

Bertie County Board of Commissioners



June 1, 2020
6:00 PM

Chair	Ronald "Ron" Wesson	District I
	Greg Atkins	District II
Vice Chair	Tammy A. Lee	District III
	John Trent	District IV
	Ernestine (Byrd) Bazemore	District V



Bertie County is now utilizing Zoom during the COVID-19 pandemic.

Zoom is available to the public to participate during this meeting.

To call in to our meeting on the phone, use the following information:

Phone #: 1-301-715-8592

Meeting ID: 723 391 6141

To listen to our meeting online, click or copy and paste this link into your browser:

<https://us02web.zoom.us/j/7233916141>

Questions? Call Clerk to the Board, Sarah Tinkham, at 794-6110.

BERTIE COUNTY BOARD OF COMMISSIONERS

June 1, 2020

Meeting Agenda

This agenda is only a tentative schedule of matters the Commissioners may address at their meeting and all items found on it may be deleted, amended or deferred. The Commissioners may also, in their absolute discretion, consider matters not shown on this agenda.

6:00 PM Welcome and Call to Order by Board Chairman, Ronald Wesson (Commissioner’s Room)

Invocation and Pledge of Allegiance by Commissioner John Trent

(A)

***** APPOINTMENTS & REPORTS *****

- (1) Coronavirus Pandemic Update by Battle Betts, Albemarle Regional Health Services Executive Director
- (2) Bertie County Library/Cooperative Extension Facility Update by Amber Idol and Dani Hoff, MHA Works
- (3) Reconvene as Board of Equalization & Review by Tax Administrator Jodie Rhea
- (4) Presentation of proposed budget FY 2020-2021 budget plan by County Manager Juan Vaughan, II

Board Appointments (B)

- 1. ABC Board

Consent Agenda (C)

- 1. Approve Minutes for Regular Meeting 5-4-20
- 2. Approve Minutes for Special Called Meeting 5-18-20
- 3. Approve Minutes for Special Meeting Reconvened 5-20-20
- 4. Approve Resolution for Abandonment of Billup Club Road
- 5. Approve Partial Release of the Development Agreement between Bertie County and FC Bal Gra, LLC

*****OTHER ITEMS*****

Discussion Agenda (D)

- 1. Budget amendments & Updates from Finance Director William Roberson
- 2. Virtual Town Hall scheduled for June 2nd
- 3. Commissioner’s budget work session – date confirmation
- 4. Census 2020 Update – response rates by municipality
- 5. Blue Jay Recreation Center Updates and plans for Grand Opening

Commissioners’ Reports (E)

County Manager’s Reports (F)

County Attorney’s Reports (G)

Public Comments

(3 minutes per speaker)

Closed Session

Pursuant to N.C.G.S. § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of employment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

Recess



A-1



ALBEMARLE REGIONAL HEALTH SERVICES
Partners in Public Health

711 Roanoke Ave. Elizabeth City, NC 27909

NEWS RELEASE #52

May 29, 2020
FOR IMMEDIATE RELEASE

Contact Information:
Amy Underhill, Public Information Officer
252-338-4448
aunderhill@arhs-nc.org

ALBEMARLE REGIONAL HEALTH SERVICES PROVIDES UPDATE ON CASE COUNTS

Additional COVID-19 related death reported in Hertford County

Elizabeth City, NC – Albemarle Regional Health Services (ARHS) has received notification confirming an additional death associated with COVID-19 in a Hertford County resident. The individual was over the age 65 and succumbed to complications from COVID-19. To protect each family’s privacy, no further information about this patient will be released.

Albemarle Regional Health Services (ARHS) is providing updated data of lab confirmed positive COVID-19 cases as of 11 a.m. Friday, May 29, 2020 in addition, to the weekly surveillance report (attached). ARHS cases include:

Pasquotank County – 104 lab confirmed cases - 25 active, 69 recovered, and 10 deaths

Perquimans County – 24 lab confirmed cases – 6 active, 16 recovered, and 2 deaths

Camden County – 3 lab confirmed cases – 1 active and 2 recovered

Chowan County – 17 lab confirmed cases - 3 active and 14 recovered

Currituck County – 13 lab confirmed cases - 2 active and 11 recovered

Bertie County – 119 lab confirmed cases - 14 active, 101 recovered, and 4 deaths

Gates County – 23 lab confirmed cases - 10 active, 12 recovered, and 1 death

Hertford County – 89 lab confirmed cases - 32 active, 55 recovered, and 2 deaths

As lab confirmed cases of COVID-19 continue to affect residents across the region, ARHS is following North Carolina Department of Health and Human Services guidelines on contact tracing of all individuals who may have had close contact with a positive case. Close contacts are defined as having direct contact with, or being within 6 feet for at least 10 minutes, of a case-patient while not wearing recommended personal protective equipment. Caregivers and household members of the case-patient are considered close contacts.

Contact tracing is the systematic identification and monitoring of all persons who might have been exposed to a person diagnosed with COVID-19. Because these persons are at greater risk of developing disease, contacts should self-monitor and may be monitored by the local health department for 14 days (the maximum incubation period) from the last date they had exposure to a confirmed case.

The goals of contact tracing are to:

- Rapidly identify all potential contacts,
- Ensure appropriate medical evaluation and care if the contact becomes symptomatic, and
- Ensure immediate isolation precautions are implemented if the contact becomes symptomatic.

Timely and thorough contact tracing can effectively interrupt the chain of disease transmission and is an important public health intervention to contain an outbreak. Local health departments have used contact tracing in North Carolina for decades to control the spread of other diseases such as tuberculosis and measles.

Steps to identify and monitor contacts of confirmed COVID-19 case-patients:

- Local health department staff will contact the case-patient and determine all the people the case-patient has been in close contact with during their period of infectivity. Close contacts are defined as having direct contact with, or being within 6 feet for at least 10 minutes, of a case-patient while not wearing recommended personal protective equipment. Caregivers and household members of the case-patient are considered close contacts.
- Only close contacts who had contact with the case-patient during the period of infectivity (defined as the date the case-patient developed symptoms up to the time the case-patient went into isolation) are notified.
- Contacts are notified of their exposure and asked to self-monitor for an increased temperature and respiratory symptoms.
- Health department staff will instruct the contact to monitor for symptoms twice a day (morning and evening) for 14 days from the date of last contact with the case-patient or for 14 days after the case-patient's isolation ends if in continued contact throughout their illness, i.e. household members of the patient, fellow residents of congregate living facilities, etc.
- Symptom monitoring should be conducted from the date of each person's first contact with the case-patient continuing through 14 days after their last contact with the case-patient or for 14 days after the case-patient's isolation ends if in continued contact throughout their illness.

“Contact tracing has been a prominent public health infection control strategy for decades. Our ARHS health department staff are trained and well-versed in contact tracing and working with our community. This is something we do throughout the year for all reportable illness,” said R. Battle Betts, Jr., MPA, Health Director. “The purpose of contact tracing is to help prevent the spread of illness. Please be on the lookout for scammers – our staff will not ask for payment information, social security numbers, or anything like that – they are simply working with you on your signs and symptoms, while also identifying who you may have come in contact with so we can actively work to help keep our community safe and healthy.”

COVID-19 remains a highly contagious virus and continues to be a public health threat across the region, the state, and the country. The virus may be spread unknowingly by an asymptomatic individual. For your protection and the protection of others, ARHS encourages individuals to practice the three W's when you leave your home: Wear a cloth face covering, Wait six feet apart, and Wash your hands.

Additional public health interventions will continue to be important tools to reduce transmission of the virus. These precautions include:

- Avoid close contact with people who are sick.
- Avoid touching your eyes, nose, and mouth.
- Stay home when you are sick.
- Cover your cough or sneeze with a tissue, then throw the tissue in the trash.

- Clean and disinfect frequently touched objects and surfaces using a regular household cleaning spray or wipe.
- Wash your hands often with soap and water for at least 20 seconds, especially after going to the bathroom; before eating; and after blowing your nose, coughing, or sneezing. If soap and water are not readily available, use an alcohol-based hand sanitizer with at least 60% alcohol. Always wash hands with soap and water if hands are visibly dirty.
- Practice social distancing; stay at least six feet away from others, avoid unnecessary travel, avoid handshakes, hugs and other close contact.
- Wear a cloth face covering when social distancing measures are hard to maintain.

Further information on COVID-19 can be found here:

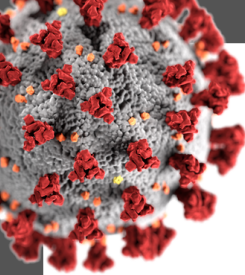
- Albemarle Regional Health Services - <http://www.arhs-nc.org/> or call 252-338-WELL
- North Carolina Department of Health and Human Services - <https://www.ncdhhs.gov/>
- Center for Disease Control - <https://www.cdc.gov/>

For more information, please contact Amy Underhill, ARHS PIO, at 252-338-4448 or aunderhill@arhs-nc.org.

Albemarle Regional Health Services is dedicated to disease prevention and the promotion of a healthy environment to reduce morbidity, mortality, and disability through quality service, education, and advocacy.

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ALBEMARLE REGIONAL HEALTH SERVICES

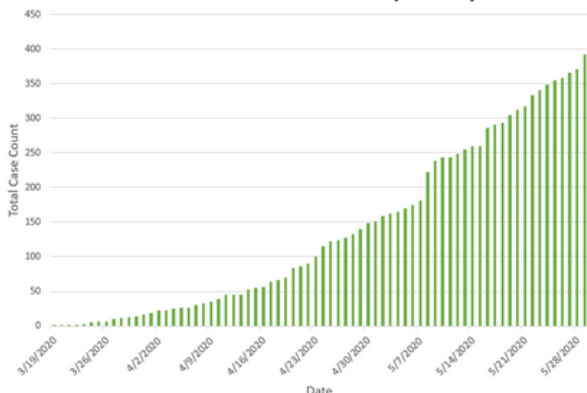
Partners in Public Health: Inspiring people to lead healthy lives.

Pasquotank • Perquimans • Camden • Chowan • Currituck • Bertie • Gates • Hertford

COVID-19 Surveillance Report

May 29, 2020

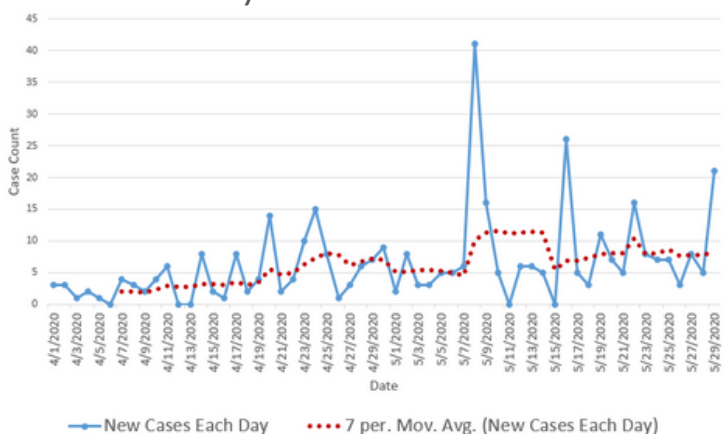
Total Case Count by Day



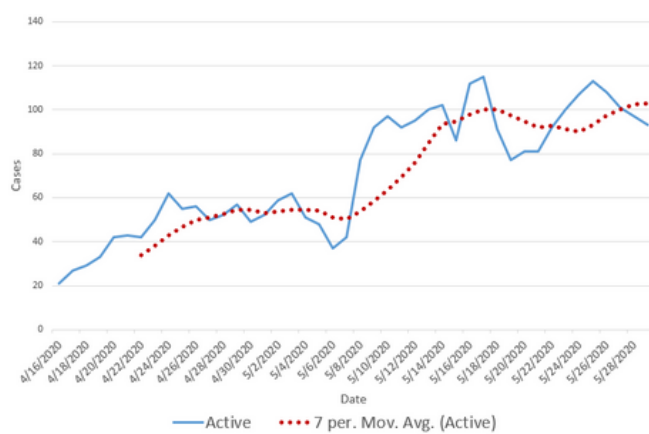
Current Active Cases by County



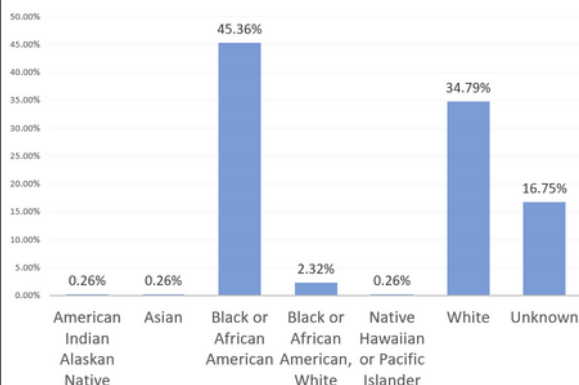
New Daily Cases with Trendline



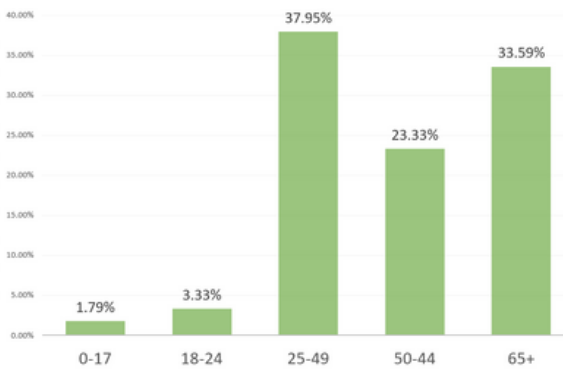
Active Cases with Trendline



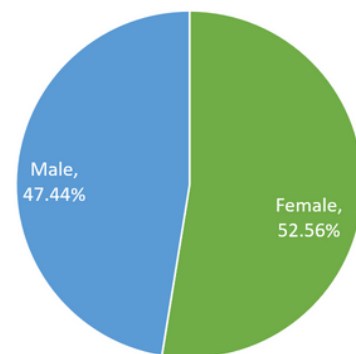
Race



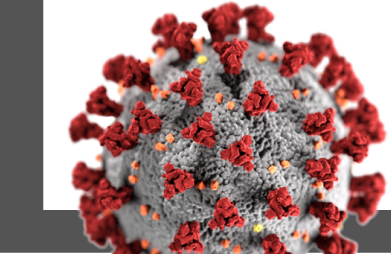
Age



Gender



Data shown here is based on NC Electronic Disease Surveillance System Data as of **May 29, 2020 at 12:00 pm** and represents **LAB CONFIRMED** cases only. The actual number of cases may be higher.





A-2

BERTIE COUNTY LIBRARY & COOPERATIVE EXTENSION –
05/20/2020 MONTHLY MEETING MINUTES:

- **Review of pending business from last monthly meeting minutes. Review any corrections:**
- **Updates from the entire team on COVID-19 (Novel Coronavirus):**
 - Design Team:
 - MHAworks employees are now working from home and the office. All employees will be fully back in the office starting mid-June. Meetings are still being held virtually unless meeting in person is required.
 - Consultants any changes?
 - Bertie County:
 - Offices are closed to the public but employees are working. All meetings are virtual. Any changes?
 - AR Chesson:
 - Working in the office and remotely to create social distancing within the office. Office items may take longer than normal. Possibility of material deliveries affected. MHAworks asked that they document any delays and we will inform the entire team. No items have been documented at this time. Subcontractor attendance on site has been affected by COVID-19. Any changes?
- **Work Performed in the Last 30 days and projections of work for the next 30 days:**
 - See handout from AR Chesson.
- **Schedule** - Project expediter distributes updated schedule & discuss project schedule updates:
 - AR Chesson to discuss weather days –
 - Change Order #2 will be turned into the County tomorrow with the 12 weather days from August 2019 – February 2020. AR Chesson will calculate weather days for March and April to be included in the next change order.
 - Contractors discussion of scheduling opportunities and delays –
 - Last month calculations showed 20-25 days behind after adding the additional days from Change Order #2.
 - AR Chesson is keeping track of all delays related to weather, COVID-19, and other construction delays.
 - Discussion of milestone dates including material/equipment delivery –
 - Update on masonry delivery.

- Update on light gauge metal truss delivery,
- Discussion of sensitive activities requiring shutdowns, special user accommodations, and owner furnished equipment –
 - County fiber update:
 - Last month the County stated they would be back on site in early July. They have also been coordinating with the electrician to review the proposed cable tray location and MHAworks will work with AR Chesson to schedule that visit.
 - Furniture & Equipment Funding Updates:
- Percentage complete of work in place vs. contract duration reported by the Contractor – ___% WORK IN PLACE VS 65% OF CONTRACT DURATION. This is based on the end date of 10/20/2020 from Change Order #001. Payment Application #008 was delivered to the County on 5/7 which showed billings through April at 40%.
- The next monthly meeting will be held on **Wednesday, June 17th, 2020 at 2:00 PM.**
 - MHAworks is anticipating that this will be another conference call and will include updates as we get closer to the actual meeting.
- **Review of shop drawing logs by engineer and architect since last report and outstanding items. Discuss any potential delays:**
 - 003r2 – Toilet & Bathing Accessories – Need resubmittal.
 - 004r1 – Fire Extinguisher Cabinets – Need resubmittal.
 - 005r1 – Fire Extinguishers – Need resubmittal.
 - **006r2 – Casework & Countertop Shops & Product Data – Received 04/29. Returned RR 05/18.**
 - **023r2 – Signage – Received 02/05. Returned RR on 05/03. MHAworks is reviewing further comments provided by sub on 05/11.**
 - **026 – Mechanical – Received 09/24. Returned MCN on 10/21. Resubmittal required for shop drawings.**
 - **029r1 – Metal Ductwork – Received 04/14. Returned NET on 05/03.**
 - **034r1 – Interior Lighting – Received 05/13. Returned RR on 03/16.**
 - **036 – Raceways, Boxes, Cabinets - Received 05/07. Under Review.**
 - **038R3 – Masonry – Received 05/08. Under Review.**
 - **044r3 – Aluminum Entrances & Storefront – Received 04/23. Returned MCN on 05/03.**
 - **047r1 – Snow Guards – Received 03/25. Returned MCN on 04/03. Sample received but color chips still required to match roof color.**
 - **050r3 – Tiling – Received 04/23. Returned 05/05. Need Samples.**
 - **054 – Resilient Base & Accessories – Need resubmittal with samples.**
 - **059 – Thermal Insulation – Need resubmittal.**
 - **061r1 – Toilet Compartments – Received 04/22. Returned RR on 05/18.**

- **063r2 – Light Gauge Metal Trusses - Received 05/06. Returned MCN 05/13.**
 - **064r1 – Painting – Received 04/29. Returned MCN on 05/03. MHAworks still owes interior paint plan.**
 - **065 – Awnings – Received 03/17. Returned RR on 03/30. Received sample but still need official resubmittal with comments addressed.**
 - **066 – Glazing & Joint Sealants – Received 04/27. Under Review.**
- **List of Remaining Specification Sections for Submittal:**
 - 05-50-00 – Miscellaneous Metals
 - 05-50-00 – Break Metal Trim
 - 05-50-00 – Structural Metal Panels
 - 06-10-00 – Rough Carpentry – Wood Paneling submitted under separate cover. Confirm no other information required within this submittal.
 - 06-20-00 – Carpentry – All casework submittals approved other than reading circle top. Confirm no other information required within this submittal.
 - 08-88-13 – Fire Resistant Glazing
 - 10-23-00 – Equipment Screens
 - 10-26-00 – Wall & Door Protection
 - 26-05-26 – Grounding - Confirm required information included within previous electrical submittal.
 - 32-12-16 – Asphalt Paving
 - 32-90-00 – Planting
 - 32-92-20 – Fertilizing, Seeding, and Mulch
 - **Review of outstanding change orders:**
 - **PCO 001 – HSS Beam – Previously reviewed by County.**
 - **PCO 005 – Additional backfill of sanitary sewer line – Previously reviewed by County.**
 - **PCO 006 – Additional stone in undercut – Previously reviewed by County.**
 - **PCO 011 – Revision to air permeable air barrier product – Approved by MHAworks.**
 - **PCO 013 – Weather Days from August 2019-February 2020 – Approved by MHAworks.**
 - **PCO 014 – Cost Difference for 15 Gallons of Primer – Being Revised by GC.**
 - **PCO 015 – Waterproofing Membrane at perimeter – Being Revised by GC.**
 - **PCO 016 – Lower Partition Beam Tube Steel – Under Review by MHAworks.**
 - **Review of outstanding requests for information items:**
 - **RFI 068 – Mezzanine Wall HVAC Return – Received 03/30. Responded 04/27.**
 - **RFI 071 – Countertop Height – Received 04/15. Responded 04/15.**
 - **RFI 072 – Circulation Desk – Received 04/16. Responded 04/16.**
 - **RFI 073 – Casework Elevation at CE Corridor – Received 04/22. Responded 04/27.**
 - **RFI 074 – Electrical Device Schedule – Received 04/23. Responded 04/27.**
 - **RFI 075 – Glazing – Received 04/21. Responded 05/03.**

- RFI 076 – Fire Rated Shop Revisions – Received 04/30. Responded 05/04.
 - RFI 077 – Door & Frame Conflict @ Gallery Entrance – Received 05/04. Responded 05/18.
 - RFI 078 – Electrical Questions – Received 05/13. Under Review.
 - RFI 079 – Z Frame – Received 05/19. Responded 05/19.
 - RFI 080 – Recessed Baby Changing Stations & Paper Towel Dispensers – Received 05/19. Under Review.
- **Identification of coordination opportunities. Establish meeting if necessary:**
- Consultant Items:
 - ARK:
 - RPA:
 - Engineering Source:
 - MHAworks is coordinating with Engineering Source to finalize RFI 078 response with electrical questions.
 - Pre-installation meeting scheduling:
 - The following approximate dates have been submitted by AR Chesson for these meetings. MHAworks will coordinate with AR Chesson to attempt to schedule them before or after the monthly meeting in the month provided below:
 - **Air Barrier – Completed by phone on 04/23**
 - **Masonry – Early June**
 - **Metal Soffit Panels –**
 - **Aluminum Storefront –**
 - **Casework – MID JUNE**
 - Doors – MID JULY
 - Finishes (Paint, Carpet, etc.) – JULY
 - The county stated that Golden Leaf grant funding ends in June so an extension will need to be requested. MHAworks can assist with any documentation required by the County needed for that extension.
 - We will leave this item on our agenda until further notice.
 - Existing roadway conditions.
 - No changes since last month.
 - Has the County had any complaints?
 - Site conditions/update from AR Chesson. –
 - Any incidents?

- **Review architect/engineer inspection reports and quality in the project noting any non-conforming work:**
 - MHAworks noted concerns with the Cooperative Extension TPO roof installation which are documented in CA report 034. The installer requested we re-review the roof a few weeks later so MHAworks reviewed the roof conditions while on site again on May 7th and included comments within CA Report 038. TPO installation concerns included bubbles and wrinkles present. Manufacturer representative to walk roof with architect to determine path forward.
 - The design team shall submit field/CA reports after visiting the site and complete the following sections.

- **Review condition of erosion/sedimentation measures.**
 - See erosion control items noted within the field observations section.

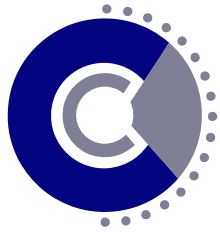
- **Review condition of tree protection:** Any issues will be included in field observations section.

- **Review exterior and interior site cleanness:** Any issues will be included in field observations section.

- **Job Safety:**
 - All visitors to check in with AR Chesson Superintendent prior to walking site.
 - Report any safety instances and/or concerns to AR Chesson and to MHAworks to document as well.
 - AR Chesson has extra PPE in their job site trailer.

- **Special Inspections (as applicable) – Deficiency Notice:**
 - The next inspection will be of the light gauge metal trusses. AR Chesson will coordinate with RPA to schedule this when ready.

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A. R. C H E S S O N

CONSTRUCTION CO., INC.

www.archesson.com
Toll Free: 800-849-4486

Williamston Office:
PO Box 1147
315 W. Main St.
Williamston, NC 27892
252-792-4486 Fax 252-792-9090

Bertie County Library Progress Meeting May 20, 2020

Passed 30 Days

- Complete Den-glass
- Install/prep for air barrier.
- Finish priming and first coat of paint on structural trusses
- Started electrical rough-in
- Started on structural wood decking
- Poured mezzanine floor
- Metal stud framing
- Blocking for cabinets and bathroom accessories
- Installed brackets for canopies

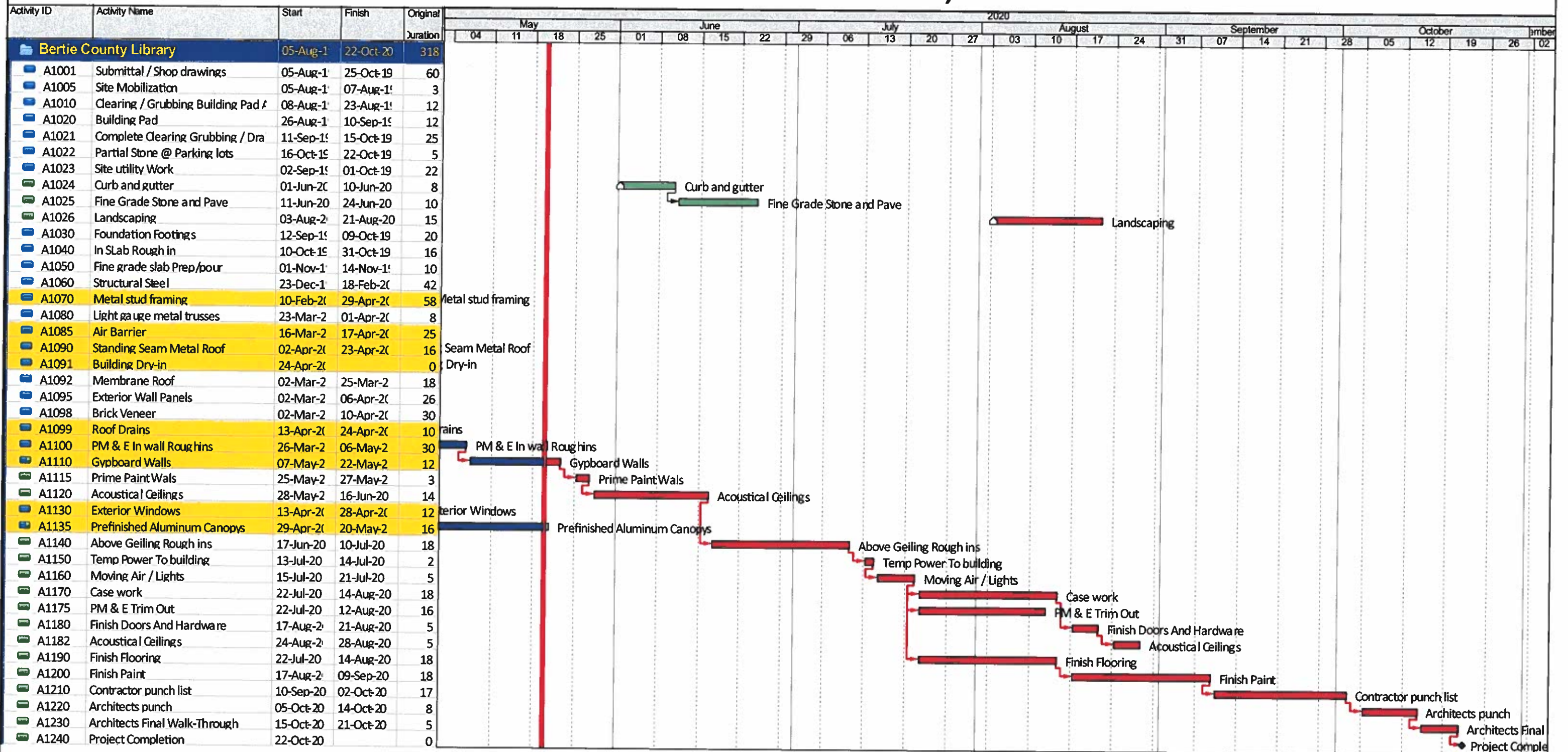
Next 30 Days

- Continue working on structural wood decking
- Complete mechanical and plumbing rough ins
- Complete in wall electrical rough in at Cooperative Ex. area.
- Start exterior rigid insulation board
- Block & Brick delivery to be on site
- Complete brick sample panel
- Start on polish block Masonry

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A.R. Chesson Construction Co., Inc.

Date: 20-May-20



- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- △ Start Constraint
- △ Finish Constraint
- ◆ Milestone

Bertie County Library

Page Number: 1

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Jodie Rhea, Tax Administrator
Bertie County Tax Department
PO Box 527
106 Dundee St.
Windsor, NC 27983
Phone: (252) 794-5310
Fax: (252) 794-5357

June 1, 2020
Bertie County Board of Equalization & Review

Appellant: William A. Stalls & Lynne W. Stalls

Parcel: 6882-54-2877 Innsbrook Phase 1 #15	111/113 Queensview Ct., Merry Hill
Parcel: 6882-54-3536 Innsbrook Phase 1 #3	119 Queensview Ct., Merry Hill
Parcel: 6882-36-9698 Innsbrook Phase 1 #41	125 Majestic Cir., Merry Hill

Attachments:

A Notice of Appeal from Ms. Stalls

- a-1 Parcel 6882-54-2877
- a-2 Parcel 6882-54-3536
- a-3 Lot sales submitted by taxpayer
- a-4 Parcel 6882-36-9698
- a-5 Lot sales submitted by taxpayer
- a-6 Email confirming receipt of appeal

B Informal Appeal decision for all 3 parcels

C Notice of Appeal to Board of Equalization & Review from Ms. Stalls

- c-1 Parcel 6882-54-2877
- c-2 Parcel 6882-54-3536
- c-3 Parcel 6882-36-9698
- c-4 Lot sales submitted by Ms. Stalls
- c-5 Email confirming receipt of appeal and request for additional documentation
- c-6 Email from Ms. Stalls with requested documentation
- c-7 Email to Ms. Stalls concerning sale price of 2 lots used as comparable
- c-8 Email from Scotch Hall Preserve Management team confirming the waiver of membership fees as an incentive of purchase
- c-9 Email from County Attorney Huddleston concurring on membership fees not included in recorded sales price
- c-10 Email to Ms. Stalls concerning email from SHP management about membership fees and sales price

Jodi Rhea

From: Lynne Stalls <lynnestalls@gmail.com>
Sent: Friday, March 27, 2020 8:41 PM
To: 2020 Revaluation
Subject: [External] Fwd: Attached Image
Attachments: 0065_200327202546_001.pdf

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report_spam@nc.gov

Please find attached 3 properties that I am requesting to be re-evaluated based on the comps attached and the information that I provided. I feel that the new Assessed Value is incorrect and over valued based on the sales in the area and the general market value of the property at this time. Because there were so few sales occurring in the last 12 to 18 months and the fact that the prices are not holding along with another current downward trend, I am asking for consideration on the value and or an appointment to discuss this matter. I do not see anything in the near future that would justify the increase in property value and to be honest, I see the value shrinking due to market trends and the economy.

