



TOWN OF PRINCEVILLE
Board of Commissioners Regular Meeting Minutes
April 20, 2022, 7:00PM
201 S Main Street, Princeville, NC 27886

Amid the COVID-19, the Board of Commissioners meeting will be open to 20 citizens. All other citizens can join via teleconference.

Board Present: Mayor Bobbie Jones, Mayor Pro-Tem Linda Joyner, Commissioner JoeRoam Myrick, Commissioner Alvin Jones, Commissioner Milton Bullock

Staff: Town Manager Glenda Knight, Town Clerk Jessica Rudd, Public Works Director Rydedrick Porter, Attorney Dana Jones

Guest: Colonel Bennett (Army Corp of Engineers)

- I. Call to Order and Roll Call (Mute phones please. Presider, please state the date for recording purposes)- Mayor**
- II. Invocation-Commissioner Alvin Jones**
- III. Pledge of Allegiance-N/A**
- IV. Oath (Swearing in of Commissioner Bullock)**
- Public Hearing- (Zoning Map Amendments)**

Commissioner Jones motioned to open public hearing, Commissioner Joyner seconded. Vote carried 4-0

- Delia Perkins wanted to get an understanding on what the public hearing was for, and the clerk read from the public hearing notice, informing her what the public hearing was about.

Commissioner Joyner motioned to end public hearing, Commissioner Jones seconded. Vote carried 4-0

Commissioner Jones motioned to approve the zoning map amendments, Commissioner Joyner seconded. Vote carried 4-0

V. Public Comments: (Limited to 2 minutes. Read by Clerk)

- Fatishua Pierce stated she was not a citizen but was interested in helping with the redevelopment of Princeville. She stated she would like to get those boarded houses rehabbed and get some revenue coming into the town.
- Antonio Lawrence echoed what Fatishua Pierce stated and had questions on why those houses were abandoned. Town Manager stated she would be happy to set up a time to address his concerns.
- Delia Perkins stated Princeville needs a police department because the citizens pay taxes and the Town doesn't give the citizens anything for their tax money. Her 2nd concern was the Army Corp of Engineers and how long it's taken them to come up with a plan to

prevent flooding. She also stated the County has money for the Town of Princeville for drainage and asked the Town to put some pressure on the County.

- Doristine Wiggins stated someone ran into her husband's car that was parked in the yard. She stated she called Edgecombe County Sheriff's Office and no one came. She waited for 2 hours for the state trooper to come. She added the Town needs a police department. She also stated that the Senior Center Director was not keeping in contact with the Senior Citizens and stated she was not doing her job.
- Mary Tate stated she started working in November and has periodically called the senior citizens to check on them and invite them to programs. She added she had been employed with the public for 55 years and have acquired 4 degrees. She stated she doesn't want anyone to think she came to Princeville to get educated and she has a resume to document everything she's said. She added she looks forward to seeing the Seniors.

VI. Announcement (Read by Mayor Bobbie Jones)

- 1) Coronavirus testing sites: Freedom Hill, Vidant walk-in clinic, Heritage Park
- 2) Covid Vaccination: ECHD, Freedom Hill, Walgreen, Walmart, OIC
- 3) Nash Edgecombe Wilson Community Action INC. (NEW)
- 4) Business recovery grants can be found at www.ncdor.gov/business-recovery-grant
- 5) Water bill assistance epass.nc.gov

VII. Adjustment to Agenda- Commissioner Joyner motioned to add health insurance under new business #3, Commissioner Jones seconded. Vote carried 4-0. Commissioner Joyner motioned to change #1 New Business to Planning Board, Commissioner Jones seconded. Vote carried 4-0. Commissioner Joyner motioned to add #4 HMGP under Town Manager reports, Commissioner Jones seconded. Vote carried 4-0

VIII. Approval of the Agenda (Recommendation: Approval)-Commissioner Joyner motioned to approve the agenda with necessary adjustments Commissioner Jones seconded. Vote carried 4-0

Consent Agenda-Commissioner Joyner, motioned to approve the consent agenda, Commissioner Bullock seconded. Vote carried 4-0

