

February 9, 2026

The Washington County Board of Commissioners met in a Special Called Meeting on Monday, February 9, 2026 at 6:00 PM in the Commissioners' Room, 116 Adams Street, Plymouth, NC. Commissioners Ann C. Keyes, Tracey A. Johnson, Carol V. Phelps, John C. Spruill and Julius Walker, Jr. were in attendance. Also, present were County Manager/ County Attorney Curtis S. Potter, Assistant County Manager Jason Squires, Clerk to the Board Julie J. Bennett and County Finance Officer Missy Dixon.

Chair Spruill called the meeting to order. He thanked everyone for coming out. Commissioner Keyes gave the invocation. Commissioner Phelps led the Pledge of Allegiance.

ADDITIONS/DELETIONS: Ms. Bennett, Clerk to the Board deleted Item 4 Tax Collector's Report. Ms. Wilkins, Tax Administrator is under the weather and the report is not available yet.

Commissioner Phelps made a motion to approve tonight's agenda with the deletion of Item 4. Commissioner Keyes seconded; motion carried unanimously.

CONSENT AGENDA:

Items listed under Consent are generally of a routine nature. The Board may take action to approve/disapprove all items in a single vote. Any item may be withheld from a general action, to be discussed and voted upon separately at the discretion of the Board.

- a) Meeting Minutes January 5, 2026
- b) Tax Refunds & Releases & Insolvent Account
- c) FY27 Budget Officer Guidelines
- d) RESO 2026-003 Black History Month 2026
- e) Fee Schedule Amendment--EMS

Commissioner Walker made a motion to approve the Consent Agenda. Commissioner Keyes seconded; motion carried unanimously.

PUBLIC FORUM: Ms. Elizabeth Collier was attending as a concerned citizen, against data farms. She shared the following information.

"Stokes County has recently approved a 1000-acre data center for their county. I am coming to present information to you that will hopefully discourage any data centers finding their way into Washington Co. I am aware the county uses platforms such as ChatGPT, OpenAI and Microsoft, but there are other companies such as Grok, Apple, Anthropic, Amazon and more.

While AI is being pushed on every platform as a "problem solver or enhancement tool", it effectively limits human thinking and critical development in personal abilities. These possibilities do not outweigh the consequences that we will see on humanity in the future from AI usage.

Data centers look for low income and less educated populations, taking advantage of the area. 42% of data centers are located in the south. So, I've come to share some facts

that I hope will discourage our Board from considering a date Center in Washington Co. While these centers are seen as taxable revenue, please understand that these are still not a viable excuse for the damage you will bring to our area and residents.

Small-Med Data Center uses the same gallons of water annually as 10-15K population area. Our stressed water system could not handle a doubling in usage. These data centers move to areas with already stressed water system and further exacerbate the problem.

Data centers use at least 4% of all electricity in our nation annually.

Currently, in Memphis, residents are dealing with lower air quality due to gas turbines at that particular center. These centers are known for releasing nitrogen oxides, formaldehyde and fine particulate matter which worsens asthma and may contribute to heart disease.

And last, but sadly the most important, according to the Internet Watch Foundation, they reported in the last year AI created videos that contained CSAM increased by over 26K%. People can create this material by pulling harmless videos of children online and running the prompt.

Please consider the already negative consequences from AI usage but also consider if approached for a Data Center that you think of your citizens and what that would really mean for Washington County. Thank you.”

DEPARTMENTAL INFORMATION UPDATE— DSS: Mr. Clifton Hardison, DSS Director and Ms. Lynn Swett, DSS Deputy Director were in attendance and Ms. Swett spoke to the Board about the DSS Budget of FY27.

- Capital request for foster care vehicle
- Administrative position reclassification
- Increased foster care costs (\$3,200/month per child)
- Three vacant social worker positions; potential rise in contracted labor costs
- Increased MS Office licensing costs
- Delayed state reimbursement notifications
- Hosting a lot of state meetings in their building. There is a blank wall that they are having a mural painted of the highlights of Washington County for them to see while there.

Commissioner Keyes commended Mr. Hardison and Ms. Swett for the work they do.

PUBLIC HEARING: SURPLUS REAL PROPERTY (CRESWELL SCHOOLS):

Commissioner Phelps made a motion to go into the Public Hearing.
Commissioner Walker seconded; motion carried unanimously.

Mr. Kelly Chesson, Economic Development Director spoke to the Board regarding surplus real property of Creswell Schools

Public Hearing: Creswell Schools

Interested Parties, Proposed
Plans, and RFP Overview

Purpose of Today's Public Hearing

- Provide a transparent overview of interested parties
 - Identify interested parties and summarize their intentions
 - Briefly discuss the RFP received for brokerage/redevelopment services
 - Receive public input and comments

Site Overview

115 Middle St,
Creswell, NC
Parcel size: 13.45
Acres
Vacant
County-Owned



Interested
Parties



Interested Parties

Prime Properties, LLC

- Developer & Investor
- Relationship to property
- Status of discussions



Proposed Plans (High-Level)

- Intended use
 - Residential and/or mixed-use
 - Alignment with community or county goals
 - Increase available housing and multi-family units



Proposed Plans (High-Level)

- Intended use
 - Residential and/or mixed-use
 - Alignment with community or county goals
 - Increase available housing and multi-family units



Interested Parties

Town of Creswell

- Government
- Relationship to property
- Status of discussions

Proposed Plans (High-Level)

- Intended use
 - mixed-use and/or educational
- Scale and scope of proposal
 - Repurpose into a multi-use civic campus focused on government services, community programs, and economic development, while preserving the buildings for public use
 - Key Uses:
 - Town Hall and county satellite offices
 - Small business incubator and co-working space
 - Cultural arts programming, youth and senior services, workforce training, & recreational sports facilities.
 - Community Impact:
 - Centralizes services,
 - activates underused public assets
 - supports entrepreneurship and workforce readiness
 - creates a long-term community hub without converting space to non-district K-12 schools.