Thank you for your time and I look for to hearing from you.

Lynne Williford Stalls
252-333-9099

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A-1

Notice Date: 02/28/2020

507PREV 02/19/20 PMS 4:56 X 7:11:5

North Carolina General Statute 105-286 requires counties to reappraise all real property at 100% of its true market value once every eight years. You are hereby notified of the January 1, 2020 market value for the below-referenced parcel.

Parcel Number	Acreage	Description
6882-54-2877	LOT(S)	INNSBROOK PHASE 1 #5
Property Address		Market Value
111/113 QUEENSVIEW CT		177,644

*****AUTO**ALL FOR AADC 278
8540954 5007-REV 386.1 3 3

STALLS, WILLIAM A
STALLS, LYNNE W
109 GREEN LN
HARRELLSVILLE NC 27942-9734



THIS IS NOT A BILL



~ You May Keep This Top Section For Your Records ~

Dear Property Owner:

Bertie County's last revaluation was for tax year 2012. Over the past two years, the tax office has been working on the 2020 revaluation. Revaluation is an in-depth process of reappraising all the real property in the county at its current market value. The 2020 revaluation included the use of county maps, aerial photography, street level images, sales analysis, field visits, and other tools to gather data used in determining market value. Appraisers reviewed and analyzed the information including comparable sales within your neighborhood. Revaluation is not only mandated by the North Carolina General Statutes, but it is necessary to maintain equitable and uniform property values among property owners throughout the county.

What is Market Value?

- It is the most probable or most likely price that the property would sell for. It is not the highest, lowest or average price.
- It is expressed in terms of money.
- It requires a willing buyer and a willing seller with neither under any pressure to buy or sell.
- It implies that the buyer and the seller are fully informed of all the purposes to which the property is best adapted and is capable of being used.
- It recognizes the property's current use as well as its potential use.

How does Market Value Affect Property Taxes?

The total market value of all taxable property in the county is called the tax base. During the budget process, the property tax rate is set by the Board of County Commissioners to fund services such as schools, public safety, and human service programs. The property tax rate is applied to the tax base to produce the tax revenue amount.

What if I Disagree With the Revaluation Value of My Property?

Of course, no matter how thorough a revaluation may be, there are still some instances when a property owner has information that may influence the value of their property. For that reason, we have provided an Informal Appeal Form with this notice, to assist property owners in presenting their concerns to our staff. The Informal Appeal Form should be completed in full, and returned along with documented evidence that supports the concerns you have about the subject parcel's market value, within 30 days of the Notice Date of this document (the Notice Date is located on the top, right-hand side of this page). All forms and supporting documentation will be reviewed to determine if there is sufficient evidence to warrant an adjustment in market value. Everyone who submits an Informal Appeal Form will be **notified in writing** of the review result.

Valid Reasons to Appeal the Market Value

- The market value substantially exceeds the actual market value of the property.
- The market value is inconsistent with the market value of similar properties within your neighborhood.

Invalid Reasons to Appeal the Market Value

- The market value increased too much compared to the 2012 market value.
 - The market value is more than the construction cost.
 - The market value is more than the insurance value.
 - The market value is just too high.
- The owner does not have the financial ability to pay the taxes.

A review of your assessment may result in your value being: unchanged, reduced or increased

~ See Informal Appeal Form on Back of Page ~

The Appeal Process

- If you agree with the Market Value stated in this notice, no further action is required.
- If you wish to request an informal appeal, please choose from one of the four methods below:
 1. Mail the completed Informal Appeal Form and supporting documentation to: Bertie County Tax Office, Attention: Revaluation Department, PO Box 527, Windsor, NC 27983 ; **or**
 2. Fax the completed Informal Appeal Form and supporting documentation to 252-794-5357; **or**
 3. Scan and attach form in an email with the completed Informal Appeal Form and supporting documentation to: **reval2020@bertie.nc.gov**; **or**
 4. Call 252-794-5310 to schedule an appointment with the revaluation team.

All appeals will be thoroughly reviewed and supporting evidence will be given proper consideration. In a revaluation year, the informal appeal process may take several months to complete. Your right to appeal to the Board of Equalization and Review is protected during the time the Tax Office is processing your Informal Appeal.

~ You May Keep This Top Section For Your Records ~

Do Not Return This Form Unless You Wish to Appeal the Market Value

27924
STALLS, WILLIAM A

Notice Date: 02/28/2020

If you wish to appeal, this form must be completed in full, and returned with supporting documentation to the Bertie County Tax Department using one of the four above-referenced methods, (Mail, Fax, Email, Telephone). The form and supporting documentation must be returned to the Bertie County Tax Department within 30 Days of the above-referenced notice date. A change in value will be considered only if the real estate owner can demonstrate that the appraised value substantially exceeds the market value or is inconsistent with value placed on like or similar properties within your neighborhood. If the owner elects to have someone represent them in their appeal, a copy of the representative's power of attorney must be submitted with this form.

Parcel Number	Acreage	Description
6882-54-2877	LOT(S)	INNSBROOK PHASE 1 #5

Property Address	Market Value
111/113 QUEENSVIEW CT	177,644

1. Owner's Name and Mailing Address	2. Representative's Name and Mailing Address
William A + Lynne W Stalls 109 Green Lane Harrrellsville NC 27942	same as owners
Phone: 252-333-9049	Phone:
Email: lynnestalls@btundi.com	Email:

3. Owner's (Opinion of Value (Required)) :	\$ 150,000
--	------------

4. Building Information	
Building Total Heated Area: _____ SF	Upper Story Finished Area: _____ SF
This building has: Central Air Conditioning <input type="checkbox"/> Fireplace <input type="checkbox"/>	Total number of: Full baths _____ Half Baths _____
Is this property leased or rented? Yes <input type="checkbox"/> No <input type="checkbox"/>	If leased/rented what is the Monthly Rent? \$ _____
If the building has been renovated please list date & type of renovation: _____	

5. Basis for Appeal and Required Documentation (check all that apply)	
<input type="checkbox"/> Recently Purchased Property (attach closing statement)	<input checked="" type="checkbox"/> Sale of Comparable Property (provide listing copies)
<input type="checkbox"/> Recent Appraisal (from 2018 or 2019 attach copy)	<input checked="" type="checkbox"/> Other (provide details below or on a separate sheet)
<input type="checkbox"/> Income Approach to Value - Commercial Property (attach 2018 and 2019 income/expense statement copies)	
Property is very slow selling - latest sales over a yr is dropping	

6. Signature of Owner or Representative (Representative must submit Power of Attorney with this Appeal Form)	Date: 3/25/2020
Lynne Willard Stalls	

Moesta 1200000000

Parcel : 6882-54-2877 Description INNSBROOK PHASE 1 #5 Tax Districts

----- OWNER INFORMATION -----
 ACCCT: 27924 STALLS, WILLIAM A
 STALLS, LYNN W
 109 GREEN LN
 HARRELLSVILLE, NC 27942

----- PROPERTY FACTORS -----
 Topography F
 LEVEL
 View Streets/Roads P PAVED

----- SALES INFORMATION -----
 Date 06/07/06 Sales Price 579,000 Yld Sale Y - Yes Bk/Pg 855/260

----- MISCELLANEOUS INFORMATION -----
 Township : MERRY HILL
 Address : 111/113 QUEENSVIEW CT
 Zoning :
 Mbrhood : A STATIC
 Map | Rte: 6882.04 | 0.026
 Class : R RESIDENTIAL

----- ENTRANCE INFORMATION -----
 Date 01/01/20 Type V Estimate Appraiser PA

----- VALUE SUMMARY -----
 Land 166,452 Assessed 166,452 Current 166,452
 Bldg 11,192 : 11,192
 Tot Appr : 177,644
 Defer : 0
 Net Taxable : 177,644

--- LAND DATA ---

# MTH TYPE	SIZE	UNIT PRICE	%ADJ	APPR	V A L U E S	TAX	SOIL	DESCRIPTION
1 1 9 RESIDENTIAL	142 X 283	165,000		166,452	0	166,452		
Land Totals				166,452	0	166,452		

----- OUTBUILDINGS -----

BLDG#	TYPE	MTH	DESCRIPTION	REMARKS	MISCELLANEOUS	AREA GRD	YEAR EFF	COND	PHYS	FUNC	ECON	TAX VALUE
1 0	P		BULKHEAD		1X142	142 C	BUILT	A	35			11,192
CARD 1 OUTBUILDING VALUE												
11,192												

Printed: 05/26/2020 11:22am Bertie County NC Property Record Card / APPRAISED
 By : Jirhea (as CUR) Description INNSBROOK PHASE 1 #5 Tax Districts
 Parcel : 6882-54-2877 Tax Year : 2020

Remarks:
 2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/155 & 801/900) 2005 FROM ITAC 79 (AKA INNSBROOK GOLF & MARINA LLC (827/504) 2005 4
 TRACTS (44.50 ACRES, 180.44 ACRES, 49.05 ACRES & 68.58 ACRES) TO INNSBROOK GOLF & MARINA LLC (847/230) 2006 SPLIT OUT DUE TO SUBDIV
 ISON RECORDDATION 2006 FROM RIAL CORP (840/531)

All Deeds		All Misc Documents	
-- Date --	Sales Price Vld Sale	-- Date --	Code
06/07/2006	579,000 Y - Yes	05/04/2006	PLAT
		05/04/2006	PLAT
			Doc Nbr
			CAB B/771
			CAB B/774

WILSON COURT

6

273.03'

688202

2061

129.18'

129.46'

5

274.41'

688204

2877

162.01'

142.26'

4

286.29'

1.06A

2782

28

A-2



A-2

Notice Date: 02/28/2020

North Carolina General Statute 105-286 requires counties to reappraise all real property at 100% of its true market value once every eight years. You are hereby notified of the January 1, 2020 market value for the below-referenced parcel.

Parcel Number	Acreage	Description
6882-54-3536	1.15	INNSBROOK PHASE 1 #3
Property Address		Market Value
119 QUEENSVIEW CT		205,597

*****AUTO**ALL FOR AADC 278
8540954 5007-REV 386 2 3 3

STALLS, WILLIAM A.
STALLS, LYNNE W
109 GREEN LN
HARRELLSVILLE NC 27942-6734



THIS IS NOT A BILL



You May Keep This Top Section For Your Records ~

Dear Property Owner:

Bertie County's last revaluation was for tax year 2012. Over the past two years, the tax office has been working on the 2020 revaluation. Revaluation is an in-depth process of reappraising all the real property in the county at its current market value. The 2020 revaluation included the use of county maps, aerial photography, street level images, sales analysis, field visits, and other tools to gather data used in determining market value. Appraisers reviewed and analyzed the information including comparable sales within your neighborhood. Revaluation is not only mandated by the North Carolina General Statutes, but it is necessary to maintain equitable and uniform property values among property owners throughout the county.

What is Market Value?

- It is the most probable or most likely price that the property would sell for. It is not the highest, lowest or average price.
- It is expressed in terms of money.
- It requires a willing buyer and a willing seller with neither under any pressure to buy or sell.
- It implies that the buyer and the seller are fully informed of all the purposes to which the property is best adapted and is capable of being used.
- It recognizes the property's current use as well as its potential use.

How does Market Value Affect Property Taxes?

The total market value of all taxable property in the county is called the tax base. During the budget process, the property tax rate is set by the Board of County Commissioners to fund services such as schools, public safety, and human service programs. The property tax rate is applied to the tax base to produce the tax revenue amount.

What if I Disagree With the Revaluation Value of My Property?

Of course, no matter how thorough a revaluation may be, there are still some instances when a property owner has information that may influence the value of their property. For that reason, we have provided an Informal Appeal Form with this notice, to assist property owners in presenting their concerns to our staff. The Informal Appeal Form should be completed in full, and returned along with documented evidence that supports the concerns you have about the subject parcel's market value, within 30 days of the Notice Date of this document (the Notice Date is located on the top, right-hand side of this page). All forms and supporting documentation will be reviewed to determine if there is sufficient evidence to warrant an adjustment in market value. Everyone who submits an Informal Appeal Form will be **notified in writing** of the review result.

Valid Reasons to Appeal the Market Value

- The market value substantially exceeds the actual market value of the property.
- The market value is inconsistent with the market value of similar properties within your neighborhood.

Invalid Reasons to Appeal the Market Value

- The market value increased too much compared to the 2012 market value.
 - The market value is more than the construction cost.
 - The market value is more than the insurance value.
 - The market value is just too high.
- The owner does not have the financial ability to pay the taxes.

A review of your assessment may result in your value being: unchanged, reduced or increased

~ See Informal Appeal Form on Back of Page ~

5007-REV 02-28-20 PMS 485, K Ver 1.5

The Appeal Process

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 3. Scan and attach form in an email with the completed Informal Appeal Form and supporting documentation to: reval2020@bertie.nc.gov; or
 4. Call 252-794-5310 to schedule an appointment with the revaluation team.

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Do Not Return This Form Unless You Wish to Appeal the Market Value

27924
STALLS, WILLIAM A

Notice Date: 02/28/2020

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Parcel Number	Acreage	Description
6882-54-3536	1.15	INNSBROOK PHASE 1 #3

Property Address	Market Value
119 QUEENSVIEW CT	205,597

1. Owner's Name and Mailing Address	2. Representative's Name and Mailing Address
William A + Lynne W Stalls 109 Green Lane Marionville, NC 27442	SAME AS OWNERS
Phone: 252 333 9099	Phone:
Email: <u>lynnewstalls@bboardi.com</u>	Email:

3. Owner's Opinion of Value (Required):	\$ 169,900
---	------------

4. Building Information	
Building Total Heated Area: _____ SF This building has: Central Air Conditioning <input type="checkbox"/> Fireplace <input type="checkbox"/> Is this property leased or rented? Yes <input type="checkbox"/> No <input type="checkbox"/> If the building has been renovated please list date & type of renovation:	Upper Story Finished Area: _____ SF Total number of Full baths _____ Half Baths _____ If leased/rented what is the Monthly Rent? \$ _____

5. Basis for Appeal and Required Documentation (check all that apply)	
<input type="checkbox"/> Recently Purchased Property (attach closing statement) <input type="checkbox"/> Recent Appraisal (from 2018 or 2019 attach copy) <input type="checkbox"/> Income Approach to Value - Commercial Property (attach 2018 and 2019 income/expense statement copies)	<input checked="" type="checkbox"/> Sale of Comparable Property (provide listing copies) <input checked="" type="checkbox"/> Other (provide details below or on a separate sheet)
Property is very slow selling - latest sales are a p is dropping	

6. Signature of Owner or Representative (Representative must submit Power of Attorney with this Appeal Form)	Date: 3/25/2020
Lynne Willard Stalls William A Stalls	

Printed: 05/26/2020 11:22am
By : Jthea (as CJR)

Bertie County NC Property Record Card / APPRAISED
CARD 1 OF 1

Page: 1
Tax Year : 2020

Parcel : 6882-54-3536 Description
INNSBROOK PHASE 1 #3

Tax Districts

OWNER INFORMATION

ACCT: 27924 STALLS, WILLIAM A
STALLS, LYNN W
109 GREEN LN
HARRILLVILLE, NC 27942

PROPERTY FACTORS

Topography
F LEVEL
Utilities
E ELECTRIC
View
Streets/Roads
P PAVED

SALES INFORMATION

Date 06/07/06 Sales Price Vld Sale
579,000 Y - Yes

Bk/Pg
855/260

MISCELLANEOUS INFORMATION

Township : MERRY HILL
Address : 119 QUEENSVIEW CT
Zoning :
Neighborhood : A STATIC
Map | Rte: 6882.04 | 0.026
Class : R RESIDENTIAL

ENTRANCE INFORMATION

Date 01/01/20 Type V Source Estimate Appraiser PA

VALUE SUMMARY

Land	Assessed	Current
Bldg	189,750	189,750
Tot Appr	15,847	15,847
Defer	205,597	205,597
Net Taxable	0	0
	205,597	205,597

LAND DATA

#	MTH	TYPE	SIZE	UNIT
1	A	1	1.00	HOME SITE
2	A	1P	0.15	PART OF HOMESITE

UNIT PRICE	%ADJ	APPR	V A L U E	DEFER	TAX	SOLL	DESCRIPTION
165,000		165,000		0	165,000		
165,000		24,750		0	24,750		
Land Totals		189,750		0	189,750		

32

OUTBUILDINGS

BLDG# TYPE MTH DESCRIPTION
1 0 P BULKHEAD

REMARKS

MISCELLANEOUS
1X212

AREA GRD
212 C

YEAR EFF YR
BUILT A

COND PHYS FUNC ECON
35

TAX VALUE
15,847

CARD 1 OUTBUILDING VALUE

15,847

Printed: 05/26/2020 11:22am Bertie County NC Property Record Card / APPRAISED
 By : jrhea (as CJR) Description CARD 1 OF 1 Tax Districts
 Parcel : 6882-54-3536 INNSBROOK PHASE 1 #3 Tax Year : 2020

Remarks:
 2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/155 & 801/900) 2005 FROM TTAC 79 (AKA INNSBROOK GOLF & MARINA LLC (827/504) 2005 4 TRACTS (44.50 ACRES, 180.44 ACRES, 49.05 ACRES & 68.58 ACRES) TO INNSBROOK GOLF & MARINA LLC (847/230) 2006 SPLIT OUT DUE TO SUBDIVISON RECORDATION 2006 FROM RIAL CORP (840/531)

All Deeds		All Misc Documents				
-- Date --	Sales Price	Vld Sale	Bk/Pg	-- Date --	Code	Doc Mbr
06/07/2006	579,000	Y - Yes	855/260	05/04/2006	PLAT	CAB B/771
				05/04/2006	PLAT	CAB B/774

286.29'

4

1.06A
2782

3

1.15A
3536

688204

2

1.11A
4319

1

34

1.26A



A-3

Bertie County

03/12/2020 10:35am
Source (as SP)

Bertie County NC Property Record Card / APPRAISED
CARD 1 OF 1

8882-39-0353 Description SCOTCH HALL #38 Tax Districts

OWNER INFORMATION

1524 RUGEN, STEVEN H
RUGEN, JUDY L
13026 SCOTCH HEATHER PL
WOODBRIDGE, VA 22187

PROPERTY FACTORS

Topography F LEVEL
Utilities E ELECTRIC W WATER
View Streets/Roads P PAVED

SALE

Date 07/30/19
Sales 10

MISCELLANEOUS INFORMATION

WERRY HILL
107 E ROYAL WAY
A STATIC
8882 01 0 026
R RESIDENTIAL

ENTRANCE INFORMATION

Date 07/18/11 Type Estimate Source Appraiser KL

VAL

Land
Bldg
Tot Appr
Defer
Net Taxable

LAND DATA

TYPE	SIZE	UNIT PRICE	%ADJ	VALUES			TAX	SOIL	DESCRIPTION
				APPR	DEFER				
RESIDENTIAL	64 X 110	186,000	W40	97,296	0	97,296	LN	LENOIR,	
Land Totals				97,296	0	97,296			

BUILDINGS

TYPE	MTH DESCRIPTION	REMARKS	MISCELLANEOUS	AREA GRD	YEAR EFF YR			
					BUILT	BUILT	COND PHYS	

CARD 1 OUTBUILDING

Sound front - near pool house

Printed: 03/12/2020 10:35am

Bertie County NC Property Record Card

By : spearce (as SP)

CARD 1 OF 1

	Description
Parcel : 6882-39-0353	SCOTCH HALL #38

Remarks:

2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/155 & 801/900) 2005 FROM (TA
 80 ACRES TO TIMOTHY & MARTHA IVEY (843/672) 2005 4 TRACTS (44.50 ACRES, 180.44
 MARINA LLC (847/230) 2006 89 LOTS & 5.63 ACRES SPLIT OUT DUE TO SURVEYS RECOR
 FROM INNSBROOK GOLF & MARINA LLC 2007 LOTS 159-187 (PHASE 1A) BROKEN OUT BY S
 TAL CORP (867/660)

All Deeds

-- Date --	Sales Price	Vid Sale	Bk/Pg
07/30/2019	100,000	Y - Yes	982/663

All Misc Documents

-- Date --	Code
08/10/2012	PLAT
08/10/2012	PLAT

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Carroll NC

Bertie County

web3.moblie311.com

Printed: 03/12/2020 10:35am
By: spence (as SP)

Bertie County NC Property Record Card / APPRAISED
CARD 1 OF 1

Parcel: 8882-38-3303 Description: SCOTCH HALL #42R Tax Districts

OWNER INFORMATION

ACCT: 35891 COLLINS, GUY
COLLINGS, CATHERINE
2605 FLAGMAKER DR
FALLS CHURCH, VA 22042

PROPERTY FACTORS

Topography: F LEVEL Date: 06/04/18
Utilities: E ELECTRIC, S SEWER
View: Streets/Roads: P PAVED

MISCELLANEOUS INFORMATION

Township: MERRY HILL
Address: 115-117 E ROYAL WAY
Zoning:
Nbrhood: A STATIC
Map / Rte: 8882 01 / 0.026
Class: R RESIDENTIAL

ENTRANCE INFORMATION

Date: 07/18/11 Type Source: Estimate Appraiser: KL
Land: Tax: Total App: Def: Net Taxable:

LAND DATA

Q	MTH TYPE	SIZE	UNIT	PRICE	%ADJ	APPR	DEFER	TAX	SOIL
1	L 9 RESIDENTIAL	76 X 320		165,000	L20	174,725	0	174,725	LN
Land Totals						174,725	0	174,725	

OUTBUILDINGS

BLDG#	TYPE	MTH DESCRIPTION	REMARKS	MISCELLANEOUS	AREA	GRD	YEAR BUILT	OFF YR	YR BUILT	CO
1	O	P BULKHEAD		26X1	78	G				

CARD 1 OF 1

\$ 169,900 Sound Court

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Home > County > NC Real Estate > Parcel card > Bertie County > Information > Image result > Bertie Sound

County, NC

Bertie County

web3.mobile311.com

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By: spears (as SP)

Bertie County NC Property Record Card / APPRAISED
CARD 1 OF 1

Parcel: 6862-39-3303 Description: SCOTCH HALL #42H Tax Districts:

Remarks:

2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/155 & 801/900) 2005 FROM ITAC 79 (AKA INNSBROOK GOLF & MARINA LLC (847/230) 2006 89 LOTS & 5.63 ACRES SPLIT OUT DUE TO SURVEYS RECORDED 2007 C/O FROM RJR TECHNICAL (867/850) 2007 LOTS 159-187 (PHASE 1A) BROKEN OUT BY SURVEY 2012 SPLIT DUE TO SURVEY

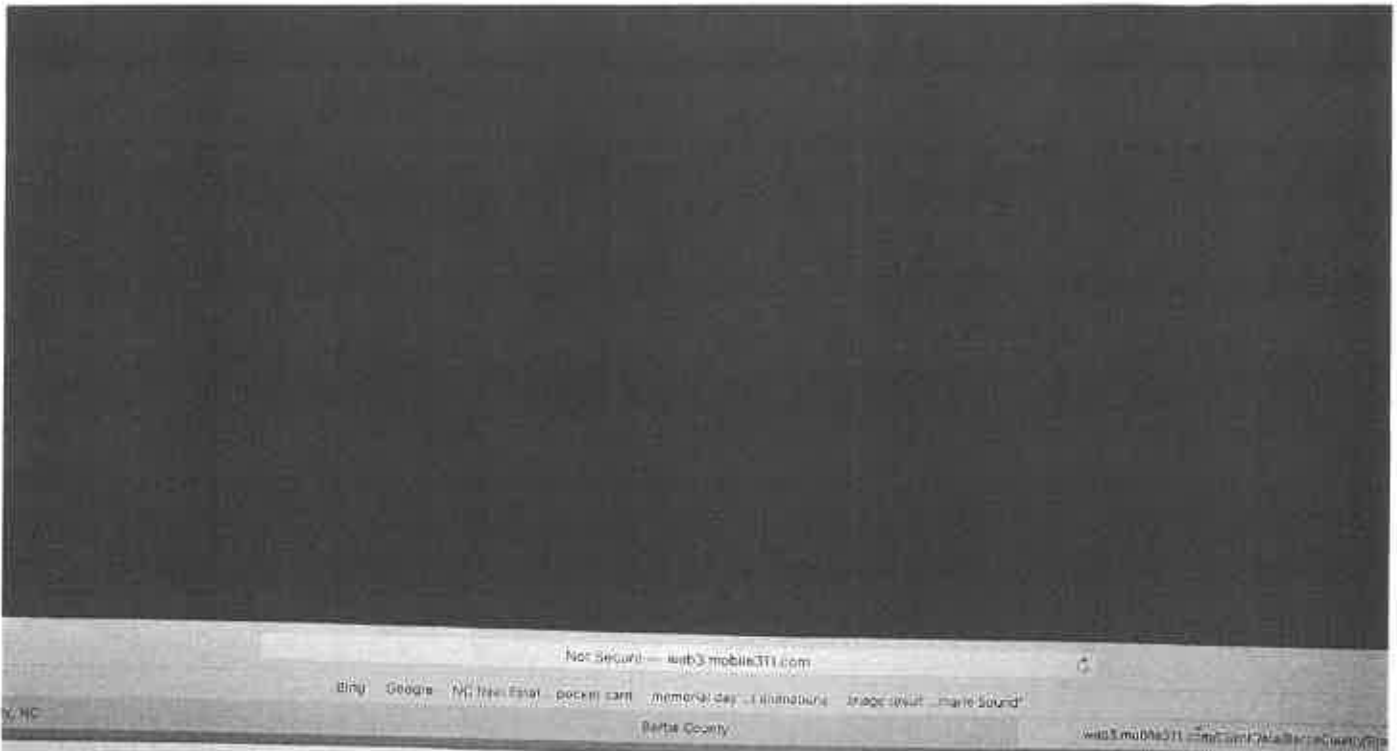
All Deeds

Date	Sales Price	Vid Sale
08/04/2018	170,000	Y - Yes

Bk/Pg
973/745

All Misc Documents

Date	Code	Doc Num
05/26/2015	PLAT	13/954
07/30/2012	PLAT	13/713



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Bing Google NC Title Exam pocket cart memorize day of planning 3rd floor walk - make sound

W/NC

Bertie County

web3.mobiletti.com/nc/ma/BertieCounty/PR

Printed: 03/12/2020 10:35am

Bertie County NC Property Record Card : APPRAISED

By : spouse (as SP)

CARD 1 OF 1

Parcel : 6682-46-9698

Description
INNSBROOK PHASE 1 #20

Tax Map 61-476

OWNER INFORMATION		PROPERTY FACTORS		SALES INFORM	
ACCT: 34185	FLORENCE, MICHAEL FLORENCE BARBARA 8660 FISHER WOODS DR LORTON, VA 22079	Topography F LEVEL View	Utilities E ELECTRIC Streets/Roads P PAVED	Date 12/07/18	Sales Price U 180,000

MISCELLANEOUS INFORMATION		ENTRANCE INFORMATION			VALUE SUMM	
Township	MERRY HILL	Date	Type	Source	Appraiser	Access
Address	145 MAJESTIC CLR	07/18/11	V	Estimate	SC	103.0
Zoning						0.8
Neighborhood	A STATIC					172.2
Map Rte	6682.02 0.026					
Class	R RESIDENTIAL					173.2

LAND DATA		VALUES						
UNIT	SIZE	PRICE	SALE	APPR	DEFER	TAX	SOIL	DESCRIPTION
1 L 9	RESIDENTIAL	120 X 502	165,000	163,548	0	163,548		
Land Totals				163,548	0	163,548		

OUTBUILDINGS		REMARKS		MISCELLANEOUS		AREA GRD		YEAR BFT YR		BUILT CONC		PHYS FUNC EC	
BLOCK	TYPE	MTN	DESCRIPTION										
1 0	P		BULKHEAD			120	0				A		35

CARD 1 OUTBUILDING VALUE

South of front

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Using Google NC Real Estate Records Card memorial city information image results - mobile321.com

Bertie County

web3.mobilis321.com

Printed 03/12/2020 10:35am
By Source (as SP)

Bertie County NC Property Record Card - APPRAISED
CARD 1 OF 1

Parcel: 6582-46-9698 Description: INNSBROOK PHASE 1 #20 Tax Districts:

Remarks:

2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/125 & 801/800); 2005 FROM TAC 79 (AKA INNSBROOK GOLF & MARINA LLC) TRACTS (44.50 ACRES, 180.44 ACRES, 49.05 ACRES & 86.58 ACRES); TO INNSBROOK GOLF & MARINA LLC (847/239); 2008 SPLIT CO LSION RECORDATION 2008 FROM RIAL CORP (840/531); 2009 FROM JOSEPH & MARSHA CAREY (FORECLOSURE 801/189); 2010 FROM EDEBEX 2017 FROM JEFFREY & JOANNE WILLIAMS (902/024); 2018 FROM WILLIAMS FAMILY REVOCABLE TRUST (968/464)

