion of the repercussions of their actions. This is a blatant attempt at taxation without representation and should be denied. I urge you to please reject their misguided request.
140.	Randy Willis	3/28/2025	I am a resident of the Bethlehem community of Alexander County and I am 100% apposed to the move to incorporate Bethlehem. Thank you.
141.	Jennifer Guthrie	3/28/2025	This comments iOS in reference to incorporate Bethlehem. I am against incorporating because it will be additional taxes for services we are already receiving.
142.	Jerri Willis	3/28/2025	As a resident of Bethlehem of Alexander County, I am against the incorporation of the Bethlehem community.
143.	Joy Evans	3/28/2025	This is in reference to the incorporation of Bethlehem in Alexander county NC. I am against incorporation because I do not want to pay additional taxes. If the documents and budget are approved then I believe at minimum this should come back to a vote to all residents who pay taxes in Bethlehem to determine what the majority of people want to happen. Thank you.
144.	Brian Guthrie	3/28/2025	As a resident of Alexander county in the Bethlehem community I am against the incorporation of Bethlehem. This will raise our taxes for the services we already receive from the county. This has not been transparent or voted on by the citizens. This will make it harder on seniors living on a fixed income. It will also make it harder to bring businesses into the community y adding another layer of taxes.
145.	Beth Mitzel	3/28/2025	I am very concerned about the possible incorporation of the Bethlehem Community. I have lived here almost 20 years, have raised my family here, and have my own farm animals. We love our neighborhood and neighbors. Incorporation could mean lots of changes to the small community we love being a part of. I do not want to have to pay more to live here, that is one benefit to being in this community - lower taxes. I do agree that we should have more say so on the development of our County, but incorporation is not the way to do it.

146.	Vetra Bowman	3/28/2025	<p>These comments are in reference to the attempt to incorporate Bethlehem in Alexander County. I am against incorporating Bethlehem because of the tax increase it would have on the citizens. It would especially be difficult for senior citizens to pay more taxes. Also because of higher taxes, many senior citizens would have to sell land and property instead of leaving it for their children and grandchildren.</p> <p>We have the services we need through Alexander County and incorporating Bethlehem is of no benefit. Since the majority of Bethlehem is against incorporating, please send the referendum back for a vote.</p> <p>Vetra Bowman 2679 Rink Dam Road Taylorsville, NC 28681 828-495-7302</p>
147.	Lisa Schaffer	3/29/2025	I am opposed to the proposed incorporation of Bethlehem.
148.	Gary Herman	3/29/2025	Regarding proposed incorporation of Bethlehem: I don't live in that area, but overall not in favor. It should be a referendum - a vote by the people.
149.	A. Sigmon	3/29/2025	Growth should be monitored and long term planning
150.	Josh Reese	3/29/2025	We do not in any way shape or form want this incorporation. These people who are not born and raised in Bethlehem simply won't higher taxes and to be in charge. The taxes they Will be asking for cover services that are already being provided so there's no reason to add a third party into the mix.
151.	Wesley Bolick	3/30/2025	<p>My name is Wesley Bolick, I am a former 12-year Alexander County Commissioner. I would like to comment on the incorporation of the Bethlehem community. Incorporation would not help anyone in the community in any way. As a former Commissioner, I am frequently approached by citizens of our community that are opposed to this incorporation. Most of these folks are rural area citizens that are pleased with our area as-is. Many of these citizens cannot afford the higher taxes that are sure to come with incorporation. We presently have an EMS station, adequate public schools, active Sheriff patrols, a library, several restaurants, basically everything we need for good living. Please consider a referendum on this subject where each citizen has a right to vote on this action. Thank you.</p> <p>Wes Bolick</p>
152.	Matthew Campbell	3/30/2025	<p>To incorporate Bethlehem is not a community builder, it's a county divider.</p> <p>For me I see this proposed incorporation is selfish vengeance controlled by a few. No respect for citizens and leadership of Alexander county.</p> <p>To the few seeking selfish power to control others.</p> <p>If this incorporation forced by legislation this group disgraces the county citizens. If the proponents succeed without the citizens voting; my first recommendation to the self-appointed powers is to adjust your budget to include a lawsuit.</p>