IX. Presentation

- 1) Mayor read the resolution recognizing March as Cerebral Palsy Awareness Month.
- 2) Colonel Bennett from the Army Corp of Engineers gave an update on the status of the project they are working on. He stated they goal was to come up with a design that would reduce the risk of flooding in Princeville and would not increase water elevation in other areas. The Army Corp of Engineers found that the design they came up with would decrease chance of flooding in Princeville but would cause increase water elevation to numerous residents. He added that they have run some variations of that model and it looks like they are on a very solid path, coming up with solution that provides protection in Princeville as well as the surrounding communities. Colonel Bennett stated once they think they have the design done, the next step is to figure out what its going to cost and work through the funding and the appropriation and agreement. He stated he is very encouraged by the modifications they have made in the project and thinks in about 6 to 8 weeks he could come back and hopefully tell the board they Army Corp of Engineers has something that will work and will start the funding and approval.

X. Department Reports (See attachments)

- 1) Public Works- Commissioner Myrick asked if the billing was corrected for that light pole. Mr. Porter stated when he spoke with Edgecombe Martin, they stated the pole was theirs and asked if the citizen had a bill showing they were being charged for the pole. Commissioner Myrick stated he would touch basis with the citizen. Mr. Porter stated the Town of Princeville has prepared him for a new opportunity to be successful. He thanked the Town Manager for her patience with grooming and working with him and for pushing him when he wanted to give up. He also thanked the Board of Commissioners for the support he's received from them and the citizens. He added he has enjoyed his time here as Public Works Director. Mayor, Board of Commissioners and Town Manager thanked him for his tenure and stated he will be missed. No further questions.
- 2) Finance- Commissioner Myrick asked what days does the custodian work and what hours. Town Manager stated he works every Thursday and the hours range. No further questions
- 3) Historic Preservation Coordinator- No questions
- 4) Senior Center- No questions.
- 5) Edgecombe County Sheriff Office- No questions
- 6) Princeville Volunteer Fire Department- Commissioner Jones stated there was a question raised about updates relating to the PW4. Town Manager stated nothing has changed and they are still working with North Carolina Emergency Management and the trail went cold in identifying if the Town returned FEMA funds to Princeville Fire Department. She stated she reported to the board that if she did a letter of extension, it would give them more time to do their due diligence on the matter. Commissioner Jones asked if the board should invite Chief Brown to the retreat to discuss proposed contract increase. Town Manager stated it would be at the board's discretion. Chief Brown stated having those discussions would be appropriate for the retreat. Commissioner Bullock asked about the gutters and restrooms and Chief Brown stated the gutters were not done and the restrooms facility issues were corrected. Commissioner Myrick asked about the additional funds and were they used for the gutters and pavement or were those funds still available. Chief Brown stated that was information he was not privy to and was more on the Town's side. Town Manager stated the Town does have insurance funds for the structure and let Chief Brown know that when he is ready to reengage soliciting for quotes, they could work in collaboration to make that happen. No further questions.

XI. Town Managers Report

- 1) Museum-Town Manager stated FEMA made a determination on the mitigation amount for the museum in the amount of \$241,277.97. She stated that is a major gap from the amount Oakley Collier concluded to the tune of about 1 million dollars. She and the historic coordinator are working together to pursue different grants for construction opportunities. Town Manager stated that the board has the eligibility determination letter and hopes they will support them in appealing the result. Commissioner Joyner motioned to approve the appeal for eligibility determination for the Museum, Commissioner Jones seconded. Vote carried 4-0
- 2) Senior Center- Town Manager stated the 2nd line for the fire device needs to be installed and Lumen is supposed to be on site in the morning to complete this

task. Town Manager added Edgecombe Martin hand delivered a donation for \$250 dollars and Sara Lee stated they will be ready to donate any event we are having for the Seniors. Town Manger shared the Senior Center rental agreement. Commissioner Joyner motioned to accept the agreement as stated, Commissioner Bullock seconded. Vote carried 4-0

- 3) 53 acres- The board has been brainstorming revising the concept plan for the 53 acres. Stewart would like to have further discussion and have proposed May 2nd or 3rd to have that discussion. The board agreed on the 3rd at 5:30. Town Manager stated the clerk will create a special call meeting. No further questions.
- 4) HMGP- Town Manager stated she sent the board information relating to HMGP. She stated there is 53 properties under the elevation. The first 33 will go under construction and is hoping the kickoff will be around June. The procurement process stated today, and the leader Steve McGugan feels comfortable that they will receive a contractor to start the elevation process for those citizens. No further questions.