All Deeds

Date	Sales Price	Vid Sale	Bk/Pg
12/07/2018	160,000	No	977/814

All Misc Documents

Date	Code	Doc Nbr
05/04/2008	PLA1	CAB 8/775
05/04/2008	PLA1	CAB 8/776

Printed: 03/12/2020 10:35am

Bertie County NC Property Record Card / APP
CARD 1 OF 1

Appearance (as SP)

Parcel : 8883-00-9045

Description
SCOTCH HALL PH 2 PL 2 SEC LOT 157

Tax Dist

OWNER INFORMATION
Parcel ID: 33912
LAWALL, KARL E
LAWALL, SHERI L
1009 GREEN OAKS PKWY
HOLLY SPRINGS, NC 27540

PROPERTY FACTORS
Topography: F LEVEL
Utilities: E ELECTRIC, S SEWER, W WATER
View
Streets/Roads: P PAVED

MISCELLANEOUS INFORMATION
Neighborhood: MERRY HILL
Address: 166 W ROYAL WAY
Zoning: A STATIC
Parcel ID: 8883-00-9045
Assessment: R RESIDENTIAL

ENTRANCE INFORMATION
Date: 01/23/20
Type: V
Source: Estimate
Appraiser: GP

LAND DATA

MTH TYPE	SIZE	UNIT PRICE	%ADJ	VALUES		
				APPR	DEFER	
L 0 RESIDENTIAL	112 X 356	165,000	115	182,888	0	18
Land Totals				182,888	0	18

OUTBUILDINGS

DM TYPE	MTH DESCRIPTION	REMARKS	MISCELLANEOUS	AREA GRD
---------	-----------------	---------	---------------	----------

Sound + Solomon Creeks

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Bing Google NC RealEstat...pocket card memorial day animations image result...marin Sound
Berlie County

Printed: 03/12/2020 10:35am
By : speardc (as SP)

Berlie County NC Property Record Card / APPR
CARD 1 OF 1

Parcel : 6883-00-9046 Description SCOTCH HALL PH 2 PL 2 SEC 1 LOT 157 Tax Distri

Remarks:

2004 FROM BIR TECHNICAL CO (AVDCA TECHNICAL) (808/155 & 201/900) 2005 FROM ITAC 79 YAK
80 ACRES TO TIMOTHY & MARTHA IVEY (843/672) 2005 4 TRACTS (44.50 ACRES, 180.44 ACRES,
MARINA LLC (847/230) 2006 89 LOTS & 5.63 ACRES SPLIT OUT DUE TO SURVEYS RECORDED 2007
FROM INNSBROOK GOLF & MARINA LLC 2007 LOTS 169-187 (PHASE 1A) BROKEN OUT BY SURVEY 20

All Deeds

Date	Sales Price	Vld Sale	Bk/Pg
06/29/2018	175,500	Y - Yes	874/271

All Misc Documents

Date	Code	Doc Nbr
04/16/2013	PLAT	13/775
04/16/2013	PLAT	13/776
07/11/2012	PLAT	13/704
07/11/2012	PLAT	13/705
12/31/2008	PLAT	CAB C/338
12/31/2008	PLAT	CAB C/343
12/12/2008	PLAT	CAB C/330
11/15/2007	PLAT	CAB C/192

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Bing Google NC Real Estat... pocket card memorial day ... 1 animations image result ... map Sound

06/NC

Bertie County

Printed: 03/12/2020 10:35am
By: spearca (as SP)

Bertie County NC Property Record Card / APPRAIS
CARD 1 OF 1

Parcel: 8883-10-0036 Description: SCOTCH HALL PH 2 BL 2 SEC 1 LOT 158 Tax District:

OWNER INFORMATION

ACCT: 33912
LAWALL, KARL E
LAWALL, SHERI L
1000 GREEN OAKS PKWY
HOLLY SPRINGS, NC 27540

PROPERTY FACTORS

Topography: F LEVEL
Utilities: E ELECTRIC, S SEWER
View
Streets/Roads: P PAVED

MISCELLANEOUS INFORMATION

Township: MERRY HILL
Address: 184 W ROYAL WAY
Zoning:
Nbrhood: A STATIC
Map / Rte: 8883.00 / 0.026
Class: R RESIDENTIAL

ENTRANCE INFORMATION

Date: 07/18/11
Type: Source
Appraiser: Estimate KL

LAND DATA

UNIT	SIZE	PRICE	%ADJ	APPR	DEFER	TOTAL
1 L 9 RESIDENTIAL	119 X 320	165,000	1.15	180,834	0	180,834
Land Totals				180,834	0	180,834

OUTBUILDINGS

BLDG#	TYPE	MTH	DESCRIPTION	REMARKS	MISCELLANEOUS	AREA	GRD	BUILD	YEAR
1	O	P	BULKHEAD		119X1	119	C	201	

Sabina Creek / Sound

Not Secure - www.mobile311.com

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Bertie County, NC

Bertie County

www.mobile311.com

RCNK D

End of Page 2

Printed: 03/12/2020 10:35am
By: speerice (as SP)

Bertie County NC Property Record Card / APPRAISED
CARD 1 OF 1

Parcel: 8683-10-0036

Description
SCOTCH HALL PH 2 BL 2 SEC 1 LOT 152

Tax Districts

Remarks:

2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/156 & 801/800) 2005 FROM ITAC 7P (AKA INNSBROOK GOLF & MARINA LLC (847/280) 2006 89 LOTS & 6 63 ACRES SPLIT OUT DUE TO SURVEYS RECORDED 2007 C/D FROM RJR FROM INNSBROOK GOLF & MARINA LLC 2007 LOTS 159-187 (PHASE 1A) BROKEN OUT BY SURVEY 2018 FROM HIAL

All Deeds

-- Date --	Sales Price	Yld Sale	Hk/Pg
10/25/2019	190,000	Y - Yes	884/861

All Misc Documents

-- Date --	Code	Doc Nbr
04/16/2013	PLAT	13775
04/16/2013	PLAT	13776
07/11/2012	PLAT	13704
07/11/2012	PLAT	13705

A-4



A-4

Notice Date: 02/26/2020

North Carolina General Statute 105-286 requires counties to reappraise all real property at 100% of its true market value once every eight years. You are hereby notified of the January 1, 2020 market value for the below-referenced parcel.

Parcel Number	Acreage	Description
6882-36-9698	LOT(S)	INNSBROOK PHASE 1 #41
Property Address		Market Value
125 MAJESTIC CIR		95,462

*****AUTO**ALL FOR AADC 278

6540954 500/-REV 385.3 3 3

STALLS, WILLIAM A
STALLS, LYNNE W
109 GREEN LN
HARRELLSVILLE NC 27942-9734



~ THIS IS NOT A BILL ~

~ You May Keep This Top Section For Your Records ~

Dear Property Owner:

Bertie County's last revaluation was for tax year 2012. Over the past two years, the tax office has been working on the 2020 revaluation. Revaluation is an in-depth process of reappraising all the real property in the county at its current market value. The 2020 revaluation included the use of county maps, aerial photography, street level images, sales analysis, field visits, and other tools to gather data used in determining market value. Appraisers reviewed and analyzed the information including comparable sales within your neighborhood. Revaluation is not only mandated by the North Carolina General Statutes, but it is necessary to maintain equitable and uniform property values among property owners throughout the county.

What is Market Value?

- It is the most probable or most likely price that the property would sell for. It is not the highest, lowest or average price.
- It is expressed in terms of money.
- It requires a willing buyer and a willing seller with neither under any pressure to buy or sell.
- It implies that the buyer and the seller are fully informed of all the purposes to which the property is best adapted and is capable of being used.
- It recognizes the property's current use as well as its potential use.

How does Market Value Affect Property Taxes?

The total market value of all taxable property in the county is called the tax base. During the budget process, the property tax rate is set by the Board of County Commissioners to fund services such as schools, public safety, and human service programs. The property tax rate is applied to the tax base to produce the tax revenue amount.

What if I Disagree With the Revaluation Value of My Property?

Of course, no matter how thorough a revaluation may be, there are still some instances when a property owner has information that may influence the value of their property. For that reason, we have provided an Informal Appeal Form with this notice, to assist property owners in presenting their concerns to our staff. **The Informal Appeal Form should be completed in full, and returned along with documented evidence that supports the concerns you have about the subject parcel's market value, within 30 days of the Notice Date of this document** (the Notice Date is located on the top, right-hand side of this page). All forms and supporting documentation will be reviewed to determine if there is sufficient evidence to warrant an adjustment in market value. Everyone who submits an Informal Appeal Form will be **notified in writing** of the review result.

Valid Reasons to Appeal the Market Value

- The market value substantially exceeds the actual market value of the property.
- The market value is inconsistent with the market value of similar properties within your neighborhood.

Invalid Reasons to Appeal the Market Value

- The market value increased too much compared to the 2012 market value.
 - The market value is more than the construction cost.
 - The market value is more than the insurance value.
 - The market value is just too high.
- The owner does not have the financial ability to pay the taxes.

A review of your assessment may result in your value being: unchanged, reduced or increased

~ See Informal Appeal Form on Back of Page ~

5037 P&EV 02:18:20 PMS 485:1 P&T 5

The Appeal Process

- If you agree with the Market Value stated in this notice, no further action is required.
- If you wish to request an informal appeal, please choose from one of the four methods below:
 1. Mail the completed Informal Appeal Form and supporting documentation to: Bertie County Tax Office, Attention: Revaluation Department, PO Box 527, Windsor, NC 27983 ; **or**
 2. Fax the completed Informal Appeal Form and supporting documentation to 252-794-5357; **or**
 3. Scan and attach form in an email with the completed Informal Appeal Form and supporting documentation to: reval2020@bertie.nc.gov; **or**
 4. Call 252-794-5310 to schedule an appointment with the revaluation team.

All appeals will be thoroughly reviewed and supporting evidence will be given proper consideration. In a revaluation year, the informal appeal process may take several months to complete. Your right to appeal to the Board of Equalization and Review is protected during the time the Tax Office is processing your Informal Appeal.

~ You May Keep This Top Section For Your Records ~

Do Not Return This Form Unless You Wish to Appeal the Market Value

27924
STALLS, WILLIAM A

Notice Date: 02/28/2020

If you wish to appeal, this form must be completed in full, and returned with supporting documentation to the Bertie County Tax Department using one of the four above-referenced methods, (Mail, Fax, Email, Telephone). The form and supporting documentation must be returned to the Bertie County Tax Department within 30 Days of the above-referenced notice date. A change in value will be considered only if the real estate owner can demonstrate that the appraised value substantially exceeds the market value or is inconsistent with value placed on like or similar properties within your neighborhood. If the owner elects to have someone represent them in their appeal, a copy of the representative's power of attorney must be submitted with this form.

Parcel Number	Acreage	Description
6882-36-9698	LOT(S)	INNSBROOK PHASE 1 #41
Property Address		Market Value
125 MAJESTIC CIR		95,462
1. Owner's Name and Mailing Address		2. Representative's Name and Mailing Address
William A & Lynne W Stalls 109 Green Lane Harnettville NC 27942		Same as owners
Phone: 252-333-9099		Phone:
Email: lyne.stalls@bhandi.com		Email:
3. Owner's Opinion of Value (Required) :		\$ 60,000
4. Building Information		
Building Total Heated Area _____ SF		Upper Story Finished Area _____ SF
This building has: Central Air Conditioning <input type="checkbox"/> Fireplace <input type="checkbox"/>		Total number of: Full baths _____ Half Baths _____
Is this property leased or rented? Yes <input type="checkbox"/> No <input type="checkbox"/>		If leased/rented what is the Monthly Rent? \$ _____
If the building has been renovated please list date & type of renovation: _____		
5. Basis for Appeal and Required Documentation (check all that apply)		
<input type="checkbox"/> Recently Purchased Property (attach closing statement)		<input checked="" type="checkbox"/> Sale of Comparable Property (provide listing copies)
<input type="checkbox"/> Recent Appraisal (from 2018 or 2019 attach copy)		<input checked="" type="checkbox"/> Other (provide details below or on a separate sheet)
<input type="checkbox"/> Income Approach to Value - Commercial Property (attach 2018 and 2019 income/expense statement copies)		
The trend is going down -- Nothing has sold in over 12 months in this area.		
6. Signature of Owner or Representative (Representative must submit Power of Attorney with this Appeal Form)		
Lynne W Stalls Lynne W Stalls		Date: 3/25/2020

ACCT: 27924
 OWNER INFORMATION: STALLS, WILLIAM A
 STALLS, LYNN W
 109 GREEN LN
 HARRELLSVILLE, NC 27942
 PROPERTY FACTORS: Topography F LEVEL
 Utilities E ELECTRIC
 Streets/Roads P PAVED
 View
 SALES INFORMATION: Date 06/07/06 Sales Price 579,000 Vld Sale Y - Yes Bk/Pg 855/260

MISCELLANEOUS INFORMATION: Township : MERRY HILL
 Address : 125 MAJESTIC CIR
 Zoning :
 Nbrhood : A STATTIC
 Map | Rte : 6882.01 | 0.026
 Class : R RESIDENTIAL
 ENTRANCE INFORMATION: Date 01/01/20 Type V Source Estimate Appraiser
 VALUE SUMMARY: Land 95,462 Assessed 95,462 Current 95,462
 Bldg 0
 Tot Appr 95,462
 Defer 0
 Net Taxable 95,462

--- LAND DATA ---

# MTH TYPE	SIZE	UNIT PRICE	%ADJ	APPR	VALU E S	DEFER	TAX	SOIL	DESCRIPTION
1 L 9 RESIDENTIAL	111 X 230	130,000	L-20	95,462	V A L U E S	0	95,462		
Land Totals				95,462		0	95,462		

OUTBUILDINGS ---

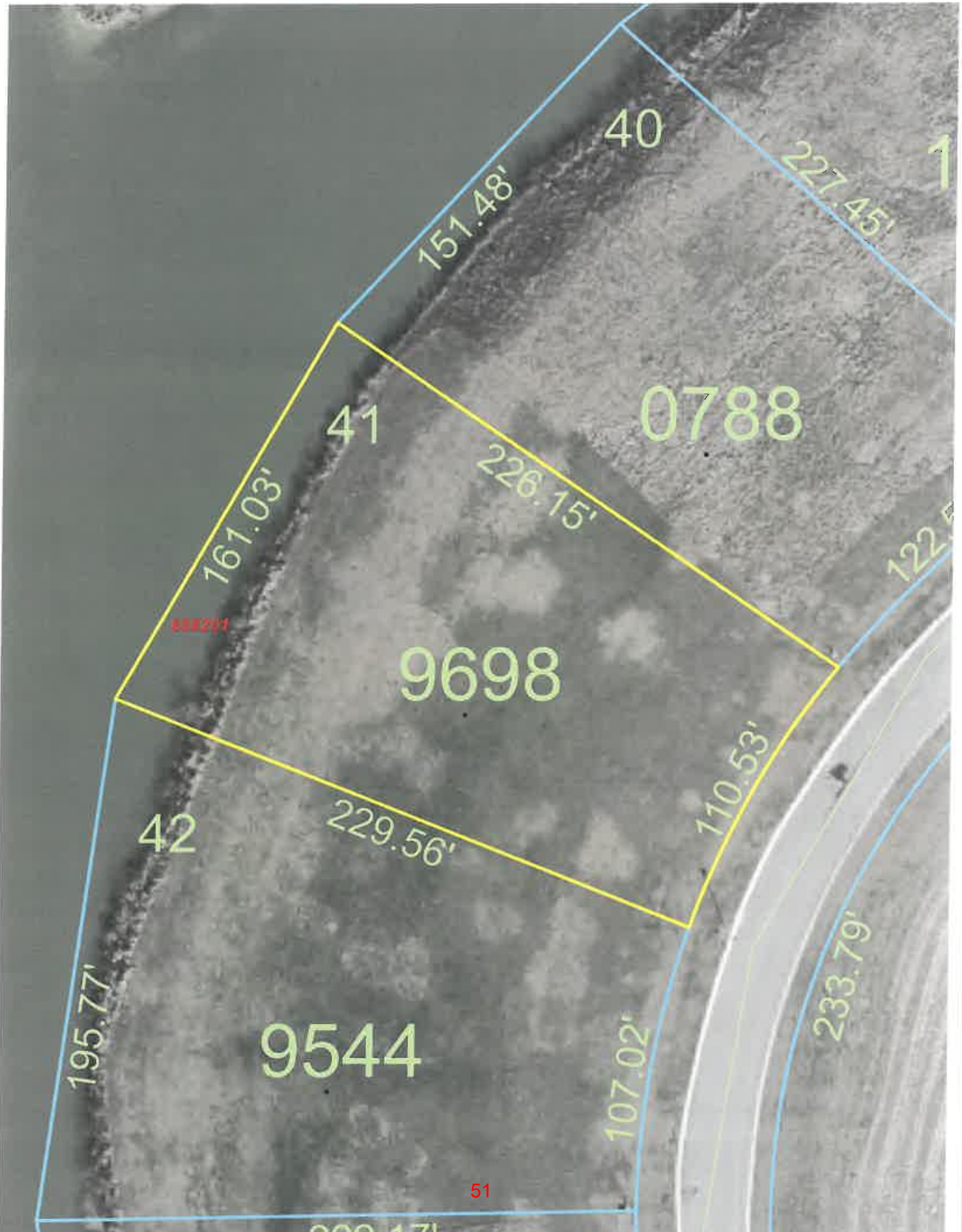
BLDG# TYPE WITH DESCRIPTION REMARKS MISCELLANEOUS AREA GRD YEAR EFF YR BUILT BUILT COND PHYS FUNC ECON TAX VALUE

CARD 1 OUTBUILDING VALUE 0

Printed: 05/26/2020 11:23am Bertie County NC Property Record Card / APPRAISED
 By : Jirhea (as CJR) Description CARD 1 OF 1 Tax Districts
 Parcel : 6882-36-9698 INNSBROOK PHASE 1 #41 Tax Year : 2020

Remarks:
 2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/155 & 801/900) 2005 FROM ITAC 79 (AKA INNSBROOK GOLF & MARINA LLC (827/504) 2005 4 TRACTS (44.50 ACRES, 180.44 ACRES, 49.05 ACRES & 68.58 ACRES) TO INNSBROOK GOLF & MARINA LLC (847/230) 2006 LOT SPLIT OUT DUE TO SU BDIVISION RECORDATION 2006 FROM RIAL CORP (840/531)

All Deeds			All Misc Documents		
-- Date --	Sales Price	Vld Sale	-- Date --	Code	Doc Nbr
06/07/2006	579,000	Y - Yes	05/04/2006	PLAT	CAB B/771
			05/04/2006	PLAT	CAB B/775



40

1

0788

41

9698

42

9544

51

432211

195.77'

161.03'

151.48'

227.45'

226.15'

229.56'

110.53'

107.02'

122.45'

233.79'

200.17'

A-5

A-5

Not Secure - web3.mobile311.com

Blog Google NC Real Estat... pocket card memorial day ... animations image result ... marie Sound

Bertie County, NC

Bertie County

Printed: 03/12/2020 10:35am

Bertie County NC Property Record Card / At

By : spearse (as SP)

CARD 1 OF 1

Parcel : 6882-46-1887 Description : INNSBROOK PHASE 1 #30 Tax Di

OWNER INFORMATION

ACCT: 34064 OLSON, MICHAEL
OLSON, STEPHANIE
1228 HERITAGE HILLS WAY
WAKE FOREST, NC 27587

PROPERTY FACTORS

Topography : Utilities
F LEVEL : E ELECTRIC
View : Streets/Roads
P PAVED

MISCELLANEOUS INFORMATION

Township : MERRY HILL
Address : 123 MAJESTIC CIR
Zoning :
Nbrhood : A STATIC
Map : Rte : 6882.01 | 0.026
Class : R RESIDENTIAL

ENTRANCE INFORMATION

Date : 07/19/11 Type : V Source : Estimate Apprais : SC

LAND DATA

#	MTH TYPE	SIZE	UNIT		VALUES	
			PRICE	%ADJ	APPR	DEFER
1	L 9 RESIDENTIAL	96 X 224	130,000	L-20	92,206	0
Land Totals					92,206	0

OUTBUILDINGS

BLOCK	TYPE	MTH DESCRIPTION	REMARKS	MISCELLANEOUS	AREA GR
-------	------	-----------------	---------	---------------	---------

Golf / Pond / Soundview

Printed: 03/12/2020 10:35am

Bertie County NC Property Record

By : spearce (as SPI)

CARD 1 OF 1

Parcel : 6882-46-1887

Description
INNSBROOK PHASE 1 #39

Remarks:

2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/155 & 801/900) 2005 FROM
80 ACRES TO TIMOTHY & MARTHA IVEY (843/672) 2005 4 TRACTS (44.50 ACRES,
MARINA LLC (847/230) 2006 LOT SPLIT OUT DUE TO SUBDIVISION RECORDATION

All Deeds

Date	Sales Price	Vid Sale	Bk/Pg
05/17/2018	90,000	Y - Yes	975/333

All Misc Documents

Date	Code
05/04/2006	PLAT
05/04/2008	PLAT

A-6

A-6

Jodi Rhea

From: Lynne Stalls <lynnestalls@gmail.com>
Sent: Tuesday, March 31, 2020 11:22 AM
To: 2020 Revaluation
Subject: Re: [External] Fwd: Attached Image

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report_spam@nc.gov

Thank you Jodie, I appreciate your response and I look forward to hearing from my review. I hope this email finds you and your family healthy and safe.

Lynne Stalls
252-333-9099

On Tue, Mar 31, 2020 at 10:55 AM 2020 Revaluation <reval2020@bertie.nc.gov> wrote:

Ms. Stalls,

I am in receipt of your notice of appeals. I will forward them to my reappraisal team who will review them and contact you with any questions. Please remember, our values are set as of January 1, 2020, any sales or any factors that affect real estate markets after January 1 will not have any effect on those values. Due to the spread of the COVID-19 virus, we will not be conducting any face-to-face appointments, however, I feel all matters of appeal can be handled over the phone. Please let me know if you have any questions.

Thank you,

Jodie Rhea

Tax Administrator

Bertie County

252-794-6152

Jodi.rhea@bertie.nc.gov

B

B



Jodie Rhea, Tax Administrator
Bertie County Tax Department
PO Box 527
106 Dundee St.
Windsor, NC 27983
Phone: (252) 794-5310
Fax: (252) 794-5357

INFORMAL APPEAL DECISION

April 7, 2020

William Stalls
Lynne Stalls
109 Green Ln.
Harrellsville, NC 27942

Re: Notice of Decision – Informal Review of 2020 Appraised Value

Parcel ID: 6882-54-2877
Legal Description: Innsbrook Phase 1 #5
Property Address: 1111/113 Queensview Ct.

Dear Property Owner:

The Bertie County Tax Assessor and Piner Appraisal Service have reviewed the appraisal of the above referenced property, taking into consideration all factors that were brought to our attention. In an effort to be fair and equitable to you and other property owners, our examination of your property results in the following valuation:

	Original January 1, 2020 Value	Value After Informal Review
Market Value:	\$177,644	NO CHANGE

If you agree with the results of the informal appeal, you do not need to do anything further.

If you disagree with the results of the Informal Appeal, you may appeal to the Bertie County Board of Equalization and Review. You have (10) days from the date of this notice to submit a written appeal to:

Bertie Board of Equalization & Review
C/O Jodie Rhea, Tax Administrator
PO Box 527
Windsor, NC 27983

B



Jodie Rhea, Tax Administrator
Bertie County Tax Department
PO Box 527
106 Dundee St.
Windsor, NC 27983
Phone: (252) 794-5310
Fax: (252) 794-5357

INFORMAL APPEAL DECISION

April 7, 2020

William Stalls
Lynne Stalls
109 Green Ln.
Harrellsville, NC 27942

Re: Notice of Decision – Informal Review of 2020 Appraised Value

Parcel ID: 6882-36-9698
Legal Description: Innsbrook Phase 1 #41
Property Address: 125 Majestic Cir

Dear Property Owner:

The Bertie County Tax Assessor and Piner Appraisal Service have reviewed the appraisal of the above referenced property, taking into consideration all factors that were brought to our attention. In an effort to be fair and equitable to you and other property owners, our examination of your property results in the following valuation:

	Original January 1, 2020 Value	Value After Informal Review
Market Value:	\$95,462	NO CHANGE

If you agree with the results of the informal appeal, you do not need to do anything further.

If you disagree with the results of the Informal Appeal, you may appeal to the Bertie County Board of Equalization and Review. You have (10) days from the date of this notice to submit a written appeal to:

Bertie Board of Equalization & Review
C/O Jodie Rhea, Tax Administrator
PO Box 527
Windsor, NC 27983



Jodie Rhea, Tax Administrator
Bertie County Tax Department
PO Box 527
106 Dundee St.
Windsor, NC 27983
Phone: (252) 794-5310
Fax: (252) 794-5357

B

INFORMAL APPEAL DECISION

April 7, 2020

William Stalls
Lynne Stalls
109 Green Ln.
Harrellsville, NC 27942

Re: Notice of Decision – Informal Review of 2020 Appraised Value

Parcel ID: 6882-54-3536
Legal Description: Innsbrook Phase 1 #13
Property Address: 119 Queensview Ct.

Dear Property Owner:

The Bertie County Tax Assessor and Piner Appraisal Service have reviewed the appraisal of the above referenced property, taking into consideration all factors that were brought to our attention. In an effort to be fair and equitable to you and other property owners, our examination of your property results in the following valuation:

	Original January 1, 2020 Value	Value After Informal Review
Market Value:	\$205,597	NO CHANGE

If you agree with the results of the informal appeal, you do not need to do anything further.

If you disagree with the results of the Informal Appeal, you may appeal to the Bertie County Board of Equalization and Review. You have (10) days from the date of this notice to submit a written appeal to:

Bertie Board of Equalization & Review
C/O Jodie Rhea, Tax Administrator
PO Box 527
Windsor, NC 27983

C

Jodi Rhea

C

From: Lynne Stalls <lynnestalls@gmail.com>
Sent: Wednesday, April 15, 2020 8:06 PM
To: Jodi Rhea
Subject: [External] Fwd: Attached Image
Attachments: 0093_200415195453_001.pdf

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to rediff@parrm.nc.gov

Please find attached my request for Board of Equalization and Review. Due to being quarantined outside of the area because of Covid-19, I did not receive your package until today and received authorization from your office to scan in my request versus postal service to meet the deadline.

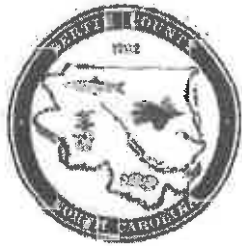
You find all the information and formal letter of request for another review substantial. With the Governor's Stay At Home Order, I was unable to get a paid appraisal in such short notice, but the information included contains screen shots of Bertie county records and legal documents that back up my request to have the Tax Reassessment Reviewed. I have also contacted and discussed the valuations with local Real Estate Agents. The request I am making is valid and follows the guidelines for Fair Market Value Assessments.

I look forward to hearing from you.

Lynne Stalls

C-1

C-1



Jodie Rhea, Tax Administrator
Bertie County Tax Department
PO Box 527
106 Dundee St.
Windsor, NC 27983
Phone: (252) 794-5310
Fax: (252) 794-5357

BERTIE COUNTY BOARD OF EQUALIZATION AND REVIEW

BERTIE COUNTY BOARD OF E & R
C/O JODIE RHEA
P.O. BOX 527
WINDSOR, NC 27983

I hereby request a hearing before the Bertie County Board of Equalization and Review to appeal the tax valuation of the property described below. The following information is provided in support of this appeal for the tax year of 2020.

PROPERTY INFORMATION

Property Listed in the Name of William A & Lynne W Skalls
Physical Location 113 Queensview Ct Property Description Innsbrook Phase 1
Parcel Number 6882-54-2877
(Use Separate Form for Each Parcel Appealed)

TAXPAYER'S ESTIMATION OF VALUE:

Land \$ 150,000
Buildings \$ —
*TOTAL \$ 150,000

*VALUATION ESTIMATE REQUIRED

ADDITIONAL INFORMATION

See attached

I understand that it is the property owner's responsibility to prove that the Assessor's value substantially varies from fair market value and the Tax Assessor used either an illegal or arbitrary method of assessing the property. Written documentation should be presented to support the taxpayer's estimation of value. This should be in the form of a fee appraisal, purchase price, offer to purchase contract, listing agreement, or an insurance policy with replacement cost from a time around the latest reappraisal date. Currently January 1, 2020.

I understand the Board of Equalization and Review, from the facts presented, may sustain, reduce or increase the present value.

JWR Skalls 4/15/2020
(SIGNED) (DATE)

109 Green Lane
(MAILING ADDRESS)
Marrellsville NC 27942

252-333-9099
(PHONE # 1)

(PHONE # 2)

TAX OFFICE USE ONLY

4-4-2020
(DATE APPEAL FILED)

(POSTMARK DATE)

P.O. Box 527, Windsor, NC 27983
Phone: 252-794-5310 * Fax: 252-794-5357

C-1

April 15, 2020

To: Bertie county board of Equalization and Review

From: William A and Lynne W Stalls

Re: Hearing Request for Review

The attached comparable properties sold in Scotch Hall Preserve demonstrate the Fair Market Value in relation to what the developer is offering the buyer. All but 1 of the properties attached has been sold with Memberships included. The value of the membership is \$25,000 plus activation. I was told when I requested my first review that to determine the prices, conversations were had with the real-estate team at Scotch Hall agents but I see they failed to take into consideration the added value imposed by the developer. The only property sold recently that was not a developer owned property, sold for \$100,000. This clearly demonstrates Fair Market Value.

I understand that because there have been so few properties sold that sales were reviewed back several years to get comparables. This is unprecedented of in tax valuations and clearly demonstrates that the Fair Market Value for 2020 is anything but fair.

