



A G E N D A
May 14, 2018
7:00 p.m.

1. Call to order and roll call
2. Invocation and Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes: 04-09-18
5. Public comment
6. Public meeting on Pine Level Post Office
7. Reports from committees
8. Reports from departments
9. Reports from staff
10. Unfinished business
 - A. Subdivision recommendation from PL Planning Board
 - B. Other
11. New business
 - A. Recommendations on Risk Control management
 - B. Budget for 2018-2019
12. Mayor's minute
13. Announcements
14. Adjournment



TOWN OF PINE LEVEL
MINUTES OF REGULAR
BOARD OF COMMISSIONERS MEETING
MAY 14, 2018
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 Monday, May 14, 2018 at the Pine Level Town Hall.

ROLL CALL

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

STAFF PRESENT

Town Attorney Will Barham, Consultant Dan Simmons, Public Works Supt. Ray Stuckey, Planning Chairman Randy Jones, and Town Clerk Sharon Thompson

INVOCATION AND PLEDGE

Mayor Holt gave the invocation and Commissioner Baker then led the Pledge of Allegiance. Commissioner Pittman pointed out the pictures on the wall of the conference room, of the men from Pine Level who gave the ultimate sacrifice during wartime, and he encouraged citizens to remember them and always be thankful for what they did to protect our freedom.

AGENDA

MOTION TO APPROVE: Pittman
SECOND: Anderson
VOTE: unanimous

MINUTES: 04-09-18

MOTION TO APPROVE: Garner
SECOND: Baker
VOTE: unanimous

PUBLIC COMMENT

The mayor then asked if anyone wished to address the board on a non-agenda item. There being no comment, he went ahead to open a public meeting for the purpose of discussing the Pine Level Post Office and a possible relocation.

PUBLIC MEETING ON POST OFFICE

Mayor Holt announced the meeting was being held to get input from the public on the possible relocation of the local post office. He introduced Rick Hancock, Real Estate Specialist with the postal service, and said that he met him several months back when the post office was temporarily closed down and relocated due to unstable building conditions. Mr. Hancock came forward and began by saying there must be a lot of analysis done if there is to be a possible move of existing postal facilities. He said their first move is an in-depth analysis, and they determined that Pine Level Post Office is indeed space deficient. He said they must consider what is best for 10-20 years down the road. He said they want to see the post office staying in Pine Level, located at the best location for the town, not only for today but for years in the future. He explained there was new ownership of the current building, which he deemed too small for future needs. He said they had looked at a location in Park Plaza as a possibility, and that was a viable space in the running for consideration. He simply wanted to gather what information is available and take it back to his people and see what they want to do. He said he would be the point of contact for the project, and they would look at locations, costs, and everything involved. He said he would need written contact from anyone who wished to offer suggestions on the proposal.

The mayor reiterated that Mr. Hancock would take back any comments and they were just getting public input tonight. He said it was not the case that the post office is leaving Pine Level, but they are looking into the current location and whether it is best for the town or if a new location would be a better fit. He asked if any of the board members had any questions or comments. Commissioner Anderson asked about the current location being space deficient, and whether that meant not enough boxes left for rent or what. Mr. Hancock said no, it was a matter of volume versus space. Commissioner Pittman said he had been involved with projects from the RR and DOT, and they ask for input but they already have their minds made up and plans made, regardless of the input. Mr. Hancock said that sometimes they have an answer in mind, but they have not made a determination yet on Pine Level. He added that public input is only a part of the equation they must consider. Commissioner Pittman said Pine Level is growing, and one problem is that many people get their mail delivered from Selma post office. He said Pine Level was losing on their census count each time, with so many citizens being counted as Selma residents because of their address. Mr. Hancock said he had no control over that, but he could get that question to someone that deals with those issues. Commissioner Pittman said he would like to propose that no one have a box in Pine Level unless it has a Pine Level address.

Joe Bernie Dupree felt that the new owners of the post office building would improve it substantially and make it complement their new business in the remaining part of the building. He said somebody came down here from Raleigh or somewhere and they did not have a clue what Pine Level needed. He said it would help the downtown area to re-do the old buildings and make them desirable for new business. He felt Mr. Kornegay, the former owner, did a great service for Pine Level by having the post office located there for all these years. Mr. Hancock said it was not an emergency situation but they are looking at where Pine Level will be and what will be needed in ten years.

