



A G E N D A
August 14, 2017
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: 07-24-17
5. Public comment
6. Reports from committees
 - A. Recommendations from Planning Board
 - (a.) Minor S/D request – Elliot and Sherry Arthur
 - (b.) Major S/D request – Peedin Ridge
 - (c.) Rezoning request – Johnston County
 - B. Other
7. Reports from departments
8. Reports from staff
9. Unfinished business
 - A. Disposition of town property
 - B. Other
10. New business
11. Mayor's minute
12. Announcements
13. Adjournment





TOWN OF PINE LEVEL
MINUTES OF REGULAR
BOARD OF COMMISSIONERS MEETING
AUGUST 14, 2017
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, August 14, 2017 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 Board Chairman Randy Jones, Recreation Coordinator Scottie Hayes, and Town Clerk Sharon Thompson

INVOCATION AND PLEDGE

Commissioner Pittman gave the invocation; Commissioner Garner led the Pledge of Allegiance. Mayor Holt then welcomed everyone to the meeting.

AGENDA

MOTION TO APPROVE: Baker
SECOND: Anderson
VOTE: unanimous

MINUTES: 07-24-17

MOTION TO APPROVE: Pittman
SECOND: Garner
VOTE: unanimous

PUBLIC COMMENT

Mayor Holt asked if anyone wished to comment on a non-agenda item. Danny Avery, representing the Pine Level Lions Club, was first to speak. Mr. Avery said that 2017 was the 100 year anniversary of Lions and they wanted to participate in a Centennial Legacy project in the community that would be impactful and lasting. He said they were looking at replacing the Sam Godwin Recreation Park sign that was destroyed a year ago, with a new brick sign. They have talked with all of the local civic organizations and asked them to participate and contribute to the cost of a new sign. Thus far they have a commitment from the Woman's Club of \$1000, from the American Legion for \$1000, and from the Lions Club for \$2000. Mr. Avery said the sign would be of a color molded material that would hold its color, and it would be constructed at the same place as the old sign. He said they would like for the town to contribute \$1000 to the project. He said each organization would provide their club emblem, at a cost of about \$125 each. Mayor Holt added that they hope to complete the sign by the end of 2017. The board unanimously agreed to contribute \$1000 to the sign project. The mayor said that the Lions Club also gave one of the new flagpoles at the corner of US 70-A and N. Peedin Avenue, and the Woman's Club donated the second pole.

MOTION TO APPROVE: Garner

SECOND: Baker

VOTE: unanimous

MINOR SUBDIVISION REQUEST FOR ELLIOT AND SHERRY ARTHUR

The board then considered a minor subdivision request for Elliot and Sherry Arthur to build a new home on Pinecrest Road, just outside of the city limits of Pine Level. Planning Chairman Randy Jones advised the board that the Planning Board recommended approval of the request. The board voted unanimously to approve the minor subdivision as presented. A copy of the permit and plat are included with and hereby made a part of these minutes by reference.

MOTION TO APPROVE: Anderson

SECOND: Baker

VOTE: unanimous

MAJOR SUBDIVISION REQUEST FOR PEEDIN RIDGE SUBDIVISION

Next the board considered a major subdivision request for Peedin Ridge Subdivision, on North Peedin Avenue, to be developed by Genesis Living. Chairman Jones said the Planning Board recommended approval of this subdivision also, although they placed a few conditions of the development. He said those conditions had been satisfied on the plat and they recommended that it be approved as a final plat. Commissioner Baker asked if that property is right beside the county pump station and he asked if it is in a floodplain. Mr. Jones said that it was not in a floodplain. Commissioner Pittman asked if they are ready to move forward on the development. Mr. Jones said there are six lots to be developed, with them sharing driveways between each two lots, each with a private dwelling. The board then voted unanimously to approve the major subdivision for Peedin Ridge S/D. A copy of the permit and plat are included with and hereby made a part of these minutes by reference.

MOTION TO APPROVE: Pittman

SECOND: Garner

VOTE: unanimous

REZONING REQUEST FOR COUNTY OF JOHNSTON

Chairman Jones then explained that the county is purchasing a parcel of land from Genesis Living, to use for expansion at the Northside Sewer Station. He said the county property is zoned RA and the part they are buying is zoned RH, and it would be best to have all of it under the same classification. The board unanimously agreed to call for a public hearing at their next board meeting on September 11, 2017. Mr. Jones also invited the board to attend the next Planning Board meeting, when they will meet as a Board of Adjustment and hold a quasi-judicial hearing on a conditional use permit.

