

**City Council Work Session
February 23, 2026**

The City Council of the City of Elizabeth City met in Work Session on Monday, February 23, 2026 in Council Chambers, located on the 2nd floor of the Municipal Administration Building, 306 E. Colonial Avenue, Elizabeth City, NC.

MEMBERS PRESENT: Mayor Kirk Rivers
Mayor Pro Tem Johnson Biggs
Councilman Joseph Peel
Councilman Jarvis Gibbs
Councilman Kem Spence
Councilwoman Katherine Felton
Councilman Ronnie Morris

MEMBERS ABSENT: Councilwoman Rose Cartwright
Councilman Tim Jackson

OTHERS PRESENT: City Manager Reginald Goodson
City Attorney Bill Morgan
Chief of Staff Monica Cole
Electric Superintendent Donnell White
Interim Chief of Police Eddie Graham
Public Utilities Director Dwan Bell
Fire Chief Chris Carver
HR Director Aresta Johnson
Interim Finance Director Brian Lewis
Development Services Director Carl Best
Planner II Dylan Lloyd
Parks and Recreation Director Stacy Williams
Grants Administrator Jon Hawley
IT Director Matthew Simpson
ECDI Director Debbie Malenfant
IT Systems Analyst Pedro Holley II
City Clerk April Onley

Mayor Rivers called the City Council's Work Session to order at 5:30 p.m. Councilman Gibbs provided the invocation, after which Councilman Peel led the Pledge of Allegiance.

1. Agenda Adjustments and Approval:

Mayor Rivers asked the Council's pleasure on the prepared agenda. Councilman Peel added *Discussion – Impact of Growth on the City* and requested that it become the first item under the Finance Committee.

Motion was made by Mayor Pro Tem Johnson Biggs, seconded by Councilman Jarvis Gibbs to approve the agenda as amended. Those voting in favor of the motion were: Biggs, Peel, Gibbs, Spence, Felton and Morris. Against: None. Motion carried.

2. Presentations:

a. Presentation – Load Management Program Discussion (ElectriCities);

Brandon Rummage of ElectriCities explained that load management is done to reduce load during peak hours. CP stands for Coincident Peak demand. We won't know February's peak until March's true-up. Elizabeth City purchases power from NCEMPA who purchase from Duke Power. Until April 2026, the CP rate is \$24.58 with monthly energy billed at \$0.02628 per kwh. During peak hours, the rate carries a difference of about 940 times greater than during off-peak. After April 2026, CP kwh will be \$25.28.

Non-exempt resources, such as generators need to be brought to ElectriCities' attention. Some have four or seven-months' notice required. The more notice ElectriCities gets, the more time they can give Duke and start the timeline. The 2,500 kW or higher is the seven months' timeline with a reserved capacity fee. Generators with 95ks must give four months' notice before running load management. No back feeding is allowed on the transmission line.

Any HILs greater than or equal to 1MW energized after January 1, 2023 must be noticed with NCEMPA.

Each year's allocation is based on the previous year's annual peak and cannot go below 2023's allocation as voted on by the Rate Committee. We have not received Duke's 2025 true-up yet. Currently, Elizabeth City has a little over 4,110kw noticed (34.1%) and 7,000kw in "grandfathered" resources from when we were served by Dominion in the early '80s. Assuming all existing resources ran at full nameplate, the savings (wholesale) would be \$394,000 monthly. Total wholesale savings could be as much as \$593,000 monthly if all resources "catch" CP. Estimates do not include O&M operational expenses. Typically, they see that new generators pay for themselves within two to three years.

Councilman Peel asked what the difference was between how much we could save and how much we do save. Mr. Rummage explained that for 2025, estimated NCEMPA savings were \$78M with Elizabeth City saving an estimated \$1.75M under the existing program. Some of the generators may not be operational or running all the time. We could probably get it up to \$4.5M to \$5M. That could bump up to \$7M annually with the full allocation. Elizabeth City and only one other member have grandfathered resources.

Mayor Pro Tem Biggs asked if those resources were grandfathered in forever. Mr. Rummage confirmed that they were. Even if something happens, as long as you replace it with the same type, it should be allowed forever.

Mayor Pro Tem Biggs inquired about the cost for a generator these days. Mr. Rummage noted that it was dependent on several factors. For peak shaving, it has to be Tier 4 compliant. For a 2 megawatt, the cost is probably between \$2 and \$3 million but the generator will pay for itself in between two and five years. Many members are looking for refurbished units now and having them overhauled.

Councilman Spence asked if it was worth buying a refurbished unit and fixing it. Mr. Rummage felt that would all depend on where you can find it and how badly damaged it is. We can help you if you find some and work on a cost-benefit analysis.

