

Mayor
Jeff Holt

Mayor Pro-Tem
Greg Baker

Board of Commissioners
Jimmy Garner
Phil Pittman
Bill Radford



Town Clerk
Connie N. Capps

Police Chief
Ashley Woodard

Public Works Supt.
Ray Stuckey

Rec. Coordinator
Scottie Hayes

**TOWN OF PINE LEVEL
MINUTES OF REGULAR
BOARD OF COMMISSIONERS MEETING
JUNE 13, 2022**

CALL TO ORDER

Mayor Jeff Holt called the regular meeting of the Pine Level Board of Commissioners to order at 7:00 p.m. on Monday, June 13, 2022 at the Pine Level Town Hall.

ROLL CALL

✓ Mayor Jeff Holt
✓ Commissioner Greg Baker
X Commissioner Jimmy Garner
X Commissioner Phil Pittman
✓ Commissioner Bill Radford

STAFF PRESENT: Attorney Chip Hewett, Police Chief Ashley Woodard, Recreation Director/Zoning Administrator Scottie Hayes, Finance Consultant Marla Ashworth, and Town Clerk Connie Capps.

OTHERS PRESENT: Planning Board Chairman Randy Jones, Fire Dept. President Greg Johnson, and Terry Rains.

INVOCATION & PLEDGE

Invocation: Mayor Jeff Holt
Pledge of Allegiance: Terry Rains

AGENDA APPROVAL

Mayor Jeff Holt stated that he would like to amend the agenda to add under New Business: Item (B) Certified Site Support
And move Item 7 (b) under Planning/Zoning - Video on Future Land Use Development and Density to the last item of business.

Motion: Commissioner Bill Radford
Second: Commissioner Greg Baker
Vote: Unanimous

APPROVAL OF MINUTES- MAY 9, 2022

Motion to approve: Commissioner Greg Baker

Second by: Commissioner Bill Radford

Vote: Unanimous

PUBLIC COMMENT

None.

COMMITTEE REPORTS

None.

DEPARTMENT REPORTS

Planning Board

Mayor Holt stated the board will need to call for a public hearing to be held on June 30, 2022 at 6:00 p.m. to consider the adoption of the draft copy of the Comprehensive Land Use Plan. He stated there was a lot of work that went into this Plan, and there was a lot of input from our citizens. He said there was some interesting information listed comparing Pine Level with other towns in Johnston County. He stated we learned more about Pine Level. He said it was a good, well-prepared plan, and thanked TJCOG Planner Curtis Lee for his time and dedication to this project.

Motion to call for public hearing -Commissioner Bill Radford

Second- Commissioner Greg Baker

Vote Unanimous

Mayor Holt stated that the public hearing to consider amending Section 405.45 of the Unified Development Ordinance that was previously advertised for tonight will be recessed to the next town board meeting which will be on Monday, July 11, 2022 at 7:00 p.m.

Motion by: Commissioner Greg Baker

Second by: Bill Radford

Vote: Unanimous

Recreation

Recreation Director Scottie Hayes reported that the recreation committee had started removing everything out of the concession stand for remodeling.

He stated that there would be free flag football camps at North Johnston High School with the high school coaches this summer.

He informed the board that he had contacted the Pine Level Fire Chief Brannan Barbee to set off the fireworks on Monday, July 4th, with the assistance of the Pine Level Fire Department. He stated there would be kickball tournaments, inflatables, and concessions just like last year.

There was some discussion if the fireworks were cancelled due to rain, the fireworks could be held on December 31st for New Year's Eve.

Water/Sewer

In the absence of Commissioner Phil Pittman and Public Works Superintendent Ray Stuckey, Mayor Holt stated that the town was nearing the end of the water and sewer project. He said a final meeting was scheduled for Wednesday with the USDA and the contractor Adam Stuckey. He said hopefully everything would be completed by July 1st.

JOHNSTON COUNTY WASTEWATER AGREEMENT

Mayor Holt reported on the status of the Johnston County Wastewater Agreement stating that we will not take any action due to still in negotiations with the County.

Streets

Commissioner Greg Baker reported that all was going well in the street department and the men were working hard in the heat. He also stated there would be some street repairs as soon as the water project was completed.