Fair Market Value means that one property compared to others of like kind should be valued about the same given they are similar in acreage, land use, location and perceived value. If my land has a different perceived value (ie: membership and or dues and activation are not included) than it cannot be the same Fair Market Value as the one it is being compared to that has the extra value.

As a non-developer land holder, I cannot sell my property with a membership and the buyer would also have to pay an activation fee. The only true value to Scotch Hall is the gated community, water and amenities for which you have to be a member. This again should be reflected in the Tax Valuation if developer sales are used to calculate Fair Market price.

I request appeal based on all the above mentioned factors.

Thank You,



Lynne W. Stalls

C-2



Jodie Rhea, Tax Administrator
Bertie County Tax Department
PO Box 527
106 Dundee St.
Windsor, NC 27983
Phone: (252) 794-5310
Fax: (252) 794-5357

BERTIE COUNTY BOARD OF EQUALIZATION AND REVIEW

BERTIE COUNTY BOARD OF E & R
C/O JODIE RHEA
P.O. BOX 527
WINDSOR, NC 27983

I hereby request a hearing before the Bertie County Board of Equalization and Review to appeal the tax valuation of the property described below. The following information is provided in support of this appeal for the tax year of 2020.

PROPERTY INFORMATION

Property Listed in the Name of William A & Lynne W Stalls
Physical Location 119 Queensview Ct Property Description Innsbrook Phase 1
Parcel Number 6882-54-3536
(Use Separate Form for Each Parcel Appealed)

TAXPAYER'S ESTIMATION OF VALUE:

Land \$ 169,900
Buildings \$ -
*TOTAL \$ 169,900
***VALUATION ESTIMATE REQUIRED**

ADDITIONAL INFORMATION

See attached

I understand that it is the property owner's responsibility to prove that the Assessor's value substantially varies from fair market value and the Tax Assessor used either an illegal or arbitrary method of assessing the property. Written documentation should be presented to support the taxpayer's estimation of value. This should be in the form of a fee appraisal, purchase price, offer to purchase contract, listing agreement, or an insurance policy with replacement cost from a time around the latest reappraisal date. Currently January 1, 2020.

I understand the Board of Equalization and Review, from the facts presented, may sustain, reduce or increase the present value.

W Stalls 4/15/2020
(SIGNED) (DATE)

109 Green Lane
(MAILING ADDRESS)
Narrellsville NC 27942

252-333-9099
(PHONE # 1)

(PHONE # 2)

TAX OFFICE USE ONLY

4-15-2020
(DATE APPEAL FILED)

(POSTMARK DATE)

April 15, 2020

To: Bertie county board of Equalization and Review

From: William A and Lynne W Stalls

Re: Hearing Request for Review

The attached comparable properties sold in Scotch Hall Preserve demonstrate the Fair Market Value in relation to what the developer is offering the buyer. All but 1 of the properties attached has been sold with Memberships included. The value of the membership is \$25,000 plus activation. I was told when I requested my first review that to determine the prices, conversations were had with the real-estate team at Scotch Hall agents but I see they failed to take into consideration the added value imposed by the developer. The only property sold recently that was not a developer owned property, sold for \$100,000. This clearly demonstrates Fair Market Value.

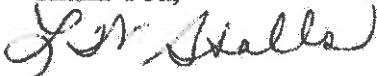
I understand that because there have been so few properties sold that sales were reviewed back several years to get comparables. This is unprecedented of in tax valuations and clearly demonstrates that the Fair Market Value for 2020 is anything but fair.

Fair Market Value means that one property compared to others of like kind should be valued about the same given they are similar in acreage, land use, location and perceived value. If my land has a different perceived value (ie: membership and or dues and activation are not included) than it cannot be the same Fair Market Value as the one it is being compared to that has the extra value.

As a non-developer land holder, I cannot sell my property with a membership and the buyer would also have to pay an activation fee. The only true value to Scotch Hall is the gated community, water and amenities for which you have to be a member. This again should be reflected in the Tax Valuation if developer sales are used to calculate Fair Market price.

I request appeal based on all the above mentioned factors.

Thank You,



Lynne W. Stalls

C-3

C-3



Jodie Rhea, Tax Administrator
Bertie County Tax Department
PO Box 527
106 Dundee St.
Windsor, NC 27983
Phone: (252) 794-5310
Fax: (252) 794-5357

BERTIE COUNTY BOARD OF EQUALIZATION AND REVIEW

BERTIE COUNTY BOAD OF E & R
C/O JODIE RHEA
P.O. BOX 527
WINDSOR, NC 27983

I hereby request a hearing before the Bertie County Board of Equalization and Review to appeal the tax valuation of the property described below. The following information is provided in support of this appeal for the tax year of 2020.

PROPERTY INFORMATION

Property Listed in the Name of William A & Lynne W Stalls
Physical Location 125 Majestic Cir Property Description Innsbrook Phase 1
Parcel Number 6882-36-9698
(Use Separate Form for Each Parcel Appealed)

TAXPAYER'S ESTIMATION OF VALUE:

Land \$ 60,000
Buildings \$
*TOTAL \$ 60,000

***VALUATION ESTIMATE REQUIRED**

ADDITIONAL INFORMATION see attached

I understand that it is the property owner's responsibility to prove that the Assessor's value substantially varies from fair market value and the Tax Assessor used either an illegal or arbitrary method of assessing the property. Written documentation should be presented to support the taxpayer's estimation of value. This should be in the form of a fee appraisal, purchase price, offer to purchase contract, listing agreement, or an insurance policy with replacement cost from a time around the latest reappraisal date. Currently January 1, 2020.

I understand the Board of Equalization and Review, from the facts presented, may sustain, reduce or increase the present value.

W Stalls 4/15/2020
(SIGNED) (DATE)

109 Green Lane
(MAILING ADDRESS)
Marrellsville NC 27942

252-333-9099
(PHONE # 1)

(PHONE # 2)

TAX OFFICE USE ONLY

4-15-2020
(DATE APPEAL FILED)

(POSTMARK DATE)

April 15, 2020

To: Bertie county board of Equalization and Review

From: William A and Lynne W Stalls

Re: Hearing Request for Review

The attached comparable properties sold in Scotch Hall Preserve demonstrate the Fair Market Value in relation to what the developer is offering the buyer. All but 1 of the properties attached has been sold with Memberships included. The value of the membership is \$25,000 plus activation. I was told when I requested my first review that to determine the prices, conversations were had with the real-estate team at Scotch Hall agents but I see they failed to take into consideration the added value imposed by the developer. The only property sold recently that was not a developer owned property, sold for \$100,000. This clearly demonstrates Fair Market Value.

I understand that because there have been so few properties sold that sales were reviewed back several years to get comparables. This is unprecedented of in tax valuations and clearly demonstrates that the Fair Market Value for 2020 is anything but fair.

Fair Market Value means that one property compared to others of like kind should be valued about the same given they are similar in acreage, land use, location and perceived value. If my land has a different perceived value (ie: membership and or dues and activation are not included) than it cannot be the same Fair Market Value as the one it is being compared to that has the extra value.

As a non-developer land holder, I cannot sell my property with a membership and the buyer would also have to pay an activation fee. The only true value to Scotch Hall is the gated community, water and amenities for which you have to be a member. This again should be reflected in the Tax Valuation if developer sales are used to calculate Fair Market price.

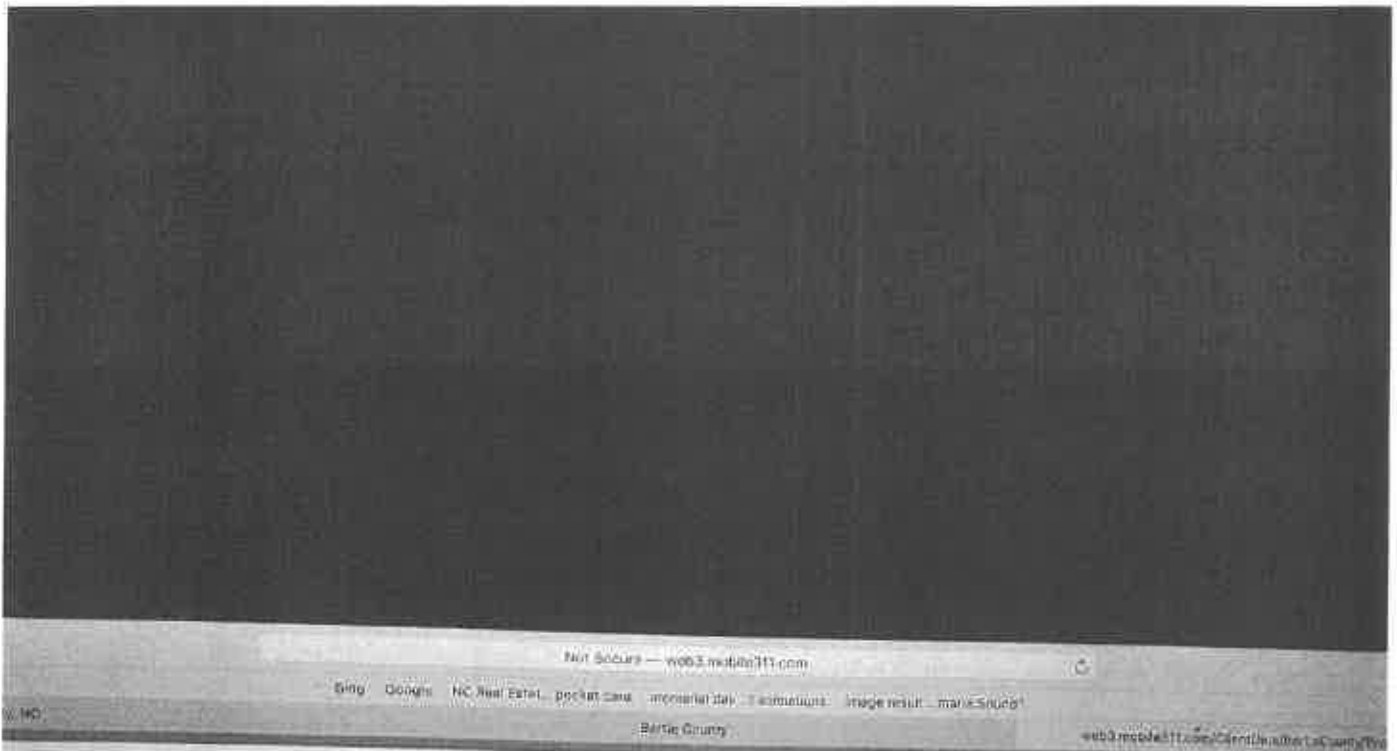
I request appeal based on all the above mentioned factors.

Thank You,



Lynne W. Stalls

C-4



Printed 03/12/2020 10:35am
 By: [unclear] [unclear] SP:
 Parcel: 8832-46-2698 Description: INNSBROOK PHASE 1 #20
 Bertie County NC Property Record Card / APPRAISED CARD 1 OF 1 Tax District: [unclear]

OWNER INFORMATION		PROPERTY FACTORS		SALES INFORM	
ACCT: 34155	FLORENCE, MICHAEL FLORENCE, BARBARA 3560 FISHER WOODS DR LORTON, VA 22079	Topography F LEVEL View	Utilities E ELECTRIC Streets/Roads P PAVED	Date 12/17/18	Sales Price 160,000

MISCELLANEOUS INFORMATION		ENTRANCE INFORMATION			VALUE SUMMA	
Township: MERRY HILL	Address: 145 MAJESTIC CIR	Date: 07/18/11	Type: V	Source: Estimate	Appraiser: SC	Assess: 163,548
Zoning: A STATIC	Map: R1: 6662 02 / 0.028					Land: 163,548
Class: R RESIDENTIAL						Build: 0.0
						Tot Appr: 163,548
						Defer: 0.0
						Net Taxable: 163,548

LAND DATA		VALUES					SOIL DESCRIPTION	
MTH TYPE	SIZE	UNIT PRICE	%ADJ	APPR	DEFER	TAX		
T L R RESIDENTIAL	120 X 392	165,000		163,548	0	163,548		
Land Totals				163,548	0	163,548		

BLOCK	TYPE	MTH DESCRIPTION	REMARKS	MISCELLANEOUS	AREA	CHD	BUILT	EFF YR	BUILT	COND	PHYS	FUNC	EQ
10	P	BULKHEAD		1X120	120	0		4			35		

Includes Membership

South Front

Not Secure: web3.nwre311.com

Google NC Real Estate Pocket Card Information My 3rd Parties My Reports My Profile

Beville County

web3.nwre311.com/land/landcard/summary.aspx

Printed: 03/12/2020 10:33am
By: spencer (as SP)

Beville County NC Property Record Card / APPRAISED
CARD 1 OF 1

Parcel: 8882-48-9998 Description: INNSBROOK PHASE 1 #20 Tax Districts:

Remarks:

2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/155 & 801/900) 2005 FROM IYAC 79 (AKA INNSBROOK GOLF & MARINA LLC) TRACTS (44.50 ACRES, 130.44 ACRES, 49.05 ACRES & 88.58 ACRES) TO INNSBROOK GOLF & MARINA LLC (847/230) 2006 SPLIT DIVISION RECORDATION 2006 FROM RIAL CORP (840/521) 2008 FROM JOSEPH & MARSHA CAREY (FORECLOSURE 851/164) 2014 FROM EIDER 2017 FROM JEFFREY & JOANNE WILLIAMS (802/824) 2018 FROM WILLIAMS FAMILY REVOCABLE TRUST (862/464)

All Deeds

Date	Sales Price	Mid Sale	BR/Pg
12/07/2018	130,000	No	977/814

All Misc Documents

Date	Code	Doc No
02/04/2008	PLAT	CAB B/771
05/04/2006	PLAT	CAB B/775

03/12/2020 10:35am
Source (ax SP)

Bertie County NC Property Record Card / APPRAISED
CARD 1 OF 1

Tax Districts

6882-39-0353 Description
SCOTCH HALL #38

OWNER INFORMATION		PROPERTY FACTORS		SALE	
1524	RUGEN, STEVEN H RUGEN, JUDY L 13028 SCOTCH HEATHER PL WOODBRIDGE, VA 22192	Topography F LEVEL View	Utilities E ELECTRIC W WATER Streets/Roads P PAVED	Date 07/30/19	Sale Price 11

MISCELLANEOUS INFORMATION		ENTRANCE INFORMATION			VAL	
1	MERRY HILL 107 E ROYAL WAY A STATIC 6882.01 0.036 R RESIDENTIAL	Date 07/18/11	Type Estimate	Source KL	Appraiser	Land Bldg Tot Appr Defer Net Taxable

NO DATA ---

TYPE	SIZE	UNIT	PRICE	%ADJ	VALUES			SOIL	DESCR PT
					APPR	DEFER	TAX		
RESIDENTIAL	64 X 110		165,000	W40	97,286	0	97,286	LN	LENDGR
Land Totals					97,286	0	97,286		

OUTBUILDINGS ---

TYPE	MTH	DESCRIPTION	REMARKS	MISCELLANEOUS	AREA	GRD	YEAR BUILT	EFF YR	COND	PHYS
										CARD 1 OUTBUILDING

Includes Membership & Dues

Sound Front - near pool house

Printed: 03/12/2020 10:35am

Bertie County NC Property Record Card

By : spearce (as SP)

CARD 1 OF 1

	Description
Parcel : 6882-39-0353	SCOTCH HALL #38

Remarks:

2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/155 & 801/900) 2005 FROM ITA
 80 ACRES TO TIMOTHY & MARTHA IVEY (843/672) 2005 4 TRACTS (44.50 ACRES, 180.44
 MARINA LLC (847/230) 2006 89 LOTS & 5.63 ACRES SPLIT OUT DUE TO SURVEYS RECOR
 FROM INNSBROOK GOLF & MARINA LLC 2007 LOTS 159-187 (PHASE 1A) BROKEN OUT BY S
 IAL CORP (867/860)

All Deeds

-- Date --	Sales Price	Vid Sale	Bk/Pg
07/30/2019	100,000	Y - Yes	982/663

All Misc Documents

-- Date --	Code
08/10/2012	PLAT
08/10/2012	PLAT

Not Secure - web3.mobile311.com

Home Google NC Real Estat... pocket card... memorize day... calculations... image result... maple sound

County: AQ

Bertie County

web3.mobile311.com

Printed: 03/12/2020 10:35am
By: [unclear] (as SP)

Bertie County NC Property Record Card / APPRAISED
CARD : OF 1

Parcel : 6882-39-3303

Description
SCOTCH HALL #42R

Tax Districts

OWNER INFORMATION

ACCT 33891 COLLINS, GUY
COLLINGS, CATHERINE
2805 FLAGMAKER DR
FALLS CHURCH, VA 22042

PROPERTY FACTORS

Topography	Utilities	Date
F LEVEL	E ELECTRIC	08/04/18
	S SEWER	
View	Streets/Roads	
	P PAVED	

MISCELLANEOUS INFORMATION

Township : MERRY HILL
Address : 115-117 E ROYAL WAY
Zoning :
Nbrhood : A STATIC
Map | Rte. 6882 01 | 0.026
Class : R RESIDENTIAL

ENTRANCE INFORMATION

Date	Type	Source	Appraiser	Land
07/16/11	Estimate	KL		Bldg
				Tot. Appr
				Defer
				Net Taxabl

LAND DATA

#	MTH	TYPE	SIZE	UNIT	PRICE	%ADJ	APPR	DEFER	TAX	SOIL
1	L 9	RESIDENTIAL	76 X 320	165,000	L29		174,725	0	174,725	LN
Land Totals							174,725	0	174,725	

OUTBUILDINGS

BLDG#	TYPE	MTH	DESCRIPTION	REMARKS	MISCELLANEOUS	AREA	GRD	YEAR	EFF	YR
10	F		BULKHEAD		76X1	76	C			

CARD: 1 OF 1

Includes Membership

\$ 169,900 Sound Front

Not Secure - web3.mobile01.com

Bing Google NC Real Estat... social card memorial day... animations image... marina sound

Bertie County

web3.mobile01.com

Printed: 03/12/2020 10:35am
By: spears (as SP)

Bertie County NC Property Record Card / APPRAISED
CARD 1 OF 1

Parcel: 6882-39-3303 Description: SCOTCH HALL #42R

Tax Districts

Remarks:

2004 FROM RJR TECHNICAL DG (AVOCA TECHNICAL) (808/155 & 801/900) 2005 FROM ITAG 78 (AKA INNSBROOK GOLF
80 ACRES TO TIMOTHY & MARTHA IVEY (345/672) 2006 4 TRACTS (44.50 ACRES, 180.44 ACRES, 49.05 ACRES & 20
MARINA LLC (817/230) 2006 89 LOTS & 5.63 ACRES SPLIT OUT DUE TO SURVEYS RECORDED 2007 C/D FROM RJR TEC
FROM INNSBROOK GOLF & MARINA LLC 2007 LOTS 159-187 (PHASE 1A) BROKEN OUT BY SURVEY 2012 SPLIT DUE TO S
GRP (867/660)

All Deeds

-- Date --
08/04/2018

Sales Price Vid Sale
170,000 Y - Yes

Bk/Pg
973/745

All Misc Documents

-- Date -- Code
08/25/2015 PLAT
07/30/2012 PLAT

Doc Nbr
13/954
13/713

Not Secure - web3.mobile311.com

Bing, Google, NC Real Estat., pocket card, memorial day, animations, image result, maria sound

WNC

Bertie County

Printed: 03/26/2020 10:35am

Bertie County NC Property Record Card / APPRAISAL CARD 1 OF 1

By : spearce (as SP)

Parcel : 6883-10-0038

Description
SCOTCH HALL PH 2 BL 2 SEC 1 LOT 158

Tax District

OWNER INFORMATION

ACCT: 33912
LAWALL, KARL E
LAWALL, SHERI L
1009 GREEN OAKS PKWY
HOLLY SPRINGS, NC 27540

PROPERTY FACTORS

Topography
F LEVEL
Utilities
E ELECTRIC
S SEWER
View
Streets/Roads
P PAVED

MISCELLANEOUS INFORMATION

Township : MERRY HILL
Address : 164 W ROYAL WAY
Zoning :
Nbrhood : A STATIC
Map / Rte: 6883.00 / 0.026
Class : R RESIDENTIAL

ENTRANCE INFORMATION

Date
07/18/11
Type Source
Estimate
Appraiser
KL

LAND DATA

#	MTH TYPE	SIZE	UNIT PRICE	ADJ	VALUES		
					APPR	DEFER	TOTAL
1	L 9 RESIDENTIAL	119 X 320	165,000	LTS	180,834	0	180,834
Land Totals					180,834	0	180,834

OUTBUILDINGS

BLDG#	TYPE	MTH	DESCRIPTION	REMARKS	MISCELLANEOUS	AREA	GRD	BUILT	YEAR
10	P		BULKHEAD		119X1	119	C	201	

Salmon Creek / Sound

Not Secure - www.mobile311.com

bing Google NC Real Estate pocket card memorial day... information Image result more Search

Bertie County, NC

Bertie County

www.mobile311.com

RCNLD

End of Page 2

Printed 03/12/2020 10:35am
By : spearcc (as SP)

Bertie County NC Property Record Card / APPRAISED
CARD 1 OF 1

Parcel : 6883-10-0036 Description SCOTCH HALL PH 2 BL 2 SEC 1 LOT 168 Tax Districts

Remarks:
2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/155 & 801/900) 2005 FROM ITAC 79 (AKA INNSBROOK GOLF & MARINA LLC (847/230) 2006 89 LOTS & 5.63 ACRES SPLIT OUT DUE TO SURVEYS RECORDED 2007 C/O FROM RJR FROM : INNSBROOK GOLF & MARINA LLC 2007 LOTS 159-187 (PHASE 1A) BROKEN OUT BY SURVEY 2019 FROM RIAL

All Deeds				All Misc Documents		
-- Date --	Sales Price	Vld Sale	Bk/Pg	-- Date --	Code	Doc Nbr
03/25/2019	190,000	Y - Yes	984/651	04/16/2013	PLAT	137775
				04/16/2013	PLAT	137776
				07/11/2012	PLAT	137784
				07/11/2012	PLAT	137785

Printed: 03/12/2020 10:35am
Spearce (as SP)

Bertie County NC Property Record Card / APP
CARD 1 OF 1

Parcel: 6883-00-9045 Description: SCOTCH HALL PH 2 PL 2 SEC **LOT 157** Tax Dist:

OWNER INFORMATION		PROPERTY FACTORS	
Acct: 33912	LAWALL, KARL E LAWALL, SHERI L 1000 GREEN OAKS PKWY HOLLY SPRINGS, NC 27540	Topography F LEVEL	Utilities E ELECTRIC S SEWER W WATER
		View	Streets/Roads P PAVED

MISCELLANEOUS INFORMATION		ENTRANCE INFORMATION			
Neighborhood: MERRY HILL	Address: 156 W ROYAL WAY	Date: 01/23/20	Type: V	Source: Estimate	Appraiser: GP
Hood: A STATIC	Assessed Value: 6883.00 G.028				
Use: R RESIDENTIAL					

LAND DATA				VALUES		
MTH TYPE	SIZE	UNIT PRICE	%ADJ	APPR	DEFER	
L 9 RESIDENTIAL	112 X 356	165,000	115	182,888	0	18
Land Totals				182,888	0	18

DOB TYPE	MTH DESCRIPTION	REMARKS	MISCELLANEOUS	AREA GRD
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Sound + Solomon Creeks

Not Secure — web3.mobile311.com

Bing Google NC Real Estat pocket card memorial day animations image result made Smart

Bertie County

Printed: 03/12/2020 10:35am

Bertie County NC Property Record Card / APPR

By : SPEARCE (as SP)

CARD 1 OF 1

Tax District

Parcel : 6883-00-9045

Description
SCOTCH HALL PH 2 PL 2 SEC 1 LOT 157

Remarks:

2004 FROM RJR TECHNICAL CO (AVOCA TECHNICAL) (808/155 & 801/900) 2006 FROM ITAC 79 (AK
80 ACRES TO TIMOTHY & MARTHA LVEY (843/672) 2006 4 TRACTS (44.50 ACRES, 180.44 ACRES,
MARINA LLC (847/230) 2006 89 LOTS & 5.63 ACRES SPLIT OUT DUE TO SURVEYS RECORDED 2007
FROM INNSBROOK GOLF & MARINA LLC 2007 LOTS 159-187 (PHASE 1A) BROKEN OUT BY SURVEY 20

All Deeds

-- Date --	Sales Price	Vid Sale	Bk/Pg
06/29/2018	176,600	Y - Yes	974/271

All Misc Documents

-- Date --	Code	Doc Nbr
04/16/2013	PLAT	13/775
04/16/2013	PLAT	13/776
07/11/2012	PLAT	13/704
07/11/2012	PLAT	13/705
12/31/2008	PLAT	CAB C/338
12/31/2008	PLAT	CAB C/343
12/12/2008	PLAT	CAB C/330
11/15/2007	PLAT	CAB C/192

C-5

Jodi Rhea

C-5

From: Jodi Rhea
Sent: Wednesday, April 22, 2020 1:52 PM
To: Lynne Stalls
Subject: RE: [External] Fwd: Attached Image
Attachments: stallsappeal.xlsx

Ms. Stalls,

In response to your second appeal, I had my reappraisal team re-review your appeal for your three properties. After further review, we are still comfortable with our valuations. I have attached a spreadsheet showing sales, some of them are the same ones you have used along with others we found. According to the development's management team, in 2006-2007, membership fees were \$25,000 then lowered to \$15,000. You stated all but 1 of the properties you attached was sold with memberships included. We will need you to provide documentation as such since the recorded deeds do not breakdown what the sale price includes. You also included a sale that a cured on February 24, 2020 for \$100,000 stating that it clearly demonstrates Fair Market Value. Under N.C. law, real property is assessed as of January 1. Any sales or independent appraisals occurring after January 1 can not be considered as a basis for appeal. In your appeal, you noted that sales were reviewed back several years. This statement is untrue. We reviewed sales that were made in 2018 & 2019 the same as you have in appealing your values. In your last paragraph, you say that as a non-developer land holder, you could not sell your property with a membership and that a buyer would have to pay an activation fee. According to the management team, if you purchased a membership and sell your lot, the buyer could pay \$5,000 as a transfer fee to transfer the membership from you to them. If you did not buy a membership fee, the buyer would have to pay \$15,000 for their own membership should they choose. So I'm a little confused as to why you wouldn't be able to sell your property with a membership. Please review the attached sales and provide documentation that supports your statement the sales you used included membership and or dues. If you have any questions, please contact me at the below number.

Respectfully,

Jodie Rhea
Tax Administrator
Bertie County
252-794-6152

From: Lynne Stalls <lynnestalls@gmail.com>
Sent: Friday, March 27, 2020 8:46 PM
To: 2020 Revaluation <reval2020@bertie.nc.gov>
Subject: [External] Fwd: Attached Image

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to reval2020@bertie.nc.gov

Please find attached 3 properties that I am requesting to be re-evaluated based on the comps attached and the information that I provided. I feel that the new Assessed Value is incorrect and over valued based on the sales in the

C-5

ADDRESS	APPEAL	SIZE	DATE SOLD	SALE PRICE
113 Queensview Ct.	APPEAL	.97A	6/7/2006	
119 Queensview Ct.	APPEAL	1.15A	6/7/2006	
125 Majestic Cir.	APPEAL	0.59	6/7/2006	
106 Kingsview Ct.		1.04A	1/9/2018	\$140,000.00
135 Majestic Cir.		1.08A	3/22/2018	\$122,000.00
115/117 E. Royal Way		0.59A	6/4/2018	\$170,000.00
166 W. Royal Way		.67A	6/29/2018	\$176,500.00
107 E. Royal Way		.16A	7/30/2019	\$100,000.00
104 Kingsview Ct.		1.05A	8/8/2018	\$200,000.00
129 Majestic Cir.		.66A	8/17/2018	\$90,000.00
145 Majestic Cir.		.82A	12/7/2018	\$180,000.00
164 W. Royal Way		.87A	10/25/2019	\$190,000.00

Jodi Rhea

From: Lynne Stalls <lynnestalls@gmail.com>
Sent: Friday, April 24, 2020 12:43 PM
To: Jodi Rhea
Subject: Re: [External] Fwd: Attached Image

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to helpdesk@bertie.nc.gov.

Mr. Rhea,

Thank you for your response. However I am somewhat disappointed that you say my statements are untrue. I have also done my homework as I have multiple friends in the Real Estate market and have been involved in re-evaluations before. I will follow up with my documentation shortly.

Thank you,
Lynne Stalls

On Wed, Apr 22, 2020 at 1:52 PM Jodi Rhea <jodi.rhea@bertie.nc.gov> wrote:

Ms. Stalls,

In response to your second appeal, I had my reappraisal team re-review your appeal for your three properties. After further review, we are still comfortable with our valuations. I have attached a spreadsheet showing sales, some of them are the same ones you have used along with others we found. According to the development's management team, in 2006-2007, membership fees were \$25,000 then lowered to \$15,000. You stated all but 1 of the properties you attached was sold with memberships included. We will need you to provide documentation as such since the recorded deeds do not breakdown what the sale price includes. You also included a sale that a cured on February 24, 2020 for \$100,000 stating that it clearly demonstrates Fair Market Value. Under N.C. law, real property is assessed as of January 1. Any sales or independent appraisals occurring after January 1 can not be considered as a basis for appeal. In your appeal, you noted that sales were reviewed back several years. This statement is untrue. We reviewed sales that were made in 2018 & 2019 the same as you have in appealing your values. In your last paragraph, you say that as a non-developer land holder, you could not sell your property with a membership and that a buyer would have to pay an activation fee. According to the management team, if you purchased a membership and sell your lot, the buyer could pay \$5,000 as a transfer fee to transfer the membership from you to them. If you did not buy a membership fee, the buyer would have to pay \$15,000 for their own membership should they choose. So I'm a little confused as to why you wouldn't be able to sell your property with a membership. Please review the attached sales and provide documentation that supports your statement the sales you used included membership and or dues. If you have any questions, please contact me at the below number.

