



A G E N D A
October 8, 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: 09-10-18
5. Public comment
6. Reports from committees
7. Reports from departments
8. Reports from staff
9. Unfinished business
10. New business
 - A. Proposal for subdivision north of town – James Lipscomb and Paul Parker
 - B. Planning Board appointments
11. Announcements
12. Adjournment





TOWN OF PINE LEVEL
MINUTES OF REGULAR
BOARD OF COMMISSIONERS MEETING
OCTOBER 8, 2018
7:00 P.M.

CALL TO ORDER

Mayor Pro-tem Phil Pittman called a regular meeting of the Pine Level Board of Commissioners to order at 7:05 p.m. on Monday, October 8, 2018 at the Pine Level Town Hall, after he announced that a quorum was present.

ROLL CALL

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

STAFF PRESENT

Town Attorney Will Barham, Consultant Dan Simmons, Recreation Coordinator Scottie Hayes and Town Clerk Sharon Thompson

INVOCATION AND PLEDGE

Mayor Pro-tem Pittman gave the invocation, remembering in particular the loss of Pine Level resident Kester Kornegay, who used to be a regular attendee at the town meetings, and NC Army National Guard Sgt. James Allen Slape of Morehead City NC, who was killed in Afghanistan last Thursday by an IED explosion. He said that NC Governor Roy Cooper had ordered flags to be flown at half-mast in remembrance of Sgt. Slape. Commissioner Baker then led the Pledge of Allegiance.

AGENDA

ADDITIONS: 9. (A) Vehicles affected by tank painting (PP)

MOTION TO ADOPT: Anderson
SECOND: Baker
VOTE: unanimous

MINUTES: 09-10-18

MOTION TO APPROVE: Baker
SECOND: Anderson
VOTE: unanimous

PUBLIC COMMENT

None.

REPORTS FROM COMMITTEES

The PL Seniors will meet on Wednesday this week. Mayor Pro-tem Pittman said the seniors need to find someone to help lead their group. He said the group is made up of Pine Level area seniors, and someone needs to step up and help out with the group.

REPORTS FROM DEPARTMENTS

STREETS: Commissioner Baker. Still reviewing paving needs. No further news on garbage truck.

RECREATION: Commissioner Anderson. Football program active, soccer and cheering. Basketball registration underway. Halloween and Trick or Treat will be October 31st. Christmas parade coming up December 9th at 3:00 p.m. Still working to complete park repairs.

WATER/SEWER: Mayor Pro-tem Pittman. Possibility of 5-6" of rain later this week from Hurricane Michael. Will try to address storm drains beforehand. Asked that residents secure their garbage containers after the town picks up garbage Wednesday.

REPORTS FROM STAFF

Town Attorney Will Barham reported that he talked with Utility Service Company concerning the damages to vehicles from overspray when the water tank was spray painted. He said they turned the claims over to their insurance company, Nationwide. Mr. Barham said he could not be a party to the negotiations and he could not bring a lawsuit on their behalf. Mrs. Amy Ryan said her claim has not been settled and she has gotten nothing but the run-around for four months, and she felt they would have to take further action on their own. She said they were told they would get a check Tuesday, but Ray Stuckey said he never said that. Mr. Barham said the issue could not be resolved tonight, and they were free to obtain other counsel if they felt that was necessary.

PROPOSED SUBDIVISION

The board then heard from Paul Parker of Home Town Realty about the possibility of a development north of town on Pine Level-Micro Road and Futrell Road. He introduced Mr. Ed Holt, one of the property owners. He distributed preliminary drawings of three possible subdivision plans and said they would like to get a feel for what the board thinks of their proposal. He said the property abuts the current city limits and it is just north of Moccasin Creek. The first plan allows for 41 road front lots only and they would not add a second road on the property. He said that plan would include shared driveways. He said they want to develop larger lots and use septic tanks, because sewer would require them to cross over Moccasin Creek and it would be cost prohibitive. The second plan added in one road, coming off of Futrell Road, and it would allow 58 lots. The third plan added two roads and allowed 71 lots. He said the current zoning regulations call for lots with 25,000 square feet in RA districts. Dan Simmons commented that sewer is already on this property, and all they would have to do is get the sewage to the gravity line. Mr. Parker said that curb and gutter and sewer would be so expensive and they would prefer to use septic tanks. Mr. Simmons said they need to talk with Johnston County because he was not sure the county would allow septic tanks, since sewer is available. Mr. Parker said they could possibly tie onto county water, but they have not done extensive studies yet. He added that they are trying to not get into high density development. So Commissioner Baker asked if they were just giving the board a view into what they are looking at, and Mr. Parker said they were trying to get feedback from the town, since they missed the last Planning Board meeting. He added that they are looking at 1200-1400 square foot homes, with paved drives, double car garages, with a beginning price point of \$170,000. He felt their development could bring growth to the downtown area and increased activity in the downtown. Mayor Pro-tem Pittman said the next stop for them would be to meet with the Planning Board.

PLANNING BOARD APPOINTMENTS

Next, the board considered appointments and/or re-appointments to the Planning Board. The clerk explained that Faye Starling is currently an alternate member of the board and she would like to step up to regular member status, Trenton Broadwell could then be appointed to fill the remainder of her term as an alternate, and Randy Jones and Janet Kleinert would be re-appointments. The board voted unanimously to adopt a resolution making those appointments as the clerk outlined. A copy of the resolution is included with and hereby made a part of these minutes by reference.

MOTION TO APPROVE: Baker
SECOND: Anderson
VOTE: unanimous

ANNOUNCEMENTS

The pastor from the Good News Church at Park Plaza reported to the board that they plan to have a distribution of a truck load of sweet potatoes to anyone in the community on Saturday, November 3. He said to bring a box or bag and collect all the sweet potatoes you want, and it was a free give away. Commissioner Anderson suggested that they get in touch with the police chief prior to the event, so they could plan for traffic control if necessary. The pastor also said they would have a small Fall fest with a free dinner for the community on Saturday, November 17. He said they will distribute food, clothing, etc. Mayor Pro-tem Pittman said there are a lot of people in need and the church's efforts were certainly appreciated. The pastor said they received a lot of help in the community, especially from the Baptist Church. He said they want to get more involved with the community.

Dan Simmons reported that drilling of the town's new well was underway. He said they hit rock at 44' and went four more feet and hit very hard rock, so they drilled a 12" hole and sealed it off and would come back now and run a bit through the pipe and try to go down further. He said the contract allows for 300 feet, with additional drilling at a stated price per foot. They are already 56 to 57 feet down. He said he hoped that they soon hit a steady supply of good water.

MEETING ADJOURNED

There being no further business to address, at 7:43 p.m. the meeting was adjourned.

MOTION: Anderson
SECOND: Baker
VOTE: unanimous

TOWN CLERK

MAYOR