Police

Police Chief Ashley Woodard reported that all was going well in the department. He stated that some towns in the County were having problems with juveniles breaking into unlocked vehicles. He encouraged everyone to keep their vehicles locked at all times.

Fire Department

President Greg Johnson reported that the department was finalizing their budget by July 1st. He said Fire Chief Brannan Barbee would be shooting the fireworks on July 4th and the department will be assisting him.

STAFF

A motion was made by Commissioner Greg Baker and seconded by Commissioner Bill Radford to call for a public hearing to be held on Thursday, June 30, 2022 at 6 p.m. at the Pine Level Town Hall to consider the adoption of the proposed Budget for the Fiscal Year 2022-2023. The motion passed unanimously. Mayor Holt stated that copies are available for review.

Attorney Chip Hewett announced that he knew there were some NC State Fans in attendance and he wanted to announce that Abby Lampe from Smithfield and also a recent graduate of NC State University won 1st place in the National 2022 Cooper's Hill World Cheese-Rolling Championship held in Gloucester, England.

NEW BUSINESS

BUDGET DISCUSSION

Mayor Holt next shared some high points of the proposed fiscal year 2022-2023 Budget:

- Pay increases for all employees
- Increase in Garbage fees of \$1
- Park and Recreation Fees increased
- Police salaries increase due to competition with other towns, adding another police car
- Codification of Ordinances
- Vehicle expense increase due to fuel cost
- Water increase passed from Johnston County and Water/Sewer Project loan payment
- Sewer charges increasing due to Johnston County increasing transmission and treatment charges
- Property Tax remained the same at \$.48
- Fire Department- gave the same percentage as last year (valuation from last year to this year increased by 7 ½ % to 8%.) Approximately \$9,000-\$10,000 more than last year.

Mayor Holt stated that Finance Consultant Marla Ashworth has worked hard on the budget along with input from the Department Heads to put this budget together, and she could not be here tonight. He said the Budget public hearing will be held on June 30th at 6:00 p.m.

CERTIFIED SITE SUPPORT

Mayor Holt informed the board that the NC Department of Commerce has a facility in place that a tract of land can be certified by going through a review process by meeting a thirty-one-point system. The process would include studies on the land such as a topographical analysis, aerial photographs, Phase I Environmental Study, Detail Analysis of transportation, NCDOT and the availability of public utilities. It would tell a developer what is ready on that site if they were interested in buying the property and would save time and money. He said Chris Johnson who is the Director of the Johnston County Economic Development Committee has met with Planning Board Chairman Randy Jones and myself concerning two tracts of property on Peedin Avenue which consists of 205 acres. He said it is currently zoned RA (Residential-Agriculture). He said they would like to have this site certified at their expense to get the ball rolling so that if the property were to be marketed, the work would already be done when they consider the due diligence before buying. He said all the information is put together in one packet. He said all they are asking is for the Town of Pine Level to support the Johnston County Economic Development as they pursue getting this property certified. Mayor Holt stated if the board supports the Johnston County Economic Development in getting this site certified we would need a motion to do so. Commissioner Bill Radford made a motion to support the Johnston County Economic Development Committee in certifying the site on Peedin Avenue at no expense to the town. Commissioner Greg Baker seconded the motion. The motion passed by unanimous vote.

BUDGET AMENDMENTS

Mayor Holt next presented the Budget Amendments ending for June 30, 2022. Commissioner Bill Radford made a motion to approve the budget amendments and Commissioner Greg Baker seconded the motion. The motion passed by unanimous vote. The Budget Amendments are included and made a part of these minutes.

VIDEO ON FUTURE DEVELOPMENT AND DENSITY

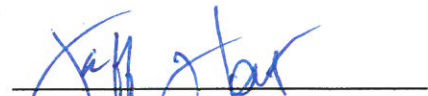
The board watched a video showing a survey that was done in two towns. One town that had well-structured planning and zoning and one town that did not. In the video it showed how important it was to have well-structured planning and zoning and also following a Comprehensive Land Use Plan.

ADJOURNMENT

There being no further business to discuss Commissioner Greg Baker made a motion to adjourn the meeting and Commissioner Bill Radford seconded the motion. The motion passed by unanimous vote. The meeting adjourned at 8 p.m.


Connie N. Capps
Town Clerk




Jeff Holt, Mayor