Mayor Pro Tem Biggs remembered that a few years ago, a former manager showed him some of the generators we had. Some had issues that needed to be addressed. Is our fleet of generators up and running now? Are they in good condition?

Load Management Supervisor Matthews said that our generators at the peak generation plant had been up and running fine until the snow the other day. We lost about \$25,000 worth of stuff with that. We have one down, but it should be replaced in a few ways. Five years ago we lost the jail, which was a 14,000kw generator. I don't know what happened there. Since then, we also lost the hospital. They chose not to put generators in. Also ECSU has not run their main generator in three years. We talked to them and they said they were going to get it going. We also have some of our generators there and we give them money but it's not even worth it for us to run them. When we get the new substation, we will move them there. We had one at the waste plant that we just finally replaced the switch on. We lost a lot of money. Since I've taken over, we've only missed peak one time. We only missed half an hour because we had to shut down to not lose anything else due to the snow in the building. We put all new controls in, protective relays. It's all up to date. Two of the generators have been rebuilt and there's another one ready to be rebuilt in the budget. Every 14 or 15 years, we try to rebuild to keep them going. As far as generators in the west, Gregory Poole has been finding them from the AI sites that are growing. They're selling them for about half of what a normal generator will cost you. There are some that don't have to use a type of fluid that's worth its weight in gold. We're getting better and I think we'll be even better in a few years. We've always done a good job at upkeep, but I want to get away from a few things. I'd like to pull the one at Guardian Care and just give it to them. We'll let them run it and take the liability off of us. If they catch fire, it's very

expensive. We have to decide if we want to feed back on the lines. DRS has never done what they were contracted to do, but we never got more than one of the buildings on the generator. We're losing 1,000kw times 25, so we have some adjustments that need to be made.

Mayor Pro Tem Biggs said he assumed that missed allocation counts against us.

Mr. Rummage said that it doesn't count against you; it's just leaving money on the table. Just the nature of the generators when you turn them on, they suck air in so we had issues with the snow too. You have to have the air flow to cool it down. That was a once in a decade storm. I've never seen that before and I'm from the Piedmont. We looked back at our records and we've never had an "Hour 21 Peak" where it was so cold at that particular time for so long.

Mr. Matthews pointed out that many people lost generators and they shut down. The peak just stayed up. I've been doing this for 12 years and I've been in snow before and I've never seen snow pull into the building like that. There was ice everywhere. I had to get permission to shut down because we would have lost even more stuff.

Mayor Pro Tem Biggs thanked Mr. Matthews for his work because these numbers would not be possible without him and his team. It's a tedious task to hit that one hour a month.

Mr. Matthews opined that winter time isn't so bad, but you never know in the summer time. You might think you have it, but then a rain shower will come through and you'll lose it.

Mr. Rummage agreed. Duke has CPNL East and West. You can watch the radar and see a storm pop up and the whole East or West will just tank. You can't just run the generators all day to catch the peak. They burn a lot of fuel.

3. Finance Committee:

a. Discussion – Impact of Growth on the City (As Added During Agenda Adjustments);

Councilman Peel stated that he felt the Council had done a good job over the past four and a half years in reference to their financial situation. He saw there was a proposal for the PIO position and thought that everybody needed to be on the same page as far as where we are with our growth and what the impacts might be with our budget. He wanted to walk the Council through it. It was for information only. We have about 2,300 approved housing units, which includes some apartments / condos. The standard for the industry estimates about 2.5 people per unit. That's about 5,700 residents who can move here in the next three to four years. We need about \$12 million to build an electric substation and lines. If that's financed with a bond, you will have an annual payment of \$700,000 and across all customers it will be about \$5.00 per customer. We know we have a rate increase in April of about \$6.50 per person. It's hard to get a real number for some of these because it depends on the amount of usage you have.

In the water fund, he did not get the fund balance but knew it was not in great shape; however, there is money in there. We need about \$8 million for wells. The new rate would be \$47 per month per customer to pay for that. For the general fund with the fire station and ladder truck, a three-and-a-half cent tax increase would cover that. We do have a decent general fund balance. If we are basically growing the city by 1/3, we need to think about what it means for Police, Fire, Building Inspections, Customer Service and so on.

For the sewer fund, we have done the annual Find and Fix It. We are losing about 30% of the water we make. We recently nearly ran out of water and would have if it had not been for the County. That could be a cost of \$36-\$48 per month. Finally for trash, borrowing \$1.5 million would raise the price from \$24 to \$28. With the numbers he provided, they would vary but the annual monthly cost would go up about \$44 to do all of those things. He just felt that was information the Council needed to have. These are things coming down the road this spring. Much of this is not optional and he wanted the Council to have it at the ready. He was sure the manager and Finance Department would provide much firmer numbers in the near future.