Interested Parties

- STEM East / NC East Alliance
- Corporation
 - Relationship to property
 - Status of discussions

Proposed Plans (High-Level)

- Intended use
 - Educational and community support
- Scale and scope of proposal
 - Address childcare shortages, workforce gaps in skilled trades, and teacher housing needs through revenue-generating and community-supportive uses.
 - Key Components: Lease space for high-quality childcare and after-school programs, pilot a skilled trades training program for Opportunity Youth (ages 16–24), and explore conversion of facilities into affordable teacher housing.
 - Community Impact:
 - Provides revenue (rent) to the county
 - Supports teacher recruitment and retention
 - Fills critical labor shortages
 - Delivers services without reducing public school enrollment.

Interested Parties

Tyrrell County Community Development Corporation

- Nonprofit
- Relationship to property
- Status of discussions
 - Access to six (6) classrooms at Creswell High School, use of the Creswell High School Library, and access to land on the school grounds for horticultural instruction and plant growth.



Proposed Plans (High-Level)

- Intended use
 - Community supportive services & education
- Scale and scope of proposal
 - Transform Creswell High School into a multi-generational hub
 - Focused on food security, climate resilience, education, entrepreneurship, and life-skills development.
 - Key Programs: Community gardens and greenhouses, Climate Resiliency Center, STEM and reading initiatives, entrepreneurship training ("Roots to Revenue"), and the Life Design Institute for youth and adults.
 - Community Impact:
 - Addresses poverty, workforce readiness, food insecurity, and educational gaps using a phased, nonprofit-led model with demonstrated regional experience and long-term operational capacity.



Interested Parties

- Pocosin Innovative Charter School
 - Educational
 - Relationship to property
 - Status of discussions

Proposed Plans (High- Level)

- Intended use
 - Education
 - Alignment with community or county goals
 - Provides an additional school option in eastern Washington County

Interested Parties

- Brothers With Motion
- Nonprofit
 - Relationship to property
 - Status of discussions

Proposed Plans (High- Level)

- Intended use
 - Community Recreation & Youth Support
- Scale and Scope of Proposal
 - Create a safe, accessible space in a vacant Creswell school facility for youth recreation, after-school support, and community events focused on uplifting young people—especially those impacted by poverty.
 - Key Activities: Sports leagues and camps (kickball, basketball, volleyball), tutoring and homework help, community meals, alumni and community events, and open space for kids to talk, decompress, and build life skills.
 - Community Impact:
 - Local recreation and mentorship opportunities for youth and adults
 - Reduces idle time, strengthens community pride
 - Builds on a proven track record of grassroots service including clean-ups, school supply drives, holiday toy giveaways, and feeding families.

Community Considerations

- Economic impact (jobs, tax base, local investment)
 - Compatibility with surrounding uses
 - Infrastructure or service implications
 - Community feedback received to date



RFP Overview: Brokerage / Redevelopment Services

- Purpose of the RFP
 - Type of services requested
 - Summary of responses received
 - General approach proposed by respondent(s)

What the RFP Is — and Is Not

- An exploratory step to evaluate professional services
 - Not a final decision on sale or redevelopment
 - Not an endorsement of any specific project at this time
 - Subject to public process and governing board action

Public Comment

- Please state your name for the record
 - Limit comments to allotted time
 - Comments should address the property, process, or community impact

Next Steps



INTERNAL REVIEW AND
EVALUATION



POSSIBLE BOARD OR
COUNCIL ACTIONS



FUTURE PUBLIC
ENGAGEMENT
OPPORTUNITIES










Commissioner Walker asked if all the parties have come before the Board. Mr. Chesson said no they have not.

Commissioner Phelps made a motion to come out of the Public Hearing.
Commissioner Keyes seconded; motion carried unanimously.

PUBLIC HEARING: COUNTY STRATEGIC PLAN:

Commissioner Keyes made a motion to go into the Public Hearing.
Commissioner Phelps seconded; motion carried unanimously.

Mr. Jason Squires, ACM spoke to the Board and went over the following:

Safe Healthy Communities Goals & KSAs for 2024-2025	
Goal 1:	Provide high quality emergency response and public safety.
Goal 2:	Improve access to affordable healthcare and nutrition opportunities.
Goal 3:	Enhance residential quality of life by supporting recreational opportunities including physical exercise, sports activities, and arts and cultural experience opportunities.
Goal 4:	Decrease substance abuse and dependence.
	Action SHC2024.1: Finalize the design and site selection for the new Emergency Management & Training Operations Center (EMTOC) facility and begin construction to be completed by mid-2025.
	Action SHC2024.2: Develop transition plans and rough timelines for EM, E911 and Plymouth EMS to move into new EMTOC facility once completed.
	Action SHD2024.3: Establish countywide healthcare provider meetings to discuss ways to collaborate in order to increase overall service quality for citizens while improving operational efficiencies/reducing overhead costs.
	Action SHC2024.4: Complete the development of a new firefighting well and construction of a new dedicated helicopter pad for life flight operations in Creswell.
	Action SHC2024.5: Establish regular collaborative meetings between Recreation, Senior Center, Library, Cooperative Extension, TTA, and other partners for recreation including arts and culture partners to jointly discuss how to improve overall service quality for citizens while improving operational efficiencies. Consider establishing a new Arts, Tourism, and Recreation Advisory Committee for this purpose.
	Action SHC2024.6: Work with MTW Health Department with municipal input to develop a longer term plan for the expenditure of opioid settlement funds toward mitigating opioid related issues through eligible programs.
	Action SHC2024.7: Support the continued operation of the Washington Regional Medical Center. Work with hospital leadership to identify mutually beneficial ways to increase public information and transparency to improve public relations and increase hospital utilization.
	Action SHC2024.8: Complete the comprehensive revision of the County Emergency Operation Plan and educate involved parties on their roles.
	Action SHC2024.9: Work with Volunteer Fire Depts to ID potential shortfalls in coverage and equipment, and to help ID longer term CIP needs and possible funding sources.

**Washington County Countywide Healthcare Partners Meeting
Executive Summary**

Washington County hosted a healthcare providers meeting which included county health agencies like EMS, managed care organizations, and community partners to develop a shared, accurate understanding of healthcare access, service availability, and gaps across the county. The meeting was intended to align partners and inform future planning—not to evaluate performance.

Current Healthcare Landscape

Hospital™.Clinical.Capacity

Core Care

Washington Regional Medical Center

- ~\$28 million annual revenue
- Average daily census: 8–12 patients
- ~500 ED visits per month
- 16 clinicians (12 FTEs)
- Specialty services include cardiology, neurology, OB/GYN, dermatology, podiatry, and others on rotating schedules

Recent and Planned Investments

- Only 3D mammography unit in surrounding counties
- 128-slice CT scanner (advanced imaging capacity)
- Planned reopening of mothballed surgical suites (closed since 2014)
- Future ophthalmology expansion

Primary.Care™.Public.Health

MTW

Expansion of primary care following regional hospital closures

MTW provides:

- Preventive care, maternal/child health, immunizations
- Dental clinic and mobile dental unit serving schools and rural areas
- Sliding fee scale for uninsured residents

Behavioral.Health™.Managed.Care

Trillium Health Resources

- Serves 46 counties
- Oversees mental health, substance use, IDD, TBI, and physical health
- Operates mobile clinics, mobile crisis teams, and 24/7 access-to-care lines
- Contracts with hospitals, health departments, and community providers

Access to Care

- Combination of appointment-based, limited walk-in, telehealth, and mobile services
- Telehealth has expanded significantly since COVID
- Transportation remains a **major barrier**, especially for out-of-county services
- Community awareness of mobile clinics and available services is inconsistent
- Emergency Department usage increasingly appropriate for emergency needs
- Emergency Department usage as alternative to primary care scheduling
- EMS reports fewer non-emergency transport than in prior years
- Ongoing challenges include:
 - Dialysis access and transport
 - Long transport times reducing EMS availability
 - Persistent public perception issues about local hospital capabilities

Strengths & Opportunities

- Strong collaboration among providers and agencies
- Advanced diagnostic technology for a rural county
- Active EMS and mobile service capacity
- Significant state and federal funding opportunities:
 - **Rural Health Transformation Program**
 - **Rural Hospital Stabilization Loan Program**
- New surgical suites projected to create **25+ high-paying jobs**,

Key Gaps Identified

- **Dialysis services** capacity and transportation
- **Obstetrics** - no local labor and delivery
- **Substance use treatment**, including MAT
- **Routine surgical and diagnostic procedures** (e.g., colonoscopies)
- **Care coordination and referrals**
- **Marketing and communication** of available services
- **Healthcare workforce recruitment**, slowed by regulatory processes

Key Takeaways

1. Washington County has a committed healthcare network with growing capacity.
2. Major gaps remain in dialysis, OB, substance use treatment, and routine procedures.
3. Transportation and communication are critical barriers to access.
4. Significant funding opportunities exist but require coordination.
5. Healthcare investment supports both resident well-being and economic resilience.

Next Steps

Develop a countywide healthcare resource and referral guide

Improve coordination and information-sharing across providers

Expand stakeholder participation (DSS, hospice, home health, law enforcement)

Formalize this group and meet quarterly

Aligning healthcare priorities with the County's 2026 Strategic Plan

Commissioner Keyes made a motion to come out of the Public Hearing. Commissioner Walker seconded; motion carried unanimously.

SKINNERSVILLE CIVIC CENTER DEED DISCUSSION: Mr. Potter spoke to the Board about the resolution below. This is a result of an ongoing discussion for about 3 years now. SCC requested a General Warranty Deed. The County will convey a Non-Warranty Deed at the County Attorney's suggestion. Mr. Potter said that SCC recreation area was built with federal funds with the restriction of always being an outside recreation area. It would need to go to Dept. of Interior for any changes in restriction and would warrant them taking a look into this.

Mr. Chester McDowell, Skinnersville/Pea Ridge area, President of SCC addressed the Board and discussed an email he sent.

