



TOWN OF PRINCEVILLE
Special Call Meeting (Regular Session)
February 3, 2022, 6:30PM
201 S Main Street, Princeville, NC 27886

Amid the COVID-19, the Board of Commissioners meeting will not be open to the public but will be available via teleconference.

Board Present: Mayor Bobbie Jones, Mayor Pro-Tem Linda Joyner, Commissioner JoeRoam Myrick, Commissioner Alvin Jones (not present), Commissioner William Johnson (not present)

Staff: Town Clerk Jessica Rudd, Attorney Dana Jones, Town Manager Glenda Knight, Finance Officer Alice Johnson, Public Works Director Rydedrick Porter (not present)

Guest: Phyliss Spragin

- 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
- VI. Public Hearing- Commissioner Joyner motioned to open public hearing, Commissioner Myrick seconded, vote carried 2-0.**
 - 1) Matongo Mogoi stated he is in support of the rezoning as this would offer current and future residents additional options to build and own affordable homes in the Town of Princeville. With rising costs of owning a home all the way up and still increasing, he is hopeful that the hearing will be in favor of the rezoning from R1 to R2.
 - 2) Verna Worsley stated she is a resident of Southern Terrace and saw a notice on the mailbox about redistricting and rezoning. She stated she does not agree with the area being called or renamed Southern Terrace Trailer Park. They have been homeowners on Newton Avenue since 1973, which is 49 years. She also stated she did not want the value of their homes going down because of naming the area Southern Terrace Trailer Park. We have been Southern Terrace, one community, for years and we take pride in our area and hope that you are looking to removing old, dilapidated trailers and not allowing anymore old, dilapidated trailers in the area. These homes are also fire hazards and attract those doing criminal activities. I hope you take this into consideration. Thank you for your services and dedication to our area and to the Town of Princeville

- 3) Adelaide Shannon stated she understands that they are trying to do things different in Princeville but when there is a desperate situation where someone needs a place to stay, I feel they should go ahead and approve that. I don't see where it would make a big difference to citizens if mobile homes were placed in that area.
- 4) Rosa Dickens stated she thinks the process has taken too long. My niece and nephew applied in December. These are people's livelihood at stake, and I think the process shouldn't have taken this long to give a yes or no.
- 5) Gwen Knight stated it sounds good to go ahead and give permission for the back part of Southern Terrace to have mobile homes because that is what is back there anyway. People are trying to move back to Princeville, and it would help them out a whole lot if the process wasn't so long and hard. A family has been waiting for an answer for three months and that is far too long when they are working with limited money. That needs to change to help the citizens. I hope you all decide tonight so the families can have some relief. Thanks for all yall are doing to get Princeville back on track.
- 6) Verna Worsley of 614 Newton Avenue stated the citizens were not sent out papers to let them know what was going on tonight and she tried multiple times to get in contact with the commissioner so he could explain what was going on. She stated the citizens of Southern Terrace Community pay taxes on their homes and own their land and people who are in trailer parks don't pay taxes on their homes. She stated if you are going to be fair, the residents at Southern Terrace should have been made known of what's going on.
- 7) Marcus Johnson stated the board mentioned previously that the area was banned from putting mobile homes, but he knew of at least 4 people who have moved their homes over there within the last year and they didn't have to go through this process. He stated the guy that he's renting the lot from is a private owner and owns the lot and he has already paid lot rent before he knew about this process. Mr. Johnson stated his trailer is up to par and not raggedy and he's not apart of any drug activity and is just trying to figure out how he can move forward and find out the cause of him having to go through this when other people he knows didn't go through this process.
- 8) William Newton of 615 Newton Avenue wanted to know how the rezoning would affect the residents already living in Southern Terrace. Verna Worsley chimed in and asked if their taxes would go up or would their property values go down.
- 9) Mayor stated the portion that the board is talking about rezoning is all trailers at this current time. He stated the board was not speaking on the entire Southern Terrace community, but the portion where there are already mobile homes. Mayor stated they would not be changing the name of Southern Terrace but wanted to provide an accommodation for people, especially if they have no place to go. He stated it is in the ordinance stating no mobile homes in the city limits and those who have placed mobile homes there without coming through the Town, will be addressed by the Town. He shared the correct thing to do is to come to the Town Hall to let the Town know what you plan to do so they won't have to go through the system and force anybody out. He stated that is not the goal for the Town and Town wants to make sure that they have places available for all of our people. William Newton stated that most of the streets that were named have overgrown lots and asked if they were going to clean off those lots and place mobile homes there. Mayor stated he wasn't sure because some of those lots were privately owned, so the Town wouldn't be able to do