Mayor Pro Tem Biggs felt that it would be interesting to see how some of these future expenses that we're starting to look at being obligated to will overlay with the current budget. For example, we have the cost for the capital of the fire station, but not something like the reoccurring cost

of something like staffing. Some of it will be front-loaded and it will come before we realize property taxes on some of this. We may have a major hit to what we're bringing in to what we're having to put out because we'll have to support the major expense without revenue coming in. I would be interested to see how some of that overlays in the current budget. If we added it now in our current environment, what does it look like? What are the harder decisions we might have to make in the next two or three years?

Councilman Peel thought that there would be a bit more than a year in lag time before you have the population available to help you pay for this.

Manager Goodson advised that staff are looking at the level of service and what we can maintain. He did not think there would be many new positions in this year's budget, but there would certainly be in future years.

b. Consideration / Discussion – Creation of PIO Position and Salary Discussion;

Manager Goodson reminded the Council that they discussed this during the last meeting and asked staff to look at what other cities were doing. Dr. Johnson looked at the City of Lexington, the City of Greenville, and Rocky Mount. Based on those three cities, staff's recommendation was to establish the position with a salary of \$79k to \$119k. The position would have to be advertised, recruited, and so on. The earliest someone could come in would likely be sometime in May. It would not have a big impact on this budget if the Council wanted it included in this current fiscal year.

Councilman Peel noticed that there was \$49,000 coming out of the fund balance. Where is the rest coming from? Manager Goodson explained that they were only funding a piece in this year's budget. The total salary starting July 1st would go under Administration and would come out of increased revenues. We're working on those now. We do anticipate the revenues to increase again.

Councilman Peel was concerned that those revenues could also help us not to have to implement a tax increase.

Mayor Pro Tem Biggs asked if the recommendation and the budget amendment was the full thing. Manager Goodson said it was not, as benefits would have to come out too. Mayor Pro Tem Biggs thought that before they made any move to consider this, they needed to know the full budget impact. Interim Director Lewis advised that benefits come to about 20%, so he would suggest adding an additional 20% to the total overall.

Mayor Rivers stated that the Council had already voted to approve this matter. Mayor Pro Tem Biggs disagreed.

Councilwoman Felton asked what the population of Lexington was. Manager Goodson replied that it was roughly 19,632.

Mayor Pro Tem Biggs was concerned that on the top end with the benefits added, they were looking at committing \$142,000 to this position. I have to look at it that way because we're saying "up to \$117,000 plus the benefits". That doesn't include the housing cost for this, technology, laptop, phone, or the potential for a vehicle or anything else. I'm not against this at all, but at the same time, I think we also need to understand and have a full understanding of what the full cost is. We have to look at the tax, tag and title on this thing so we know what the full budget impact is because it will come back around next year too. Do we get in the position where this is more valuable than a building inspector? Or do we work on the pay scale and set it a little lower to see what we attract? Maybe we bring that \$117,000 down. By the time you add taxes, you're still up there. I think we need to hire a qualified individual. I believe when I asked for it to come back I said I wanted the whole posting. I don't mind paying for quality.

Manager Goodson stated that the job description was compared with several cities and created from that. It can be amended as needed. It will call for someone who has experience doing PIO work and who wants to come here.

Mayor Pro Tem Biggs asked if there were additional comments or a recommendation.

Motion was made by Mayor Rivers to proceed with staff's recommendation at the proposed salary range starting at \$79,000.

The motion died for lack of a second.

Councilman Spence agreed that he wanted someone qualified and that they needed someone to tell the story, but thought they should drop down a little lower on the top and bottom. How far we drop, I don't know. Putting it out there and seeing if we can get a bite between those numbers. I just feel like \$117,000 is too high for us, but I can't say for sure. I don't know anything about the position or qualifications.

Councilman Gibbs understood that they were looking for someone to talk about Elizabeth City. Yes, that's important but we still have a lot of other positions in Elizabeth City that require a lot more work. When you start looking at money, we have to be careful because there are a lot of needs in Elizabeth City. My thought is that I need some more time to look at it from a dollar place. I am a firm believer that we should tell our story, but as far as what this job will entail, I don't have enough information in that and on that, but from a money standpoint we do want someone qualified. We just have to be careful with that piece. You don't want to get someone in here telling our story and they make just as much as a building inspector who has a lot on their plate. I just need some more time to look at it.

Councilman Morris agreed that he also needed more time. Do we need a motion to move it back to the next meeting? I know we talked about it before but this is my first time really having the opportunity to look at it.

Mayor Pro Tem Biggs asked if he'd like to take it to the next work session or the next Council meeting on March 9th. Councilman Morris replied that he was fine with March 9th.

Councilwoman Felton said that her concern was starting someone with \$79,000 and they only need five years of experience. I think that's minimal experience for that much money. Maybe it depends on where that experience comes from, if it's a big city. We do want someone qualified and competent, but that's a lot of money.

