



TOWN OF PRINCEVILLE
Special Call Meeting (Regular Session)
May 3, 2022, 5:30PM
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 Commissioner Linda Joyner, Commissioner Alvin Jones, Commissioner JoeRoam Myrick, Commissioner Milton Bullock (not present)

Staff: Town Manager Glenda Knight, Town Clerk Jessica Rudd

Guest: Jake Petrosky, Stewart Inc.

- I. Call to Order and Roll Call (Mute phones please. Presider, please state the date for recording purposes)- Mayor**
- II. Invocation-Commissioner Linda Joyner**
- III. Pledge of Allegiance-N/A**
- IV. Public Comments: (Limited to 2 minutes. Read by Town Clerk)- None**
- V. 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) Spotlight Ad deadline May 20, 2022
 - 4) Town of Princeville received 2022 Community Perseverance Award
- VI. Adjustment to Agenda- None**
- VII. Approval of the Agenda (Recommendation: Approval)-**
- VIII. Special Call Items**
 - 53 Acre Concept Plan**
 - a. Jake Petrosky from Stewart Inc came to introduce 3 proposed concept plans to the board and answer any questions. He stated concept A consisted of 4 municipal sites, 3 commercial and 3 types of residential (single family homes, townhomes and apartments). Concept B would maximize commercial and consist of 3 municipal sites, 6 commercial and one type of residential (apartments). Concept C would balance commercial and residential and include 4 municipal sites, 5 commercial and 3 types of residential (duplexes, townhomes, and apartments). Dr. Knight stated she thinks it would be important to loop in Pioneer Board and Wilson Salem Housing Authority to be a part of the discussion on vouchers transferring to the 53 acres. Dr. Knight stated on the original concept plan with S&ME, they talked about a fourth facility being an emergency facility. Commissioner Jones asked what the emergency space would include, and Dr.

Knight stated it would be open space for emergencies in the event of evacuation. Mayor stated one time they had spoken about having a facility like the YMCA to address the health disparities in the county. He stated instead of just having that emergency center that could be something the Town could use the YMCA for. The board had conversation on what they would like to see on the 53 and 88 acres. They stated that more commercial would be on the 53 acres and 88 acres would be more residential. Commissioner Joyner asked about the possibility of having a splashpad on the 53 acres. Jake stated a lot of things come into play like cost and maintenance when considering a splashpad. Dr. Knight added a splashpad was previously approved for Heritage Park, but it was removed as Wooten and Associates did more research and found it has a long-term financial dollar associated with the upkeep. Commissioner Myrick stated he would like some information on the costs associated with having a splash pad. Dr. Knight stated documentation was provided during a previous meeting when they discussed the initial design of Heritage Park. Commissioner Joyner stated she was trying to think of recreational activities for the kids that may not take up as much space as a park. She added she forgot the splashpad was removed from Heritage Park because of the costs. She asked Jake what the possibility of having a shell building where people can rent space for businesses. Jake stated that is a possibility and something the board may want to think about as a phased approach of things and market some of the key sites. He added there are some areas of the 53 acres that might not be ideal for gas stations or restaurants because it's not easily seen or accessible. Mayor recommended the Town go with option B which included more commercial sites that would increase the Town's tax base. Jake stated it was also an option to combine B & C with the option to add on another type of residential. Knight recommended to have a public hearing to engage the community and get their feedback on the 3 concept plans. She also stated it may be important to send Wilson Salem Housing Authority and Pioneer Court the proposed plans. The board discussed the different options and Commissioner Jones asked what the Town would lose by combining both concept plans. Mayor stated the only thing that would be changed is adding more residential to concept b. Dr. Knight asked if Jake could draft the combined plan and present it on the 16th. Jake stated he would be working toward bringing the combined plan back to the board with the added recommendations on the 16th. Commissioner Jones asked could the board table the decision until they are presented with the updated plan. Commissioner Myrick stated he would like documentation as well and asked why it was critical that the board make a decision today. Dr. Knight stated because the concept plan was approved 5 years ago, they want to make sure the board has a vision for phase 2 and 3 before they move further with infrastructure for phase 1. Commissioner Joyner motioned to allow Stewart to combine concept plans b & c for presentation at the board meeting on the 16th, Commissioner Jones seconded. Vote carried 3-0. No further questions.

IX. Executive Session: Commissioner Joyner motioned to go into executive session, Commissioner Jones seconded, vote carried 3-0.

- 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.

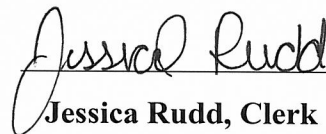
Commissioner Joyner motioned to end executive session, Commissioner Jones seconded, vote carried 3-0. Commissioner Jones motioned to resume regular session, Commissioner Joyner seconded, vote carried 3-0.

1) Personnel- Information only. No action taken.

X. Board Comments- Mayor asked could the Town give teachers at Princeville Elementary something for Teacher Appreciation Week. Dr. Knight stated she would create something nice from the Town and have it taken over to the school.

XI. Adjournment- Commissioner Jones motioned to adjourn meeting, Commissioner Joyner seconded. Vote carried 3-0.

 06/23/2022
Bobbie Jones, Mayor Date

 6-23-2022
Jessica Rudd, Clerk Date