MOTION: Pittman

SECOND: Garner

VOTE: unanimous

SENIORS GROUP

Nester McClain reported that the Seniors had a good meeting on August 9th and they appreciated the town providing lunch for the group. Mayor Holt replied that they appreciate the seniors and they are happy to have that group active in Pine Level.

REPORTS FROM DEPARTMENTS

FIRE DEPT: The board received a brief report from the fire chief, Stephen Holloman. The mayor asked what hours are kept at the fire department, Mr. Holloman replied 9 to 9, but they hope to be a 24 hour department in the near future. Mayor Holt said they were always welcome to come to the town meeting. He then asked if the town has any recourse when the railroad keeps the crossing arms at the railroad crossings down for extended periods, keeping citizens and the fire department from getting across the railroad track, and the answer he got was no.

STREETS: Commissioner Baker. Ray Stuckey and men working hard lately. Had to replace water pump on garbage truck. Mr. Stuckey said that lately there has been a lot of yard waste for pickup.

RECREATION: Commissioner Anderson. Bathrooms at concession stand almost completed and they look really nice. Football registration numbers are down. Scottie Hayes said they are also signing up for fall soccer and cheering. Two light poles were replaced on the park outfield and fencing was replaced as well. Mayor Holt said it looked like the bleachers might need some repair work as well.

WATER/SEWER: Commissioner Pittman. Had to repair broken water line recently. Two vehicles/equipment are obsolete and need to be disposed of, the old service truck and the old Long tractor. Dan Simmons reported that they are hard at work on the town project, and they are meeting tomorrow with RDA and discussing the bidding for the new well to be constructed.

POLICE: Commissioner Garner. School to start back in a couple of weeks, encouraged people to use caution in the school area. Mayor Holt said he was unsuccessful in trying to reach the school principal, Alan Sasser, but the school has a celebration coming up on September 29th for anyone who ever attended Pine Level School.

DISPOSITION OF TOWN PROPERTY

Mayor Holt commented on the proposal to sell the nearly three acre tract of land on Rains Crossroads Road that used to serve the town as a dumpsite. He said someone who owns land adjacent to the property is interested in purchasing the land from the town, and he said he saw no reason for the town to continue to hold onto that property. He said the town attorney had looked into disposing of the property and had a report for the town. Mr. Barham stated that the town could use one of three methods to dispose of the property, either sealed bids, or public auction, or private negotiation with upset bid within 10-day period. He said all of those would require advertisement and adoption of a resolution to authorize the sale. He said that he has prepared a resolution, but he is awaiting a bid offer from whoever wishes to purchase the property, and it would be up to the board to accept any offers. He said the resolution specified that the property is sold as is, and he said the town should consider requiring the purchaser to pay closing costs and any taxes that might become due on the property. Mayor Holt reiterated that the purchaser must make an offer and deposit 5% of the offer and then it should be advertised and anyone could make an upset bid within 10 days, and then the board could accept or reject the offer. The board then voted unanimously for the mayor to negotiate with the person interested in purchasing the property and for him to let them know how they need to proceed under the upset bid method.

MOTION: Pittman

SECOND: Garner

VOTE: unanimous

Commissioner Garner said the police department also has some old equipment they would like to dispose of, such as old light bars, and he recommended that it be advertised under "gov.deals." The board voted unanimously to approve advertisement of the old equipment.

MOTION: Garner

SECOND: Baker

VOTE: unanimous

Commissioner Pittman said he would talk with Ray Stuckey about exactly what equipment it is that he wants to dispose of. Mr. Stuckey asked if it matters where the equipment originally was purchased, because he has an old generator at the shelter that he would like to get rid of. Mayor Holt said any department head could advise their department commissioner if there is old equipment to be disposed of and the board could then declare it as surplus and proceed with selling it.

MAYOR'S MINUTE

Mayor Holt read excerpts from an article in *The Johnstonian Sun* from August 10, 1933. He said Pine Level and Selma ball teams played baseball, to a 0-0 tie. He read prices advertised for various grocery items, such as sugar for 5 cents per pound, coffee for 15 cents per pound, etc. He also read about a missing mule, and a day trip on the train all the way to Wrightsville Beach and back for a total of \$1.25.

ANNOUNCEMENTS

The total solar eclipse will occur on the afternoon of Monday, August 21, 2017, and it should be partially visible in this area, for those interested in viewing it.

MEETING ADJOURNED

There being no further business, at 7:50 p.m. the meeting was adjourned.

MOTION: Pittman

SECOND: Garner

VOTE: unanimous

TOWN CLERK

MAYOR