Manager Goodson pointed out that the part about five years was just the minimum requirement. They ideally wanted someone with much more experience than that.

Mayor Pro Tem Biggs believed Hertford County hired a PIO recently. We may want to look at what they did. If this range is what it takes to hire a professional person who can publish our message in a professional manner, I will support it, but I think this is a high level for us to start at. Again, as I've said, we have to have someone who can effectively tell our story. This takes a skill to be able to write, be in front of the camera, do interviews, and handle the media. It takes a certain skillset and a specific type of person. Not just anyone can fill this role. It has to be the right hire.

Mayor Rivers stated that when it comes to a PIO, all the cities around us have one. We've been talking about this for about a year. I'm with you on whatever salary it takes, but I think when we have press conferences and EC Live and everyone doing these things in addition to their jobs, it just needs to be coordinated. The City is moving forward and we need someone to report that. The position reports to the city manager as a senior / high level position. If the qualifications come in and they don't reach what we want, then we can lower the salary but I think this is just to get it started so we can get it on the website and posted to begin to get applications. If someone comes in with 30 years of experience and wants \$120,000, the manager would then have to come back to the Council asking for funding. We're getting ready to go into the budget in the next three months and we want to get it started. We might not bring them on until June. We did the homework. It's not a new position, we just don't have it. Hertford County just hired one. We're the only one without one. I'm not trying to rush, I just want to get the position posted and see what we'll get. If the Council needs more time to look at it, okay.

Mayor Pro Tem Biggs added one question for the committee to give staff direction, is there anything that stands out so if we table it we maybe don't end up tabling it again?

Councilman Spence noted that he didn't think anyone on the Council was against hiring. They just did not want to post for this amount and then change it. I'm in favor of tabling until the next meeting. I think everyone is in favor of the position, but we just got the information tonight. We can revisit the salary and it won't be a problem.

e. Consideration – Urban Forestry Grant Application;

Grants Administrator Hawley apologized for the modified memorandum but he was pleased to report that it appeared they would be able to avoid the requirement of a local grant match. There is of course so much canopy work involved as being part of a Tree City, but no actual money involved. If the revised motion is acceptable, he would ask for Council approval this evening.

Mayor Pro Tem Biggs deferred to Mayor Rivers for formal Council action.

Motion was made by Councilman Joseph Peel, seconded by Councilman Kem Spence to authorize submission of an NCFS Financial Assistance Program application for a Tree Management Project. Those voting in favor of the motion were: Biggs, Peel, Gibbs, Spence, Felton and Morris. Against: None. Motion carried.

f. Consideration / Discussion – Roundabout Intersection Improvement Project;

Mayor Pro Tem Biggs recognized Mr. Michael Grimes from the NCDOT. Mr. Grimes advised that DOT will be acquiring easements as part of the roundabout project they are currently working on. Attorney Morgan has reviewed everything. The City will be retaining all underlying utilities, but this is just for the actual movement of those utilities if needed.

Attorney Morgan noted that the staff write-up indicated that he would sign off; however, it should be the mayor in this instance.

Mayor Rivers asked if this would be the roundabout past Chick-fil-A towards the former Walmart. Mr. Grimes said that was correct. This is the U-5930. They will be putting a stoplight across from the Applebee's restaurant and a roundabout that comes out to a point to access the Chick-fil-A.

Mayor Rivers asked if that would lead to more roundabouts in the area. He realized it was not the same project as the U-3940. Mr. Grimes confirmed that this was completely independent of the other project that received so much objection.

Mayor Pro Tem Biggs asked if the pump station was in the construction area. Mr. Grimes replied that it was not. The pump station was shown where they will need to grade the overgrown area. There's an existing easement at the pump station that they want to use to clean up and allow it to drain better. Nothing will interfere with your existing utilities. If anything needed to be relocated, it would be at NCDOT's expense. They have been tasked at acquiring permanent easements for both dry and wet utilities as part of the projects. It saves tax payer money because it all gets done at one time.

Motion was made by Councilman Joseph Peel, seconded by Councilman Kem Spence to authorize execution of the required conveyance documents as needed. Those voting in favor of the motion were: Biggs, Peel, Gibbs, Spence, Felton and Morris. Against: None. Motion carried.

Mayor Pro Tem Biggs asked if there were any other financial matters that needed to be discussed before moving onto the Regular Agenda. Councilman Peel noted that they probably needed to plan on discussing a rate increase in March.

Manager Goodson advised that ElectriCities had completed their rate study and now Raftelis is looking at it. It looks like we may have to push back our LGC meeting to May instead of April. You should have both those studies presented to you by next month's work session hopefully.