Respectfully,

Jodie Rhea

C-6

C-6

Jodi Rhea

From: Lynne Stalls <lynnestalls@gmail.com>
Sent: Sunday, April 26, 2020 1:53 PM
To: Jodi Rhea
Subject: Re: [External] Fwd: Attached Image
Attachments: Scotch Hall.pdf

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to rp@portlandmaine.gov

Mr. Rhea,

I realize that this is an uphill battle for me. Your job is to increase property taxes in order to increase revenues for the county. I understand that. However, the information that was in my appeal regarding the sales of property in Scotch Hall with memberships is TRUE. I feel that the information provided to the assessment team from Scotch Hall was inaccurate to make true market value assessments for lots in Scotch Hall. I truly would like for the value of this property to increase so that I could get my investment back but clearly it is not.

I have attached documentation you requested from the sales department at Scotch Hall (in the form of an email from Gerald Whitley due to the Covid-19) that shows the lots that sold with Memberships. As you can see, 75% of the sales were sold with "Memberships" included. Of those sales, 62.5% were developer lots. That means since 1/1/2018 there have only been 3 lots sold that were not developer sales with memberships included and in those 2 years, only 2 lots have sold without memberships with one of those lots including a pier which as you know is worth approximately \$20,000. If I take the average price of a sound front lot subtracting the \$15,000 membership, the average selling price is \$163,000. I stand by the fact that the increased assessments of my lots are inaccurate and should be revalued.

I was mistaken is the current charge for a membership. I understand from Scotch Hall sales team that the membership price has been reduced to \$15,000. I believe in my appeal I used the words "value". The Value of my membership has been as much as \$25,000 but as with the Value of my property, the current price is lower. With this in mind, I purchased a membership with one of my lots but have since taken a leave of absence. Because of that, the lots I have for sale do not come with a membership and any new buyer would have to purchase a membership at the going rate. Therefore, as I stated in my appeal, the value of my lots do not compare to the developer lots that include memberships.

The fact that Bertie County is using property sales back two years (2018) is certainly unusual. The definition of how property is assessed as you know is recent selling price. My statement of several years back was referring to the 2 years of sales you provided. I do not think this statement was untrue as compared to other counties that I have been involved. In those cases, they would only use 1 years worth of sales to compare.

"The assessor will look at the selling prices of similar properties in the area, the property's most recent selling price, the value of any improvements that have been done, income generated from the property, replacement costs of property, and other factors. This is then multiplied by an assessment rate, which is a uniform percentage set by each tax jurisdiction, usually 80 – 90%. For example, if an assessor found the value of a home to be \$100,000 in a county with an assessment rate of 90%, then the assessed value would be \$90,000."

I look forward to your response and consideration of the information that I have provided.

Respectfully,

C-4



Lynne Stalls <lynnestalls@gmail.com>

sales with memberdhips

Gerald Whitley <gwhitley@scotchhallpreserve.com>
To: Lynne Stalls <lynnestalls@gmail.com>

Fri, Apr 24, 2020 at 11:00 AM

Here you are

On Apr 24, 2020, at 10:02 AM, Lynne Stalls <lynnestalls@gmail.com> wrote:

Thank you Gerald...we are well, I hope you are. It seems like this is going to take forever.

Here are the sales:

- 106 Kingsview Ct sold 1/8/2018 \$ 140,000.00 - Resale lot 24 ph 1 No membership (sound front)
- 135 Majestic Cir sold 3/22/2018 \$ 122,000.00 - Developer lot 37 ph 1 with membership (golf & pond)
- 115/117 e royal Way sold 6/4/2018 \$170,000.00 - Developer lot 42R ph 2 with membership (sound front)
- 166 E Royal Way sold 6/29/2018 176,500.00 - Developer lot 157 ph 2 with membership (sound front)
- 104 Kingview Ct. sold 8/8/2018 \$ 200,000.00 - Resale lot 23 ph 1 No membership (sound front)
- 129 Majestic Cir. sold 8/17/2018 \$ 90,000.00 - Developer lot 39 ph 1 with membership (golf & pond)
- 145 Majestic Cir. sold 12/7/2018 \$ 180,000.00 - Resale lot 20 ph 1 with active membership (sound front)
- 164 W. Royal Way sold 10/25/2019 \$190,000.00 Developer lot 158 ph 1 with membership (Salmon Creek waterfront)

Please let me know which of these was sold with a membership.

Thanks so much,
Lynne
[Quoted text hidden]

Handwritten note: An arrow points from the text "166 E Royal Way" in the list above to the handwritten text "166 W² Royal Way" below.

C-7

C-7

Jodi Rhea

From: Jodi Rhea
Sent: Monday, April 27, 2020 10:52 AM
To: 'Lynne Stalls'
Subject: FW: [External] Fwd: Attached Image

Ms. Stalls,

Please disregard the below email. The owner just called me and said the 164 W. Royal Way sales price did not include a membership but did include some type of credits that are not reflected on the deed. Situations like this create a problem for us when valuing these properties. Our values are based off of information provided to us by either developer or by the deed, which you know does not breakdown what is or is not included in the recorded sales price. We will continue to look over these and will get back to you as soon as possible.

Thank you,

Jodie Rhea
Tax Administrator
Bertie County
252-794-6152
Jodi.rhea@bertie.nc.gov

From: Jodi Rhea
Sent: Monday, April 27, 2020 10:36 AM
To: Lynne Stalls <lynnestalls@gmail.com>
Subject: RE: [External] Fwd: Attached Image

Ms. Stalls,

In reviewing the sales information your provided, I've found an issue with two of the sales. 166 "E" should be "W" Royal way sold on 6/29/2018 for \$176,500, lot 157 with membership. The owner of that lot then purchased the adjoining lot: 164 W Royal Way on 10/25/2019 for \$190,000 lot 158 without a membership. The email you sent yesterday is stating 164 W Royal Way did include a membership. I have talked with the owner and he confirmed his membership was included in the first sale at 166 W Royal Way. Can you verify this with the Sales Team? This could have been a simple error on their part but it calls into question the remaining lots. The Board of Equalization & Review is scheduled to meet Monday, May 04 at 6:00 p.m. and June 1 at 6:00 p.m. If it's ok with you, I will schedule you for the June 1 meeting to give us additional time to review this information.

Thank you,

Jodie Rhea
Tax Administrator
Bertie County
252-794-6152
Jodi.rhea@bertie.nc.gov

C-8

Jodi Rhea

C-7

From: Daniel Sumerel <dsumerel@scotchhallpreserve.com>
Sent: Tuesday, April 28, 2020 6:27 AM
To: Jodi Rhea
Subject: Re: [External] Re: Revaluation

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Hi Jodie,

Yes, as an incentive if someone buys a developer owned property the initiation fee to the Club is waived. If someone was to buy a resale property and wanted to join the membership then they would have to pay \$15,000 to join the Club. Unless that resale lot had an active, up-to-date membership, then they could pay a transfer fee of \$5000. We are NOT a community that requires each lot owner or property owner to have membership in the Club.

I will review the parcels today.

Thanks!

Get [Outlook for iOS](#) [aka.ms]

From: Jodi Rhea <jodi.rhea@bertie.nc.gov>
Sent: Monday, April 27, 2020 2:03:38 PM
To: Daniel Sumerel <dsumerel@scotchhallpreserve.com>
Subject: RE: [External] Re: Revaluation

Daniel,

Correct me if I'm wrong, but in talking with you the other day about an appeal I have at Scotch Hall, did you say that the development, as an incentive, may waive a membership fee? Also, as far as the course, when you have a chance, go to our GIS and look at the property record cards and look at the values and see if you disagree with the entire course or just the parcel that has the greens valued with it. These are the four parcels for the course: 6882-14-4129, 6882-44-3381, 6882-18-0849 & 6882-16-9797.

Thanks for help.

Jodie Rhea
Tax Administrator
Bertie County
252-794-6152
Jodi.rhea@bertie.nc.gov

C-9

C-9

Jodi Rhea

From: Jonathan Huddleston <JHuddleston@pb-attorneys.com>
Sent: Tuesday, April 28, 2020 10:32 AM
To: Jodi Rhea
Subject: RE: [External] Re: Revaluation

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OK, thanks. That's additional confirmation that the purchase price that is reflected in the revenue stamps is only for the purchase of the lot and improvements and has nothing to do with golf club membership.

Jonathan E. Huddleston
Attorney At Law
Pritchett & Burch, PLLC
101 Lawyers Lane
Post Office Drawer 100
Windsor, North Carolina 27983
Tel. 252.794.3161 ext 223
Fax 252.794.2392
www.windsorlaw.com [windsorlaw.com]

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.

From: Jodi Rhea <jodi.rhea@bertie.nc.gov>
Sent: Tuesday, April 28, 2020 8:41 AM
To: Jonathan Huddleston <JHuddleston@pb-attorneys.com>
Subject: FW: [External] Re: Revaluation

Jonathan,

See the email below from the General Manager at Scotch Hall concerning membership fees.

Jodie Rhea
Tax Administrator
Bertie County
252-794-6152
Jodi.rhea@bertie.nc.gov

From: Daniel Sumerel <dsumerel@scotchhallpreserve.com>
Sent: Tuesday, April 28, 2020 6:27 AM
To: Jodi Rhea <jodi.rhea@bertie.nc.gov>
Subject: Re: [External] Re: Revaluation

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Hi Jodie,

C-10

C-10

Jodi Rhea

From: Jodi Rhea
Sent: Tuesday, April 28, 2020 4:50 PM
To: Lynne Stalls
Subject: RE: [External] Fwd: Attached Image

Ms. Stalls,

Thank you for providing this information. In reviewing these sales, I found that the closing attorney for 6 of the sales was the same. In full disclosure, that attorney is also the Co-Attorney for Bertie County. He went back and reviewed the closing documents on all 6 of them. According to him, the sales price recorded on the deed is the same as the contract price listed on the settlement statements. I spoke with Daniel Sumerel concerning the membership fee, he explained that as an incentive if someone buys a developer owned property the initiation fee to the Club is waived. So the attorney and I take that as confirmation that the purchase price that is reflected in the revenue stamps is only for the purchase of the lot and improvements and has nothing to do with the membership. The deeds reference a recorded survey of the lots which contains meets & bounds describing each lot. In neither document is there a mention of memberships. Based on this information, we are still comfortable with our values of your lots. If you would like your appeal to be heard next Monday, please let me know by 11:00 a.m. tomorrow. If not, I will schedule your appeal for the next meeting on June 1 at 6:00 p.m.

Jodie Rhea
Tax Administrator
Bertie County
252-794-6152
Jodi.rhea@bertie.nc.gov

From: Lynne Stalls <lynnestalls@gmail.com>
Sent: Sunday, April 26, 2020 1:53 PM
To: Jodi Rhea <jodi.rhea@bertie.nc.gov>
Subject: Re: [External] Fwd: Attached Image

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Mr. Rhea,

I realize that this is an uphill battle for me. Your job is to increase property taxes in order to increase revenues for the county. I understand that. However, the information that was in my appeal regarding the sales of property in Scotch Hall with memberships is TRUE. I feel that the information provided to the assessment team from Scotch Hall was inaccurate to make true market value assessments for lots in Scotch Hall. I truly would like for the value of this property to increase so that I could get my investment back but clearly it is not.

I have attached documentation you requested from the sales department at Scotch Hall (in the form of an email from Gerald Whitley due to the Covid-19) that shows the lots that sold with Memberships. As you can

C-10

Jodi Rhea

From: Lynne Stalls <lynnestalls@gmail.com>
Sent: Tuesday, April 28, 2020 5:16 PM
To: Jodi Rhea
Subject: Re: [External] Fwd: Attached Image

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to REPORTSPAM@nc.gov

Mr Rhea,

As I said before, you're job is to do anything to justify the increased property value to increase revenue. You know as well as I know that when a property is sold that includes the membership (whether it is broken out on the deed or not) it is a value a true monetary value. That implied value does not necessarily extend to other properties sold individually and to be fair, it should be taken into consideration with the assessments. I have not stated that anything was done wrong, I just brought to your attention something that I feel is unfair to my evaluation. I have also asked to have the value reduced by the membership.

Please let me know who I will be meeting with on June 1st at 6:00 pm? I would like to be prepared and may contact legal council as well. I might also like to contact other owners in Scotch Hall to see how they would interpret this information and to see if they would like to accompany me to this meeting.

Lynne Stalls

On Tue, Apr 28, 2020 at 4:50 PM Jodi Rhea <jodi.rhea@bertie.nc.gov> wrote:

Ms. Stalls,

Thank you for providing this information. In reviewing these sales, I found that the closing attorney for 6 of the sales was the same. In full disclosure, that attorney is also the Co-Attorney for Bertie County. He went back and reviewed the closing documents on all 6 of them. According to him, the sales price recorded on the deed is the same as the contract price listed on the settlement statements. I spoke with Daniel Sumerel concerning the membership fee, he explained that as an incentive if someone buys a developer owned property the initiation fee to the Club is waived. So the attorney and I take that as confirmation that the purchase price that is reflected in the revenue stamps is only for the purchase of the lot and improvements and has nothing to do with the membership. The deeds reference a recorded survey of the lots which contains meets & bounds describing each lot. In neither document is there a mention of memberships. Based on this information, we are still comfortable with our values of your lots. If you would like your appeal to be heard next Monday, please let me know by 11:00 a.m. tomorrow. If not, I will schedule your appeal for the next meeting on June 1 at 6:00 p.m.

Jodie Rhea

Tax Administrator

C-10

Jodi Rhea

From: Jodi Rhea
Sent: Wednesday, April 29, 2020 11:35 AM
To: Lynne Stalls
Subject: RE: [External] Fwd: Attached Image

I believe we have been fair. Due to the number of parcels, Counties conduct a Mass Appraisal of all property versus a single property appraisal. In mass appraisal, values for individual parcels are not based solely on the sale price of a property,; rather, valuation schedules and modules are adopted and are consistently applied to property. We have not seen any documentation that the sale prices includes the value of the membership. As Mr. Sumerel stated, the Development may waive the membership fee. So if someone buys a lot and gets the membership for fee is the value of that fee included in the sales price? How would I know? How would I know which owners paid for their membership and which ones got theirs for free? Are you saying that every developer owned lot that sales includes the value of the membership? How would I know if it is not reflected on the deed? If we see a sales price on a deed that is substantially higher or lower than our value, we probably would try to find out why. Otherwise we go with the stated price. We are not going to take every deed that comes through and call the buyer/seller, broker or attorney and ask if the recorded sales price is the actual sales price. No County does that. We are looking at a legal document (deed) that, in this case, references another legal document (survey) that describes the property being sold at the recorded sales price. There are about 75 waterfront lots at Scotch Hall. We only had 3 of them appeal, 2 of which are yours. We did a NO CHANGE decision on the 3rd one and have not heard anything further from that one. In the entire development we only had 8 individual appeals, 3 of them yours. County wide, out of 19,058 parcels we had 307 informal appeals. That's just 1.6% of all parcels. Out of those 307, we had 13 formally appeal. As with your properties, we re-took another look at them. We asked the owners to provide documentation to support their opinion. Some did, some did not. We were able to make adjustments to 7 of them where the appeals were withdrawn. That left us with 6. Take out your 3, that leaves me with 3 that have not submitted any documentation to support their opinions, they have not withdrawn their appeals, however that have not responded to my attempts to schedule them for a hearing. So as of right now, your appeals are the only ones being heard. This tells me that our values are pretty accurate or possibly too low.

Jodie Rhea
Tax Administrator
Bertie County
252-794-6152
Jodi.rhea@bertie.nc.gov

From: Lynne Stalls <lynnestalls@gmail.com>
Sent: Wednesday, April 29, 2020 10:40 AM
To: Jodi Rhea <jodi.rhea@bertie.nc.gov>
Subject: Re: [External] Fwd: Attached Image

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Mr. Rhea,
I will put that date on my calendar. I will also look up the Board of Commissioners to see who they are and will also reach out to other property owners to see who else would like to attend. I realize I am at a disadvantage since they



A-4



FY 2020-2021 BERTIE COUNTY REVENUE-NEUTRAL TAX RATE CALCULATION

In a property revaluation year, the North Carolina General Statute 159-11(e) requires local governments to calculate the revenue-neutral property tax rate for comparative purposes.

Steps in Determining the Revenue-Neutral Rate

Step 1: Determine a rate that would produce revenues equal to those produced for the current fiscal year (tax levy).

Step 2: Increase the rate by a growth factor equal to the average annual percentage increase in the tax base due to improvements since the last general reappraisal.

Step 3: Adjust the rate to account for any annexation, de-annexation, merger, or similar event.

NCGS 159-11(e) - In each year in which a general reappraisal of real property has been conducted, the budget officer shall include in the budget, for comparison purposes, a statement of revenue-neutral property tax rate for the budget. The revenue-neutral property tax rate is the rate that is estimated to produce revenue for the next fiscal year equal to the revenue that would have been produced for the next fiscal year by the current tax rate if no appraisal had occurred. To calculate the revenue-neutral tax rate, the budget officer shall first determine a rate that would produce revenues equal to those produced for the current fiscal year and then increase the rate by a growth factor that would produce revenues equal to those produced for the current fiscal year and then increase the rate by a growth factor equal to the average annual percentage increase in the tax base due to the improvements since the last general appraisal. This growth factor represents the expected percentage increase in the value of the tax base due to improvements during the next fiscal year. The budget officer shall further adjust the rate to account for any annexation, de-annexation, merger, or similar event.

Step 1: Determine a rate that would produce revenues equal to those produced for the current fiscal year.

FY 2020 Projected Total Valuation before Revaluation	\$1,317,135,942
FY 2020 Tax Rate	\$0.8650
Tax Levy at FY 2019 rate without revaluation = (\$1,317,135,942/100) x 0.865	\$11,393,226
FY 2021 Projected Total Valuation	\$1,382,385,051
Tax Rate That Would Produce Revenue Equal to FY 2020 = \$11,393,226/(\$1,382,385,051/100)	\$0.8242

Step 2: Increase the rate by a growth factor equal to the average annual percentage increase in the tax base due to improvements since the last general appraisal.

FY	Assessed Value	Percent Change
2013	\$1,217,288,729	
2014	\$1,271,018,233	4.41%
2015	\$1,274,110,118	0.24%
2016	\$1,311,113,199	2.90%
2017	\$1,340,162,306	2.22%
2018	\$1,321,583,373	-1.39%
2019	\$1,321,922,163	0.03%
2020	\$1,317,135,942	-0.36%
Average Growth		1.15%

FY 2021 Revenue Neutral Rate (1.15% Growth Factor Applied) = 0.8242 * 1.0115	\$0.8336
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Step 3: Not Applicable to Bertie County.

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BERTIE COUNTY

JUAN VAUGHAN, II
County Manager

SARAH TINKHAM
Clerk to the Board



BOARD OF COMMISSIONERS

RON WESSON, Chairman
TAMMY LEE, Vice Chair
GREG ATKINS
ERNESTINE BAZEMORE
JOHN TRENT

TO: Bertie County Board of Commissioners, Citizens, and Taxpayers of Bertie County

FROM: Juan Vaughan, II, County Manager

DATE: March 29, 2020

RE: Proposed FY 2020-2021 Budget Plan

In accordance with North Carolina General Statutes, I respectfully submit for your review and consideration the recommended FY 2020-2021 budget for Bertie County as required by the North Carolina Local Government and Budget Fiscal Control Act.

The budget development process began with the distribution of a budget calendar, preparation forms, and instructions to all county departments, groups, and agencies that receive funding from Bertie County. If all budget requests submitted for FY 2020-2021 were funded, a 20 cents tax increase would be required with no use of fund balance reserves.

The proposed funding for the General Fund for FY 2020-2021 is \$24,755,534 which is a decrease of \$736,370 or 3% below the original budget ordinance for the current year, which was \$25,491,904. The proposed General Fund budget does not include a fund balance appropriation nor an increase in the proposed ad valorem tax rate. The County could benefit from a number of capital requests; however, due to the limited amount of available funds, many requests are not included in the proposed budget.

For the fiscal year ending June 30, 2017, the appropriated fund balance for the original budget was \$1,271,247; the final budget included an appropriated fund balance of \$1,857,025. For the fiscal year ending June 30, 2018, the appropriated fund balance for the original budget was \$1,592,304; the final budget included an appropriated fund balance of \$2,022,737. For the fiscal year ending June 30, 2019, the appropriated fund balance for the original budget was \$1,902,304; the final budget included an appropriated fund balance of \$2,373,361. In the current fiscal year ending June 30, 2020, the appropriated fund balance for the original budget was \$1,729,650.

In FY 2012-2013 Bertie County budgeted for 147 positions; as of the year ended June 30, 2019, the County budgeted for 226 positions. During the current fiscal year (FY 2019-2020), the total number of positions is approximately 234. Most of the staffing expansion experienced since FY 2012-2013 is directly related to public safety functions, including law enforcement and emergency services. Since this significant increase in staffing (87), the tax rate was increased by 6 cents beginning FY 2013-2014, decreased 1 cent beginning FY 2017-2018, and increased by 3.5 cents beginning FY 2019-2020 for our current ad valorem tax rate of \$0.865 per \$100 assessed value. In addition to the staffing increase, there was also an increase in

compensation for EMT and Paramedic positions, Deputy Sheriff positions, communications personnel, and some DSS positions that did not meet the minimum pay level as required by the State.

The North Carolina Local Government Commission advises units of local government to maintain the fund balance available for appropriation at 8% or higher of total expenditures. Bertie County adopted a minimum fund balance policy for the General Fund, which instructs management to maintain the fund balance available for appropriation at 10% or higher of total expenditures. As a result of appropriating fund balance to balance the budget for a number of years, the approach taken to propose the FY 2020-2021 budget was not to appropriate any fund balance. No appropriation of fund balance in the proposed budget is also advantageous since we have not received a finalized audit for fiscal year ending June 30, 2019. The proposed budget was also prepared with the intent of not proposing a tax increase, especially because of the state of the economy amid the current coronavirus pandemic.

It was possible to balance the proposed budget with no appropriation of fund balance and no recommended tax increase for a number of reasons, including the growth of our tax base due to revaluation. The Board of Commissioners contracted for a mass appraisal project to reassess all real property as required by North Carolina General Statute 105-286 using an octennial revaluation schedule. Prior to the latest appraisal conducted this fiscal year, the real property in Bertie County was last reassessed as of January 1, 2012. After revaluation this year, the total valuation projection for FY 2020-2021 is \$1,382,385,051, which is \$65,249,109 (4.7%) higher than the FY 2019-2020 projected total valuation of \$1,317,135,912. At a collection rate of 100%, each penny produces \$138,238.51. At the collection rate of 97.06% reached in FY 2018-2019, each penny produces \$134,174.29.

In a property revaluation year, North Carolina General Statute 159-11(e) requires local governments to calculate the revenue-neutral property tax rate for comparative purposes. The revenue-neutral property tax rate is the rate that is estimated to produce revenue for the next fiscal year equal to the revenue that would have been produced for the next fiscal year by the current tax rate if no appraisal had occurred. The tax rate estimated to produce revenues equal to those produced for the current fiscal year after being increased by the growth factor is \$0.8336. This growth factor represents the expected percentage increase in the value of the tax base due to improvements during the next fiscal year.

An additional source of revenue for the proposed budget is the CARES Act, which provides payments through the Coronavirus Relief Fund (CRF) to state, local, and tribal governments navigating the impacts of the COVID-19 outbreak. Bertie County's allocation for CRF funds is \$558,274. CRF funds can be used for payroll expenses for all public health and public safety employees as well as for supplies, equipment, and other costs related to COVID-19 incurred between March 1 and December 30, 2020.

As it relates to expenditures, the proposed special appropriations are very similar to the appropriations that have been made to various vital programs, regional agencies, and non-profit organizations in prior years despite several requests to increase contributions. The total allocation recommended to special appropriations is \$6,324,802. Most of the special appropriations are annual operating support for Bertie County Schools, community colleges, and the regional jail.

\$6,324,802	Proposed Special Appropriations for FY 2020-2021
\$3,027,671	Bertie County Schools
\$ 375,000	Bertie County Schools Capital Outlay
\$ 70,000	Fines & Forfeitures Pass Through from Courts to Schools
\$ 200,000	1 / 4 cent sales tax – Art 46 - Pass Through to Schools (Estimated)
\$ 59,275	Martin Community College Windsor Campus
\$ 31,500	Martin Community College Capital Outlay
\$ 55,000	Roanoke-Chowan Community College
<u>\$1,147,006</u>	Bertie-Martin Regional Jail
\$1,359,350	Other Special Appropriations

As if further relates to expenditures, the budgets of most county departments were reduced by at least 5%. The budgets for a number of departments were decreased significantly more than 5% while only a few had very little change. Departments such as Finance and Veteran’s Services have small budgets with very few areas for reducing expenditures.

It was challenging yet very critical to make reductions in most county departmental budgets. In efforts of reducing expenditures to alleviate further use of fund balance to balance the budget, several positions were not funded in departments with numerous vacancies. For example, the proposed budget includes no funding for the five deputy positions in the Sheriff’s department that were frozen for the current fiscal year. Similarly, there were also five positions in Non-Emergency Transport that are not absolutely necessary based on the call volume at this time; thus, these positions have not been included in the proposed budget.

The largest expenditures for equipment, capital and non-capital, recommended fall within Emergency Services and the Sheriff’s department, permitting the use of CRF funds. This equipment includes power-load stretcher systems that permit a reasonable amount of distancing when transporting COVID patients and additional radios to alleviate the sharing of such equipment.

Other equipment and capital costs include a server for Information Technology (IT), a replacement vehicle and 51 printers for the Department of Social Services (DSS), 6 replacement cars (leased) for the Sheriff’s department, tax software and equipment for the Tax Office, and repair/upgrade to buildings for Public Buildings.

Strong consideration is recommended for other capital costs in the future, including voting machines for Elections and furniture for Cooperative Extension’s new office space. A number of employees requested salary increases; however, budget constraints did not permit the inclusion of any salary increases in the proposed budget. There is salary compression in DSS that should be addressed when funds permit.

Along with the proposed budget are proposed increases for the Bertie County Planning & Inspections Fee Schedule. These fees were last updated/increased in 2014. The proposed increases are a result of increased costs as well as having comparable rates to surrounding counties. Please note that the proposed increases will simply share the burden with consumers seeking to make improvements or build new construction.

I look forward to highlighting the items mentioned herein in the upcoming Board of Commissioners meeting on Monday, June 1st. I also look forward to a more in-depth discussion as needed during a work session to be scheduled during Monday's meeting. County staff and department heads are prepared to explain funding requests and to assist the Board with balancing priorities within our fiscal limits. The final adoption of the FY 2020-2021 budget is anticipated to occur between June 15 and June 30, 2020. We will continue to work diligently with Thompson, Price, Scott, Adams & Co. to finalize the audit ending June 30, 2019 as this is a necessary component of planning and making budgetary decisions in the future.

All county employees contributed to this fiscal plan in some way. I would like to extend my gratitude to all employees for their assistance, to department heads for the leadership and sacrifices, and to Finance Director, William Roberson, for his fiscal acumen and technical support.

Respectfully submitted,

Juan Vaughan, II
County Manager

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**BERTIE COUNTY, NORTH CAROLINA
2020-2021 BUDGET ORDINANCE**

AN ORDINANCE ADOPTING THE ANNUAL BUDGET AND SETTING THE TAX RATE FOR THE COUNTY OF BERTIE FOR THE FISCAL YEAR 2020-2021.

WHEREAS, Article 3 of Chapter 159 of the North Carolina General Statutes (NCGS), requires local governments in North Carolina to adopt ordinances establishing an annual budget, in accordance with procedures established in said Article 3, and

WHEREAS, the Bertie County Board of Commissioners, following a public hearing as required by law has considered the proposed annual budget for Bertie County for the 2020-2021 Fiscal Year.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF BERTIE, NORTH CAROLINA:

SECTION 1. REVENUES: It is estimated that the revenues and Fund Balances of the funds hereafter listed will be available for the fiscal year beginning July 1, 2020, and ending June 30, 2021, to finance the appropriations set forth in SECTION 2 and in accordance with the chart of accounts established for Bertie County:

GENERAL FUND

Ad Valorem-Prior Years	\$564,241	
Motor Vehicle-Prior Years	\$1,400	
Penalties and Interest	\$115,000	
Sales Tax -1% Pt of Collection	\$360,000	
1/2 Cent Sales Tax Article 40	\$1,185,560	
1/2 Cent Sales Tax Article 42	\$455,000	
Sales Tax Law Change Article 44*524	\$821,500	
1/4 Cent Sales Tax Article 46	\$200,000	
Payment in Lieu of Taxes-Federal Land	\$50,000	
Other Taxes	\$50	
Unrestricted Intergovernmental	\$100,000	
Restricted Intergovernmental	\$1,148,874	
Permits & Fees	\$266,100	
Medical Service Fees	\$961,472	
Non-Emergency Transport Fees	\$1,061,131	
Landfill Fees	\$2,000,000	
Sales & Service	\$50,622	
Hospital Lease	\$826,651	
Miscellaneous	\$185,500	
Interest Earned	\$35,000	
Indirect Cost Water Systems	\$259,159	
Transfers from Lottery	\$-	
Transfers from School Capital Reserve	\$2,505,336	
FUND BALANCE APPROPRIATED	\$-	
AD VALOREM TAXES	\$10,201,638	
MOTOR VEHICLE TAXES	\$1,401,300	
GENERAL FUND REVENUES		\$24,755,534

SOCIAL SERVICES FUND		
State and Federal Assistance	\$3,358,476	
Health Choice	\$5,050	
Transfer from General Fund	\$1,164,091	
SOCIAL SERVICES FUND REVENUES		\$4,527,617
911 WIRE/WIRELESS FUND		
Interest Earned	\$500	
User Charges and Fees	\$216,304	
911 WIRE/WIRELESS FUND REVENUE		\$216,804
CAPITAL SCHOOL RESERVE FUND		
Capital School Reserve	\$2,505,336	
CAPITAL SCHOOL RESERVE FUND		\$2,505,336
REVALUATION FUND		
Transfer from General Fund	\$80,000	
REVALUATION FUND REVENUES		\$80,000
DEBT SERVICE		
Transfer From General Fund-QZAB-Brt High	\$109,461	
Transfer From General Fund-Middle School	\$203,390	
Transfer From General Fund-DSS-Building	\$230,516	
Transfer From General Fund-Hospital	\$826,651	
Transfer From General Fund-BHS-2012A	\$841,461	
Transfer From General Fund-BHS-2012B	\$775,250	
Transfer From General Fund-USDA Amb.	\$93,366	
DEBT SERVICE FUND REVENUES		\$3,080,095
COUNTY WATER DISTRICTS FUND		
Sale of Water & Fees	\$2,806,159	
COUNTY WATER DISTRICTS REVENUES		\$2,806,159
BERTIE TELEPHONE SYSTEM		
User and Miscellaneous Charges	\$62,000	
FUND BALANCE APPROPRIATED	\$30,000	
BERTIE TELEPHONE SYSTEM REVENUES		\$92,000
	REVENUES:	<u>\$38,063,545</u>

SECTION 2. APPROPRIATIONS: The following amounts are hereby appropriated for the operation of Bertie County Government and its departments and agencies for the fiscal year beginning July 1, 2020, and ending June 30, 2021. The Finance Director is authorized to make transfers from one appropriation to another within the same fund, excluding salary line items, which require approval of the County Manager. Amendments/transfers that increase the fund total must have Board approval. Purchase orders and contracts that are not complete and remain as encumbrances outstanding at June 30, 2020, shall be reclassified as “continuing contracts.” As such they shall be disencumbered and immediately re-encumbered against the following year appropriations.