Kevin Kornegay asked how many more boxes the current post office could hold. Commissioner Garner said his problem was the hours of operation, he said a working man could not even buy a stamp because the office was always closed. Commissioner Anderson said she would like to hear from the new owners of the building. Then Mrs. Joyce Jenkins stood up to speak, and introduced herself and her husband Wayne. She said they recently purchased the building and they have a lot of plans to renovate and do a total facelift on the building. She said they have already painted the lobby of the post office and stripped and cleaned the floors. Mrs. Jenkins said she has operated her business in Pine Level for fifteen years and she has seen a lot of change and growth and she wants to be a part of that and turn the building into something representative of Pine Level. She felt they would need to take it step by step to get it up to where they want it, and it would take six months to a year. She commented that she would like to see the post office stay where it is, but she was going forward with her plans either way. Her husband, Wayne, later asked whether or not the post office would consider pooling resources with them to make the building work for the postal service. Mr. Hancock said yes, that would be a possibility. Commissioner Pittman added that Mrs. Jenkins and her husband were assets to the community. He said the building used to have race carts upstairs, it used to be a funeral parlor upstairs, and it was a part of Pine Level history and he would like to keep the post office in the same location.

Dannie Hayes commented that he did not have a preference on where the post office is located, but if it stays downtown he would like to see them make it more accessible for handicapped people. Mr. Hancock said that location was grandfathered in, but that was something they could address. Randy Jones stated that he was chairman of the Pine Level Planning Board. He said

that having the post office where it is has been a grand thing, because he used to live right next door to it. He added that there are several subdivisions underway currently and many new homes coming up and he felt that growth in town might necessitate a move to a new location. Mr. Hancock said they must be pro-active to avoid an untenable situation. Commissioner Pittman again mentioned the census and Selma addresses in Pine Level. Mayor Holt said that Mr. Hancock could take that information back and get it to someone that could help out with that issue. Mrs. Vickie Capps said that she lives in the ETJ of Pine Level, and she has a Selma address, but her deliveries are made to a Selma box. Mayor Holt said that matter was not one that Mr. Hancock could handle, but they needed to stick to discussion on whether the post office should stay or move from where it is to a new location. Commissioner Anderson encouraged people to send written correspondence to Mr. Hancock, so he could route it to the right people. Mr. Hancock agreed; he said to call him, email him or send a letter to him, and reiterated that the postal service is not leaving Pine Level. He said he could send operations issues to the operations department. Mayor Holt thanked Mr. Hancock for coming to town tonight and for being accessible. Commissioner Pittman then asked for a ten minute recess, Commissioner Baker voiced a second and the mayor called for a brief recess.

REPORTS FROM COMMITTEES

Nester McClain reported that everything was going well with the Seniors Group. Commissioner Pittman asked when the town is responsible for the seniors' lunch again, and August was the response.

REPORTS FROM DEPARTMENTS

STREETS: Commissioner Baker. Summer coming on, paving needs to look at. Budget time, probably need to talk about a garbage truck, or privatizing garbage pick-up.

RECREATION: Commissioner Anderson. Baseball, softball underway. July 4th celebration scheduled for the Fourth, fireworks under contract. New committee member to consider: Ben Creech has re-applied for appointment to the Recreation Committee. The board voted unanimously to approve the reappointment of Ben Creech to the Recreation Committee. Parking lines need to be repainted in recreation park parking lot.

MOTION: Anderson

SECOND: Garner

VOTE: unanimous

POLICE: Commissioner Garner. Police planning more traffic checks; they continue to find drugs at traffic stops, such as meth, heroine, etc. Men are working diligently to keep Pine Level safe and drug free.

WATER/SEWER: Commissioner Pittman. Things are going well in water/sewer. Mayor asked Dan Simmons for report on USDA project. Mr. Simmons said they just sent the contract documents on the new well to RDA. Reported that Triangle Civilworks has sold assets to McGill Associates as of May 1st and the project will be completed under their name. Project should move forward fast.

FIRE DEPT: Stephen Holloman, chief, reported that Fireman's Day went well and they sold out of everything. He said they pretty much broke even. Asked town to keep them in mind with the new subdivisions under consideration. Want to talk with board about their budget requests.

REPORTS FROM STAFF

None.

RECOMMENDATIONS FROM PLANNING BOARD

First, the board considered a minor subdivision for Amy Futch, to divide one lot out of a larger parcel. The Planning Board recommended approval and the board voted unanimously to approve the minor subdivision.

