

the Winfall Fire Department. The County will continue to own the property. Currently, the County rents that property. The Veterans Farm will farm the property. Tonight, they are asking the Board to authorize County Manager Heath to work with The Veterans Farm organization to prepare a site plan and to allow them to use this parcel for their program. It was the consensus of the Board to authorize County Manager Heath and The Veterans to work together to get this project started on the property next to the Winfall Fire Department on Wiggins Road.

COMMISSIONER'S CONCERNS/COMMITTEE REPORTS

There no commissioner's concerns/committee reports given.

UPDATES FROM COUNTY MANAGER

County Manager Heath presented the following updates:

- **Special Called Meeting:** We have a Special Called Meeting scheduled for February 17, 2025. The purpose of this meeting is to discuss the financing for the intermediate school project.
- **FY 2025-2026 Budget Project:** County Manager Heath explained that the FY 2025-2026 Budget Process has begun. The Department Heads will receive their budget packets by the end of February. To prepare for the Budget, the Board will hold a Board Retreat the end of March. The exact date has not been scheduled but if any Commissioner has any conflicts for the mid to end of March, please let him know so that he can mark those dates off the schedule.

BOARD VACANCIES

Chairman Nelson explained that there have been no applications received. He again asked the Board and the public if they knew anyone that might be interested in serving on one of these committees, to let Mary Hunnicutt, Clerk to the Board, know so that she can forward them an application to complete and return. These vacancies are for the Community Advisory Committee and the Senior Tar Heel Legislature Delegate and Alternate.

PLANNING ITEM

We held a Public Hearing earlier in the meeting to receive public comments on Rezoning Request No. REZ-24-02, requested by Michael Avery on behalf of Perquimans 3, LLC to rezone 6.68 acres of tax parcel 4-0044-0041 from Rural Ag District RA to Residential AG District RA-32. Subject property is located on the west side of Woodville Road in the 900 block and extends 345 feet to the west. Chairman Nelson asked if there were any questions or comments from the Board. Commissioner Corprew stated that he does not have a problem with this request but feels that they will be having a problem with a ditch being in the middle of one of the lots. County Manager Heath and Ms. Repanshek said that this could be addressed when they bring their site plan in for approval. Kathryn M. Treiber made a motion to find proposed Rezoning NO. REZ-24-02 to be inconsistent with the county comprehensive Land Use Plan development pattern because the proposed area of map Exhibit IX-B 'Projected Future Land Use Unincorporated Portions of Perquimans County', shows the subject area labeled as Residential Agricultural and appropriate uses are lower density than the proposed use but the rezoning is reasonable because the eight planned lots will be standard residential lots comparable to the other lots within a quarter mile of the subject area, and the proposed lot frontage will have the same physical infrastructure of existing county water and a paved public road. The motion was seconded by James W. Ward and unanimously approved by the Board. Kathryn M. Treiber made a motion to approve Rezoning Request REZ-24-02, for 6.68 acres of tax parcel number 4-0044-0041 to be rezoned from Rural Agriculture District RA to Residential and Agricultural District RA-32 contingent upon drainage site approval from Jacob Peele, Soil & Water Conservation, District Technician. The motion was seconded by James W. Ward and unanimously approved by the Board.

PUBLIC COMMENTS

The following public comment was made:

- **Debbie Swick, Ban Balloon Releases NC, Founder:** Ms. Swick has been communicating with the Board regarding the adoption of an ordinance banning the intentional release of helium balloons with a fine of \$250 per balloon. She further explained how these balloons harm wildlife, domestic animals, humans, and the entire planet. The Chairman thanked her for coming to bring this to the Board's attention.

CLOSED SESSION: TO DISCUSS AN ECONOMIC DEVELOPMENT MATTER, A PERSONNEL MATTER, AND CLOSED SESSION MINUTES

Chairman Nelson stated that, pursuant to NC General Statute 143-318.11(4)(6), the Board went into Closed Session to discuss an economic development matter, personnel matter, and to approve closed session minutes. On motion made by James W. Ward, seconded by Joseph W. Hoffler, to go into Closed Session. The motion was unanimously voted to go into Closed Session.

The Closed Session was adjourned, and the Regular Called Meeting reconvened on motion made by Timothy J. Corprew, seconded by James W. Ward, and unanimously approved by the Board.

No action was required from the Closed Session.