GENERAL FUND

Governing Body	\$220,393	
Administration	\$374,085	
HR & Risk Management	\$77,657	
Finance	\$280,260	
Tax	\$659,947	
Legal	\$135,000	
Court Facilities	\$96,580	
Elections	\$219,656	
Register of Deeds	\$347,250	
Public Buildings & Grounds	\$765,462	
Data Center	\$286,819	
Sheriff	\$2,880,557	
Communications	\$584,716	
Emergency Management	\$545,459	
Emergency Medical Service	\$2,494,928	
Non-Emergency Transport	\$916,443	
Planning/Building Inspections	\$338,090	
Medical Examiner	\$19,000	
Animal Control	\$210,018	
Solid Waste	\$501,188	
Economic Development	\$182,939	
Cooperative Extension	\$306,284	
Soil Conservation	\$79,123	
Health	\$106,382	
Veterans Service Office	\$56,809	
Council on Aging/Nutrition	\$508,143	
Parks & Recreation	\$315,084	
Library – Temp location	\$40,000	
Covid Response	\$558,274	
Transfers-Social Services	\$1,164,091	
Transfers-Revaluation	\$80,000	
Transfers-Debt-Middle School	\$203,390	
Transfers-Debt-DSS	\$230,516	
Transfers-Debt-QZAB-Bertie High	\$109,461	
Transfers-Debt-Hospital	\$826,651	
Transfers-Debt-Bertie High School (2012 A/B)	\$1,616,711	
Transfers-USDA Amb.	\$93,366	
Appropriations-Other Agencies	\$6,324,802	
GENERAL FUND APPROPRIATIONS		\$24,755,534

SOCIAL SERVICES FUND		
Social Services	\$4,527,617	
SOCIAL SERVICES FUND APPROPRIATIONS		\$4,527,617
911 WIRE/WIRELESS FUND		
911 Wire/Wireless Fees	\$216,804	
911 WIRE/WIRELESS APPROPRIATIONS		\$216,804
CAPITAL SCHOOL RESERVE FUND		
Capital School Reserve	\$2,505,336	
CAPITAL SCHOOL RESERVE FUND APPROPRIATIONS		\$2,505,336
REVALUATION FUND		
Revaluation	\$80,000	
REVALUATION FUND APPROPRIATIONS		\$80,000
DEBT SERVICE FUND		
Debt Service Payments	\$3,080,095	
DEBT SERVICE FUND APPROPRIATIONS		\$3,080,095
COUNTY WATER DISTRICTS FUND		
System Operations	\$2,806,159	
COUNTY WATER DISTRICTS APPROPRIATIONS		\$2,806,159
BERTIE TELEPHONE SYSTEM		
User and Miscellaneous Charges	\$92,000	
BERTIE TELEPHONE SYSTEM APPROPRIATIONS		\$92,000
EXPENSES:		<u>\$38,063,545</u>

SECTION 3. School Funding

The Bertie County Schools Current Expense Fund appropriation in the amount of \$3,027,671.00 is contained within the General Fund and shall be paid to the Bertie County Schools in twelve (12) equal monthly installments.

The Bertie County Schools Capital Outlay Fund appropriation of \$375,000 is contained within the General Fund and shall be paid to the Bertie County Schools as needed for payment of invoices. All unused funds shall transfer to the School Capital Reserve Fund.

The quarter-cent sales tax estimated appropriation of \$200,000 is contained within the General Fund and shall be paid to the Bertie County Schools as received monthly.

SECTION 4. AD VALOREM TAX LEVY: There is hereby levied for the fiscal year 2020-2021 an ad valorem property tax on all property having a situs in Bertie County as listed for taxes as of January 1, 2020 at a rate of eighty-six and half (86.5) cents per one hundred (100) dollars assessed value of such property pursuant to and in accordance with the Machinery Act of Chapter 105 of the North Carolina General Statutes and other applicable laws.

The estimated ad valorem property tax set out in SECTION 1 of this ordinance is based on an estimated property value of \$1,382,385,051 (\$1,220,385,051 for real and personal property and public utilities, and \$162,000,000 for motor vehicles) and an estimated collection rate equal to the audited FY2018-2019 collection rates of 96.64% for real/personal property and public utilities and 100% for motor vehicles.

SECTION 5. SCHEDULE OF FEES – The Annual Fee Schedule, which is attached to this ordinance, sets all fees authorized to be charged by the County for County goods, services or other functions provided by County personnel, equipment, including consultation and other such activities; and, is hereby approved.

SECTION 6. LEVY OF PRIVILEGE LICENSES AND OTHER TAXES: There is hereby levied all County Privilege Licenses and Taxes, and fees as provided in the ordinances and resolutions duly adopted by the Board of Commissioners of Bertie County.

SECTION 7. DISTRIBUTION: Copies of this Budget Ordinance shall be furnished to the Finance Director, County Manager, Board of Education and Tax Assessor for direction in the carrying out of their duties.

SECTION 8. SPECIAL INSTRUCTIONS:

The Board of Commissioners has also approved the following:

- 401K – 3.0% contribution for supplemental retirement for non-law enforcement employees
- \$200 health savings account
- The County Manager and Finance Officer are hereby instructed to provide for the establishment of an irrevocable trust fund for OPEB obligations, both current and future. Beginning July 1, 2016, a monthly allocation of \$100 per position was established to be included in the budget ordinance for that year and that same total amount for all future years, which shall be deposited in the OPEB trust.
- Employees hired after July 1, 2016 will no longer be eligible for retiree health insurance benefits.

SECTION 9. EFFECTIVE DATE

That this ordinance shall be in full force and effect on July 1, 2020.

Adopted this the ___th day of June, 2020:

Ron Wesson, Chairman

Sarah S. Tinkham, Clerk to the Board

William Roberson, Finance Director

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BERTIE COUNTY PLANNING & INSPECTIONS FEE SCHEDULE

CURRENT FEES

PROPOSED FEES

RESIDENTIAL PERMITS

RESIDENTIAL PERMITS

	\$ per sq foot/Other	Minimum			
Construction	\$0.20	\$ 40.00			
Construction (Other*)	\$0.10	\$ 30.00	* Unheated area or accessory structure		
				Level I & II	
				Level III	
					SW DW TW
Manufactured Home	\$50/MH Recycling AMH	\$ 100.00		\$125	\$150 (Includes setup, elec., plumb, mech)
Modular (On-frame)	\$0.20	\$ 40.00			
Modular (Off-frame)	\$0.20	\$ 40.00			
Electrical (0-200 AMP)	n/a	\$ 50.00			
(Each additional 200 AMP)	n/a	\$ 10.00			
Elec (Temp Service)	n/a	\$ 50.00			
Plumbing	\$5 per additional fixture **	\$ 40.00	**Minimum rate includes 1 full kitchen & 1 full bath		
Mechanical	n/a	\$ 40.00			

	\$ per sq foot/Other	Minimum			
Construction	\$0.20	\$50.00			
Construction (Other*)	\$0.10	\$40.00	* Unheated area or accessory structure		
					\$50.00 Flat fee
					\$50.00
					SW DW TW
Manufactured Home	\$50/MH Recycling AMH	\$100.00		\$125	\$150 (Includes setup, elec., plumb, mech)
Modular (On-frame & Off-frame)	\$0.25	\$50.00	Includes trades		
Electrical - New Construction	\$0.05	\$50.00			
Electrical - Repair/Replace/ Restore Power		\$50.00	Flat fee		
Elec (Temp Service)	n/a	\$50.00			
Plumbing	\$0.05	\$50.00			
Plumbing - Repair/Replace		\$50.00	Flat fee		
Mechanical	\$0.05	\$50.00			

					Mechanical - Repair/Replace		\$50.00
Insulation	n/a	\$	40.00		Insulation	\$0.05	\$50.00
				Must be paid before reinspection			
Reinspection	n/a	\$	40.00		Reinspection	n/a	\$50.00 Each Trip
				Must be paid before reinspection			
Solar Power (Residential Panels)	\$75 per panel	\$	50.00	Elec. Permit required for amperage	Solar Power (Residential Panels)	\$75 per panel	Elec. Permit \$50.00 also required

COMMERCIAL PERMITS					COMMERCIAL PERMITS		
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		\$ per sq foot	Minimum			\$ per sq foot	Minimum
Construction		\$0.25	\$ 50.00		Construction	\$0.25	\$75.00
				Level I & II	Minor Repair/ Remodel		\$75.00 Flat fee
				Level III	Major Repair/Remodel	\$0.15	\$75.00
Electrical		\$0.15	\$ 50.00		Electrical		
<i>(Each additional 200 AMP)</i>	n/a	\$	10.00		New Construction or Rewire of existing bldg.	\$0.10	\$75.00
					Electrical - Repair/Replace/ Restore Power		\$75.00 Flat fee
Elec (Temp Service)	n/a	\$	50.00		Elec (Temp Service)	n/a	\$50.00
				**Minimum rate includes 1 full kitchen & 1 full bath			
Plumbing	\$5 per additional fixture **	\$	50.00		Plumbing - New Construction	\$0.10	\$75.00
					Plumbing - Repair/Replace		\$75.00 Flat fee
Mechanical	n/a	\$	50.00		Mechanical - New Construction	\$0.10	\$75.00
					Mechanical - Repair/Replace		\$75.00 Flat fee
Insulation	n/a	\$	50.00		Insulation	\$0.05	\$75.00

Reinspection	n/a	\$ 40.00	Must be paid before reinspection	Must be paid before reinspection	Reinspection	n/a	\$50.00 Each Trip
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FIRE INSPECTIONS				FIRE INSPECTIONS			
					\$ per sq foot/Other		Minimum
Structural Inspection for CO	\$50.00			Opening/reopening a business, change of use/occupancy, change of name/ownership, or ABC permit			\$150.00
(Bldg & Fire for reopenings of businesses & home daycares)				New Construction (NC Fire Code 105.7)	\$0.10		\$75.00
Fire Inspections	\$50.00			Pyrotechnic			\$250.00
				Festivals, Fairs, Carnivals, etc.			\$150.00

COMMUNICATION TOWERS				COMMUNICATION TOWERS			
Tower	n/a	\$1,000		Tower, Building, & Electrical			\$1,200.00
Tower Building	\$0.25	\$50.00		Replacing or Adding Antenna			\$100.00 Each
Colocations	n/a	\$250.00					

SOLAR FARMS				SOLAR FARMS			
	Minimum				Minimum		
\$0.35 per panel	\$1,000.00	Electrical permits also required		\$0.50 per panel	\$1,000.00	Electrical permits included	

FLAT RATE FEES				FLAT RATE FEES			
Open Sheds, Piers, Gazeboes	\$40.00			Open Sheds, Piers, Gazeboes		(Use Fee for Accessory Structures)	
Moving (Structures, Houses)	\$40.00	(Covered under construction)		Demolition	\$50.00	(Inspector must visit site prior to permit approval)	
Demolition	\$25.00			Gas Installation - Residential	\$50.00		
Gas Installation	\$40.00			Gas Installation - Commercial	\$75.00		

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COUNTY DEPARTMENT FEE SCHEDULES

ALL DEPARTMENTS impose a \$25.00 returned check fee.

BERTIE COUNTY PLANNING & INSPECTIONS FEE SCHEDULE EFFECTIVE JULY 1, 2014

Residential Permits

	\$ per sq foot/Other	Minimum	
Construction	\$0.20	\$ 40.00	
Construction (Other*)	\$0.10	\$ 30.00	* Unheated area or accessory structure
			SW DW TW
	\$50/MH Recycling		(includes setup, elec., plumb, mech)
Manufactured Home	AMH	\$ 100.00	\$125 \$150
Modular (On-frame)	\$0.20	\$ 40.00	
Modular (Off-frame)	\$0.20	\$ 40.00	
Electrical (0-200 AMP)	n/a	\$ 50.00	
(Each additional 200 AMP)	n/a	\$ 10.00	
Elec (Temp Service)	n/a	\$ 50.00	
	\$5 per additional		
Plumbing	fixture **	\$ 40.00	**Minimum rate includes 1 full kitchen & 1 full bath
Mechanical	n/a	\$ 40.00	
Insulation	n/a	\$ 40.00	
Reinspection	n/a	\$ 40.00	Must be paid before reinspection
Solar Power (Residential Panels)	\$75 per panel	\$ 50.00	Elec. Permit required for amperage

Commercial Permits

	\$ per sq foot	Minimum	
Construction	\$0.25	\$ 50.00	
Electrical	\$0.15	\$ 50.00	
(Each additional 200 AMP)	n/a	\$ 10.00	
Elec (Temp Service)	n/a	\$ 50.00	
	\$5 per additional		
Plumbing	fixture **	\$ 50.00	**Minimum rate Includes 1 full kitchen & 1 full bath
Mechanical	n/a	\$ 50.00	
Insulation	n/a	\$ 50.00	
Reinspection	n/a	\$ 40.00	Must be paid before reinspection

Communication Towers

Tower	n/a	\$1,000
Tower Building	\$0.25	\$50.00
Colocations	n/a	\$250.00

Solar Farms \$0.35 per panel \$1,000.00 Electrical permits also required

Flat Rate Fees

Open Sheds, Piers, Gazebos	\$40.00
Moving (Structures, Houses)	\$40.00
Demolition (No Change)	\$25.00
Structural Inspection for CO	\$50.00

(Bidg & Fire for reopenings of businesses & home daycares)

Fire Inspections	\$50.00
Gas Installation	\$40.00

Planning Fees

Minor Subdivisions	\$50 per lot	
Major Preliminary	\$200 + \$5 per lot	
Major Final <i>(No Change)</i>	\$25 per lot	
PUD Master Plans	\$1,200 (up to 1,000 units)	(Add \$5 per unit over 1,000)
PUD Preliminary	\$200 + \$5 per lot	
PUD Final <i>(No Change)</i>	\$5 per unit & \$25 per SF lot	

BERTIE COUNTY EMERGENCY SERVICES EFFECTIVE JULY 1, 2014

Level of Service	HCPCS Code	Price
ALS 1 Emergency	A0427	\$600.00
ALS Non-Emergency	A0426	\$400.00
ALS Level 2 Emergency	A0433	\$800.00
BLS Emergency	A0429	\$500.00
BLS Non-Emergency	A0428	\$400.00
Specialty Care Transport	A0434	\$900.00
Mileage	A0425	\$13.00

BERTIE COUNTY BOARD OF ELECTIONS FEES EFFECTIVE JULY 1, 2014

Item	Price
Voter Registration List <i>(Complete or Partial)</i>	\$0.05 per page
Electronic Copies on CD	\$15.00
Email	FREE

BERTIE COUNTY RECREATION DEPARTMENT FEES EFFECTIVE JULY 1, 2014

Ball Fields (as is)	\$25.00 deposit
Lights <i>(additional charge)</i>	\$15.00 an hour
Ball Fields (dressed)	\$10.00 additional fee

Field Rentals by the hour:

1 Hour	
Resident	\$10.00
Non-Resident	\$18.00
6 Hours	
Resident	\$50.00
Non-Resident	\$58.00

12 Hours	
Resident	\$80.00
Non-Resident	\$100.00

Weekend	
Resident	\$150.00
Non-Resident	\$220.00

Other Fees:

Youth Sports Registration	\$20.00 per child
Adult Sports Registration	\$250.00 per team
Concession Revenue	10% of profit
Senior Registration	\$35 per quarter ages 55-59
Copies (Admin. Office)	\$0.10 a page
Uniform purchases	\$12.00-\$15.00
Shin Guards	\$5.00
Uniform Late Fee	\$2.00-\$15.00
Complex Rental	See attached

BERTIE COUNTY TAX MAPPING FEES EFFECTIVE JULY 1, 2014

GIS maps

8 1/2 X 11 (Letter Size)	\$2.00
8 1/2 X 14 (Legal Size)	\$3.00
11 X 17	\$5.00
13 X 19	\$8.00
34 X 44	\$15.00
Specialty Maps start at	\$25.00

Scanned Plot or Blueprints

22 X 34	\$5.00
34 x 44	\$8.00

Other Fees:

911 County Map	\$2.00
Print Picture of House	\$0.50
Print Screen	\$0.10
Property Record Card	\$1.00
911 Road Book Copy	\$4.00

BERTIE COUNTY REGISTER OF DEEDS FEES EFFECTIVE JULY 1, 2014

Uncertified copies

Birth	\$0.20
Death	\$0.20
Marriage	\$0.20
Combined Real Property	\$0.20
Miscellaneous Fees	\$0.20
Pin-Copy Deposits	\$0.20

(attorneys, surveyors, tax, DSS)

Other Fees:

Black and White copies	\$0.10
Color copies	\$0.50
CD/DVD/DVD-R	\$1.00

Agreement for Use of Senior Center Gym

The following rules will apply when using the Senior Center:

1. Arrangements will be made with the Senior Center staff regarding set up times.
2. Maximum occupancy of the gym is 370 persons. Exceeding this limit is unlawful.
3. Extension cords must meet existing fire codes.
4. No scotch tape or nails will be used on the walls. Masking tape use only.
5. **DO NOT** drag tables or chairs across floor.
6. If any problems are noted with building (i.e., heating, ac, plumbing, etc), please report these to maintenance At (252) 724-1685 as soon as possible.
7. If Senior Center chairs are used, please restack them in a neat and orderly manner, 10 chairs to a stack and on the chair dolly. If Senior Center tables are used, please place them on the table truck and return to the closet. Please note exceptions in agreement # 15.
8. If food is served, please be sure tables and floors are clean.
9. Alcoholic beverages and smoking are not allowed and are strictly prohibited.
10. The stage floor is easily marked. Please be sure floor is clean.
11. When leaving the building , be sure the heat is set on 70 or the air conditioning is set on 74, based on the season.
12. The Senior Center gym must be clean by 8:30 am on the following working day, unless prior arrangements have been made with the Senior Center Director. If the gym is not clean there will be a minimum \$50.00 additional charge for cleaning.
13. User is responsible and will be charged for any damages done to building or furnishings.
14. The key will be returned the following working day.
15. When vacating the Senior Center, the following order of chairs and tables must be maintained. One table should be placed by the water cooler and 2 tables by the stairs on each side wall. Put all brown chairs on dolly with brown chairs and all gold chairs with gold chairs. Place gold chairs in closet and brown chairs on the same side wall as the water cooler. Please **DO NOT** cover air vents.
16. **DO NOT** put hot items directly on tables. Use hot pads, towels, etc. for hot items.

I agree to abide by the above rules, and if they are not met, will be prepared to pay for the damages. Failure to abide by these rules not only can result in loss of organization's privilege to rent the Senior Center.

Date

Signature

Date Gym will be used

Organization

Revised October 2013

Bertie County Senior Center Use Policies

The Bertie County Senior Center was developed for the use of Bertie County Senior Citizens.

The Senior Center Gym can be used by the following organizations (by priority) after arrangements have been made with the Council on Aging Staff.

Bertie County Senior Citizens (no charge)

Bertie County Government Agencies (no charge)

N.C. State Agencies (no charge)

County/State Educational Institutions (no charge)

Non Profit Organizations and Businesses may rent the Senior Center for \$100.00 a day

Religious services are not allowed as this property is governmental property.

Alcoholic beverages and smoking are not allowed and are strictly prohibited.

Admission will only be allowed to cover the direct cost of programs.

Anyone requesting the use of the Senior Center must sign and abide by the "Agreement for use of the Senior Center Gym."

Failure to abide by the "Agreement for use of the Senior Center Guidelines" can result in loss of organization's privilege to rent the Senior Center.

Revised October 2013



Bertie County

Board of Commissioners

ITEM ABSTRACT

MEETING DATE: June 1, 2020

SECTION: Board Appointments

DEPARTMENT: Governing Body

TOPICS:

1. ABC Board

COUNTY MANAGER RECOMMENDATION OR COMMENTS: Discussion and appointments needed.

SUMMARY OF AGENDA ITEM AND/OR NEEDED ACTION(S): Discussion and appointments needed.

ATTACHMENTS: Yes

LEGAL REVIEW PENDING: N/A

ITEM HISTORY: ---

ABC Board

Immediate Vacancies: 1

Position Vacancy:

Board	Term	Name	Began	End
ABC Board	3 years	James Pugh	--	--

Special requirements: N/A

Notes: Application has been received.

Attendance of Current Members: N/A

Applications Received:

1 – James Pugh

Current Members (unexpired):

1. Miles Davis
2. Michael Freeman



APPLICATION FOR BERTIE COUNTY AUTHORITIES, BOARDS, COMMISSIONS, AND COMMITTEES

Name: James S. Pugh

Home Phone Number: Mobile: 252-377-7625

Home Fax Number:

Email Address:

Home Address: 613 INDIAN WOODS RD, Lewiston-Woodville NC

Mailing Address: 613 INDIAN WOODS RD, Lewiston-Woodville, NC 27849

Are you a full-time resident of Bertie County? Yes [checked] No

How long have you been a full-time resident of Bertie County? 88 years

Do you live within any corporate or town limits? Yes No / Which:

County Commissioner District: IV (This information can be obtained from the Bertie County Board of Elections at 252-794-5306)

Occupation: Retired Employer:

Business Address:

Business Phone Number: Business Fax:

Please list in order of preference the Boards/Commissions/Committees on which you would like to serve:

- 1. ABC BOARD 2. 3. 4.

Qualification for specific category: I HAVE BEEN ON THE BOARD SINCE JULY 2014, DURING THE PERIOD THE ABC BOARD HAS INCREASED ITS PROFITS AND CONTROL ALCOHOL IN OUR COMMUNITY

Name of any Bertie County Board/Commission/Committee on which you presently serve: Bertie County Soil and Water Supervisor

If reapplying for a position you presently hold, how long have you served? 6 years

Based on your qualifications and experiences, briefly describe why your services on this Authority/Board/Commission/Committee would be beneficial to the County:

I have years of experience helping the people of Bertie County. This position allows me to help in providing food, controlling a harmful substance, educating children

Do you have any delinquent Bertie County taxes? Yes No

Other information you consider pertinent: (i.e., education, occupational background, civic memberships, related work experiences, etc.) If necessary, you may add additional pages:

Soil & Water Supervisor
NACD Member
Member & Past Sunday School teacher at Spring Hill Baptist Church.
Treasurer, 21 County Civic League

CODE OF ETHICS

By submitting this application and by my signature below, I pledge that, if appointed, I agree to comply with the attached Code of Ethics as adopted by the Bertie County Board of Commissioners.

Date: 05/12/2020 Applicant's Signature: Sarah S. Tinkham

Return application to:

Sarah S. Tinkham
PO Box 530
106 Dundee Street
Windsor, NC 27983
Fax: (252) 794-5327
sarah.tinkham@bertie.nc.gov

Note:

- *All information on this document is subject to the Public Records Law and will be released to the public upon request.
- **Interest to Service forms remain current for two years. Following that, the applicant may wish to contact the Clerk to the Board's Office for an updated form.
- *** Applications must be on file in the Clerk to the Board's Office 7 days prior to consideration for appointment.

FOR OFFICE USE ONLY

Date Received: _____

Received By: _____



Bertie County

Board of Commissioners

ITEM ABSTRACT

MEETING DATE: June 1, 2020

SECTION: Consent (C-1 to C-6)

DEPARTMENT: Governing Body

TOPICS:

1. Approve Minutes for Regular Meeting 5-4-20
2. Approve Minutes for Special Called Meeting 5-18-20
3. Approve Minutes for Special Meeting Reconvened 5-20-20
4. Tax Release Journal – April 2020
5. Approve Resolution for Abandonment of Billup Club Road
6. Approve Partial Release of the Development Agreement between Bertie County and FC Bal Gra, LLC

COUNTY MANAGER RECOMMENDATION OR COMMENTS: Recommend approval.

SUMMARY OF AGENDA ITEM AND/OR NEEDED ACTION(S): Recommend approval.

ATTACHMENTS: Yes, see each particular agenda item.

LEGAL REVIEW PENDING: N/A

ITEM HISTORY: ---



C-1

Windsor, North Carolina
May 4, 2020
REGULAR MEETING

The Bertie County Board of Commissioners met for a REGULAR MEETING today inside the Commissioners Room, 106 Dundee Street, Windsor, NC. Due to the COVID-19 pandemic, this meeting was hosted partially in person, and partially via Zoom (conference call). The following members were present or absent:

Present: Ronald “Ron” Wesson, District I
 Greg Atkins, District II
 Tammy A. Lee, District III
 John Trent, District IV (**Zoom**)
 Ernestine (Byrd) Bazemore, District V (**Zoom**)

Absent: None

Staff Present: County Manager Juan Vaughan, II.
 County Attorney Lloyd Smith
 Economic Development Director Steve Biggs

Staff Present (Zoom): Clerk to the Board Sarah Tinkham
 Emergency Services Director Mitch Cooper
 Finance Director William Roberson
 Tax Administrator Jodie Rhea

Cal Bryant of the Roanoke-Chowan News Herald and Thadd White of the Bertie-Ledger Advance were present from the media via Zoom.

INVOCATION/PLEDGE OF ALLEGIANCE

Chair Wesson gave the Invocation and led the Pledge of Allegiance.

CALL TO ORDER

He welcomed the limited staff present and thanked those on the phone via Zoom for their participation. Commissioner John Trent and Commissioner Bazemore were recognized as two of the participants via Zoom, and noted that the Board would be checking in with both commissioners throughout tonight's discussions.

It was also encouraged that any questions be submitted via the Zoom chat feature. All questions will be answered periodically throughout the meeting.

APPOINTMENTS & REPORTS

Convene as Board of Equalization & Review by Tax Administrator Jodie Rhea

Vice Chair Lee made a **MOTION** for the Board of Commissioners to convene as the Board of Equalization & Review. Commissioner Atkins **SECONDED** the motion. The **MOTION PASSED** unanimously.

Tax Administrator Rhea noted that there were no appeals to be heard at tonight's meeting. However, three (3) formal appeals will be presented to the Board of Equalization & Review on June 1st. The deadline for citizens to submit their appeal is June 1st.

A total of 307 informal appeals were received representing 1.6% of the County's total parcels. Per revaluation figures, the County is now at a 5.31% increase in property values.

There was no further information to consider as the Board of Equalization & Review.

At this time, Chairman Wesson called for a motion to recess the Board of Equalization & Review until June 1st. Vice Chair Lee made a **MOTION** to recess the Board of Equalization & Review until June 1st. Commissioner Bazemore **SECONDED** the motion. The **MOTION PASSED** unanimously.

Update on Efforts to Continue Operation of Sans Souci Ferry - Economic Development Director Steve Biggs

Economic Development Director, Steve Biggs, came forward to update the Board about a recent letter received from NCDOT about the lack of funding to maintain the operation of the Sans Souci Ferry.

Grant options are being explored by the County as NCDOT is receptive to assisting the County if funds were secured.

It was further reported that between July 1, 2019 and April 26, 2020, the ferry had been closed for 175 days due to high water. The average number of vehicles using the ferry while in operation is 7 cars per day. Costs to operate the ferry per year is \$85,000, and this is done on a contract basis.

There was a lengthy discussion about current bills in the NC House and Senate that could provide additional funding to NCDOT which could assist with this project.

Commissioner Bazemore encouraged the County to continue to work diligently to find additional funding sources, and noted its significance to local tourism.

Chairman Wesson mentioned a possible partnership with Hertford County to find funding as they are also facing the same challenge with their respective ferry.

Legislative Update by NC State Representative Ed Goodwin

NC State Representative, Ed Goodwin, was present to provide a brief legislative update.

He gave his remarks about the recent Ferry discussion.

He also discussed how the current “shut down” was impacting local businesses and religious organizations. Several bills were being considered in the State legislature about assisting local governments in addition to special attention for Tier 1 counties.

Food banks, child care providers, community service providers, and other areas are also being explored to assist in lost revenue directly related to COVID-19.

Mr. Goodwin noted that he was working diligently with other legislators to ensure that rural counties are not forgotten during these discussions.