XII. Attorney Report

- 1) Dumping Ordinance- Attorney Jones stated she sent the clerk and Town Manager the final draft of the dumping ordinance for their review during the meeting.
- 2) Zoning Matters (1st Street)- Attorney Jones stated she reviewed the photos of the mobile homes and wanted to know how long they have been there. She stated she created a letter that the Town Manager can send to the property owners. She added the board can review it at the next meeting to see if it's something the board wants to send out. Mayor stated since the homes are already bricked up and they didn't catch it earlier, he doesn't think they should be forced to move. Mayor added the ones that are coming in now, the Town should jump on it as soon as its discovered. Attorney Jones stated if the Town is making an exception for the citizens who have already violated the ordinance, then they should make sure there is a variance. She added the variances needs to go through the board of commissioners and a public hearing needs to be held so that these properties can actively be a part of that variance. No further questions.
- 3) Board Code of Ethics- Attorney Jones stated the Board Code of Ethics she drafted last year has not been accepted at this time. Town Manager stated Attorney Jones did submit the draft and the board was waiting on the revisions to be made to the document. Attorney Jones stated she wasn't aware of any revisions to the board code of ethics. She stated she is happy to make those revisions but was not aware of any changes being made to the document. No further questions.
- 4) Cemetery- Attorney thanked Town Manager for sending her an email from the Town's prior council regarding the cemetery. She stated she found that the Princeville Community Cemetery was the goal several years ago and this preservation organization was formed. Attorney Jones stated she looked through the nonprofit status and the nonprofit was revoked in 2010. She stated from the emails there seemed to be some movement in the right direction, and it looks like this commission was supposed to have oversight of the cemetery and the Town was supposed to provide the commission with a budget and the commission would promulgate rules and ordinances with regard to how the cemetery would be managed. She added this can still be done but the commission has to be reinstated.

Attorney Jones stated it may serve as an opportunity to get citizens involved and have them participate as members of the commission. Town Manager stated she read in those emails that the Town was in the process of assuming ownership of the cemetery and the previous attorney saw that the commission was no longer in existence. Attorney Jones stated the previous attorney mentioned some resolutions in the emails and she doesn't know if there is any documentation of the resolutions or if those resolutions were actually filed in the records with the Town. Commissioner Myrick stated this is something that can be added to the retreat. No further questions.

- 5) 88 acres (update)- Attorney Jones stated the Town has the payment from the tenant and he is sending over the lease agreement as well as declaration of his insurance coverage. She stated those documents are in route and should receive them hopefully sometime this week. No further questions.
- 6) Pioneer Court- Commissioner Jones stated he sent an email on April 14th asking questions about the deed restrictions and the trust for the properties on Lynch Drive. He stated he received a response and sent a second email asking why Attorney Bowens was paid if Mr. Telfair had his closing attorney. He stated he didn't receive a response. Attorney Jones stated she did not respond to his email to be respectful not to violate open meeting laws. Commissioner Jones stated he spoke to Attorney Cheshire and he stated it was oppressed upon him that she was working pro bono for the Town of Princeville and that was concerning. Attorney Jones said it was pro bono in the sense that she already gets paid and would not be double dipping. She stated there are 4 attorneys working on the case and Attorney Bowens serves as our real estate council. She added she does not do any real estate closing work and only oversee all of the outside council. She stated Attorney Bowens has done all of the Town's real estate closings to include deed preparations and she does not do deed preparations. Attorney Jones stated the buyers attorney got paid close to \$3,000 for his work for the closing including his negotiations and conversations with her, his work on closing, title, and etc. She stated the initial offer for Attorney Bowens was \$250 and was not fair and below the standard for all that she had done. Commissioner Jones stated if her job was deed restrictions, how did she begin negotiating payment for someone else. Attorney Jones stated in the HUD process, Mrs. Bowens works for the Town, and it was either the Town of Princeville pays by way of Attorney Jones contacting the board saying please issue a check for Attorney Bowens or in the process of the negotiation she was able to get Attorney Bowens paid through HUD settlement funds. She stated that was in the Town's best interest. Attorney Jones also stated she didn't want the minutes to read that Attorney Bowens received some HUD funds, because that does not explain that she was paid for her work to close on the loan and for the deed preparation. Attorney Jones stated that was all she had for Pioneer Court. No further questions.
- 7) Deed Satisfaction (310 Mutual)- Attorney Jones asked if this was something that came through recently and Town Manager stated that Attorney Jones requested it to be on the agenda. Town clerk stated the name of the gentleman that came in for the deed satisfaction was Henry Pitts. Attorney Jones stated she has not talked to

Henry Pitts and she would get in contact with him before the end of the Month. No further questions.