anything at this particular time. He mentioned that the Town is going through the legal system to make sure those lots are kept up and maintained so they can take care of the dilapidated homes in that area. Attorney Jones stated that the purpose of rezoning is so the Town can provide affordable housing in an already existing area. She stated that the board and the citizens have the same objective, which is for tax values to increase and citizens home values to increase so that the Town may better serve the tax base and bring services to the community. She stated the Town is not trying to put a trailer next to your beautiful home so that the value decreases, because that doesn't help the citizens nor the Town. Mr. Newton mentioned that someone had already come and placed a dozen raggedy single wides back there already. Town Manager stated the board had already approved those individual parcels for rezoning and a text amendment was done in 2018. She stated what the Town was referring to was Webb, Clinton, King, Lynch and Newton for the back area of Southern Terrace. She stated the board is not talking about a name change but changing the zoning from R1 to R2 that will allow that entire back area to have mobile homes. She stated it isn't emergency housing but the Town did have an emergency situation throughout this process which is why it was delayed so the Town could give that 10-day public hearing notice so citizens can be aware. She stated it was advertised at Roger's store, the mailboxes in Southern Terrace, the Town Hall and some were passed out in the community. Town Manager also added if there is ever a question about what you are hearing in the community, please don't hesitate to call the Town Hall, so that you may receive some clarity. Commissioner Joyner added that if anyone is on the call and had not submitted their phone number to please call the Town Hall to do so because that's another way the Town communicates with its citizens, by way of calling posts, social media and the Town's website. Attorney Jones stated she wanted to press for this meeting because she was very concerned about Mr. Johnson's circumstance. She stated Mr. Johnson's circumstance was a financial emergency and he has come back and articulated his character, something he did not necessarily have to do. Attorney Jones asked the citizens to make the determination for this purpose to zone a particular area and that what we need to be concerned about is citizens that are in need. She stated the Town is not trying to rename the subdivisions or lower the property values of homes and overall, the plan for our Town is building back bigger, better, and bolder. Attorney stated she would ask the citizens to allow the board to move forward on getting Mr. Johnson a place to stay. Mayor asked were there any more questions and Mrs. Verna Worsley asked how the people are able to bring those dilapidated trailers in and Attorney Jones asked that Mrs. Worsley forward any information she has to the Town Manager. Commissioner Joyner motioned that the Town rezone from R-1 to R-2 to allow mobile homes in the back portion of Southern Terrace, Commissioner Myrick seconded. Vote carried 2-0. Mayor then welcomed Marcus Johnson to the community. Commissioner Joyner thanked the citizens who called in for showing concern on these matters. She added that whenever there's a situation that's not comfortable for them to please don't hesitate to call the Town Hall and Dr. Knight and her team will certainly get it to the board. No further questions. Commissioner Myrick motioned to close the public hearing, Commissioner Joyner seconded. Vote carried 2-0

VII. Adjustment to Agenda- None

VIII. Approval of the Agenda (Recommendation: Approval)- Commissioner Joyner motioned to approve the agenda, Commissioner Myrick seconded, vote carried 2-0