Consideration of Special Meeting to approve the issuance of bonds by The Arizona Industrial Development Authority to finance the acquisition of the Windsor House by Attorney Lloyd Smith & Jeff Poley

County Attorney Smith began by giving brief background information about bonds being issued by the Arizona Industrial Development Authority so Urban Housing & Community Services Corporation, a California nonprofit corporation and an organization described in Section 501(c)(3) of the Code, or affiliates thereof could borrow money from said bond issuance to purchase The Windsor House from the current landlords who are based in Hong Kong, China.

Per IRS code, there is tax exempt funding that can be secured from The Arizona Industrial Development Authority per the governing body's approval in each unit of government wherein the funds would be used. This would not be a commitment of funds by the County, nor a pledge of its credit. The County would have no liability for these bonds of any type. It would serve as approval for the Urban Housing & Community Services Corporation, a California nonprofit corporation and an organization described in Section 501(c)(3) of the Code, or affiliates thereof to move forward with their eligibility to receive this tax-exempt funding per IRS requirements.

A special meeting would need to be held to approve the issuance of bonds by The Arizona Industrial Development Authority to finance the acquisition of the Windsor House by the Urban Housing & Community Services Corporation, a California nonprofit corporation and an organization described in Section 501(c)(3) of the Code, or affiliates thereof.

The Board discussed Monday, May 18th at 10:00 AM as the special meeting date and time to further discuss and consider this matter. Zoom will be utilized so the public and Commissioners can participate. After the special meeting,

YMCA Annual Update by Executive Director Casey Owens

Casey Owens, Executive Director of the Windsor YMCA, noted several programs being hosted by the Windsor YMCA. Over 9,000 people utilized YMCA services in the last year.

An enrichment program was held for 150 participants, Monday-Friday, 8:00-5:00 PM. The participants were able to visit museums in Raleigh, Sylvan Heights Bird Park in Scotland Neck, as well as participate in other activities. The program received positive feedback from parents as well as from Bertie County Public Schools' Superintendent, Dr. Otis Smallwood.

A total of 86 girls from kindergarten through college participated in a YMCA sponsored dance program. A recital was set to be held in June. Mr. Owens hopes to have this recital and other sporting events held later on this year.

The YMCA also hosted basketball and cheerleading programs, completed mental health awareness activities, and karate.

Membership numbers are up 13% over the last year.

Chairman Wesson asked if concerns were resolved with the local YMCA chapter and the national YMCA brand. The national YMCA organization was looking to rebrand, and possibly discontinue smaller, independent YMCA's. More would be shared in the coming months about any changes.

BOARD APPOINTMENTS

There were no Board Appointments.

CONSENT AGENDA

1. Approve Minutes for Regular Meeting 4-20-20
2. Approve Minutes for Closed Session 4-20-20
3. Approve Register of Deeds Fees Report – May 2020

Vice Chairman Lee made a **MOTION** to approve items C-1 thru C-3. Commissioner Atkins **SECONDED** the motion. The **MOTION PASSED** unanimously.

4. Tax Release Journal – March 2020

Vice Chairman Lee made a **MOTION** to approve item C-4. Commissioner Atkins **SECONDED** the motion. The **MOTION PASSED** unanimously.

5. Resolution in support of Sans Souci Ferry – NCDOT

Vice Chairman Lee made a **MOTION** to approve item C-5. Commissioner Trent **SECONDED** the motion. The **MOTION PASSED** unanimously.

6. Approval of Holland Consulting Planners, Inc. Work Authorization #6

Commissioner Bazemore made a **MOTION** to approve item C-6. Commissioner Trent and Vice Chairman Lee **SECONDED** the motion. The **MOTION PASSED** unanimously.

7. Approval of Capital Improvement Plan – re: PARTF grant

Commissioner Trent made a **MOTION** to approve item C-7. The item can be changed as the project moves forward. Vice Chair Lee **SECONDED** the motion. The **MOTION PASSED** unanimously.

DISCUSSION AGENDA

Budget Amendments & Updates from Finance Director William Roberson

Finance Director, William Roberson, noted several budget amendments.

Vice Chairman Lee made a **MOTION** to approve both budget amendments. Commissioner Atkins **SECONDED** the motion. The **MOTION PASSED** unanimously.

Mr. Roberson also reported there's still no word yet about Bertie County's sales tax revenues.

The budget amendments and supporting documentation are included here:

BUDGET AMENDMENT				
		# 20-09		
INCREASE			INCREASE	
10-0025-4433-25	\$ 2,500		10-5860-5400-13	\$ 2,500
TO SETUP BUDGET FOR PERDUE GRANT AWARDED TO COA FOR COVID-19 RESPONSE AND RECOVERY AFTER THE CRISIS RESOLVES				
INCREASE			INCREASE	
10-0025-4583-01	\$ 8,450	CHILDREN MATTERS	10-6100-5695-62	\$ 6,500
		TEEN COURT	10-6100-5695-50	\$ 1,200
		SECOND CHANCE	10-6100-5695-79	\$ 750
TO INCREASE JCPC FUNDING TO MATCH DISCRETIONARY (EXPANSION) FUNDING AWARD				
APPROVED ___ / ___ /2020				

BUDGET AMENDMENT				
		# 20-09		
INCREASE			INCREASE	
10-0025-4583-01	\$ 8,450	CHILDREN MATTERS	10-6100-5695-62	\$ 6,500
		TEEN COURT	10-6100-5695-50	\$ 1,200
		SECOND CHANCE	10-6100-5695-79	\$ 750
TO INCREASE JCPC FUNDING TO MATCH DISCRETIONARY (EXPANSION) FUNDING AWARD				

04/16/2020	246727	BERTIE COUNTY CENTER ON AGING	Check Amount	\$2,500.00
39744		Grant Purpose: COVID-19 Response of Your Organization and Recovery After the Crisis Resolves	Amount	2,500.00
Reference No.	Description	Date	Amount	246727
Franklin P. and Arthur W. Perdue Foundation, Inc. Foundation Source, Administrator				

Franklin P. and Arthur W. Perdue Foundation, Inc.
 Foundation Source, Administrator
 501 Silverside Road, Suite 123
 Wilmington, DE 19809
 (800) 838-1754

STERLING NATIONAL BANK
 21 SCARSDALE ROAD
 YONKERS, NY 10707
 50-7044(2219)

246727
 04/16/2020

PAY *****Two Thousand Five Hundred Dollars And 00 Cents*****

\$2,500.00

VOID AFTER 180 DAYS

To The BERTIE COUNTY CENTER ON AGING
 Order Of 103 W. SCHOOL STREET
 WINDSOR, NC 27983

Susan Catzone
 Susan Catzone

Memo.

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FRANKLIN P. AND ARTHUR W. PERDUE FOUNDATION, INC.

April 16, 2020

Bertie County Center on Aging
103 W. School Street
Windsor, NC 27983

Dear Sir or Madam:

The Franklin P. and Arthur W. Perdue Foundation, Inc. is pleased to enclose a check in the amount of \$2,500 for COVID-19 Response of Your Organization and Recovery After the Crisis Resolves administered by the Bertie County Center on Aging. This grant is subject to the terms set forth in the attached Grant Terms and Conditions and, by cashing the grant check, you are indicating that you agree to its terms.

We welcome you to re-apply for the grant for the kitchen construction after the Covid-19 Crisis resolves.

Please send any receipts, grant confirmations or other correspondence regarding this contribution to the fax number or mailing address specified below.

The Franklin P. and Arthur W. Perdue Foundation, Inc. wishes you and your organization every success in your important work during this time. If you have any questions concerning this grant agreement, please contact Foundation Source, the administrator for the Franklin P. and Arthur W. Perdue Foundation, Inc., at 1-800-839-1821.

Sincerely,

Foundation Source
Administrator, Franklin P. and Arthur W. Perdue Foundation, Inc.

Address for expressions of your organization's appreciation of this grant	Fax number for grant receipts and confirmations
Kim R. Nechay c/o Franklin P. and Arthur W. Perdue Foundation, Inc. PO Box 1537 Salisbury, MD 21802	Fax: (203) 549-0835

(203)

FRANKLIN P. AND ARTHUR W. PERDUE FOUNDATION, INC.
GRANT TERMS AND CONDITIONS

Grant Amount: \$2,500.00

Grant Recipient: Bertie County Center on Aging (the "Grantee")

- a. **Tax-Exempt Status of the Grantee:** The Grantee is an exempt governmental unit treated as a public organization under Internal Revenue Code Section 509(a)(1).
- b. **Grant Purpose and Expenditure of Funds:** The Grantee agrees to apply the grant funds exclusively toward COVID-19 Response of Your Organization and Recovery After the Crisis Resolves, as administered by the Grantee. The grant funds are not to be used for any other purpose without the Foundation's prior approval in writing. However, if such use would require the Grantee to distribute the grant funds without the Grantee's discretion to another entity or individual, this grant will be deemed general and unrestricted with a non-binding recommendation that the grant funds be used for the specified purpose. The Grantee further agrees to use the grant proceeds only for educational, scientific, literary, religious or other charitable purposes consistent with the Grantee's above described tax-exempt status. The Grantee will not use any of the grant funds to influence any legislation or the outcome of any election, to conduct a voter registration drive, or to pay the overhead expenses attributed to any such activities. Additionally, the Grantee will not use any of the grant funds to satisfy a charitable pledge or obligation of any person or organization other than the Foundation, or to provide any tangible economic benefit to any Foundation manager or substantial contributor or their respective family members.
- c. **Return of Grant Funds:** The Grantee agrees to return any grant funds not expended for the purposes described above to the Foundation, c/o Foundation Source at 55 Walls Drive, Suite 302, Fairfield, CT 06824-5163. The rules governing private foundations also require the Grantee to return the enclosed grant if the Grantee is no longer recognized by the Internal Revenue Service as having the above described tax-exempt status.
- d. **Foundation Connection:** If the Foundation, its officers, directors, trustees, substantial contributors, and the family members of the foregoing individuals, acting separately or together, "controls" the Grantee, additional terms may apply. Here, the term "control" means the ability to require the Grantee to make or refrain from making an expenditure, or to perform (or prevent it from performing) any act which significantly affects its operations. While it is our understanding that the Grantee is not so controlled, if the Grantee believes otherwise, the Grantee agrees to notify the Foundation immediately and refrain from expending the grant funds until mutually agreed upon terms are reached. Any notification required under this paragraph shall be sent to the Foundation c/o Foundation Source at the above address.
- c. **Other Terms:** These Grant Terms and Conditions encompass the entire agreement between the Foundation and the Grantee, and supersede all previous understandings and agreements between the Foundation and the Grantee, whether oral or written. This grant is subject to these Grant Terms and Conditions; by cashing the grant check the Grantee indicates its agreement to these terms. The term "Foundation" means the foundation making this grant.



North Carolina Department of Public Safety

Adult Correction and Juvenile Justice-Juvenile Community Programs

Roy Cooper, Governor
Erik A. Hooks, Secretary

Timothy D. Moose, Chief Deputy Secretary
William L. Lassiter, Deputy Secretary
Cindy Porterfield, Director

April 27, 2020

Dear Marcia Watford:

Congratulations! The Juvenile Community Programs Section is pleased to announce that the Children Matters Program in Bertie County, has been awarded discretionary funding in the amount of \$6,500 for FY 2019 - 2020! This award is to fund the request for recertification, certified training materials and Summer Camp. As a reminder, discretionary awards for the 2019-2020 are being treated as expansion funds and require no match unless the funds are used for the purchase of equipment or capital outlay (valued at \$500 or more with a useful life in excess of one year). In order to complete the award process, please access NCALLIES, complete a Program Agreement Revision, and prompt your Area Consultant via email once the revision is completed. If you have any questions or need technical assistance to complete the revision process, please contact your consultant.

We are providing this notification of discretionary fund award to your agency to ensure that all local approvals by the JCPC and local county commission boards may be accomplished. However, there may be some modifications to this process locally, given the effects of COVID-19 and direct impacts on public meetings. Please check with your local county government officials to ensure that all local actions taken to complete this process are in accordance with locally approved/adjusted protocols.

Please note the following timeline to ensure timely disbursement of discretionary fund awards:

- **April 30, 2020 (COB)** Discretionary Award Notifications made to providers/ JCPCs.
- **May 6, 2020 - May 22, 2020-** Programs/JCPCs awarded discretionary funds submit Program Agreement Revisions in NCALLIES for Consultant review, approval, and release for DocuSign electronic signatures.

Note: Program providers must follow the practices of the local JCPC when requesting discretionary funds to insure that JCPCs and County Commission Boards have ample time to approve county allocation increases via discretionary awards.

MAILING ADDRESS:
4212 Mail Service Center
Raleigh, NC 27699-4212
www.ncdps.gov



An Equal Opportunity Employer

OFFICE LOCATION:
3010 Hammond Business Place
Raleigh, NC 27603
Telephone: (919) 733-3388

- **May 25, 2020-** Deadline for completion of all DocuSign signatures. Programs completing all Program Agreement Revision DocuSign e-signatures prior to May 25th will be eligible for a May disbursement.
- **June 8, 2020-**Program Revisions with completed DocuSign e-signatures by June 8th (by close of business) will receive discretionary funds in the June disbursement. (Note: Failure to meet the June 8th DocuSign e-signature deadline may result in termination of the award of discretionary funds.)

Thank you for your continued investment in the youth and families of North Carolina through the valuable services that you offer, particularly during this time of significant challenges for our state and for the youth and families that we serve. It is our hope that this discretionary fund award will further enhance and offer the needed support for your agency to provide continuity of services for our juveniles and their families.

Kind regards,



Cindy Porterfield, Director
Juvenile Community Programs

Cc: JCPC Chairperson
County Finance Officer



North Carolina Department of Public Safety

Adult Correction and Juvenile Justice-Juvenile Community Programs

Roy Cooper, Governor
Erik A. Hooks, Secretary

Timothy D. Moose, Chief Deputy Secretary
William L. Lassiter, Deputy Secretary
Cindy Porterfield, Director

April 27, 2020

Dear Bonnie Powell:

Congratulations! The Juvenile Community Programs Section is pleased to announce that the Conflict Resolutions Teen Court Program has been awarded discretionary funding in the amount of \$1,200 for FY 2019 - 2020! This award is to fund the request for a lap top and mobile hotspot. As a reminder, discretionary awards for the 2019-2020 are being treated as expansion funds and require no match unless the funds are used for the purchase of equipment or capital outlay (valued at \$500 or more with a useful life in excess of one year). In order to complete the award process, please access NCALLIES, complete a Program Agreement Revision, and prompt your Area Consultant via email once the revision is completed. If you have any questions or need technical assistance to complete the revision process, please contact your consultant.

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Kind regards,



Cindy Porterfield, Director
Juvenile Community Programs

Cc: JCPC Chairperson
County Finance Officer



North Carolina Department of Public Safety

Adult Correction and Juvenile Justice-Juvenile Community Programs

Roy Cooper, Governor
Erik A. Hooks, Secretary

Timothy D. Moose, Chief Deputy Secretary
William L. Lassiter, Deputy Secretary
Cindy Porterfield, Director

April 27, 2020

Dear Olivia Taylor,

Congratulations! The Juvenile Community Programs Section is pleased to announce that the Second Chance Counts Program in Bertie County, has been awarded **discretionary funding** in the amount of **\$750** for FY 2019 - 2020! This award is to fund the request for a laptop and mobile hotspot.. As a reminder, discretionary awards for the 2019-2020 are being treated as expansion funds and require no match unless the funds are used for the purchase of equipment or capital outlay (valued at \$500 or more with a useful life in excess of one year). In order to complete the award process, please access NCALLIES, complete a Program Agreement Revision, and prompt your Area Consultant via email once the revision is completed. If you have any questions or need technical assistance to complete the revision process, please contact your consultant.

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Kind regards,



Cindy Porterfield, Director
Juvenile Community Programs

Cc: JCPC Chairperson
County Finance Officer

First read: proposed Board of Commissioners rules, policies, and procedures

Mr. Vaughan noted that this item was in response to concerns raised after the Board's April 20th meeting. It was noted that this was a first draft and that changes could be suggested and made.

The Board briefly discussed the proposed set of rules, policies, and procedures.

Chairman Wesson requested feedback from the County Attorney.

County Attorney Smith noted that these particular rules, policies, and procedures would only apply under a State of Emergency per new statutes from the NC General Assembly. He recommended that the Board add a statement to this policy reflecting that.

Commissioners Trent and Bazemore were asked for their thoughts on this draft of the rules, policies, and procedures.

Commissioner Bazemore noted that she did not have a problem with the rules as drafted.

Commissioner Trent had no concerns about the draft as presented.

County Attorney Smith noted that item could be approved as long as it does not conflict with the NC General Assembly's new amendments

Commissioner Bazemore made a **MOTION** to approve the policy as presented with the exception that a statement would be added to clarify the policy would only be effective under a State of Emergency. Commissioner Trent **SECONDED** the motion. The **MOTION PASSED** unanimously.

Commissioner Trent inquired if our meetings could always be broadcasted on Zoom even after the effects of COVID-19 subside in our area.

The Board briefly discussed this idea and would make further plans in the coming months.

COVID-19 Update and discussion of Stay at Home Order expiration by Emergency Services Director Mitch Cooper

Emergency Services Director, Mitch Cooper, noted that 48 cases had been confirmed in Bertie County. Currently 15 of those are active, 31 are recovered, and 2 individuals have died.

In preparation for May 8th and the Governor's plan to reopen North Carolina's economy, Mr. Cooper noted that Phase One would not change much for our local area, and that his recommendation was to keep county offices closed through Phase One.

He cautioned that our county is still seeing a consistent uptick in cases, and that Bertie is considered a high-risk county with over 4,000 households living below the poverty level. In addition, 2,000 households are also receiving food assistance, and we have one of the fastest growing aging populations in the State of NC.

Commissioner Trent noted that he agreed with Mr. Cooper's assessment, and that he would like to see each county make their own decisions based on their own numbers and risk categories.

Commissioner Bazemore, Vice Chairman Lee, and Chairman Wesson supported Mr. Cooper's recommendation as well.

Discussion of 2020 River Fest scheduled for June 6th

The Board had previously scheduled the Bertie River Fest event for Saturday, June 6th.

The Chairman opened the floor for discussion.

Commissioner Lee expressed concerns about large crowds especially during the COVID-19 pandemic as it related to Governor Cooper's reopening plan.

Commissioner Bazemore noted that it seemed to be too early to consider this event, but that it should not deter opening the park on time for summer beach season. She added that she would like to see committed funding for the event be reallocated to making needed repairs to the beach, road access, and other projects making it more accessible to the public.

Commissioner Atkins stated he would like to see the event postponed until June 2021.

Commissioner Lee thanked the Board for their hard work, but felt that the event should not move forward on June 6th.

Chairman Wesson added that there was still a possibility that an event could be held later in the year, or not, if desired by the Board.

Commissioners' Reports (E)

Commissioner Trent

Commissioner Trent reiterated the requests he has been receiving about Board meetings always being available on Zoom.

He noted he had received concerns from Lewiston-Woodville, and that the town did not feel they were being appropriately informed as it related to the 2020 Census. They also reported that they have not yet received surveys in that area, or in several other parts of West Bertie.

Commissioner Trent also inquired if the County's audit was available, and if not, when could it become available.

He inquired if a notice could be included with County water or tax bills to alert everyone in the county of the information.

Chair Wesson noted that citizens do not have to wait to receive their surveys, and that citizens are able to go online to complete the survey. Citizens can also utilize a phone number to complete the Census.

The phone number to complete the survey in English: 1-844-330-2020

The phone number to complete the survey in Spanish: 1-844-468-2020

The website to complete the survey online (without a code): 2020Census.gov.

Commissioner Bazemore

Commissioner Bazemore asked for the rest of her fellow Board members to consider hosting a virtual town hall meeting. The meeting could discuss updates with the school system, looking ahead to the future, and possibly hearing from a local citizen who has since recovered from COVID-19.

She also reported that USDA would soon be distributing boxes of fruits and vegetables to Bertie citizens. Ms. Bazemore publicly thanked Mr. Ron Roberson and Mr. Mitch Nicholson for allowing the items to be stored in their building until citizens are able to pick them up.

Lastly, she noted that she would like to see the County host a memorial service for those that have passed during the COVID-19 pandemic. Those who suffered from the disease and passed away, or those who passed away and their families were not able to host funerals during the Stay at Home Order.

Chairman Wesson

Chairman Wesson noted that the County would receive significant food support for distribution county-wide. Communities that are particularly food insecure would be most qualified to receive these donations. Many area food banks will be participating.

Chair Wesson then read a statement about how the current COVID-19 situation may affect the upcoming budget cycle. He thanked Governor Cooper and the NC General Assembly for working to address the “safety net” for counties after federal support has been expended.

He continued by stating that the County is very fortunate to have organizations and church groups that have been working around the clock to provide additional support to those in Bertie County. He encouraged all citizens to look for ways to help during this time of crisis. He stated that “small things can make a really big difference” in times of pain and struggle.

Vice Chair Lee

Tomorrow, May 5th, the mobile food pantry will be hosted in Powellsville at 11:00 AM. Also, tomorrow AT 10:00 AM, an event will be held at the carpentry shop in Ahoskie. Citizens looking to obtain excess sweet potatoes are able to receive those for free.

She also reported that she had just been appointed to the Board of the Directors, NC Association of County Commissioners. Vice Chair Lee noted that she honored to represent North Carolina and Bertie County in this capacity.

Mr. Vaughan had no remarks at this time.

County Attorney's Reports (G)

County Attorney Smith noted that the Board hosted tonight's meeting in compliance with the new guidelines passed by the NC General Assembly. He further discussed the new statutes and how it compares to the policy just passed by the Board.

PUBLIC COMMENTS

There were no public comments submitted online via Zoom chat, Facebook post, or via email to the Clerk to the Board.

However, Vice Chair Lee asked if mass, drive thru testing was being conducted. Mr. Cooper noted that the state was not conducting mass testing, but drive thru testing centers are popping up in various areas of the State. The nearest drive thru testing facility for symptomatic citizens or health care workers is in Pitt County at Walmart.

Vice Chairman Lee made a **MOTION** to go into Closed Session pursuant to **N.C.G.S. § 143-318.11(a)(6)**. Commissioner Atkins **SECONDED** the motion. The **MOTION PASSED** unanimously.

CLOSED SESSION

Vice Chair Lee made a **MOTION** to go into Closed Session pursuant to **N.C.G.S. § 143-318.11(a)(3)** to go into closed session to consult with the County Attorney in order to preserve the attorney-client privilege that exists between the attorney and this public body and pursuant to **N.C.G.S. § 143-318.11(a)(6)** to consider the qualifications, competence, performance, character, fitness, conditions of employment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. Commissioner Atkins **SECONDED** the motion. The **MOTION PASSED** unanimously.

The Board shifted into Closed Session.

Vice Chair Lee made a **MOTION** to return to Open Session. Commissioner Atkins **SECONDED** the motion. The **MOTION PASSED** unanimously.

ADJOURN

Vice Chair Lee made a **MOTION** to adjourn the meeting at approximately 8:30 PM. Commissioner Atkins **SECONDED** the motion. The **MOTION PASSED** unanimously.

Ronald Wesson, Chairman

Sarah Tinkham, Clerk to the Board



C-2

Windsor, North Carolina
May 18, 2020
SPECIAL MEETING

The Bertie County Board of Commissioners met for a SPECIAL MEETING today inside the Commissioners Room, 106 Dundee Street, Windsor, NC. Due to the COVID-19 pandemic, this meeting was hosted partially in person, and partially via Zoom (conference call). The following members were present or absent:

Present: Ronald “Ron” Wesson, I
 Greg Atkins, District II (**Zoom**)
 Tammy A. Lee, District III (**Zoom**)
 John Trent, District IV (**Zoom**)
 Ernestine (Byrd) Bazemore, District V (**Zoom**)

Absent: None

Staff Present: County Manager Juan Vaughan, II.
 County Attorney Lloyd Smith

Staff Present (Zoom): Clerk to the Board Sarah Tinkham
 Finance Director William Roberson

There were no media members present in person or electronically via Zoom.

CALL TO ORDER

He welcomed the limited staff present and thanked those on the phone via Zoom for their participation. He noted that Clerk to the Board, Sarah Tinkham, would be calling the roll momentarily.

ROLL CALL

Next, Clerk to the Board, Sarah Tinkham, called the roll. Commissioners and pertinent staff reported being present and noted if they were participating electronically per new guidelines from the NC General Assembly regarding electronic meetings under a State of Emergency.

All Commissioners except Chairman Wesson are participating electronically.

County Manager Vaughan, and County Attorney Smith were present inside the Commissioners Room with Chairman Wesson.

INVOCATION/PLEDGE OF ALLEGIANCE

Chair Wesson gave the Invocation and led the Pledge of Allegiance.

PUBLIC HEARING

Chairman Wesson read the following statement into the record:

On Thursday, May 7, 2020 notice of this virtual public hearing was published in the Bertie Ledger for the proposed issuance of revenue bonds by the Arizona Industrial Development Authority as required by Section 147(f) of the Internal Revenue Code of 1986. At the time fixed for the public hearing, all persons who participate will be given a reasonable opportunity to express their views, both orally and in writing, for or against the proposed issuance of the Bonds, the location and nature of the Project and other related matters.

The Bonds are expected to be issued by the Authority in the maximum principal amount of \$75,000,000, a portion of proceeds of which, in the amount not to exceed \$8,650,000, will be loaned to Urban Housing & Community Services Corporation, a California nonprofit corporation and an organization described in Section 501(c)(3) of the Code, or affiliates thereof, and used, in part, to (1) finance the acquisition, construction and equipping of the 60-bed Windsor House assisted living/memory care facility located at 336 S. Rhodes Avenue, Windsor, North Carolina 27983-9611, (2) fund a portion of the interest on the Bonds, (3) fund certain reserve and other funds related to the Bonds, and (4) pay costs associated with the issuance of the Bonds. The Bonds will constitute "qualified 501(c)(3) bonds" within the meaning of Section 145(a) of the Code.

The Project and the Bonds will give rise to no pecuniary liability of the County, or a charge against its general credit or taxing power.

The County has no responsibility for the payment of the principal of or interest on the Bonds or for any costs incurred by the Borrower with respect to the Bonds or the Project.

The County pledges neither its taxing power nor revenues for the Bonds. The County has no responsibility for, and has not reviewed the Borrower or the Project, and has no responsibility for the success of the Project.

At this time, Chairman Wesson opened the Public Hearing.

Clerk to the Board, Sarah Tinkham, reported that no public comments had been received.

After several minutes with no public comments, Chairman Wesson closed the Public Hearing.

He noted that any person wishing to submit written comments regarding the proposed issuance of the Bonds, the location and nature of the Project and other related matters should do so by submitting comments no later than 10:00 a.m. on May 19, 2020 to the Clerk to the Board, 106 Dundee Street, Windsor, NC 27983 (sarah.tinkham@bertie.nc.gov), after which the Board will consider and act on a resolution regarding the issuance of the Bonds by the Authority for the Project.

Due to a scheduling conflict, the Board will now reconvene at 9:00 AM on Wednesday, May 20th to pass this resolution as presented pending any new public comments.

RECESS

Chairman Wesson **RECESSED** this meeting until Wednesday, May 20, at 9:00 AM in the same location.

Ronald Wesson, Chairman

Sarah Tinkham, Clerk to the Board



C-3

Windsor, North Carolina
May 20, 2020
RECESSED MEETING

The Bertie County Board of Commissioners met for a **RECESSED MEETING** today at 9:00 AM inside the Commissioners Room, 106 Dundee Street, Windsor, NC. Due to the COVID-19 pandemic, this meeting was hosted partially in person, and partially via Zoom (conference call). The following members were present or absent:

Present: Ronald “Ron” Wesson, District I (**Zoom**)
 Greg Atkins, District II (**Zoom**)
 Tammy A. Lee, District III (**Zoom**)
 John Trent, District IV (**Zoom**)
 Ernestine (Byrd) Bazemore, District V (**Zoom**)

Absent: None

Staff Present: County Manager Juan Vaughan, II.

Staff Present (Zoom): Clerk to the Board Sarah Tinkham
 Finance Director William Roberson

There were no media members present in person or electronically via Zoom.

RECONVENE

Chair Wesson welcomed the limited staff present and thanked those on the phone via Zoom for their participation. He noted that Clerk to the Board, Sarah Tinkham, would be calling the roll momentarily.

ROLL CALL

Next, Clerk to the Board, Sarah Tinkham, called the roll. Commissioners and pertinent staff reported being present and noted if they were participating electronically per new guidelines from the NC General Assembly regarding electronic meetings under a State of Emergency.

All Commissioners are participating electronically.

County Manager Vaughan was present inside the Commissioners Room.

STATUS OF PUBLIC COMMENTS RELATED TO THE ARIZONA INDUSTRIAL DEVELOPMENT AUTHORITY

Chairman Wesson inquired if the Clerk had received any public comments pertinent to today's meeting.

Clerk to the Board, Sarah Tinkham, reported that no public comments had been received.

The Chairman reiterated that upon the recess of the Special Meeting/Public Hearing on Monday, May 18th, the Board had satisfied the 24-hour required window of additional opportunity to submit their comments on this matter.

Today's Zoom meeting only consisted of pertinent County staff and Commissioners. There was only one unknown caller listed on the Zoom attendance panel available to the Clerk to the Board. This citizen appeared to have no public comments on the matter.

APPROVAL OF RESOLUTION FOR THE ISSUANCE OF REVENUE BONDS AS REQUESTED BY THE ARIZONA INDUSTRIAL DEVELOPMENT AUTHORITY

At this time, Chairman Wesson called for a motion to approve the resolution and for the Clerk to perform the roll call vote.

Commissioner Trent made a **MOTION** to approve the resolution as presented. Commissioner Bazemore **SECONDED** the motion.

Each Commissioner was called upon to submit their vote for the record.

All Commissioners voted **IN FAVOR** of the resolution.

The **MOTION PASSED** unanimously.

ADJOURN

Chairman Wesson **ADJOURNED** the meeting at approximately 9:15 AM.