153.	Rheta Lane	3/30/2025	As a lifetime resident of Bethlehem and also my parents, I don't feel the pros outweigh the cons of incorporating Bethlehem.
154.	Brenda Brown	3/30/2025	This comment is in relation to the attempt to incorporate Bethlehem in Alexander County. I am opposed to incorporation because we do not need additional tax burdens that would be created as a result of incorporation. The services a municipality would be required to provide are already provide thru our current county taxes. Also we can't dictate how property is sold and to whom if they meet the state and county zoning ordinances. Our community is basically a rural farming community that enjoys a more rural lifestyle.
155.	Wyatt & Angie Fowler	3/30/2025	Referencing the incorporation of Bethlehem in Alexander County We have lived in Bethlehem for over 30 years and have looked at the proposed budget for incorporation and it appears to be totally unreasonable. We feel its way to low an evaluation for the costs for services that they will have to contract from the other counties and within a short amount of time they will need to be raising our taxes to cover costs. We won't be getting any better services that we already get from Alexander County. We feel that Alexander County will have to also raise taxes to cover the loss of income from our incorporation so we will be hit from both sides. Us and a lot of other residents in Bethlehem are on a fixed social security income are have low-income jobs and may have to move because we can no longer afford our homes. This should be our forever home that they are trying to raise taxes to tax us out of. Why mess with a good thing? Bethlehem is a great place to live and being part of Alexander County has always worked well for our community. They provide the essential services we need .
156.	Eugene CAMPBELL	3/30/2025	This comment is about the incorporation of Bethlehem into Alexander County we as a people of Alexander should stand together in defense to this act because it falsely states the whole truth of the few who are seeking control of our vote to not incorporate. We in this county are going to defend our rights with Judicial law.
157.	DEBRA CAMPBELL	3/30/2025	This comment is about the incorporation of Bethlehem into Alexander County we as a people of Alexander should stand together in defense to this act because it falsely states the whole truth of the few who are seeking control of our vote to not incorporate. We in this county are going to defend our rights with Judicial law.
158.	Danny fox	3/30/2025	Hello: I am a life long resident of Alexander county , Bethlehem community,i am retired and I am totally against incorporating this community it would only raise our taxes for no reason we already have a great fire department, we have police patrol we have, EMS station, restaurants , adequate public schools, in county public transportation we don't need anything else. Please consider a referendum on this matter where each citizen has a right to vote on this action. Thank you. Danny Fox

159.	Joanne Chase	3/30/2025	<p>Re: Petition for Incorporatiin of the Bethlehem Community.</p> <p>I do not believe that the Petition for the Incorporation of the Bethlehem Community reflects the consensus of the majority of the residents/voters of the Bethlehem Community. I strongly urge you to return the Petition , and require a vote by the citizens and stakeholders of the Bethlehem Community before approving any Incorporation of the Bethlehem Community. In requiring a vote by the citizens of the Bethlehem Community you would be assuring that justice be served by knowing the will of the people you represent.</p>
160.	D Gilson	3/31/2025	<p>Re; incorporated of Bethlehem in Alexander County</p> <p>I agree with incorporation. I would pay an additional county tax because of incorporation in Bethlehem. Without incorporation, taxes will still increase but at a much higher rate If over 1,000 of new single family high density housing is built in Bethlehem, the county will reassess homes and the comps will include the new higher priced homes and the county will raise your taxes. Traffic will increase, roads cannot accommodate over 1,000 plus new residents on small rural roads / highways. Additional resources will be needed to support over 1,000 new homes, including electric, new roads, lights, etc, to support that growth which means more taxes to provide those services. We would also need to build hospitals or medical emergency services, which equal more taxes. The people living in Bethlehem and in other parts of the county shop and dine in hickory and will continue to do so (loss of revenue will mean more taxes for Bethlehem) Not to mention high density housing will destroy the beautiful rural setting, woodlands and wildlife that help with erosion and flooding that is common in the area. This county should grow organically, not with commissioners who rushed to change zoning laws without residents approval or knowledge. A lot of county residents feel the Commissioners have a conflict of interest with changing the zoning laws for personal benefit because some of the commissioners own / affiliated with real estate / construction businesses. Bios of a few commissioners from county website</p> <p>Josh Lail Owner/Real Estate Broker of RE/MAX Traditions as well as Owner/General Contractor of Josh Lail & Company, LLC.</p> <p>Marty Pennell Owner/Real Estate Broker of The Pennell Group and operates Pennell Construction Company.</p> <p>The commissioners also want high density building to increase the need to build additional public schools and to receive federal money to help build those schools. The schools will again increase taxes on resident's to assist funding the public schools and the bonds needed for the new schools.</p>
161.	Joe Gilson	4/1/2025	<p>Regarding Bethlehem incorporation.</p> <p>I believe that the incorporation of Bethlehem is warranted because of several factors that have taken place during the last few years. First Alexander County commissioners all have a conflict of interest with Real Estate.and Construction companies. Marty Pennel . Owner/Real Estate Broker of The Pennell Group and operates Pennell Construction Company Josh Lail is Owner/Real Estate Broker of RE/MAX Traditions as well as Owner/General Contractor of Josh Lail & Company, LLC. They have served several terms and unbeknownst to most Alexander county residents spearheaded changing the zoning laws to allow high density housing to be built.</p> <p><i>CONTINUED BELOW</i></p>