ADJOURNMENT

Chairman Nelson asked if there were any further comments or business to discuss. There being none, the Regular Meeting was adjourned around 10:25 p.m. on motion made by James W. Ward, seconded by Kathryn M. Treiber and unanimously approved by the Board.

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Wallace E. Nelson, Chairman

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Clerk to the Board

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SPECIAL CALLED MEETING  
February 17, 2025  
7:00 p.m.

The Perquimans County Board of Commissioners met in a SPECIAL CALLED MEETING on Monday, February 17, 2025, at 7:00 p.m. in the Perquimans County Library located at 514 S. Church Street, Hertford, NC 27944.

MEMBERS PRESENT:	Wallace E. Nelson, Chairman Timothy J. Corprew Kathryn M. Treiber	Charles Woodard, Vice Chairman Joseph W. Hoffer James W. Ward
MEMBERS ABSENT:	None	
OTHERS PRESENT:	Frank Heath, County Manager Hackney High, County Attorney	Mary Hunnicutt, Clerk to the Board

Chairman Nelson called the meeting to order. Commissioner Hoffer gave the invocation, and the Chairman led the Pledge of Allegiance. Chairman Nelson explained that the purpose of this Special Called Meeting was to discuss the Intermediate School financing.

### AGENDA

Chairman Nelson stated that a copy of the Agenda was at their seats tonight. James W. Ward made a motion to approve the Agenda. The motion was seconded by Kathryn M. Treiber and unanimously approved by the Board.

### INTERMEDIATE SCHOOL FINANCING

Chairman Nelson restated the purpose of the meeting and recognized Frank Heath, County Manager, who discussed the proposed financing of the Intermediate School. Mr. Heath explained that the school's grant was \$49 million, the county's grant was \$5 million, which leaves a deficit of \$11 million that the County will have to borrow. He presented a resolution that the Board would need to approve before starting the process to obtain the financing for the \$11 million. He said that it would be a 20-year term loan at the lowest possible interest rate. The loan will have to be approved by the Local Government Commission (LGC). Once we receive that approval, we will schedule a Public Hearing at our March 3, 2025 meeting. The loan will close by mid-April. He discussed the County's current debt service which will be paid off during the life of this loan. Chairman Nelson asked if there were any questions or comments from the Board. There being none, the Board approved the following Resolution to proceed with the financing of the \$11 million for the Intermediate School Project. On motion made by Charles Woodard, seconded by Timothy J. Corprew, the Board unanimously approved the following Resolution to proceed with the financing of the \$11 million for the Intermediate School Project:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
COUNTY OF PERQUIMANS, NORTH CAROLINA, AUTHORIZING THE NEGOTIATION OF AN INSTALLMENT  
FINANCING CONTRACT, PROVIDING FOR CERTAIN OTHER RELATED MATTERS THERETO AND  
DECLARING THE INTENT OF THE COUNTY TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES FROM  
PROCEEDS  
OF THE INSTALLMENT FINANCING CONTRACT**

*WHEREAS*, the County of Perquimans, North Carolina (the "*County*") is a validly existing political subdivision of the State of North Carolina, existing under and by virtue of the Constitution, statutes and laws of the State of North Carolina (the "*State*");

*WHEREAS*, the County has the power, pursuant to the General Statutes of North Carolina to (1) enter into installment contracts in order to purchase, or finance or refinance the purchase of, real or personal property and to finance or refinance the construction or repair of fixtures or improvements on real property and (2) create a security interest in some or all of the property financed or refinanced to secure repayment of the purchase price;

*WHEREAS*, the Board of Commissioners of the County (the "*Board of Commissioners*") hereby determines that it is in the best interest of the County to enter into (1) an installment financing contract (the "*Contract*") with a financial institution to be determined (the "*Bank*") in order to pay the capital costs of constructing, equipping and furnishing a new Intermediate School in the County (the "*Project*") and (2) a deed of trust, security agreement and fixture filing (the "*Deed of Trust*") related to the County's fee simple interest in the real property where the Project will be located (the "*Mortgaged Property*") that will provide security for the County's obligations under the Contract;

*WHEREAS*, the County staff has retained First Tryon Advisors, as financial advisor, in connection with the proposed installment financing;

