



# TOWN OF PRINCEVILLE

## Board of Commissioners

### Regular Meeting

October 26, 2015

7:00 PM

Princeville Town Hall

## Agenda

- I. Board of Commissioners Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Announcements**
  - a. Princeville Volunteer Fire Department Board of Directors Meeting – Thursday, November 19, 2015, Princeville Town Hall, 7:00 PM
  - b. Princeville Planning Board—November 12, 2015, Town Hall, 6:00 PM
  - c. Board of Commissioners Workshop—November 19, 2015, Town Hall 5:30 PM
  - d. Next Board of Commissioners Meeting – Monday, November 23, 2015, Princeville Town Hall, 7:00 PM
- V. Public Comments (This agenda item is included to allow input to the Town Board of Commissioners from any citizen who wishes to address the Board without requesting to be on the agenda. Those who wish to address the Town Board are required to provide their name, address, and topic to be addressed. The Board will only listen and not respond, but may decide to place a topic on a future agenda. A speaker will be allowed no more than two minutes to speak, with a total Public Comment period of 15 minutes.)**

**VI. Adjustments to Agenda**

**VII. Consent Agenda** (The Consent Agenda is the first order of business. Items listed are believed to be non-controversial and are administrative in nature. There will be no separate discussion of the items unless a Commissioner or citizen requests and is granted permission to speak. The item(s) then will be removed from the Consent Agenda and considered individually. Otherwise, all items will be enacted by one motion.)

a. Minutes of Regular Meeting – September 28, 2015 **(Attachment A)**

**VIII. Presentation:** Gregory Curtis with Access Control Consultants regarding town-wide security cameras.

**IX. Public Hearing:** To consider the establishment of a new zoning district RA-1 in the Town's ETJ. **(Attachment B)**

**X. Old Business – NONE**

**XI. New Business**

A. Budget Amendment #4 **(Attachment C)**

B. Cemetery Ordinance **(Attachment D)**

C. Health Insurance Resolution **(Attachment E)**

D. Proposed Zoning District RA-1 **(Attachment F)**

**XII. Town Manager's Report (Attachment G)**

**XIII. Town Attorney Report**

**XIV. Law Enforcement Report:**

**XV. Princeville Volunteer Fire Department Report**

**XVI. Senior Center Report**

**XVII. General Concerns of the Board**

**XVIII. Adjournment**

**Attachment A**

**Subject:** Minutes of Previous Board Meeting

**Action Requested:** Review minutes of previous meeting, amend if necessary, and approve. These minutes were delivered to the Board in advance of the meeting.

**Attachments:** Minutes of the September 28, 2015 Regular Meeting

**Submitted By:** Calvin Adkins, Town Clerk

## **Attachment B**

### **Public Hearing**

**Subject:** New Zoning District RA-1

**Attachments:** RA-1 Description and Updated Table of Permitted Uses

**Submitted By:** Calvin Adkins, Town Clerk

**Introduction and Background:** The Town's existing zoning district R-1 encompasses most of the Town of Princeville as well as all of the Town's Extraterritorial Jurisdiction (ETJ). There has been an ongoing debate regarding manufactured homes and where they should and should not be allowed. Manufactured homes are currently not allowed in R1 districts, but were allowed at one time. The proposed RA-1 zoning district would allow land uses (manufactured homes or light industry, for example) that may not be appropriate for in-town residential areas. All property currently in the Town's ETJ would be reclassified as RA-1 and an entire range of mixed uses would be allowed.

## **Attachment C**

**Subject:** Budget Amendment #4

**Action Requested:** Review and act as necessary

**Attachments:** Budget Amendment #4

**Submitted By:** Byron Ellis, Town Manager and Finance Officer

**Introduction and Background:** Budget Amendment #4 has two main components: 1) accounts for the water/sewer income received in July, August and September and the related expenses that were not included in the original budget, 2) includes a fund balance appropriation of \$30,559.67 and a loan principal debit of \$40,989.18 to retire the mortgage on the Senior Center Building. The payoff is currently \$43,289.18, interest is accruing at \$4.73/day—was originally a 40 year loan at 4.12%.

**Recommendation:** Adopt Budget Amendment #4 to the 2015-16 FY budget as-presented.

**Attachment D**

**Subject:** Proposed Cemetery Ordinance

**Action Requested:** Review and act as necessary

**Attachments:** Proposed Cemetery Ordinance

**Submitted By:** Calvin Adkins, Town Clerk

**Introduction and Background:** During the September 28, 2015 regular Board meeting, the town manager was directed to draft a new cemetery ordinance. The attached ordinance was based upon a sample that was presented to the Board and has been reviewed by the Town attorney.

**Recommendation:** Adopt the new cemetery ordinance, 150.064, (5) Cemeteries, as-presented.

## **Attachment E**

**Subject:** Health Insurance

**Action Requested:** Review and act as necessary

**Attachments:** Resolution Authorizing Participation in the NC State Health Insurance Plan

**Submitted By:** Byron Ellis, Town Manager

**Introduction and Background:** During the last session, the NC General Assembly passed House Bill 154 which allows governmental units with fewer than 1,000 employees to enroll in the State Health Care Plan. Prior to even discussing participation, the State requires that the local unit adopt a resolution expressing a desire to participate. Participation in the State plan could mean a significant reduction in the Town's health care costs. Prior to switching plans, town staff will compile quotes and present a report to the Board for a final decision.

**Recommendation:** Adopt the Health Insurance Plan resolution as-presented.

## **Attachment F**

**Subject:** New Zoning District RA-1

**Action Requested:** Review and act as necessary

**Attachments:** RA-1 Description and Updated Table of Permitted Uses

**Submitted By:** Calvin Adkins, Town Clerk

**Introduction and Background:** The Town's existing zoning district R-1 encompasses most of the Town of Princeville as well as all of the Extraterritorial Jurisdiction (ETJ). There has been an ongoing debate regarding manufactured homes and where they should and should not be allowed. Manufactured homes are currently not allowed in R-1 districts, but were allowed at one time. The proposed RA-1 zoning district would allow land uses (manufactured homes or light industry, for example) that may not be appropriate for in-town residential areas. The RA-1 district also allows for an entire range of mixed uses.

**Recommendation:** Establish a new zoning district RA-1 as-described, reclassify all property currently contained within the Town's ETJ as RA-1 and direct the town staff to prepare an updated zoning map to reflect the change in zoning classification.



**Attachment G**

**Subject:** Town Manager's Report

**Action Requested:** Please Review

**Attachments:** Town Manager's Notes  
Other Information and Correspondence  
Financial Reports (If Available)

**Submitted By:** Byron Ellis, Town Manager

**Recommendation:** Review and act as necessary