			<p><i>CONTINUED FROM ABOVE</i></p> <p>Several large construction sites were approved going against public opinion. This caused local outrage because most projects that were approved are in and around the Bethlehem community. The approved high density housing prices start in the 400,000 dollar range. These developments will have 300 plus homes ultimately putting a significant strain on infrastructure, to include energy the environment, traffic flow police firefighters emergency services water and sewerage. not to mention road maintenance etc The average income of a Alexander County resident is \$28,385 a year. The US average is \$37,638 a year. The Median household income of a Alexander County resident is \$55,041 a year. The US average is \$69,021 a year. Most residents are unaware that all of the mentioned above will ultimately make property taxes increase dramatically. Real estate agents like the county commissioners love the increased evaluations of local properties because they work on larger commissions when they sell houses. Also reevaluations of neighboring houses increase ultimately increasing the county's overall tax base. This happened recently under these commissioners with much pushback from local residents. Kent Herman is unaffected by increased taxes because he is getting tax breaks due to his farming business. The county commissioners are looking to also get federal money to partially fund new school construction however that would mean that bond's will have be created to payoff the remaining funding. Again increasing taxes. To payback bonds. The cycle will continue and more housing developments will be approved regardless of the majority of folks showing up at commissioners meetings. against such approvals. These county commissioners need to be investigated for corruption and their financials of their businesses need audits. The Bethlehem community also gives the majority of tax revenue to the county. The county would ultimately loose revenue and Bethlehem would gain making taxes go down for that incorporated community. On top of that the environmental impacts across the the Catawba river basen will have a disastrous effect from all of the soil disruption from over building. Sewage has already leaked into the Catawba river from the sewage/ water treatment plant several times , Most county residents are still using septic systems and fresh water wells. Most residents would prefer this method In Alexander county. Bethlehem residents have spoken about this ad nauseam to the commission however their kickbacks and payoffs overruled the populous. What is also really interesting. Kent Herman was a member of the Alexander County Soil & Water Board for 23 years yet said nothing and voted for the high density developments right along the Catawba river. Josh Lail mentioned another water treatment plant to accommodate the new developments. Who is paying for that ? The taxpayer.</p> <p>I strongly support the incorporation. This will give the residents more control and will allow the residents to actually have a voice without the special interest of the corrupt county government. The intention of incorporation is to rewind the loose zoning rules that were put into place by the corrupt commissioners. and make common sense decisions to slow down the development process to allow a more sustainable development plan that works for Alexander county. Alexander residents expressed their displeasure with these high density areas at no avail. The Alexander County commission has also violated their own development planning and has several developments planned again going against the people. I believe someone needs to bring this to our new attorney general to start investigating Alexander County.</p>
162.	Kristin Baker	4/1/2025	<p>As a resident in the Bethlehem community I am against incorporating. The lack of communication and knowledge is mind blowing. I feel as if some residents still do not know what it means to incorporate. Thank You for your time.</p>
163.	Evan Hawes	4/2/2025	<p>We want Bethlehem Incorporated to stop the high density housing construction.</p>

Attachment E:

Notice of Noncompliance Follow-up:
Town of Speed



NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

RESOLUTION **GRANTING/DENYING** TOWN OF SPEED'S APPEAL
OF NOTICE OF NONCOMPLIANCE BASED ON
"OTHER GOOD CAUSE WITH EVIDENCE"

WHEREAS, the Town of Speed ("Town") has failed to submit a fiscal year 2024 annual audit report as required by G.S. 159-34(a) within nine (9) months of fiscal year end;

WHEREAS, on April 21, 2025, the Secretary of the Local Government Commission ("Secretary") provided a Notice of Noncompliance to the Town as required by G.S. 159-34(e);

WHEREAS, the Town has failed to comply with the Notice of Noncompliance and has not submitted its fiscal year 2024 annual audit report within twelve (12) months of fiscal year end;

WHEREAS, the Town has also not filed the required audit reports for fiscal years 2022 and 2023;

WHEREAS, as provided by G.S. 159-34(e), the Town is deemed to have given consent to the withholding of a portion of its sales tax distributions as provided in G.S. 159-34(g);

WHEREAS, the Town has filed written notice pursuant to G.S. 159-34(f) appealing the action of withholding a portion of its sales tax distributions;

WHEREAS, consideration of the Town's appeal by the Commission at the September 9, 2025, Commission meeting was deferred to the November 4, 2025, meeting;

WHEREAS, on October 14, 2025, the Board of Commissioners of the Town adopted a *Resolution of Intent to Voluntarily Dissolve the Town of Speed Under North Carolina General Statutes Chapter 160A, Article 32, Part 3*, included as Attachment B; and

WHEREAS, consideration of the Town's appeal by the Commission at the November 4, 2025, Commission meeting was deferred to the December 2, 2025, meeting.

NOW THEREFORE, BE IT RESOLVED that: *Depending upon the LGC's decision at the December 2, 2025 meeting, one of the following sections will be incorporated into the final resolution*

GRANTING APPEAL

1. The Commission finds that the Town of Speed has provided an explanation, as described in Attachment A, that the failure to provide a copy of its fiscal year 2024 annual audit report is due to a circumstance within the Commission's established [guidelines of other good cause](#) to

support the basis for its appeal;

2. The Commission finds that the Town has provided sufficient relevant evidence that the failure to provide a copy of its fiscal year 2024 annual audit report is due to a circumstance within the Commission's established [guidelines of other good cause](#), supporting the basis for a successful appeal for the Commission's fiscal year 2024 review cycle; and therefore, its appeal is GRANTED;
3. The Commission further recognizes that on October 14, 2025 the Town adopted a *Resolution of Intent to Voluntarily Dissolve*, included as Attachment B. The Commission finds that the Town of Speed's action to initiate voluntary dissolution of the Town is a thoughtful and deliberate action that acknowledges the administrative challenges and realities facing the Town; and
4. The Commission directs the Secretary to provide written notice to the Town that its appeal has been considered by the Commission, that the Town has provided sufficient evidence of other good cause to support the basis of its appeal, and that no sales tax distributions will be withheld for failure to submit the fiscal year 2024 audit report.

DENYING APPEAL

1. The Commission finds that the Town of Speed's explanations, as described within Attachment A, do not show that the failure of the Town to file its fiscal year 2024 annual audit report is due to a circumstance within the Commission's established [guidelines of other good cause](#);
2. The Commission finds that the Town has not provided sufficient relevant evidence of other good cause to show that the failure of the Town to provide a copy of its fiscal year 2024 annual audit report is due to a circumstance within the Commission's established guidelines; and therefore, its appeal is DENIED;
3. The Commission further recognizes that on October 14, 2025 the Town adopted a *Resolution of Intent to Voluntarily Dissolve*, included as Attachment B. The Commission finds that the Town of Speed's action to initiate voluntary dissolution of the Town is a thoughtful and deliberate action that acknowledges the administrative challenges and realities facing the Town; and
4. The Commission directs the Secretary to provide the Secretary of Revenue with a schedule of the required sales tax withholding, including the total cumulative amount to be withheld from the Town's distribution.

I, Denise Canada, Secretary of the North Carolina Local Government Commission, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the resolution adopted by the North Carolina Local Government Commission at its meeting held on December 2, 2025.

WITNESS my hand this 2nd day of December, 2025.