XIII. Old Business

- 1) Reminder (retreat date) The retreat will be held on May 21,2022 from 9-5 at the Senior Center Building.
- 2) Juneteenth Parade-Commissioner Joyner stated the Town of Princeville has be invited to be apart of the Juneteenth Celebration on June 17th,18th, and 19th. She stated it may be more preferable for the Mayor and Board of Commissioners to ride in cars at the Juneteenth parade.

XIV. New Business

- 1) Planning Board- Town Manager stated that in trying to align with the ordinance they are updating the planning board. She stated at last month's meeting the board had a decision to make about reappointing and the 2 appointments from the county will be made in May. She stated that leaves the board of commissioners having to make a decision about adding 2 and reappointing 3 members. Those members would be Doristine Wiggins, Linda Worsley, and Calvin Adkins. She stated the board would need to reconsider whether Mrs. Porter would t as she no longer resides in the community. She added she would check in with Kenneth Sanders to see if he desires to still remain a member of the planning board. Town Manager added if that's the case the board of commissioners would need to appoint 2 and yielding to the county for 2 appointments for the ETJ. She stated she thinks it would be wonderful to bestow accolades to the longstanding planning board members in May, for their diligence to the planning board and Town of Princeville. Commissioner Myrick stated if they cannot appoint anyone in those positions is it an option to let the ones the Town has now remain. Town Manager stated according to the ordinance those members have completed their time and her recommendation is for the board to reappoint and she is certain the board can find someone to reappoint. Town Manager stated they have 2 pending zoning matters for 320 Mutual Blvd and 704 Geddie, who wish to place a mobile home on the property. According to the ordinance, mobile homes are not allowed in the R-1 district. Commissioner Joyner motioned to follow the ordinance for 320 Mutual Blvd, Commissioner Bullock seconded. Vote carried 4-0. Commissioner Joyner motioned to follow the ordinance for 704 Geddie, Commissioner Bullock seconded. Vote carried 4-0.
- 2) North Carolina Alcohol Beverage Control Commission- Mayor read the resolution and stated the board needs to designate an official to sign documents for ABC permits. Commissioner Joyner motioned to designate Town Manager to sign for ABC permits, Commissioner Bullock seconded. Vote carried 3-1. Commissioner Myrick opposed. No further questions.
- 3) Health Insurance- Town Manager provided the board with documentation showing that the insurance premiums are expected to increase from July 2022-2023. She stated the increase is by 50 cent for the short-term disability. No further questions.

XV. Executive Session: Commissioner Joyner voted to go into executive session, Commissioner Jones seconded, vote carried 4-0.

- N.C.G.S. 143-318.11(a)(1)(6) To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of United States, or not considered a public record within the meaning of the Chapter 132 of the General Statutes.
- N.C.G.S. 143-318.11(a)(4) To discuss relating to the location or expansion of industries agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations or to discuss matters relating to military installation closure or realignment.

Commissioner Joyner motioned to end executive session, Commissioner Jones seconded, vote carried 4-0. Commissioner Joyner motioned to resume regular session, Commissioner Jones seconded, vote carried 4-0.

- 1) Economic Development- Attorney Jones gave updates on the acquisition properties.
- 2) Personnel- Commissioner Myrick motioned that the Town move forward with the county on the rehab funds to Rita Exum. Commissioner Joyner seconded. Vote carried 4-0. Commissioner Jones motioned that the town accept the resignation of Attorney Jones, effective immediately, Commissioner Myrick seconded. Vote carried 4-0.

XVI. Board Comments- None

XVII. Adjournment- Commissioner Jones motioned to adjourn the meeting. Commissioner Myrick seconded; vote carried 4-0.

Bobbie Jones 5-18-22
Bobbie Jones, Mayor Date

Jessica Rudd 5-18-22
Jessica Rudd, Clerk Date

