



TOWN OF PINE LEVEL
MINUTES OF REGULAR
BOARD OF COMMISSIONERS MEETING
APRIL 14, 2016
7:00 P.M.

CALL TO ORDER

Mayor Jeff Holt called a regular meeting of the Pine Level Board of Commissioners to order at 7:00 p.m. on Thursday, April 14, 2016 at the Pine Level Town Hall.

ROLL CALL

COMMISSIONER KAREN ANDERSON
 COMMISSIONER GREG BAKER
 COMMISSIONER JIMMY GARNER
 COMMISSIONER PHIL PITTMAN
 MAYOR JEFF HOLT

STAFF PRESENT

Town Attorney Frank Wood, Consultant Dan Simmons, Asst. Public Works Supt. Ken Wall, Police Chief Keith Sparks, Recreation Coordinator Scottie Hayes, Town Clerk Sharon Thompson

INVOCATION AND PLEDGE

Mayor Holt gave the invocation and Commissioner Anderson led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION TO APPROVE: Anderson
SECOND: Baker
VOTE: unanimous

APPROVAL OF MINUTES: 03-10-16

MOTION TO APPROVE: Anderson
SECOND: Pittman
VOTE: unanimous

PUBLIC COMMENT

Mayor Holt welcomed everyone to the meeting and asked if anyone wished to comment on a non-agenda item. Berry Godwin commented that Public Works Supt. Ray Stuckey is recuperating nicely and doing much better, after his recent bypass surgery.

SPECIAL RECOGNITION

Mayor Holt then recognized two employees for reaching their ten-year anniversary with the town. He first presented a certificate and gift card first to Police Sergeant Ashley Woodard and then to Asst. Public Works Supt. Ken Wall II. He thanked them for all they do for the town and he reiterated that their work is appreciated. Both men were given a round of applause by all of those in attendance at the meeting.

REPORTS FROM COMMITTEES

PLANNING BOARD: Chairman Randy Holloman, Berry Godwin, Janet Kleinert and Nester McClain were present. Mayor Holt asked Chairman Holloman to advise the board on the Sasser Subdivision. This subdivision is located on Evans Road and includes two adjacent tracts of land, with a total acreage of approximately 8 acres. Both tracts are owned by James and Janice Sasser, and Mr. Sasser wants to recombine the two tracts, resulting in three parcels of land, with lot 1 being .554 acres, lot 2 being 2.0 acres and lot 3 being 5.283 acres. Chairman Holloman indicated that the Planning Board reviewed Mr. Sasser's request and they recommended approval of what turned out to be a "major" subdivision, due to the acreage and resulting number of lots. The board voted unanimously to approve the subdivision as presented. The mayor said he would sign the maps and then Mr. Sasser could be notified that his maps were available for pickup at the town hall. A copy of the map and the planning board's recommendation is included with and hereby made a part of these minutes by reference.

MOTION: Pittman

SECOND: Baker

VOTE: unanimous

The board then talked with Mr. Mike Cook, who currently works in inspections and zoning, and who has expressed an interest in doing zoning enforcement for Pine Level. Mayor Holt said Pine Level currently has someone who works with the town's zoning, but the Planning Board has expressed concern over the town's enforcement of zoning regulations and he said the town is seen as being re-active instead of pro-active. He said the town does not have funds for a full-time enforcement officer and he said they have considered doing it on a contract basis once again. Mr. Cook said he does inspections full-time, but he also assists the towns of Four Oaks and Benson. Mayor Holt asked how efficient it would be to have someone who could only work in the evenings; Mr. Cook said that so far it has worked out very well, because they know he will respond that night when they give him a call before 5 o'clock in the evening. Mr. Cook said he would agree to go out on Saturday, if that became necessary, but he would not work on Sunday. Mayor Holt said contracting with Mr. Cook would certainly be an option, and that he has talked with the towns of Selma and Princeton and they also utilize a former inspector for their enforcement. Mr. Cook said that anyone could take over the zoning enforcement, but code enforcement would require a certification. Commissioner Pittman said there is an issue with zoning enforcement, but the board could not make a decision tonight. Mr. Cook said he, too, would have to talk with the men he works with and make sure that he could cover all of the towns. Mayor Holt said it might be good for the Planning Board to meet with him and iron out the issues.