Denise Canada, Secretary
North Carolina Local Government Commission

ATTACHMENT A

Depending upon the LGC's decision at the December 2, 2025 meeting, one of the following sections will be incorporated into the final resolution

Appeal Granted Text

1.	Town of Speed The Town of Speed's 2025 appeal is granted by the LGC giving consideration to
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Appeal Denied Draft Text

1.	Town of Speed The Town of Speed's 2025 appeal letter does not identify any issues or events between April 1, 2024 and April 1, 2025 that would explain why the FY 2022 audit remains incomplete, thereby delaying submission of the FY 2023 and FY 2024 audit reports. LGC staff recommend denying appeals of units that are 3 or more years behind on their audits, unless the unit experienced a recent exceptional event that would explain the continued delay in audit submission. Starting in 2024 the Town has had a portion of sales tax distributions being withheld for failure to file the FY 2023 audit and for not filing a response to the 2024 Notice of Noncompliance. That withholding will continue until the FY 2023 audit report is filed or until September 2026. In December 2024 the Town of Speed was directed by the LGC to obtain a third-party bookkeeper; that third-party bookkeeper started January 13, 2025.
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ATTACHMENT B

Resolution Of Intent to Voluntarily Dissolve the Town of Speed Under North Carolina General Statute Chapter 160A, Article 32, Part 3

WHEREAS, the Town of Speed, incorporated by the North Carolina General Assembly in 1923, has served as a proud and resilient community within Edgecombe County for over a century; and

WHEREAS, the governing body of the Town of Speed recognizes the changing demographics, economic challenges, and administrative realities facing the Town and its residents; and

WHEREAS, the Town Board has engaged in thoughtful deliberation regarding the future of the municipality, with full awareness of the implications for local governance, community identity, and public services; and

WHEREAS, the Board acknowledges that municipal status is not the sole determinant of community strength, and that the bonds of neighborliness, shared history, and civic pride will endure regardless of incorporation status; and

WHEREAS, pursuant to North Carolina General Statute Chapter 160A, Article 32, Part 3, a municipality may voluntarily initiate administrative dissolution by adopting a resolution of intent followed by public notice, hearing, and final adoption of a dissolution ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF SPEED:

1. **Intent to Dissolve:** The Town of Speed hereby expresses its intent to pursue voluntary dissolution under the provisions of G.S. Chapter 160A, Article 32, Part 3.
2. **Delivery of Resolution:** A copy of this adopted resolution shall be delivered to the North Carolina Local Government Commission and to Edgecombe County.
3. **Impact Statement:** By January 14, 2026, (i.e., within 90 days of the adoption of this resolution), the Town shall prepare and release an Impact Statement in accordance with G.S. 160A-862, detailing the financial, operational, legal, and service-related implications of dissolution.
4. **Statement on Release of Impact Statement:** Upon release of the Impact Statement, the Town Clerk shall publish a statement that the Impact Statement has been prepared and is available for public inspection in the Clerk's office. This statement shall also give notice of the time and place of public hearings to be conducted in accordance with G.S. 160A-864.
5. **Public Hearings on Proposed Dissolution:** In compliance with G.S. 160A-864, the Town shall conduct at least two public hearings on the proposed dissolution and the impact statement. And, in accordance with G.S. 160A-868, the Town shall conduct an additional public hearing on whether to adopt a resolution of dissolution.
6. **Plan of Action:** The Town shall develop a Plan of Action for the distribution of assets and liabilities, subject to approval by the Local Government Commission, as required by G.S. 160A-866.

7. **Resolution to Dissolve:** At a regular meeting of the Board, separate and apart from the public hearing required by G.S. 160A-868(a), the Board may adopt a final resolution to dissolve the Town.

8. **All Statutory Regulations:** In pursuing voluntary dissolution, the Town hereby expresses its intent to comply with G.S. Chapter 160A, Article 36, Part 3, and all other relevant sections of the North Carolina General Statutes.

9. **Legacy and Transition:** The Town shall work in close coordination with the Local Government Commission, Edgecombe County, the North Carolina League of Municipalities, and any relevant state agencies to ensure an orderly, transparent, and respectful transition that honors Speed's legacy and meets the needs of its residents.