4. Regular Agenda:

a. Any Item Removed from the Finance Committee Agenda;

No items were removed from the Finance Committee Agenda.

- b. **Consideration – Adopt Condemnation and Demolition Ordinances for 304 Davis Avenue, 111 Carver Street and 331 Paxton Street;**

Motion was made by Councilman Kem Spence, seconded by Councilman Joseph Peel to adopt Ordinance #2026-02-03, Ordinance #2026-02-04 and Ordinance #2026-02-05 ordering the condemnation and demolition of 304 Davis Avenue, 111 Carver Street and 331 Paxton Street. Those voting in favor of the motion were: Biggs, Peel, Gibbs, Spence, Felton and Morris. Against: None. Motion carried.

**ORDINANCE #2026-02-03
CONDEMNATION AND DEMOLITION – 111 CARVER STREET
AN ORDINANCE DIRECTING THE MINIMUM HOUSING INSPECTOR TO REPAIR OR
DEMOLISH THE BUILDING HEREIN DESCRIBED AS UNFIT FOR HUMAN
HABITATION AND DIRECTING THAT A NOTICE BE PLACED
THEREON THAT THE SAME MAY NOT BE OCCUPIED UNTIL REPAIRED, OR THAT
THE STRUCTURE BE DEMOLISHED.**

WHEREAS, the City Council of the City of Elizabeth City finds that the property described herein is unfit for human habitation under the local and state codes, and that all of the provisions of said codes have been met as a condition of the adoption of this Ordinance; and

WHEREAS, said structure should be repaired to meet the requirements of the Code or demolished as directed by the Minimum Housing Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owners of said structure has been given a reasonable opportunity to bring the premises up to the standards of the subject codes in accordance and pursuant to an order issued by the Minimum Housing Inspector on **December 18, 2025**; and the owner has failed to comply with said order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Elizabeth City that:

- **Section 1.** The Minimum Housing Inspector is hereby directed to post on the house at **111 Carver Street** (Map 55, Block E, Parcel #46,47 and Tax I.D. 891315645583) a sign containing the legend:

"This building is unfit for human habitation; the use or occupancy of this building for human habitation is prohibited and unlawful."

- **Section 2.** The Minimum Housing Inspector is hereby authorized and directed to proceed to repair or demolish the above-described structure in accordance with his order to the owner thereof dated **February 23, 2026** and after abatement, then charge the property owners for all expenses incurred, including any accrued interest after the initial billing.
- **Section 3.** It shall be unlawful for any person to remove or cause to be removed said placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building herein declared to be unfit for human habitation.
- **Section 4.** This Ordinance shall become effective upon receipt of acceptable Title Search by the City Attorney.

ADOPTED, this 23rd day of February 2026

E. Kirk Rivers
Mayor

Attest:

April D. Onley, NCCMC
City Clerk

(SEAL)

ORDINANCE #2026-02-04
CONDEMNATION AND DEMOLITION – 304 DAVIS AVENUE
AN ORDINANCE DIRECTING THE MINIMUM HOUSING INSPECTOR TO REPAIR OR
DEMOLISH THE BUILDING HEREIN DESCRIBED AS UNFIT FOR HUMAN
HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON
THAT THE SAME MAY NOT BE OCCUPIED UNTIL REPAIRED, OR THAT THE
STRUCTURE BE DEMOLISHED.

WHEREAS, the City Council of the City of Elizabeth City finds that the property described herein is unfit for human habitation under the local and state codes, and that all of the provisions of said codes have been met as a condition of the adoption of this Ordinance; and

WHEREAS, said structure should be repaired to meet the requirements of the Code or demolished as directed by the Minimum Housing Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owners of said structure has been given a reasonable opportunity to bring the premises up to the standards of the subject codes in accordance and pursuant to an order issued by the Minimum Housing Inspector on **November 20, 2025**; and the owner has failed to comply with said order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Elizabeth City that:

- **Section 1.** The Minimum Housing Inspector is hereby directed to post on the house at **304 Davis Ave. Elizabeth City, NC 27909** (Map 28, Block B, Parcel #9 and Tax I.D. 891312860139) a sign containing the legend:

"This building is unfit for human habitation; the use or occupancy of this building for human habitation is prohibited and unlawful."

- **Section 2.** The Minimum Housing Inspector is hereby authorized and directed to proceed to repair or demolish the above-described structure in accordance with his order to the owner thereof dated **February 23, 2026** and after abatement, then charge the property owners for all expenses incurred, including any accrued interest after the initial billing.
- **Section 3.** It shall be unlawful for any person to remove or cause to be removed said placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building herein declared to be unfit for human habitation.
- **Section 4.** This Ordinance shall become effective upon receipt of acceptable Title Search by the City Attorney.

