



**TOWN OF GRIFTON
BOARD OF COMMISSIONERS
REGULAR MEETING
Tuesday, March 14, 2023
7:00 PM**

AGENDA

- A. Meeting Called to Order.**
- B. Pledge of Allegiance to the Flag of the United States of America.**
- C. Approval of Minutes:** (February 14, 2023, Regular Meeting.)
- D. Manager Report**
- D. Recognition of Persons to Be Heard NOTE:** This is an opportunity for public comment, and we thank you for coming to the Board of Commissioners meeting tonight to share your views. We value all citizens input.
Speaker comments are limited to a maximum of 5 minutes during the public comment period. Groups shall designate one speaker to represent the group on a particular subject matter. At the conclusion of the 5 minutes, each speaker shall leave the podium. Comments will be directed to the full Board, not an individual Board member or Staff member. Although the Board is interested in hearing your comments, speakers should not expect any comments, action or deliberation from the Board on any issue raised during public comment period. Please state your full name and address.
- E. Discussion Items**
1. Consideration to authorize public hearing for rezoning request from Jones & Smith Contractors, LLC on behalf of Robert D. Parrott CPA, Trustee located at 6351 N. Highland Blvd. being Pitt County Tax Parcel 10458 (25.51 acres) from R-14 Single Family to R-10 Single Family (The Planning Board made a favorable recommendation to this request.)
 2. Consideration to authorize public hearing for rezoning request from Francisco Flores to rezone (2) two 2.85-acre tracts being Pitt County Tax Parcel 49560 and 49561 on East Hanrahan Rd. from R-14 Residential to I-I Light Industrial (The Planning Board made an unfavorable recommendation to this request.)
 3. Request to authorize Parade/Special Event Permit for 2023 Grifton Shad Festival (April 13th -April 16th)

4. Consideration to approve request for \$ 1500. for 2023 Shad Festival

5. Approval of preliminary subdivision plat for Lane Farms Subdivision located off 6351 N. Highland Blvd (33.60 acres, 151 lots, Single Family Residential)

6. Approval of Construction Drawings for Harris Landing Subdivision (38.43 acres, 87 single family residential lots)

7. Consideration to approve 2013 delinquent utility accounts (\$ 8371.74)

G. Commissioners Comments

H. Closed Session G.S. 143-318.11 (6) Personnel

H. Adjournment

**TOWN OF GRIFTON
BOARD OF COMMISSIONERS
REGULAR MEETING
FEBRUARY 14, 2023**

Present: Mayor B.R. Jackson; Commissioners Jessica Daigneault, Angela Gay, Claude Kennedy, Raymond Oakes Will Barnes; Interim Manager Mark Warren, Clerk Tina Mitchell

Mayor Jackson called the meeting to order.

Mayor Jackson led the Board of Commissioners in the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes

Commissioner Barnes made a motion to approve minutes as presented. The motion was seconded by Commissioner Kennedy. The motion carried unanimously.

On motion of Commissioner Gay, seconded by Commissioner Barnes the Board voted unanimously to open the public hearing.

Public Hearing

- 1) Public Hearing on Economic Development Incentive Agreement for Alvin J. Huggins Life Estate, Sandy Huggins Remainder (operating as Food Pride Grocery Store) located at 501 Queen Street being Pitt County Tax Parcel 04953.

Sandy Huggins of 902 Murphy Lane, Ayden N.C 28513. She shared that she would appreciate the help of any incentive that the Town would provide.

On motion of Commissioner Barnes, seconded by Commissioner Daigneault the Board voted unanimously to adjourn the public hearing.

On a motion of Commissioner Gay, seconded by Commissioner Barnes, that we go into our regular Board Meeting. Motion carried unanimously.

Manager's Report

See Attached

Recognition of Persons to Be Heard NOTE: This is an opportunity for public comment, and we thank you for coming to the Board of Commissioners meeting tonight to share your views. We value all citizens' input. Speaker's comments are limited to a maximum of 5 minutes during the public comment period. Groups shall designate one speaker to represent the group on a particular subject matter. At the conclusion of the 5 minutes, each speaker shall leave the podium. Comments will be directed to the full Board, not an individual Board member or Staff member. Although the Board is interested in hearing your comments, speakers should not expect any comments, action, or deliberation from the Board on any issue raised during public comment period. Please state your full name and address

1. Sandy Albrecht of 371 Queen Street, Grifton N.C. 28530. She shared that she has attended Town Meetings before and is so proud of everyone here. She is very thankful and said we were doing a great job here. Also, wanted to thank the Mayor personally for the car seat that was provided to her that was much needed.

She mentioned someone by the name of Roslyn and that Mrs. Albrecht was asked to mention the flooding issue that takes place in her yard that needs to be addressed.

Discussion/Action Items

- 1) Consideration of Economic Development Incentive Agreement for Alvin J. Huggins Life Estate, Sandy Huggins Remainder (operating as Food Pride Grocery Store) located at 501 Queen Street being Pitt County Tax Parcel 04953.

Mayor asked Commissioners for discussion. Commissioner Oakes asked, considering all that is going on with the upcoming budget, is there any way that they could be given some but not all. Manager Warren said that if the agreement was approved, he would have to try to incorporate that in the next budget process. Commissioner Kennedy asked for some clarification of what the agreement consist of financially. He read a statement that he prepared. He spoke about having to be very careful when giving grants and tax incentives to new businesses coming into town that are seeking to improve their property. As discussed in the workshop meeting, there are several upcoming increases with the next budget. We can't afford to be shifting more tax responsibility on to our residents. He said fortunately, larger government agencies on regional state and federal levels do offer some financial resources to small businesses. We cannot afford to do so. He does wish the Food Pride all the success in the world and that he will be happy to support them as a customer, but he cast his vote against the Town for giving the tax incentive to this business. Commissioner Barnes states that with the Subdivisions going up, that will increase the tax value so he feels that we need give the Food Pride the incentive.

On a motion of Commissioner Barnes, seconded by Commissioner Daigneault, that this be allowed.

On a motion on the floor, Commissioner Kennedy, Commissioner Oakes, and Commissioner Gay, voted Nay. The motion to be approved failed on a 2-3 vote.

- 2) Budget Amendments - \$3000.00 from Library Trust Fund to Capital Outlay (3 replacement computers)

Manager Warren explained that this will be replacing the computers that were purchased in 2017. The library recently received a donation of \$2000.00 towards this and there are sufficient funds in the Trust fund to replace all 3 of them.

On a motion of Commissioner Kennedy, seconded by Commissioner Oakes, that this be allowed. Motion carried unanimously to approve.

Commissioner Comments

Commissioner Daigneault hopes that everyone participates with the Shad Festival cook off and the Grifton School PTA that will have a pizza bingo night on Friday at the school.

Commissioner Barnes feels that as a family town, trying to get businesses in here to make it more convenient as a family town, you have a private individual who stepped up and built a grocery store and they couldn't get grants because of that aspect. I think not being able to give them a little bit of assistance for a few years is crap.

There being no further business Commissioner Barnes made a motion to adjourn. The motion was seconded by Commissioner Oakes.

Respectfully
Tina Mitchell
Town of
Grifton