Chester McDowell, Sr <workzhese@genil.com>
to john, jwalkerj45, trajohn204, Carol, stoyescostand

9:45 AM (4 hours ago)

Skannersville Civic Center, Inc

Post Office Box 395

16771 NC HWY 32 N

Roper , North Carolina 27970

Re: Response to Proposed Resolution 2026-005 (Agenda Item for February 2, 2026 Meeting) and Request for General Warranty Deed to Additional Property Related to Retained Parcel in Deed Book 269, Page 353

To: Chairman Spruill and Members of the Board of Commissioners of Washington County, North Carolina

The SKINNERSVILLE CIVIC CENTER INC. Board (SCC, Inc.) objects to the adoption of Resolution 2026-005.

SCC, Inc. appreciates the Board's consideration of Resolution 2026-005 on the February 2, 2026 agenda, which addresses the conveyance of county-owned real property in the recorded 1978 Deed Book 269, Page 353 (the "1978 Deed"). As a nonprofit organization dedicated to serving the Skannersville community through civic, educational, and recreational programs, we support this conveyance action to ensure clear and accurate title to the retained parcel described in the 1978 Deed. In response to the proposed resolution and in furtherance of our mission, SCC, Inc. respectfully requests that the Board also authorize the issuance of a general warranty deed conveying any additional property rights or interests that may pertain to or adjoin the retained parcel referenced in the 1978 Deed.

In our review of your Resolution we find the following:

SCC, Inc had no input to the contents in your Resolution. Deliberation and determination by the County Board when dealing with conveying and confirming real property interest must not be in secret or closed session. Open discussion aligns with the law's transparency goals. (G.S. 143-318.9).

The 1978 Deed contains no specific references to lots or parcels beyond the general description of the retained parcel. The **Board of Commissioners** does not have authority to convey nonexistent lots in the 1978 Deed (Lots "B", "D", "C1" and "C2") that were drafted on the two unrecorded and inaccurate April 18, 2024 survey maps.

The first survey map of April 18, 2024, which was initially proposed for boundary clarification, has since been determined to be inaccurate by SCC, Inc. and Curtis Potter, the County Manager/Attorney as documented in minutes at a June 2024 meeting between SCC, Inc Board and Curtis Potter and Staff.

Specifically:

-The map incorrectly listed **Skannersville Civic Center, Inc.** as the grantee in **Deed Book 273, Page 637**, when the actual deed lists **County of Washington** as grantee.

-The map incorrectly lists **Washington County** as the grantee in **Deed Book 203, Page 439**, when that 1964 deed actually shows **Skannersville Civic Center, Inc.** as the grantee.

The second April 18, 2024 map (revised 09/06/2024) was supposed to show correction of errors on the first map, however, it listed an additional error.

Specifically:

-The map incorrectly listed **Skiddersville Civic Center, Inc.** as grantee in **Deed Book 269, Page 353**, when that actually shows the **County of Washington** as grantee.

-The map clearly shows that it was "NOT TO BE USE FOR RECORDATION, CONVEYANCES OR SALES". These words are printed on the map!

Also note, the 1978 deed (269,353) has no reference to 0.88 or 0.30 acres to be adopted in a resolution or conveyance.

The Board of Commissioners could potentially violate several provisions of the North Carolina General Statutes if it adopts Resolution 2026-005 or a related one authorizing the conveyance of land additional or combining land to SCC, Inc. retained parcel by referencing or incorporation **lots** that are **not listed or described** in the original 1978 Deed or any properly recorded instruments in the Register of Deeds office. The board lacks authority to convey property interests that exceed or contradict the county actual recorded title and the deed description must accurately reflect the property being conveyed.

To resolve these issues and promote the long-term viability of the Skiddersville Civic Center as a community asset, SCC, Inc. requests a general warranty deed that:

-Confirms and grant the agreed additional property upon the retained parcel by including any adjacent or appurtenant lands that were implicitly or historically associated with the civic center's operations, as supported by county records..

-Warrants clear title free from encumbrances, consistent with North Carolina General Statutes. (See G.S. 160A-275)

-Incorporates an updated, accurate survey (to be commissioned or reviewed jointly if needed) to define boundaries without reliance on the erroneous April 18, 2024 survey maps.

This objection and request align with the County Board's authority to support nonprofit community organizations and ensure public lands are utilized effectively. SCC, Inc. is prepared to cover reasonable costs associated with surveying, legal review, or recording, and we welcome discussion at a rescheduled February 2, 2026 meeting or a subsequent session.

Thank you for your continued support of community initiatives in Washington County. We look forward to a positive resolution and are available for any questions.

Sincerely,

Chester McDowell Sr., Chairman
Skiddersville Civic Center, Inc.

STATE OF NORTH CAROLINA
WASHINGTON COUNTY

THIS DEED, made and executed this 12 day of September, 1979, by Skinnersville Civic Center, Inc. a corporation created under the laws of the State of North Carolina, as party of the first part, to The County of Washington, a body politic and corporate under the laws of the State of North Carolina, as party of the second part.

W I T N E S S E T H:

THAT THE SAID party of the first part in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other valuable considerations to them in hand paid by the party of the second part the receipt of which is heroby acknowledged, have bargained and sold, and by these presents, do bargain, grant, sell, and convey to the party of the second part, its successors and assigns, subject to the provision for a reverter as hereinafter set out, certain lands lying and being in Skinnersville Township, Washington County, North Carolina, and more particularly described as follows:

Being all of the lands conveyed to Skinnersville Civic Center, Inc. by J.B. Buchanan and wife, Nellie B. Roughton by deed dated December 1, 1964, and of record in Book 263, Page 439, Washington County Public Registry.