ADOPTED, this 23rd day of February 2026

E. Kirk Rivers
Mayor

Attest:

April D. Onley, NCCMC
City Clerk

(SEAL)

ORDINANCE #2026-02-05
CONDEMNATION AND DEMOLITION – 331 PAXTON STREET
AN ORDINANCE DIRECTING THE MINIMUM HOUSING INSPECTOR TO REPAIR OR
DEMOLISH THE BUILDING HEREIN DESCRIBED AS UNFIT FOR HUMAN
HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON
THAT THE SAME MAY NOT BE OCCUPIED UNTIL REPAIRED, OR THAT THE
STRUCTURE BE DEMOLISHED.

WHEREAS, the City Council of the City of Elizabeth City finds that the property described herein is unfit for human habitation under the local and state codes, and that all of the provisions of said codes have been met as a condition of the adoption of this Ordinance; and

WHEREAS, said structure should be repaired to meet the requirements of the Code or demolished as directed by the Minimum Housing Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owners of said structure has been given a reasonable opportunity to bring the premises up to the standards of the subject codes in accordance and pursuant to an order issued by the Minimum Housing Inspector on **December 2, 2025**; and the owner has failed to comply with said order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Elizabeth City that:

- **Section 1.** The Minimum Housing Inspector is hereby directed to post on the house at **331 Paxton Street** (Map 55, Block A, Parcel #35,36 and Tax I.D. 891311558120) a sign containing the legend:

"This building is unfit for human habitation; the use or occupancy of this building for human habitation is prohibited and unlawful."

- **Section 2.** The Minimum Housing Inspector is hereby authorized and directed to proceed to repair or demolish the above-described structure in accordance with his order to the owner thereof dated **February 23, 2026** and after abatement, then charge the property owners for all expenses incurred, including any accrued interest after the initial billing.
- **Section 3.** It shall be unlawful for any person to remove or cause to be removed said placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building herein declared to be unfit for human habitation.

- **Section 4.** This Ordinance shall become effective upon receipt of acceptable Title Search by the City Attorney.

ADOPTED, this 23rd day of February 2026

E. Kirk Rivers
Mayor

Attest:

April D. Onley, NCCMC
City Clerk

(SEAL)

c. Consideration – Adopt Street Closing Ordinance for Independence Day Celebration;

Motion was made by Councilman Kem Spence, seconded by Mayor Pro Tem Johnson Biggs to adopt Ordinance #2026-02-06 for the Independence Day Celebration. Those voting in favor of the motion were Biggs, Peel, Gibbs, Spence, Felton and Morris. Against: None. Motion carried.

ORDINANCE #2026-02-06

AN ORDINANCE DECLARING A ROAD CLOSURE FOR THE ANNUAL INDEPENDENCE DAY CELEBRATION

WHEREAS, the City Council of Elizabeth City acknowledges a long tradition of providing an annual Independence Day Celebration for the pleasure of its citizens; and

WHEREAS, the City Council of Elizabeth City acknowledges its citizens realize a financial benefit from holding the annual Independence Day Celebration event; and

WHEREAS, the City Council of Elizabeth City acknowledges the festival event requires approximately two hours to install signing and traffic control, amusement and entertainment structures and equipment, food and other retail vendors, and other attractions, and also requires approximately two (2) hours for removing same, and litter;

NOW THEREFORE BE IT ORDAINED, by the City Council of Elizabeth City pursuant to the authority granted by G.S. 20-169 that they do hereby declare a temporary road closure during the day(s) and times set forth below on the following described portion of a State Highway System route:

Date:	Friday, July 3, 2026
Time Duration:	2:00 p.m. until 12:00 a.m.
Route Description:	East Ehringhaus Street from the South McMorrine Street intersection, eastward to the South Water Street (SR 34/1164) right-of-way South Water Street/Southern Avenue (SR 34/1164) intersection at Riverside Avenue intersection, including access from the Charles Creek Bridge North Water and South Water Street (SR 34/1164) from the E Main Street intersection, south to Riverside

Avenue/Shephard Street intersection

700 block of East Main Street from the Water Street (SR 34/1164) intersection, eastbound to Moth Boat Park/Pasquotank River

West intersection of East Church Street and South Water Street (by The Senior Center building)

West intersection of East Fearing Street and South Water Street (by The Senior Center building)

This ordinance to become effective when signs are erected giving notice of the limits and times of the parade, and implementation of adequate traffic control to guide through vehicles around the parade route.

SECTION I. EFFECTIVE DATE: This Ordinance, as revised herein shall take effect immediately upon adoption.

SECTION II. SEVERABILITY CLAUSE. If any section, or part of provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then it is expressly provided and it is the intention of the City Council of the City of Elizabeth City in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

READ, CONSIDERED, AND ADOPTED at a regular meeting of the City Council of the City of Elizabeth City, North Carolina, during which a quorum was present, held on the 23rd day of February 2026.