IX. Special Call Items

- A. 137th Founders Day Celebration- Town Manager stated since the last meeting, the board and staff have been brainstorming on ideas for the Founder's Day Celebration. One idea was for Mayor and Mayor Pro Tem to join Town Manager on WCPS radio station on the 12th and contact local newspapers to promote the Founder's Day Celebration. Town Manager also stated during the week of the 14th, to have historical scavenger hunt activities, which would look like using the Town Hall digital board to post historical questions daily and whoever answers correctly wins a prize. Another idea would be to use QR codes to patronize the businesses in Princeville. Citizens would have to go into the business and purchase an item to get access to the QR code. Once given access to the code, there is a historical question that can be answered for a chance to win a prize. Town Manager stated calling posts and social media will be used as well to ask historical questions. On February 18th there would be a floating celebration in the Town Hall from 1:00-3:00pm and the virtual celebration will take place on the 20th at 3:00pm. She stated those were some of the activities and recommendations she would like to offer to the board. Mayor stated those ideas sounded great and Commissioner Joyner added there is a possibility that the interview between her and Spectrum TV will be aired during the week of the celebration. No further questions.
- B. Budget vs. Actual- Mrs. Phyliss Spragin introduced herself as one of the accountants who has been working diligently to bring the financial records from 2012 to present, up to date. Town Manager stated the board approved contracting with Wesley Peachtree Group and Mrs. Phyliss has worked around the clock and has been working diligently on those numbers to give the Town an accurate reflection. Town Manager stated the Town could not have chosen a better team of experts to partner with to resolve our financial status. On page 1 under telecommunications sales tax, there was an adjustment to revenue in the amount of \$11,076.82. Town Manager shared that Mrs. Phyliss showed them where to go on the state website to keep track of what the Town is receiving through this telecommunications sales tax. She stated that was additional funds in revenue section. On page 2 there was an adjustment made from the 4.7 million to 4.2 and those were the only 2 adjustments on the revenue side. Town Manager explained all of the amendments to the budget to include amending the expenses in the amount of \$42,638.53 from Human Services, GL Account 52209 to the following line items: 52102- Professional Svc-Accounting in the amount of \$1,5000, 52401- Insurance Workers Compensation in the amount of \$3,532.56, 52402- Insurance Property & Liability in the amount of \$745.29, 53000- Supplies and Materials in the amount of \$2,004.51, 54040- Postage in the amount of \$266.52, 54050- Utilities and Related in the amount of \$26,000.00, 1051178- Princeville Special Events in the amount of \$4,000.00 and 52405- Insurance Vehicle in the amount of \$3,613.17. Town Manager also requested to amend Revenues Telecommunications Sales Tax Revenues, line item 42502 to \$11,076.82 and transfer to line item 51300- Retirement. From line item 52301- R&M Equipment a transfer of \$3,000.00 to line item 51300-Retirement. From line item 52305- R&M Buildings &

Grounds a transfer of \$4,000.00 to line item 51300-Retirement. From line item 54030-Cell Phones a transfer of \$500.00 to line item 53000-Supplies and Materials. Town Manager explained the following adjustments were made to the Senate Bill 363 after the books were balanced: Line item 43200- Senate Bill 363(Disaster Recovery), adjusted from \$4,737,972.00 to \$3,920,166.53, Line item 55211- Land Acquisition adjusted from \$252,273.43 to \$233,606.26, Line item 55212- Service and contracts adjusted from \$371,784.75 to \$800,000.00, Line item 55200- Capital Outlay adjusted from \$1,002,966.95 to \$879,163.85 and line item 55213- Reserved for Town Disaster Recovery adjusted from \$3,110,946.81 to \$2,007,396.42. Town Manager stated that under the Covid-19 Proceeds (County) line item 51100-Covid19 payroll expenses, the Town is over by \$600. She stated because the Town can transfer funds within the same department and to have funds to sustain the Town for the rest of the fiscal year, they will remove \$3,000 from line item 55213- Disaster Recovery Expenses COVID19 to balance that payroll expense. Town Manager answered all clarifying questions from the board with the assistance of the finance officer, Alice Johnson, and Accountant, Phylliss Spragin. Town Manager stated they wanted to get this budget vs actual approved so that it can be sent to the state because the deadline was missed of January 15th. Commissioner Joyner motioned to approve the budget vs actual with necessary corrections, Commissioner Myrick seconded. Vote carried 2-0.

- X. Executive Session:** Commissioner Joyner motioned to go into executive session, Commissioner Myrick seconded, vote carried 2-0.

➤ 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 Myrick seconded, vote carried 2-0. Commissioner Myrick motioned to resume regular session, Commissioner Joyner seconded, vote carried 2-0.

1) Personnel- Information only. No action taken.

XI. Board Comments- None

XII. Adjournment- Commissioner Joyner motioned to adjourn meeting, Commissioner Myrick seconded. Vote carried 2-0.

Bobbie Jones 3-22-2022

Bobbie Jones, Mayor Date

Jessica Rudd 3-22-2022
Jessica Rudd, Clerk Date