Mr. Holloman said they have about thirty more pages of the Zoning Ordinance to review and they should soon finish that part of the ordinance review. Berry Godwin pointed out that they were looking at addressing such issues as solar farms. The clerk said that a call has already come in from someone who is looking to construct a solar farm on US Highway 70. Mayor Holt said that as it stands right now, that would have to be denied. He advised the Planning Board that they might want to proceed with that topic and go ahead and get it to the board for a public hearing and an amendment to the Zoning Ordinance. He said the board could call for a public hearing at the meeting in May.

SENIORS GROUP: Nester McClain reported that the Seniors Group was doing well. Mayor Holt said next month, Pine Level native Grover Godwin, will speak with the Seniors Group about the Civil War, and then the Baptist Church will feed the group.

REPORTS FROM DEPARTMENTS

STREETS: Commissioner Baker. Everything okay. Getting into grass cutting season; already getting calls on overgrown yards. Drainage project on West Main Street looks great and was a great improvement to that end of town. Mayor Holt said he was going to call the DOT to come back to that project however, because one area seems to be holding water. Commissioner Baker commended Ken Wall for filling in while Ray Stuckey has been out, and he thanked him for the work he has been doing in the public works department.

Mayor Holt mentioned the problem that continues to exist at the house on US Highway 70-A, with the overgrown yard and run-down house across from the Town Market. He asked Mike Cook what could they do about the house, Mr. Cook said to contact the county and to condemn the house. He advised to document everything that you do concerning the house. The Town Attorney agreed that would be the correct method to handle the problem. The board voted unanimously to contact the county and to begin condemnation proceedings for the house.

MOTION: Pittman
SECOND: Baker
VOTE: unanimous

Commissioner Baker asked how many times the town has already contacted the owner; Chief Sparks said at least two-three times. Mayor Holt said the town should send the owner a letter to let him know that the town plans to pursue condemnation. Berry Godwin added that it would be a good idea to put in the letter that the town has already talked about the house condition several times. Mayor Holt said he would be glad to write such a letter to the owner.

RECREATION: Commissioner Anderson. There has been a big tournament going on at the park and the parking has been a problem. She said the town needs to put "No Parking" signs up and down the street, because it is too congested. Mayor said to go ahead and get the signs and put them up. Chief said the police department could close off the area for this weekend and that should take care of the remainder of the tournament. Commissioner Anderson said the Pine Level Coach Pitch team came in with a fourth place finish and they were all thrilled with that. Scottie Hayes said the spring sports season is getting busy. He thanked Keith Sparks and Ken Wall for helping him with setting up for the seniors' meeting. He reported that he is having a problem with getting anyone to provide the fireworks show for July Fourth. Southeastern Pyrotechnics has no phone contact and Zambelli says they cannot provide a show this year for the town. He said he contacted a couple of other pyrotechnic suppliers, but he had no answer yet. Mike Cook volunteered that he could probably give the town a couple of names to contact and come up with someone certified to handle a fireworks program. Commissioner Anderson suggested that the fireworks remain on Monday night, July 4th, if at all possible.

WATER/SEWER: Commissioner Pittman. Asked Dan Simmons about sewer project. Mr. Simmons said he was still talking with RDA about the project. He said they did not agree with the project as submitted because they wanted to expand it.

FIRE DEPT: Paul Allen reported for the fire department. He said that Firemen's Day is coming up on Saturday of the Mother's Day weekend. They will serve hot dogs and hold their usual raffle, with tickets available for \$20.

ORDINANCE FOR BUSINESS REGISTRATION

Frank Wood distributed a proposed ordinance to establish a business registration program in town and to operate the program. He said that last month the board voted to go ahead with such a plan, which would apply to businesses inside the city limits. He suggested the Administrator of the plan could be the police chief. He said the board could review the proposed ordinance for possible adoption in May. Randy Holloman asked about home occupations and whether or not they would be subject to the ordinance. Berry Godwin asked about a time frame; Frank Wood explained the 60 day provision for existing businesses, and he said new businesses should not get water service before they obtain their registration.

OVERTIME REGULATIONS

Frank Wood briefly mentioned recent legislation that could affect the town's overtime regulations. He said the town may have to track overtime hours and keep up with them for employees that earn less than \$50,000 a year. Mr. Wood will provide further information at the May meeting.

PUBLIC HEARING

The board agreed unanimously to call for a public hearing on May 12th on a possible amendment to the Zoning Ordinance, concerning solar farms.

MOTION: Pittman
SECOND: Baker
VOTE: unanimous

MEETING ADJOURNED

There being no further business to discuss, the meeting was adjourned.

MOTION: Pittman

SECOND: Anderson

VOTE: unanimous

TOWN CLERK

MAYOR