E. Kirk Rivers
Mayor

Attest:

April D. Onley, NCCMC
City Clerk

d. Consideration – Adopt Street Closing Ordinance for Coast Guard Marathon;

Motion was made by Councilman Kem Spence, seconded by Councilman Joseph Peel to adopt Ordinance #2026-02-07 for the Coast Guard Marathon. Those voting in favor of the motion were: Biggs, Peel, Gibbs, Spence, Felton and Morris. Against: None. Motion carried.

**ORDINANCE #2026-02-07
AN ORDINANCE DECLARING A ROAD CLOSURE FOR THE ANNUAL COAST GUARD
MARATHON, HALF MARATHON & 5K RUN**

WHEREAS, the City Council of Elizabeth City acknowledges a long tradition of providing an annual springtime festival for the pleasure of its citizens; and

WHEREAS, the City Council of Elizabeth City acknowledges its citizens realize a financial benefit from holding the annual Coast Guard Marathon, Half Marathon & 5K Run race event; and

WHEREAS, the City Council of Elizabeth City acknowledges the race event requires approximately four days to install signing and traffic control, finish line truss structures and equipment, food and other retail vendors, and also requires approximately six (6) hours for

removing same, and litter;

NOW THEREFORE BE IT ORDAINED, by the City Council of Elizabeth City pursuant to the authority granted by G.S. 20-169 that they do hereby declare a temporary road closure during the day(s) and times set forth below on the following described portion of a State Highway System route:

Date(s) and Times: 6:00 p.m. Thursday, April 9, 2026 until no later than 6:00 p.m. Sunday, April 12, 2026.

Route Description(s): S Water Street / Southern Avenue (SR 34/1164) between E Ehringhaus Street (US Business Highway 17) and Shepard Street

Date(s) and Times: 6:00 a.m. to no later than 11:59 p.m. Friday, April 10, 2026.

Route Description(s): South and North Water Street (SR 34/1164) from E Ehringhaus Street (US Business Highway 17) to E Elizabeth Street; E Ehringhaus Street (US Business Highway 17) eastbound and westbound lanes from McMorrine Street to S Water Street; S Water Street (SR 34/1164) from E Ehringhaus Street (US Business Highway 17)

Date(s) and Times: 7:00 a.m. to no later than 3:30 p.m. Saturday, April 11, 2026

Route Description(s): Rolling street and partial lane closures along the race routes per attached route map and listings.

Date(s) and Times: no later than 6:00 p.m. on Sunday, April 12, 2026.

Route Description(s): Water Street from Ehringhaus to Shepard will reopen. Roads and parks will be cleaned of race weekend litter and reopened by 6:00 p.m. on Sunday, April 12, 2026.

This ordinance to become effective when signs are erected giving notice of the limits and times of the race, and implementation of adequate traffic control to guide through vehicles around the race route.

SECTION I. EFFECTIVE DATE: This Ordinance, as revised herein shall take effect immediately upon adoption.

SECTION II. SEVERABILITY CLAUSE. If any section, or part of provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then it is expressly provided and it is the intention of the City Council of the City of Elizabeth City in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

READ, CONSIDERED, AND ADOPTED at a regular meeting of the City Council of the City of Elizabeth City, North Carolina, during which a quorum was present, held on the 23rd day of February 2026.

E. Kirk Rivers
Mayor

Attest:

April D. Onley, NCCMC
City Clerk

e. **Consideration – Call for a Public Hearing – Annexation for Tanglewood Crossing (Companion Item to 7F);**

Motion was made by Councilman Kem Spence, seconded by Councilman Javis Gibbs to accept the certification of sufficiency of petition for annexation and call for a public hearing to be held on March 9, 2026 during

the City Council's 7:00 p.m. Regular Session. Those voting in favor of the motion were: Gibbs, Spence, Felton and Morris. Against: Biggs and Peel. Motion carried.

RESOLUTION #2026-02-02
ACCEPT CERTIFICATION FOR SUFFICIENCY OF PETITION
AND ADOPT RESOLUTION FIXING DATE PUBLIC HEARING ON ANNEXATION
PETITION
A PETITION RECEIVED UNDER G. S. 160A-31
AMERICAN BUSINESS SYSTEM ENTERPRISES

WHEREAS, a petition requesting annexation of an area described in said petition was received by the City Clerk, and on January 26, 2026 by the City Council; and

WHEREAS, the City Council has by resolution directed the City Attorney to investigate the sufficiency thereof; and

WHEREAS, certification by the City Attorney as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Elizabeth City:

Section 1: That a public hearing on the question of annexation of the area described herein will be held at the Gardner Municipal Administration Building in the City Council Chambers at 7:00 p.m. on the 9th day of March 2026.