This is the same land that was conveyed to J.B. Roughton by Mary M. Koenig and husband Leo L. Koenig by deed dated March 29, 1960, and of record in Book 130, Page 367, Washington County Public Registry and also the same land conveyed to Mary M. Koenig (formerly Garner) by Connie Alexander in Book 140, Page 413, and by A. J. Davenport and wife in Book 144, Page 247, Washington County Public Registry.

HITCHINS & NEUMANN
ATTORNEYS AT LAW
100 WEST WATER STREET
P.O. BOX 409
PLATONIA, N.C.
27862

There is expressly excluded from this conveyance a parcel of land described as follows, which is retained by Skinner'sville Civic Center

Start at the intersection of the center lines of N.C. Highway No. 32 and SR 1317, then proceed South 43 degrees 02 minutes West 1618.0 feet, then South 43 degrees 30 minutes West 114.9 feet, then North 38 degrees 06 minutes West 62.5 feet to the POINT OF BEGINNING. And from said point of beginning South 51 degrees 30 minutes West 29.7 feet, South 53 degrees 23 minutes West 32.6 feet, North 38 degrees 06 minutes West 108.0 feet, North 51 degrees 54 minutes East 60.0 feet, and North 38 degrees 06 minutes East 199.3 feet, more or less, to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said land and premises, with all privileges and appurtenances thereto belonging, to the party of the second part, its successors and assigns, to its only use and behoof forever, but subject to the provision for reverter herein set out as follows:

This conveyance is made with the expectation on the part of the party of the first part that the party of the second part will use the said property for community purposes and the betterment of the community. Should the said property fail to be used for said purposes continuously for a period of one (1) year during the next fifty (50) years succeeding the first day of December, 1954, then and thereupon the title to said property shall revert to and vest in fee simple in the party of the first part, its successors and assigns.

IN TESTIMONY WHEREOF, the said Skinner'sville Civic Center, Inc., has hereunto set its hand and affixed its seal as required by law, this the day and year first above written.

SKINNER'SVILLE CIVIC CENTER, INC.

BY: Charles L. Pearson

TITLE: President

ATTEST: Lyone W. Davis
Secretary

Corporate Seal:

North Carolina
Washington County



I, Carlo D. Spruill, a Notary Public of said County and State aforesaid, certify that Lyone W. Davis personally came before me this day and acknowledged that he is the Corporate Secretary of Skinner'sville Civic Center, Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Corporate President, sealed with its corporate seal and attested by him as its Corporate Secretary.

HITCHCOCK & HILGREN
ATTORNEYS AT LAW
601 WEST WATER STREET
PO BOX 688
ALBANY NC
27608

BOOK 263 PAGE 355

Witness my hand and official stamp or seal, this 12th
day of September, 1978.

Carla D. Spruell
Notary Public

My commission expires: 4/12/83



REVENUE STAMPS PAID \$ None

STATE OF NORTH CAROLINA, COUNTY OF WASHINGTON

The foregoing or annexed certificate (s) of Carla D. Spruell
Notary Public, Washington County, N.C.

is (are) certified to be correct. This document was presented for
registration and recorded in this office on Book 263, Page 355.
This 12 day of September, 1978, at 2:30 o'clock A. M.

Robin D. Talley
Register of Deeds
By: Walter H. Risher Asst.

HITCHCOCK & HODGKINS
ATTORNEYS AT LAW
108 WEST WATSON STREET
P.O. BOX 1089
FLEMINGHAM, N.C.
27530

NORTH CAROLINA

WASHINGTON COUNTY

CORRECTIVE DEED (Retained Parcel)

THIS CORRECTIVE DEED made this 5th day of February, 2026, by SKINNERSVILLE CIVIC CENTER, INC., a North Carolina nonprofit corporation, hereinafter called Grantor;

WITNESSETH:

WHEREAS, by deed dated September 12, 1978, and recorded in Book 269 at Page 353, Washington County Registry, a parcel of land was conveyed and the grantor therein excepted and reserved unto the grantee a remaining tract, but the grantee/owner of said remaining (retained) tract was erroneously described as "Skiddersville Civic Center" instead of the correct legal name "Skiddersville Civic Center, Inc., and

WHEREAS, the purpose of this instrument is to correct the name of the grantee/owner of the retained parcel so that title records properly reflect the true owner;

NOW THEREFORE, Skiddersville Civic Center, Inc. does hereby correct the aforesaid deed dated September 12, 1978, recorded in Book 269, Page 353, Washington County Registry, so that the grantee and owner of the retained parcel described therein shall be and is hereby to read:

"SKINNERSVILLE CIVIC CENTER, INC., a North Carolina nonprofit corporation"

in lieu of "Skiddersville Civic Center."

The legal description of the retained parcel remains exactly as set forth in the original deed recorded in Book 269 at Page 353 and is incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer this day and year first above written.

SKINNERSVILLE CIVIC CENTER, INC.

By: Chester McDowell, Sr.
Chester McDowell, Sr., Chairman

BOOK 562 PAGE 941 (2)

321848



**NORTH CAROLINA
WASHINGTON COUNTY**

Filed: 02/08/2026 01:00:24 PM
Timothy J. Esolen, Register of Deeds
Washington County, NC

Timothy J. Esolen

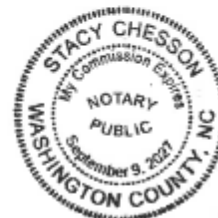
Excise Tax: \$0.00

I, a Notary Public, certify that Chester McDowell, Sr. personally appeared before me this day and acknowledged that he/she is Chairman of Skinnersville Civic Center, Inc., a North Carolina nonprofit corporation, and that by authority duly given and the act of the corporation, the foregoing instrument was signed in its name.