MOTION: Pittman

SECOND: Garner

VOTE: unanimous

Next up for consideration was a recommendation of approval for the development of Scottie's Ridge Subdivision as a Planned Unit Development, under a special use permit. Mayor Holt said the Planning Board recommended seven conditions and they have all been met, so they could call for a required public hearing on the special use permit. The board voted unanimously to call for a public hearing on the permit at 7:00 p.m. on Monday, June 11, 2018.

MOTION: Pittman
SECOND: Baker
VOTE: unanimous

The mayor then explained that the board needed to call for a public hearing to rezone property on South Peedin Avenue from RMH to RH. He said the property is owned by Richard Braswell and they are in agreement, although they need to get the deed changed so that all the property will be in the same name. The board voted unanimously to call for the required public hearing, to be held at 7:00 p.m. on Monday, June 11, 2018. He said the town was going to take care of the zoning issue and the property owner could go ahead and file for a variance due to the lot only having 63' of road frontage.

MOTION: Garner
SECOND: Anderson
VOTE: unanimous

ON-LINE PAYMENTS

Mayor Holt asked the clerk and town attorney to revisit the system for on-line payment of bills owed to the town. He said the board was interested in moving on with offering on-line payment.

RECOMMENDATIONS ON RISK CONTROL

The mayor next brought up a letter received from the town's insurance carrier, Tokyo Marine HCC, wherein they specified four to five items they would like for the town to implement to decrease the town's liability. He said the first recommendation was for the town to perform annual review of employee driving records; the second had to do with a documented, routine inspection of park and playground equipment; the third advised that the old jail cell structure at the park is not acceptable for public playgrounds and needs to be removed; the fourth advised that metal posts that were previously cut off on the tennis court need to be removed; and fifth, the town should consider conducting annual fire extinguisher training for employees. Mayor Holt said he met with Scottie Hayes and Ray Stuckey and discussed following through on the liability issues.

BUDGET FOR 2018-2019

Mayor Holt distributed budget worksheets to the board members and asked them to review them for a budget workshop later this month. He said it is a balanced budget, but it does not include any new policemen, or retirement benefits, new equipment, cars, a garbage truck, etc. He said it does include appropriations that are basically out of our control, such as an increase in retirement rates for employees, landfill fees, water/sewer increases from Johnston County. He felt the town is doing a good job with managing insurance increases, and he said the budget includes an increase for the fire department. He said they still need to consider a fee for picking up large stuff beside the street.

NO MAIL BOXES IN PINE LEVEL

Commissioner Pittman made a motion that there may be no new mail boxes in Pine Level unless they have a Pine Level address. Mayor Holt said he was not sure if the town could enforce that; Tammy Newsome, who formerly operated the post office, said she looked that up before and she thought the town could do it. The mayor asked Commissioner Pittman if he would consider letting the town attorney do some research on the matter before getting too far along with it. He agreed and Commissioner Baker said he would second the motion with that amendment. The board voted unanimously to approve the motion.

ANNOUNCEMENTS

Mayor Holt announced that the town is now the legal owner of the Pine Level VFW building, and the organization signed a lease agreement for use of the building. He said the VFW charter specified all along that the building would go to the town if the organization ever went under. The VFW will no longer rent the facilities out, but their members may use the building. He said the deed has been recorded and the lease signed by both parties.

He said the firework have been reserved for July Fourth and there would be other activities going on that day at the park, and it would be on the actual Fourth.

He stated that Town Hall Day is coming up on Wednesday, May 23 at 6 p.m. and he advised the commissioners to let the town clerk know if they plan to attend. He said that he would attend.

The mayor said he was glad to see Danny Avery and his wife at the public meeting tonight. He said Mr. Avery spearheaded the campaign for the Pine Level Lions Club to erect a beautiful new sign at the Sam Godwin Recreation Park, with the emblems of all of the local civic groups. He said the town also contributed some materials and finances as well. There will be a dedication service on Sunday, June 3, 2018 at 3 p.m. He said the Lions Club has always had a good working relationship with the town and it was much appreciated and the new sign looks great.

Mayor Holt then read thank you notes from the Jones family, for the flowers sent from the town when former mayor Rudolph Jones passed away. He also had a thank you from Alan Lee, for the flowers sent when his father recently passed away.

MEETING RECESSED

There being no further business to discuss, at about 8:25 p.m. the board voted unanimously to recess tonight's meeting until Tuesday, May 29 at 7 p.m. and the meeting came to an end.

MOTION: Garner

SECOND: Pittman

VOTE: unanimous

TOWN CLERK

MAYOR