*WHEREAS*, the Board of Commissioners hereby determines that the Project is in best interest of the County and its citizens and to the general health and welfare of its citizens, including but not limited to its children; that the Project will provide an essential use and will permit the County to carry out public functions that it is authorized by law to perform; and that entering into the Contract and Deed of Trust is necessary and expedient for the County by virtue of the findings presented herein;

*WHEREAS*, the Board of Commissioners hereby determines that the estimated cost of financing the Project is an amount not to exceed \$11,000,000.00 and that such cost of the Project exceeds the amount that can be prudently raised from currently available appropriations, unappropriated fund balances and non-voted bonds that could be issued by the County in the current fiscal year pursuant to Article V, Section 4 of the Constitution of the State;

*WHEREAS*, although the cost of financing the Project pursuant to the Contract and the Deed of Trust is expected to exceed the cost of financing the Project pursuant to a bond financing for the same undertaking, the County hereby determines that the cost of financing the Project pursuant to the Contract and the Deed of Trust and the obligations of the County thereunder are preferable to a general obligation bond financing or revenue bond financing for several reasons, including but not limited to the following: (1) the cost of a special election necessary to approve a general obligation bond financing, as required by the laws of the State, would result in the expenditure of significant funds; (2) the time required for a general obligation bond election would cause an unnecessary delay which would thereby decrease the financial benefits financing the Project; and (3) insufficient revenues are produced by the Project so as to permit a revenue bond financing;

*WHEREAS*, the Board of Commissioners hereby determines that the estimated cost of financing the Project pursuant to the Contract and the Deed of Trust allows the County to finance the Project at a favorable interest rate currently available in the financial marketplace and on terms advantageous to the County and reasonably compares with an estimate of similar costs under a bond financing for the same undertaking as a result of the findings delineated in the above preambles;

*WHEREAS*, the County does not anticipate a future property tax increase to pay installment payments falling due under the Contract but an increase in taxes, if any, necessary to meet the sums to fall due under the Contract will not be excessive;

*WHEREAS*, no deficiency judgment may be rendered against the County in any action for its breach of the Contract, and the taxing power of the County is not and may not be pledged in any way directly or indirectly or contingently to secure any money due under the Contract;

*WHEREAS*, the County is not in default under any of its debt service obligations;



Services per NC DHHS. The motion was seconded by Kathryn M. Treiber and unanimously approved by the Board.

**PERSONNEL MATTERS**

Chairman Nelson presented the first personnel matter which was the appointment of Brandon Shoaf as the new Assistant County Manager. Frank Heath, County Manager, presented the other personnel matters below:

Employee Name	Employee Job Title	Action Required	Grade/ Step	New Salary	Effective Date
Brandon Shoaf	Assistant County Manager	Appointment	81/15	\$112,978	03/01/2025
Rebecca Corprew	Clerk to the Board	Reclassification	65/16	\$57,257	04/01/2025
Mary P. Hunnicutt	Part-Time/Fill-In Deputy Clerk to the Board	Reclassification	65/15	\$26.86/hr.	04/01/2025
Elena R. Howell	Processing Assistant V	Leave Without Pay	6 hrs.		2/2025

**BUDGET AMENDMENTS NOS. 20-21**

County Manager Heath presented the following budget amendments for the Intermediate School Project. On motion made by Timothy J. Corprew, seconded by Charles Woodard, the Board unanimously approved the following budget amendments:

**BUDGET AMENDMENT NO. 20  
GENERAL FUND**

CODE NUMBER	DESCRIPTION OF CODE	AMOUNT	
		INCREASE	DECREASE
10-380-007	911 Center Expansion	4,800,000	
10-511-349	911 Center Expansion	4,800,000	

**EXPLANATION:** To amend the FY 24/25 Budget to include funding as awarded for the 911 Center Expansion Project.

**BUDGET AMENDMENT NO. 21  
SCHOOL CONSTRUCTION FUNDS**

CODE NUMBER	DESCRIPTION OF CODE	AMOUNT	
		INCREASE	DECREASE
65-348-001	State School Funds - Lottery	4,524,659	
65-500-711	NB Lottery Intermediate School	4,524,659	

**EXPLANATION:** To amend the FY 24/25 Budget to include lottery fund drawdown for Intermediate School Project.

**ADJOURNMENT**

There being no further comments or business to discuss, the Special Called Meeting was adjourned at 7:18 p.m. on motion made by Timothy J. Corprew, seconded by James W. Ward.

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Wallace E. Nelson, Chairman

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Clerk to the Board

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