Witness my hand and official seal this 5th day of February 2026.

Stacy Chesson
Notary Public

My commission Expires: 9/9/27



Mr. McDowell said he appreciated the Board bringing forth a resolution on the property. The SCC objects to the resolution. SCC didn't have any input in the resolution. He had mentioned to the County Manager that the SCC wanted to be in on anything that was going to be presented. Mr. McDowell noted that the resolution makes no reference as to getting info from the 1978 deed. Also, a paragraph in the resolution mentioned a survey but didn't have the survey attached. Mr. McDowell said he would like to be on the input side of anything dealing with the SCC and objects to the adoption of RESO 2026-005.

Mr. Potter said he heard Mr. McDowell mention that there was no reference to the 1978 deed, but there is and he pointed it out.

Mr. Potter said it was mentioned that there was no survey attached, but the survey was added to the package for the special called meeting tonight (Note: Regular February 2, 2026 Board of Commissioners meeting was cancelled due to snow and rescheduled for tonight). He also discussed survey dates.

Mr. Potter said that there is some latitude on what can and should be included on the survey. The County has negotiated with the surveyor to add such things. Mr. Potter said if the SCC would foot the bill for the surveyor, he could sit down with both parties and go over what can and should be included on a survey. Thousands and thousands of dollars and time has been spent on this item. Mr. Potter said he holds firm on the non-warranty deed suggestion.

Chair Spruill asked whether the Board was in full agreement that the property identified on the survey was the same property the Board had previously agreed to convey to SCC. The Board confirmed its consensus.

Mr. McDowell said the general warranty deed is being requested on the County property since it would be same as the general warranty deed on the '78 property.

Chair Spruill said the Board has discussed all they want on this item. They are prepared to approve the Resolution tonight. The County is not going to do the general warranty deed. Mr. Potter mentioned that we have not been doing any general warranty deed on all the other properties we have conveyed lately. We need to do the same for all properties.

Commissioner Keyes asked was the question tonight that the survey wasn't attached? Mr. McDowell said that was part of it but wants the general warranty deed. He doesn't want it to be combined to the property they already own. SCC does not request a deed to the property they already own.

Mr. Potter said he could modify the resolution to see what changes can be made on the survey but will not change his stand on doing the non-warranty deed. He said he can modify the resolution so there is only one deed the county will sign. The Board agreed to modify resolution and send it to Mr. McDowell to review.



RESOLUTION 2026-005

RESOLUTION AUTHORIZING CONVEYANCE OF COUNTY-OWNED REAL PROPERTY TO SKINNERSVILLE CIVIC CENTER, INC.

WHEREAS, Washington County is the owner of a certain tract of real property used primarily for outdoor recreational purposes (the "Rec Property") generally located in the Skinnerville Township lying between Pritchards Loop Rd (SR1317) and NC Hwy 32 N/NC Hwy 94N and consisting of approximately 15.64 +/- acres as more particularly described within the deeds dated September 12th, 1978 and June 15th, 1979 recorded respectively in Book 269 at Page 353 and Book 273 at Page 637 of the Washington County Register of Deeds Office; and

WHEREAS, the Skinnerville Civic Center, Inc. (the "SCC") is a nonprofit corporation organized and operating under the laws of the State of North Carolina since approximately 1964 for civic and community engagement purposes with a mission statement as follows: *"to provide opportunities for social, educational, health, and moral development with a special emphasis on this disadvantaged community in a high poverty and rural neighborhood within Washington County. We, the community are committed to enhancing, inspiring, supporting, and providing opportunities for our community center to flourish. Our goal is to improve community involvement, build a stronger sense of self-worth, social skills, and the ability to work as a part of a team by employing best modeling and community involvement skills."*; and

WHEREAS, Washington County originally acquired the Rec Property from the SCC in 1978 to establish a park for outdoor recreational purposes, and subsequently made substantial improvements using financial assistance from the National Park Service requiring the future use of the Rec Property to be permanently restricted to public outdoor recreational uses as more particularly described in a Resolution adopted January 22nd, 1986 by the Washington County Board of Commissioners and a Notice of Limitation of Use dated January 28th, 1986 recorded in Book 304 at Page 627 of the Washington County Register of Deeds Office; and

WHEREAS, when the SCC conveyed the Rec Property to Washington County in 1978, it retained by expressly excepting from that conveyance a small tract of real property consisting of approximately 0.32 acres (the "Retained SCC Property") upon which a community building was and/or is now situated which is commonly referred to as the Skinnerville Civic Center (the "SCC Building"); and

WHEREAS, the SCC requested that Washington County convey approximately 3.55 acres of the Rec Property surrounding the Retained SCC Property and SCC Building back to the SCC for a variety of reasons outlined in a formal request letter dated February 20th, 2023 which include increasing the inadequately small setback distances between the SCC Building perimeter and adjoining property lines of the Rec Property and expanding the parking area; and

WHEREAS, county staff and various board members have met with SCC representatives on multiple occasions in recent years to gather information and discuss the SCC's request along with the history and intent of prior related property conveyances, and the potential terms and conditions of a potential transfer of additional Rec Property to the SCC; and