Adopted on October 14, 2025 by the Speed Board of Commissioners

Mayor

Wilbert Harmon

Clerk

Dolores J. Fain

Seal



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TOWN OF SPEED

CONTACT

☎ 252-641-1909

💬 MAYOR WILBERT
HARRISON

✉ djfaison1985@gmail.com

🌐 speed27886@yahoo.com

OTHER GOOD CAUSE

In the past 12 months, the Town of Speed did not have two or more Finance Officers working for the unit. The Clerk was acting as the sole Finance Officer and she had no prior experience as a Finance Officer and no training even though she has held that position for the past ten years or more.

The auditor was delayed in completing the audits. The reason is that he discovered fraud in the account and there was difficulty getting all the bank statements.

The Town does not have any software to complete the audit. The Clerk was not knowledgeable of any available software.

The only disaster experienced was that the funds from one of the accounts had fraudulent activity that was not discovered until it reached the auditor. The Clerk was not familiar with the software needed for bookkeeping.

The Town did experience a cyberattack beginning in January 2023 and lasted about six months. The effects were that about \$3,100.00 was taken from one account which the Bank reimbursed.

The Town of Speed did not experience any fraud or criminal activity from its staff.

The Town did not experience multiple vacancies in the past two years.

The Town did experience a delay in acquiring a new auditor because they were out of our price range. It took several months to locate an auditor.

The Clerk provided the original auditor with the books for several years but he seemed to be slow in completing the audits.

Dolores J. Faison
Clerk for the Town of Speed

**Town of Speed did not file an appeal in 2024
for the FY 2023 missing audit report. The Town was also missing the FY 2022
audit report.**

**The Finance Officer for the Town of Speed attended the August 6, 2024 LGC
meeting remotely, staff recommendation to withhold was still granted**

**Action was taken to withhold a portion of Speed's
sales tax distribution in September 2024**

Schedule of Withholding: Town of Speed

Total Cumulative Withholding: \$6,525

Equal to 150% of the cost of FY2023 annual audit (if a contract was executed), or 150% of the actual fee for the most recently filed audit report. The Town has not submitted an audit contract for FY2023; however, the fee for the most recently filed audit report is \$4,350 for the FY2021 audit report.

Month	Monthly Withholding¹	Cumulative Amount Withheld
November 2024	\$331.29	\$331.29
December 2024	\$331.29	\$662.58
January 2025	\$331.29	\$993.87
February 2025	\$331.29	\$1,325.16
March 2025	\$331.29	\$1,656.45
April 2025	\$331.29	\$1,987.74
May 2025	\$331.29	\$2,319.03
June 2025	\$331.29	\$2,650.32
July 2025	\$331.29	\$2,981.61
August 2025	\$331.29	\$3,312.90
September 2025	\$331.29	\$3,644.19
October 2025	\$331.29	\$3,975.48
November 2025	\$331.29	\$4,306.77
December 2025	\$331.29	\$4,638.06
January 2026	\$331.29	\$4,969.35
February 2026	\$331.29	\$5,300.64
March 2026	\$331.29	\$5,631.93
April 2026	\$331.29	\$5,963.22
May 2026	\$331.29	\$6,294.51
June 2026	\$230.49	\$6,525.00

¹ Equals 5% of one-twelfth of unit's annual general fund budget adopted beginning of the fiscal year in which the withholding begins (FY2025).

Attachment F:
Preliminary Fall 2025 Bond
Referenda Results



NORTH CAROLINA

DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE CANADA
DIVISION DIRECTOR

2025 Bond Referenda – Final Results Summary

In October and November 2025, the towns of New Bern and Holden Beach held referenda seeking voter approval for general obligation bonds to fund infrastructure and community improvement projects.

The canvass results from the referenda are below.

City of New Bern (October 7, 2025)

\$10 million for streets and sidewalks

- **Result:** Approved
- **Votes:** 4,145 For (69.6%) | 1,810 Against (30.4%)

\$8 million for parks and recreation

- **Result:** Approved
- **Votes:** 3,912 For (65.7%) | 2,039 Against (34.3%)

\$6 million for stormwater improvements

- **Result:** Approved
- **Votes:** 4,590 For (75.6%) | 1,483 Against (24.4%)

Town of Holden Beach (November 4, 2025)

\$7.3 million for pier demolition and replacement

- **Result:** Failed
- **Votes:** 213 For (37.8%) | 351 Against (62.2%)