Ronald Wesson, Chairman

Sarah Tinkham, Clerk to the Board



C-4

**A RESOLUTION TO REQUEST NCDOT TO ABANDON A PORTION OF
BILLIP CLUB ROAD (S.R. 1123)
FROM THE STATE SECONDARY ROAD SYSTEM AND
TO DECLARE THE INTENT OF THE BERTIE COUNTY BOARD OF
COMMISSIONERS TO CLOSE THE SAME UPON NCDOT ABANDONMENT**

WHEREAS, pursuant to N.C.G.S. 136-63, a Board of County Commissioners may request the North Carolina Board of Transportation to abandon any road in the secondary system when the best interest of the people of the county will be served thereby;

WHEREAS, once a road is removed from the State's secondary road system and is no longer under the control and supervision of the State, a County Board of Commissioners may adopt a resolution declaring its intent to close the public road and then follow the procedure set out in N.C.G.S. 153A-241 to close the road;

WHEREAS, Billip Club Road (S.R. 1123) is located in Woodville Township, Bertie County, North Carolina and is in the State's secondary road system;

WHEREAS, the terminal end of Billip Club Road is located entirely within property that is owned by Wild Hog Plantation, LLC (hereinafter "the Petitioner");

WHEREAS, there are no other landowners who use the terminal end of Billip Club Road to gain access to their property;

WHEREAS, the Petitioner desires to close the terminal end of the road because of illegal dumping, parking, littering, trespassing and poaching in the vicinity of the road;

WHEREAS, the Petitioner has submitted an Abandonment Petition to NCDOT asking that it abandon the portion of Billip Club Road that is located inside the boundaries of the Petitioner's property. This portion is located to the South of GPS coordinates 36 degrees, 1 minute, 2 seconds North; 77 degrees, 10 minutes, 37 seconds West, which point is shown with a yellow line on the attached photograph, in the Petitioner's attached Petition, and on the attached tax map. This portion of the road is approximately one mile in length;

WHEREAS, the Bertie County Board of Commissioners is in favor of the Petitioner's request;

WHEREAS, when the Board of Transportation removes the subject portion of Billip Club Road from its secondary road system, it is the intent of the Bertie

County Board of Commissioners to follow the procedures set out in N.C.G.S. 153A-241 to close it and to call a public hearing on the question.

NOW, THEREFORE, BE IT RESOLVED, by the Bertie County Board of Commissioners that:

1. Pursuant to NC.G.S. 136-63, the Bertie County Board of Commissioners requests that the North Carolina Board of Transportation abandon the portion of Billip Club Road that is located to the South of GPS coordinates 36 degrees, 1 minute, 2 seconds North; 77 degrees, 10 minutes, 37 seconds West from the State's secondary road system. The proposed new end of state maintenance is shown with a yellow line on the attached photograph, in the Petitioner's attached Petition, and on the attached tax map.

2. Pursuant to N.C.G.S. 153A-241, the Bertie County Board of Commissioners declares its intent to close the subject portion of Billip Club Road when the North Carolina Board of Transportation removes it from the State's secondary road system. When the subject portion of the road is dropped from the State system, a public hearing will be held by the Bertie County Board of Commissioners to consider an order closing the subject portion of the road. The County Manager is directed to publish at that time a notice of the public hearing once a week for three successive weeks before the hearing and to post the notice in at least two places along the subject portion of the road.

Upon motion duly made and seconded, the above Resolution was unanimously adopted by the Bertie County Board of Commissioners at their regularly scheduled meeting held on the 1st day of June, 2020.

BERTIE COUNTY

Ronald D. Wesson, Chairman
Bertie County Board of Commissioners

ATTEST:

Sarah S. Tinkham,
Clerk to the Board of Commissioners

36 01 02 n 77 10 37w



North Carolina Department of Transportation
Division of Highways
Abandonment Petition

North Carolina

County of

Bertie

Petition request for the abandonment of Secondary Road

Billip Club RD from the State.

Maintained System

We the under signed, being all of the property owners on Secondary Road Billip Club RD
in Bertie County do hereby request the Division of Highways of the Department of
Transportation to abandon the road from the State Maintained System.

PROPERTY OWNERS

Name

Address

Wild Hog Plantation LLC.

3600 STARHILL
FARM RD
Greenville NC. 278
cell-(252) 341-0149 34

Richard James

Mr. Juan Vaughn
Interim County Manager
PO BOX 530
Windsor, NC 27983

Mr. Vaughn,

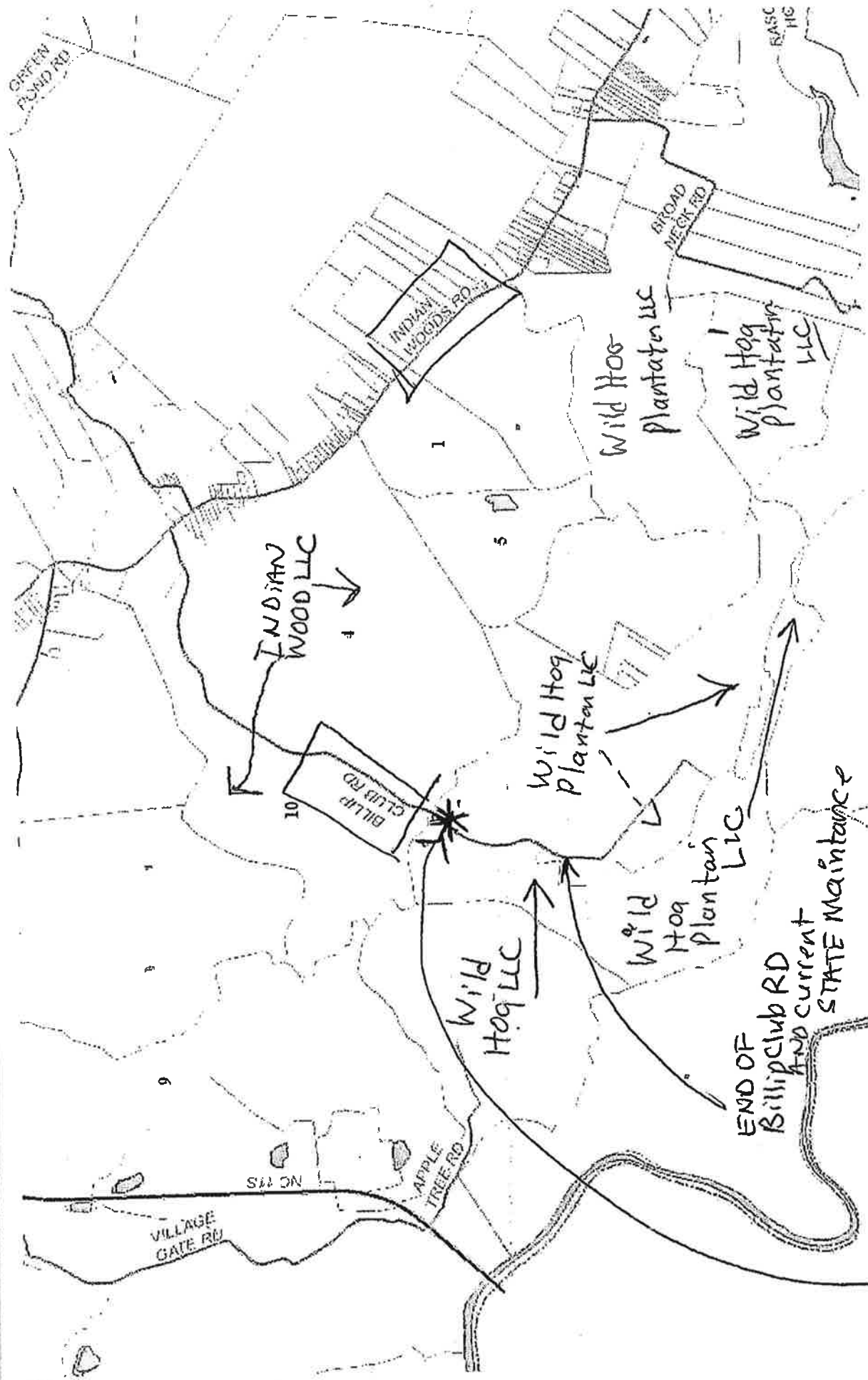
This letter is in regard to conversation regarding request for the NCDOT to abandon the end of Billip Club Road (SR1123). Wild Hog Plantation, LLC is owned by Jack C. Cole.

Wild Hog Plantation, LLC purchased land from Clements Davis Conolly Investments LLC, (907 acres), 2 tracts from Margaret Burgwyn at terminal end of Billip Club Road (102.72 acres), as well as Landtree LLC (735 acres).

- Clements, Davis Connolly Investments, LLC land
Parcel ID 5832-97-2224
- Margaret Burgwyn Land
Parcel ID'S 5832-84-6877, 5842-02-9570 Purchased August 2019
Billip Club Road is a dirt road state maintained, off of Indian Woods Road.
- Landtree, LLC Parcel ID 5832656455

There are no other landowners that have access through any of these properties. Because of trespassing, illegal dumping, poaching on these properties, we would like to remove the state maintenance obligation at the terminal end of Billip Club Road. This would be approximately 50 yards past the junction of Sweet William's ditch. This would also be about 50 yards past the property line of Margaret Connelly (on the left-hand side of the road), and formerly Landtree land on the right side of the road. We would like to do this about 50 yards past the Sweet William culvert.

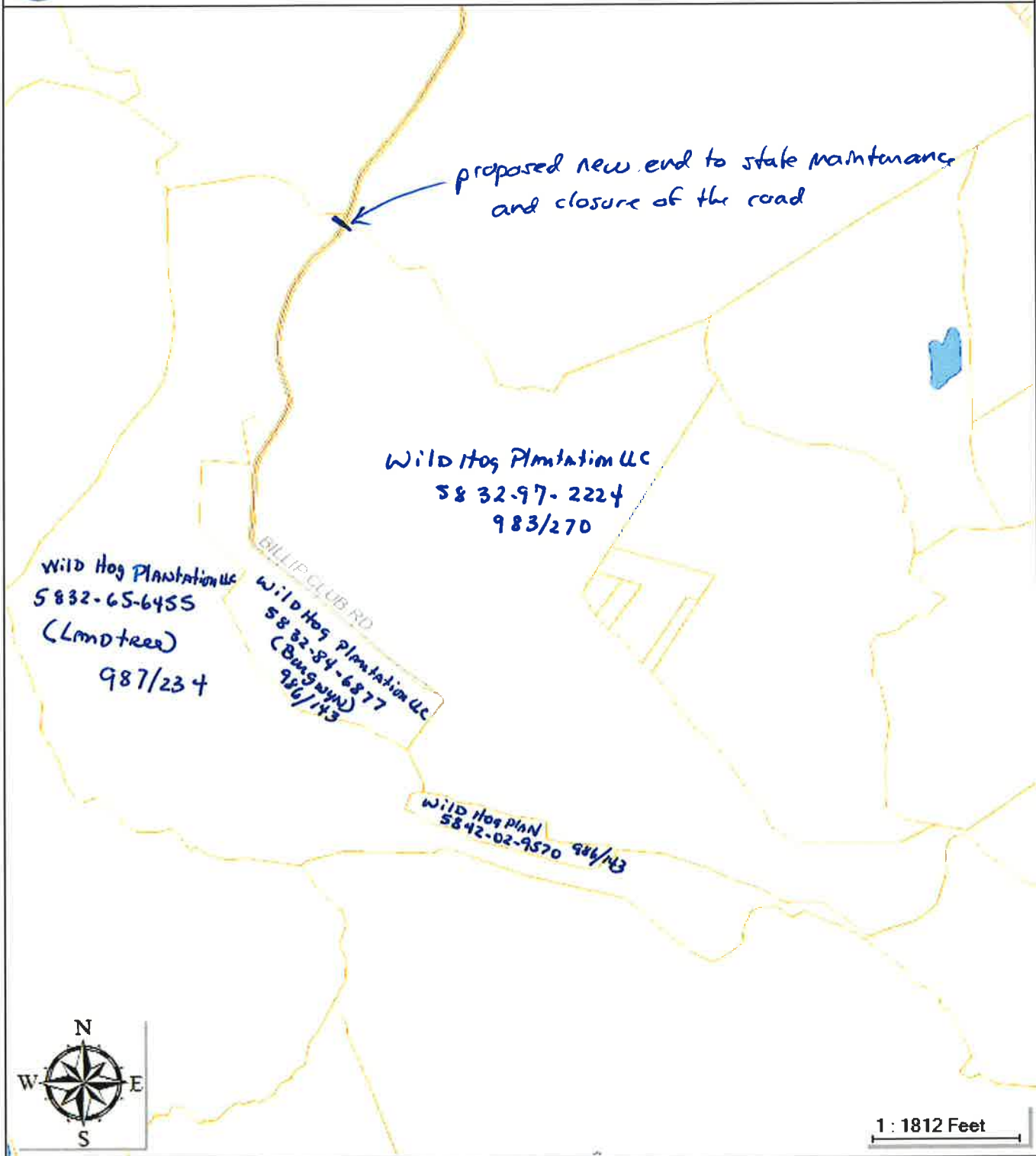
No other landowners require access through these properties.



PROPOSED AREA TO END STATE MAINTAINANCE
 APPROX 50YRD INSIDE PROPERTY BOUNDARY TRACTS
 PAST CULVERT THAT CROSSED SWEET WILLIAM DITCH



BertieCounty
Printed May 27, 2020



§ 136-63. Change or abandonment of roads.

(a) The board of county commissioners of any county may, on its own motion or on petition of a group of citizens, request the Board of Transportation to change or abandon any road in the secondary system when the best interest of the people of the county will be served thereby. The Board of Transportation shall thereupon make inquiry into the proposed change or abandonment, and if in its opinion the public interest demands it, shall make such change or abandonment. If the change or abandonment shall affect a road connecting with any street of a city or town, the change or abandonment shall not be made until the street-governing body of the city or town shall have been duly notified and given opportunity to be heard on the question. Any request by a board of county commissioners or street-governing body of a city refused by the Board of Transportation may be presented again upon the expiration of 12 months.

(b) In keeping with its overall zoning scheme and long-range plans regarding the extraterritorial jurisdiction area, a municipality may keep open and assume responsibility for maintenance of a road within one mile of its corporate limits once it is abandoned from the State highway system. (1931, c. 145, s. 15; 1957, c. 65, s. 8; 1965, c. 55, s. 13; 1973, c. 507, s. 22 1/2; 1975, c. 19, s. 45; 1977, c. 464, s. 25; 1993, c. 533, s. 14.)

§ 153A-241. Closing public roads or easements.

A county may permanently close any public road or any easement within the county and not within a city, except public roads or easements for public roads under the control and supervision of the Department of Transportation. The board of commissioners shall first adopt a resolution declaring its intent to close the public road or easement and calling a public hearing on the question. The board shall cause a notice of the public hearing reasonably calculated to give full and fair disclosure of the proposed closing to be published once a week for three successive weeks before the hearing, a copy of the resolution to be sent by registered or certified mail to each owner as shown on the county tax records of property adjoining the public road or easement who did not join in the request to have the road or easement closed, and a notice of the closing and public hearing to be prominently posted in at least two places along the road or easement. At the hearing the board shall hear all interested persons who appear with respect to whether the closing would be detrimental to the public interest or to any individual property rights. If, after the hearing, the board of commissioners is satisfied that closing the public road or easement is not contrary to the public interest and (in the case of a road) that no individual owning property in the vicinity of the road or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the board may adopt an order closing the road or easement. A certified copy of the order (or judgment of the court) shall be filed in the office of the register of deeds of the county.

Any person aggrieved by the closing of a public road or an easement may appeal the board of commissioners' order to the appropriate division of the General Court of Justice within 30 days after the day the order is adopted. The court shall hear the matter de novo and has jurisdiction to try the issues arising and to order the road or easement closed upon proper findings of fact by the trier of fact.

No cause of action founded upon the invalidity of a proceeding taken in closing a public road or an easement may be asserted except in an action or proceeding begun within 30 days after the day the order is adopted.

Upon the closing of a public road or an easement pursuant to this section, all right, title, and interest in the right-of-way is vested in those persons owning lots or parcels of land adjacent to the road or easement, and the title of each adjoining landowner, for the width of his abutting land, extends to the center line of the public road or easement. However, the right, title or interest vested in an adjoining landowner by this paragraph remains subject to any public utility use or facility located on, over, or under the road or easement immediately before its closing, until the landowner or any successor thereto pays to the utility involved the reasonable cost of removing and relocating the facility. (1949, c. 1208, ss. 1-3; 1957, c. 65, s. 11; 1965, cc. 665, 801; 1971, c. 595; 1973, c. 507, s. 5; c. 822, s. 1; 1977, c. 464, s. 34; 1995, c. 374, s. 1.)



C-5

PREPARED BY: Jonathan E. Huddleston, Pritchett & Burch, PLLC, P. O. Drawer 100, Windsor, NC 27983

MAIL AFTER RECORDING TO: Lee Lewis Leidy, North Carolina Coastal Land Trust, 205 N. Water St., Suite 1, Elizabeth City, NC 27909

STATE OF NORTH CAROLINA

COUNTY OF BERTIE

THIS RELEASE OF DEVELOPMENT AGREEMENT, made and entered into this the _____ day of June, 2020, by **Bertie County**, a political subdivision of the State of North Carolina, whose mailing address is Post Office Box 97, Windsor, North Carolina 27983, to **ALF FCLG Bal Gra Harbor, LLC**, a limited liability company organized under the laws of the State of North Carolina, whose mailing address is 1001 Chestnut St., Suite 101, Philadelphia, PA 19107-4219.

W I T N E S S E T H:

WHEREAS, ALF FCLG Bal Gra Harbor, LLC, (hereinafter "ALF") is the owner of a tract of land located in Bertie County consisting of approximately 297.27 acres of land, which is more particularly described below (the "Property"); and

WHEREAS, on December 15, 2008, Bertie County (hereinafter "the County") entered into a Development Agreement which was recorded in Deed Book 889, Page

572, in the Office of the Register of Deeds of Bertie County, North Carolina, (the "2008 Agreement") through which ALF was allowed to develop the Property along with adjoining land as a mixed use development known as "Bal Gra Harbor"; and

WHEREAS, the 2008 Agreement required the development to occur according to the terms of a Master Plan with certain permitted uses and densities; and

WHEREAS, the 2008 Agreement was amended by Amendment To Development Agreement dated March 23, 2012 and recorded in Deed Book 919, Page 748 (the "Amendment") (the 2008 Agreement and the Amendment may be collectively referred to herein as the "Agreement"); and

WHEREAS, ALF is under contract to sell the Property to the North Carolina Coastal Land Trust, and North Carolina Coastal Land Trust plans, in turn, to convey the Property to the State of North Carolina so that the State can add the Property to the State's existing Salmon Creek State Natural Area; and

WHEREAS, the addition of the Property to the Salmon Creek State Natural Area will benefit the citizens of Bertie County by complementing the County's adjoining tract that provides public access to the Albemarle Sound, and by complementing the County's long range plan to preserve areas for both recreational and educational venues for the study of natural sciences and historical exploration along the "inner banks" of North Carolina; and

WHEREAS, North Carolina Coastal Land Trust has qualified for federal and state funding to purchase the Property, including but not limited to, the U. S. Air Force, the State of North Carolina, the North Carolina Clean Water Management Trust Fund, and

the U. S. Fish and Wildlife Service North American Wetlands Conservation Act, and some of the sources of financing will require the placement of conservation easements or related restrictions on the Property which are inconsistent with the development obligations and restrictions of the Agreement, and as a result the Property must be released from the Agreement; and

WHEREAS, the County has agreed to release the Property from the terms of the Agreement; and

WHEREAS, the majority of the property that was encumbered by the Agreement was released by Partial Release Of Development Agreement dated August 28, 2017 and recorded at Deed Book 966, Page 925, and this release of the Property described herein is releasing all of the remaining property encumbered by the Agreement.

NOW, THEREFORE, the County, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), the mutual promises and assurances contained herein, and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby release the following Property from the Agreement and from the Amendment to the Agreement:

All of that parcel of land located in Whites Township, Bertie County, North Carolina, more particularly described as follows:

Being all of that certain tract or parcel of land designated as Parcel 1A containing 297.27 acres more or less, as shown on plat of survey entitled, in part, "Boundary Survey of the ALF FCLG Bal Gra Harbor, LLC Tract," located in Whites Township, Bertie County, North Carolina, surveyor's certificate dated _____, 20____, and recorded in Map Book _____, Page _____, Bertie County Registry, which plat is referenced for a more particular description.

Being a portion of the property conveyed to ALF FCLG Bal Gra Harbor, LLC by deed dated December 27, 2006 and recorded in Book 863, Page 798, Bertie County Registry.

TO HAVE AND TO HOLD the same unto the said ALF FCLG Bal Gra Harbor, LLC, free and discharged of the obligations and responsibilities of the Agreement as amended.

[the remainder of this page is left intentionally blank]

IN WITNESS WHEREOF, Bertie County has caused this Release to be executed in its name by its Chairman by authority duly given by the Bertie County Board of Commissioners, the day and year first above written.

ATTEST: BERTIE COUNTY

Sarah S. Tinkham, Clerk to
the Board of Commissioners
(SEAL)

BY: _____
Ronald Wesson, Chairman of the Board of
Commissioners of Bertie County

STATE OF NORTH CAROLINA, COUNTY OF BERTIE

I, _____, a Notary Public, for the County and State aforesaid, certify that Sarah S. Tinkham personally appeared before me this day and acknowledged that she is the Clerk to the Board of Commissioners of Bertie County, a political subdivision of the State of North Carolina, and that by authority duly given and as the act of the Board of Commissioners of Bertie County, the foregoing instrument was signed in its name by its Chairman, sealed with its seal, and attested by Sarah S. Tinkham as Clerk to the Board of Commissioners of Bertie County.

Witness my hand and notarial seal or stamp, this ____ day of June, 2020.

Notary Public's Signature

Notary Public's Printed Name

My commission expires: _____
/JEH/17county/Bal Gra/Bal Gra Release Dev Agreement 2020 17-MS-304



Bertie County

Board of Commissioners

ITEM ABSTRACT

MEETING DATE: June 1, 2020

SECTION: Discussion

DEPARTMENT: Governing Body

TOPIC(S):

1. Budget amendments & Updates from Finance Director William Roberson
2. Virtual Town Hall scheduled for June 2nd
3. Commissioner's budget work session – date confirmation
4. Census 2020 Update – response rates by municipality
5. Blue Jay Recreation Center Updates and plans for Grand Opening

COUNTY MANAGER RECOMMENDATION OR COMMENTS: Discussion requested.

SUMMARY OF AGENDA ITEM AND/OR NEEDED ACTION(S): --

ATTACHMENTS: Yes

LEGAL REVIEW PENDING: N/A

ITEM HISTORY: ---



D-1

BUDGET AMENDMENT

BUDGET AMENDMENT				
		# 20-10		
	INCREASE			INCREASE
12-0025-4586-18	\$	4,974	DSS	12-5380-5411-50
				\$
				4,974
TO INCREASE BUDGET TO MATCH ADDITIONAL LIEAP MONEY FROM THE STATE				
(LOW-INCOME HOME ENERGY ASSISTANCE)				



DIVISION OF SOCIAL SERVICES
Low-Income Energy Assistance (LIEAP)

FUNDING SOURCE: Federal Low Income Home Energy Assistance Funds
EFFECTIVE DATE: 12/01/2019
AUTHORIZATION NUMBER: 7

ALLOCATION PERIOD
FROM DECEMBER 2019 THRU MAY 2020 SERVICE MONTHS
FROM JANUARY 2020 THRU JUNE 2020 PAYMENT MONTHS

Co. No.	COUNTY	Initial (or Previous) Allocation Funding Authorization		Additional Allocation		Grand Total Allocation	
		Federal	Total	Federal	Total	Federal	Total
01	ALAMANCE	637,067.00	637,067.00	22,013.34	22,013.34	659,080.34	659,080.34
02	ALEXANDER	127,014.00	127,014.00	4,514.27	4,514.27	131,528.27	131,528.27
03	ALLEGHANY	57,080.00	57,080.00	2,007.49	2,007.49	59,087.49	59,087.49
04	ANSON	250,547.00	250,547.00	8,684.11	8,684.11	259,231.11	259,231.11
05	ASHE	129,110.00	129,110.00	4,591.48	4,591.48	133,701.48	133,701.48
06	AVERY	74,738.00	74,738.00	2,459.71	2,459.71	77,197.71	77,197.71
07	BEAUFORT	283,470.00	283,470.00	9,704.74	9,704.74	293,174.74	293,174.74
08	BERTIE	148,597.00	148,597.00	4,973.87	4,973.87	153,570.87	153,570.87
09	BLADEN	231,041.00	231,041.00	8,010.08	8,010.08	239,051.08	239,051.08
10	BRUNSWICK	433,776.00	433,776.00	15,124.73	15,124.73	448,900.73	448,900.73
11	BUNCOMBE	909,084.00	909,084.00	31,711.58	31,711.58	940,795.58	940,795.58
12	BURKE	396,174.00	396,174.00	13,630.55	13,630.55	409,804.55	409,804.55
13	CABARRUS	603,855.00	603,855.00	21,098.57	21,098.57	624,953.57	624,953.57
14	CALDWELL	371,837.00	371,837.00	12,509.74	12,509.74	384,346.74	384,346.74
15	CAMDEN	24,439.00	24,439.00	808.30	808.30	25,247.30	25,247.30
16	CARTERET	232,595.00	232,595.00	7,801.42	7,801.42	240,396.42	240,396.42
17	CASWELL	133,056.00	133,056.00	4,474.46	4,474.46	137,530.46	137,530.46
18	CATAWBA	435,439.00	435,439.00	-86,381.45	-86,381.45	349,057.55	349,057.55
19	CHATHAM	182,279.00	182,279.00	6,374.05	6,374.05	188,653.05	188,653.05
20	CHEROKEE	139,800.00	139,800.00	4,974.61	4,974.61	144,774.61	144,774.61
21	CHOWAN	82,330.00	82,330.00	2,939.63	2,939.63	85,269.63	85,269.63
22	CLAY	48,942.00	48,942.00	1,659.55	1,659.55	50,601.55	50,601.55
23	CLEVELAND	557,818.00	557,818.00	19,324.62	19,324.62	577,142.62	577,142.62
24	COLUMBUS	340,294.00	340,294.00	11,661.19	11,661.19	351,955.19	351,955.19
25	CRAVEN	418,256.00	418,256.00	-5,243.26	-5,243.26	413,012.74	413,012.74
26	CUMBERLAND	1,744,910.00	1,744,910.00	60,932.08	60,932.08	1,805,842.08	1,805,842.08
27	CURRITUCK	64,273.00	64,273.00	2,162.10	2,162.10	66,435.10	66,435.10
28	DARE	92,187.00	92,187.00	3,017.45	3,017.45	95,204.45	95,204.45
29	DAVIDSON	634,663.00	634,663.00	21,957.76	21,957.76	656,620.76	656,620.76
30	DAVIE	135,562.00	135,562.00	4,555.71	4,555.71	140,117.71	140,117.71
31	DUPLIN	307,168.00	307,168.00	10,533.17	10,533.17	317,701.17	317,701.17
32	DURHAM	1,210,732.00	1,210,732.00	-238,476.16	-238,476.16	972,255.84	972,255.84
33	EDGECOMBE	416,795.00	416,795.00	14,431.20	14,431.20	431,226.20	431,226.20
34	FORSYTH	1,606,882.00	1,606,882.00	55,882.20	55,882.20	1,662,764.20	1,662,764.20
35	FRANKLIN	250,359.00	250,359.00	8,665.01	8,665.01	259,024.01	259,024.01
36	GASTON	959,365.00	959,365.00	18,064.74	18,064.74	977,429.74	977,429.74
37	GATES	57,142.00	57,142.00	1,945.49	1,945.49	59,087.49	59,087.49
38	GRAHAM	51,746.00	51,746.00	1,753.21	1,753.21	53,499.21	53,499.21
39	GRANVILLE	205,376.00	205,376.00	7,079.06	7,079.06	212,455.06	212,455.06
40	GREENE	137,390.00	137,390.00	4,486.98	4,486.98	141,876.98	141,876.98
41	GUILFORD	2,228,295.00	2,228,295.00	58,760.91	58,760.91	2,287,055.91	2,287,055.91
42	HALIFAX	465,916.00	465,916.00	16,329.02	16,329.02	482,245.02	482,245.02
43	HARNETT	553,128.00	553,128.00	19,357.78	19,357.78	572,485.78	572,485.78
44	HAYWOOD	253,189.00	253,189.00	8,629.17	8,629.17	261,818.17	261,818.17
45	HENDERSON	316,474.00	316,474.00	10,748.00	10,748.00	327,222.00	327,222.00
46	HERTFORD	217,567.00	217,567.00	7,409.95	7,409.95	224,976.95	224,976.95
47	HOKE	248,463.00	248,463.00	8,387.82	8,387.82	256,850.82	256,850.82



D-2

HELP US KEEP BERTIE SAFE: A VIRTUAL TOWN HALL

WHEN

**Tuesday, June 2nd
7– 7:30PM**

WHERE

Facebook Live/Zoom



Bertie County Government on Facebook

zoom



Phone# 1-301-715-8592

Meeting ID: 723-391-6141

PURPOSE

Bertie's fight against COVID-19 rages on, and we are all facing this pandemic together. This virtual town hall is being hosted to discuss ways that we can come together for one common goal, which is keeping our county safe as North Carolina's economy reopens for business.



TOPICS

Latest Info

Fact vs. Fiction

Our economy

Safer at Home

Looking ahead

WE NEED

All citizens

Town leaders

Church groups

Business owners

Educators

Healthcare partners

The press

QUESTIONS?

Do you have COVID-19 related questions that you would like answered during the town hall? Submit them in advance to the County Manager's Office at 794-5300 or to the Clerk to the Board, Sarah Tinkham, via email: sarah.tinkham@bertie.nc.gov.