Section 2: The area proposed for annexation is described as follows:

Railroad r/w (map book 36, page 30, in the pasquotank county public registry), which existing iron rebar is located north 20° 21' 42" east 9,141.54 feet from ncgs monument "cama" nc grid — nad '83 (n — 924910.440' and e — 2795739.983' — combined factor 1.00003310), and which existing iron rod marks the southwest corner of that property, now or formerly, owned by sat-dev, llc (deed book 1021, page 228, and map book 48, page 17, in the Pasquotank county public registry); thence from said existing iron rod and **point of beginning** and running along the northerly right-of-way margin of that 100' railroad r/w south 65° 18' 29" west 3,124.29 feet to a r/w monument which marks the point of intersection of the easterly right-of-way margin of us highway 17 bypass and the northerly right-of-way margin of that 100' railroad r/w, and which r/w monument is located south 79° 14'03" east 158.48 feet from "tanglewood control monument 6" nc grid — nad '83 (n — 932205.2378' and e — 2795926.4071' — Combined factor 1.00003773); thence cornering and running along the easterly right-of-way margin of us highway 17 bypass (rn/ by monuments) the following courses and distances: north 02° 39' 33" east 88.17 feet to a r/w monument; thence running north 14° 28' 19" east 147.82 feet to a r/w monument; thence running north 02° 37' 00" west 403.37 feet to a r/w monument; thence running north 06° 35' 33" west 402.32 feet to a r/w monument; thence running north 08° 47' 58" west 334.65 feet to a r/w monument; thence running north 14° 34' 04" west 200.93 feet to a r/w monument; thence running north-northwest along a curve (curve data: radius is 7,754.24; tangent is 611.18; delta is 09° 00' 48"; bearing is north 13° 21' 12" west; and chord distance is 1,218.57 feet) a distance of 1,219.83 feet to an existing iron rebar, which existing iron rebar marks the southwest corner of lot 4 (map book 47, page 31, in the pasquotank county public registry); thence cornering and running away from us highway 17 bypass north 79° 19' 28" east 1,470.33 feet to an existing iron rebar, which existing iron rebar marks the southeast terminus of tanglewood parkway south (map book 47, page 31, in the pasquotank county public registry); thence cornering and running south 10° 40' 32" east 833.37 feet to an existing iron rebar, which existing iron rebar marks the southwest corner of that property, now or formerly, owned by tanglewood crossing, llc (deed book 1017, page 808, and map book 48, page 6, in the pasquotank county public registry); thence cornering and running north 72° 53' 05" east, 217.29 feet to an existing iron rebar, which existing iron rebar marks the southeast corner of that property, now or formerly, owned by tanglewood crossing, llc (deed book 1017, page 808, and map book 48, page 6, in the pasquotank county public registry); thence cornering and running south 21° 05' 52" east 1,341.05 feet the existing iron

rebar and **point of beginning**, being that same property described and delineated on that plat entitled in part, "boundary survey for tms property management, llc," dated august 21, 2008, prepared by PAUL J. TOTI, PROFESSIONAL LAND SURVEYOR, WHICH PLAT IS RECORDED IN MAP BOOK 49, PAGE 19, IN THE PASQUOTANK PAGE 19, IN THE PASQUOTANKCOUNTY PUBLIC REGISTRY, AND WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

- **Section 3:** Notice of said public hearing shall be published in The Daily Advance, a newspaper having general circulation in the City of Elizabeth City, at least ten (10) days prior to the date of the said public hearing.

ADOPTED this the 23rd day of February 2026

E. Kirk Rivers
Mayor

April Onley, NCCMC
City Clerk

- f. **Consideration – Call for a Public Hearing – RZ 05-25 – Tanglewood Crossing (Companion Item to 7E);**

Motion was made by Councilman Kem Spence, seconded by Councilwoman Katherine Felton to call for a public hearing on rezoning request RZ 05-25 to be held at the City Council’s 7:00 p.m. March 9, 2026 Regular Session. Those voting in favor of the motion were: Gibbs, Spence, Felton and Morris. Against: Peel and Biggs. Motion carried.

- g. **Consideration – Approve Interlocal Agreement for Use of Former Sentara Albemarle Medical Center (SAMC);**

Motion was made by Mayor Pro Tem Johnson Biggs, seconded by Councilman Kem Spence to approve the interlocal agreement between the City and County for use of the former SAMC by the Fire Department. Those voting in favor of the motion were: Biggs, Peel, Gibbs, Spence, Felton and Morris. Against: None. Motion carried.

5. Adjournment:

Having no further business to be discussed, Mayor Rivers adjourned the meeting at 6:55 p.m.

E. Kirk Rivers
Mayor

April Onley, NCCMC
City Clerk