WHEREAS, during this process SCC representatives have represented that part of the intended use for the additional property would likely include making additional outdoor meeting or public recreational gathering space improvements; and

WHEREAS, Washington County is committed to working together with the SCC to improve the overall useability of the Rec Property for public outdoor recreational purposes; and

WHEREAS, during this process SCC representatives have also requested that Washington County convey an additional quit-claim deed to the Retained SCC Property itself upon which the SCC Building is situated in order to help the SCC remove any clouds upon title that may exist related to such Retained SCC Property; and

WHEREAS, during this process Washington County caused a preliminary survey of the Retained SCC Property and several portions of the larger surrounding Rec Property to be made for potential use in conveying some of those portions to the SCC as shown in a preliminary survey by Hood Richardson, P.A. dated April 18th, 2024 (the "Survey") which is attached hereto and incorporated herein by reference; and

WHEREAS, NCGS § 160A-279 provides in relevant part: "*(a) Whenever a county is authorized to appropriate funds to any public or private entity which carries out a public purpose, the county may, in lieu of or in addition to the appropriation of funds, convey by private sale to such an entity any real or personal property which it owns ... provided that no such conveyance may be made to a for-profit corporation. The city or county shall attach to any such conveyance covenants or conditions which assure that the property will be put to a public use by the recipient entity. The procedural provisions of G.S. § 160A-267 shall apply...*"; and

WHEREAS, NCGS § 160A-267 provides in relevant part: "*When the council proposes to dispose of property by private sale, it shall at a regular council meeting adopt a resolution or order authorizing an appropriate city official to dispose of the property by private sale at a negotiated price. The resolution or order shall identify the property to be sold and may, but need not, specify a minimum price. A notice summarizing the contents of the resolution or order shall be published once after its adoption, and no sale shall be consummated thereunder until 10 days after its publication.*"; and

WHEREAS, after careful thought and much deliberation, the Board of Commissioners of Washington County has determined pursuant to its authority cited hereinabove that a conditional conveyance of a portion of the Rec Property requested by the SCC for its continued use by the SCC for public outdoor recreational purposes will serve a legitimate public purpose and is in the best interest of the citizens of Washington County.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Washington County, North Carolina as follows:

1) **Authorization of Conveyance.**

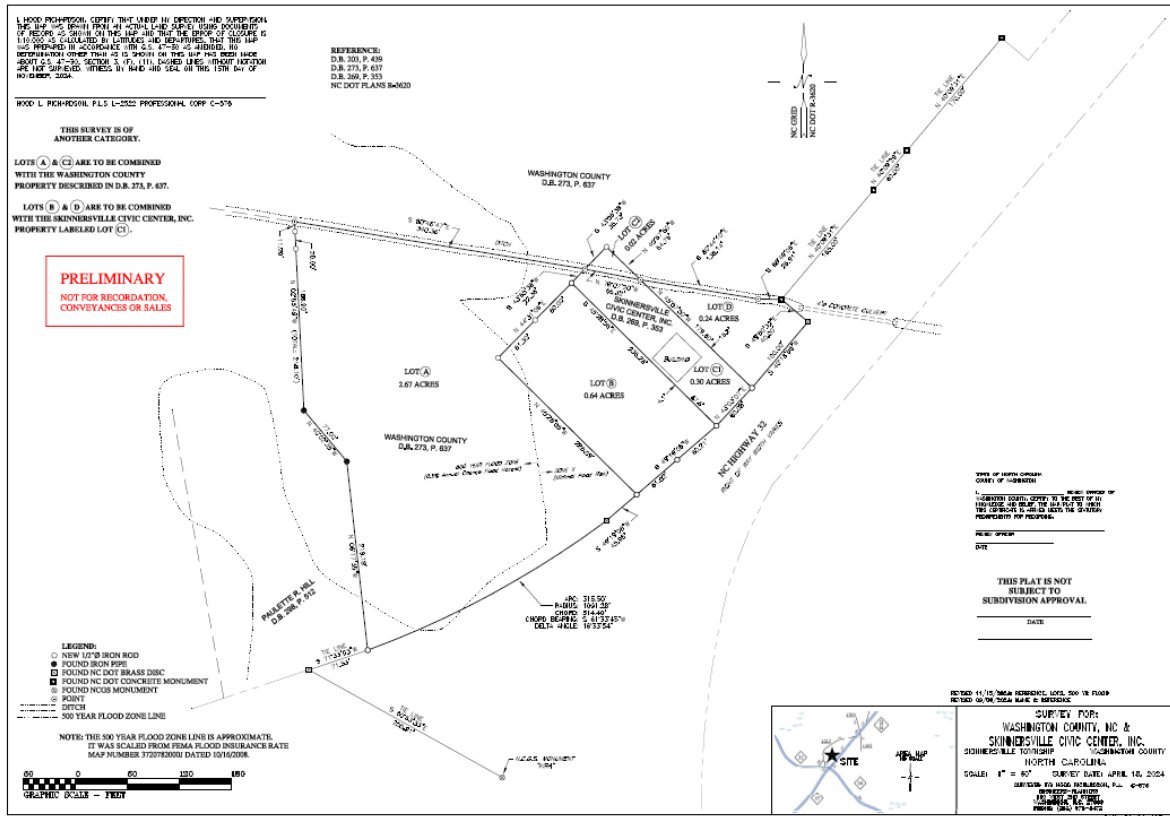
- a) The conditional conveyance of 0.88 acres of the Rec Property shown in the Survey referenced above as Lots "B" and "D" to the SCC (to permit their combination with that portion of the Retained SCC Property shown as Lot "C1" thereby enlarging the total SCC owned property) is hereby authorized subject to the following:

- i) Lot "C2" shall be conveyed by the SCC to Washington County as consideration, and to create a uniformly straight property line running along the ditch shown within the Survey.
 - ii) No further monetary consideration shall be required.
 - iii) Pursuant to NCGS § 160A-267 no conveyance shall be consummated until the passage of 10 days after the publication of a notice summarizing the contents of this Resolution.
- b) The additional conveyance of 0.30 acres shown in the Survey referenced above as Lot "C1" essentially representing the disclaimer of any ownership interest Washington County may currently own in the Retained SCC Property for purposes of assisting the SCC with resolving any cloud upon title issues in such property is also hereby authorized without further monetary consideration.
- 2) **Form of Conveyance.**
The conveyances authorized above shall be made by non-warranty deed, and
- a) The deed to the 0.88 acres referenced above (Lots "B" and "D") shall include a provision or restriction(s) determined appropriate by the County Attorney restricting the future use of the property to its intended public purpose of facilitating public recreational use to protect the County's interest therein.
 - b) The deed to the 0.30 acre tract referenced above (Lot "C1") shall include a broader provision or restriction determined appropriate by the County Attorney providing that any Washington County ownership rights or interest in the Retained SCC Property are deemed to be conveyed subject to an obligation to use such property for general public purposes consistent with any and all activities or programs which the County could otherwise lawfully support and fund.
- 3) **Execution of Documents.**
The Board hereby authorizes the execution and delivery of all deeds, agreements, certificates, and other instruments, and the taking of all actions, necessary or incidental to the consummation of the approved transfer of the property.
- 4) **Effective Date.**
This resolution shall be effective upon its adoption.

ADOPTED this the ____ day of _____, 2026.

John C. Spruill, Chair
Washington County Board of Commissioners

ATTEST: _____
Julie J. Bennett, MMC, NCMCC
Clerk to the Board



FINANCE OFFICER’S REPORT: Ms. Dixon went over the budget transfers and budget amendments that were in the Commissioners’ package.

Chair Spruill had a question about back charging for the water repairs. Mr. Potter said we are trying to put together an ordinance regarding this. We will research what legal authority the County currently has.

Commissioner Phelps made a motion to approve the budget transfers/ amendments BT/BA #2026-047 – 061 as presented. Commissioner Johnson seconded; motion carried unanimously.

OTHER ITEMS BY COMMISSIONERS OR STAFF:

- Creswell Volunteer Fire Dept. Request

Commissioner Phelps made a motion to approve the Creswell Volunteer Fire Department request. Commissioner Keys seconded; motion carried unanimously.

- Roper Volunteer Fire Dept. Request

Chair Spruill made a motion for recusal to vote on this because he is involved in the Roper Volunteer Fire Department. Commissioner Keys seconded; motion carried unanimously.

Commissioner Keyes made a motion to approve the Roper Volunteer Fire Department request. Commissioner Phelps seconded; motion carried 4-0 with Chair Spruill being recused.

- Creswell Water Agreement—Mr. Potter said the County is continuing to work with the town of Creswell to give them a viable rate for providing them with water like we do for the Town of Roper. Progress is being made but it is taking longer to get all the information together.
- Animal Control Officer Regrade—Sheriff Norman and Mr. Potter will be discussing this tomorrow and bringing information to the next meeting regarding the need to increase this salary since the position has been open for 6 months.
- Commissioner Johnson mentioned that there are discussions underway regarding taking away county property taxes. She is getting some information from the county on the services that are mandated.
- Commissioner Keyes talked about the energy meetings (C4EE) taking place. The first one will be here tomorrow, second one in Roper at WCCC and in Creswell.
- Commissioner Walker thanked all the first responders for all they did during the inclement weather.
- Commissioner Phelps said a solar company wants to have meeting in Creswell at the High School Library for a community meeting on March 5 @ 6:00 PM.
- Chair Spruill also expressed his appreciation to the county staff of Mr. Potter, Lance Swindell and Connie Barnes for manning the EOC during the snowstorm. It was his first time dealing with this and the responsibility incurred. Also, Early Voting starts this Thursday. Go vote!
- Ms. Bennett mentioned that the NCACC District Meeting for District 1, 2, 7, and 8 would be held on Wednesday, March 11th from 10:00 AM – 3:00 PM at Halifax Community College, 100 College Drive, Weldon, NC. Please let her know if you will be attending.
- Ms. Bennett also noted that she will be attending the IIMC Region Workshop in Wilmington next week (Tues – Fri). Clerks from AL, FL, GA, NC & SC will be attending.
- Ms. Dixon stated that the County received the final audit report today. The auditors will present the audit summary at the next meeting.
- Mr. Potter said thanks for the appreciation for the EOC; however, Ms. Connie Barnes did the most. Also, the CMO building had no water for 4 days but there were no complaints...everyone just rolled with it. Mr. Potter said he

will have budget kick-off at this weeks Dept Head mtg . Also, the goal is to have the 3rd party budget request form out by the end of the week.

Commissioner Keyes made a motion to adjourn. Commissioner Walker seconded; motion carried unanimously.

Julie J. Bennett, NCMCC, MMC
Clerk to the Board

John Spruill
Chair