

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
NOVEMBER 14, 2022**

CALL TO ORDER

Mayor Jeff Holt called the regular meeting of the Pine Level Board of Commissioners to order on Monday, November 14, 2022 at 7:00 p.m. at the Pine Level Town Hall.

ROLL CALL

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

STAFF PRESENT: Attorney Chip Hewett, Police Chief Ashley Woodard, Recreation Director/Zoning Adm. Scottie Hayes, and Town Clerk Connie Capps.

OTHERS PRESENT: Fire Dept. President Greg Johnson, Kevin Kornegay

INVOCATION: Commissioner Greg Baker

PLEDGE: Commissioner Phil Pittman

APPROVAL OF AGENDA

Attorney Chip Hewett requested to add to the agenda under item 9 (b) Bulk Wastewater Agreement.

Motion to approve the agenda as amended: Commissioner Bill Radford

Second: Commissioner Greg Baker

Vote: Unanimous

APPROVAL OF MINUTES – NOVEMBER 14, 2022

Motion to Approve: Commissioner Greg Baker

Second: Commissioner Phil Pittman

Vote: Unanimous

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"The Town of Pine Level is an equal opportunity provider and employer."

PUBLIC COMMENT

Resident Kevin Kornegay held a discussion with the board concerning the System Development Fees the board adopted on February 14, 2022. He said he thought those System Development Fees should only be for owners/developers requesting new taps. He wanted clarification on when the town would impose those fees. Mayor Holt explained that the Town of Pine Level did not run out of sewer capacity until recently. He reported that Johnston County has done a study and it is based on the average flow from the last two years. He said Johnston County has come up with an average amount of gallons of sewer to bill Pine Level. He said when the town exceeds that number of gallons that Johnston County has allotted to the Town of Pine Level, the town will be billed at the end of the year. He said it does not matter if it is new construction, or if the house has been empty or not. He said anything over that average the town will be billed for that extra sewer that goes over the allocation that Johnston County allows for Pine Level. He said this is due to Johnston County building a new sewer treatment facility. Mayor Holt informed the board stating that we may need to state in our ordinance that if a property in town has been vacant prior to a certain date, they will be subject to pay according to the Waste Water Agreement.

Attorney Chip Hewett presented the board with the Bulk Wastewater Agreement generated by Johnston County. He asked that the board review this agreement and then at the December meeting they could discuss the agreement.

PLANNING BOARD

Zoning Administrator Scottie Hayes discussed the Memorandum that was submitted by the Planning Board. He said the planning board unanimously voted to recommend that the town board call for three (3) public hearings to be held at the December meeting:

- (1) To amend the Zoning Ordinance to allow townhouses in Section 302 the option for open space fee in-lieu of as reflected in Section 412.2 in the Subdivision Ordinance.
- (2) To update the Table of Permitted Uses to coincide with all districts in Section 302 in the Zoning Ordinance.
- (3) A Special Use Permit filed by Adams & Hodge

A motion was made by Commissioner Bill Radford and seconded by Commissioner Greg Baker to call for the public hearings to be held on December 12, 2022. The motion passed by unanimous vote.

CODE ENFORCEMENT

Town Attorney Chip Hewett stated that the Police Chief and Zoning Administrator had inspected property located at 1729 US 70-A, Parcel#12005012 and determined that the condition of the property was in violation of the Community Appearance Code. He said letters dated March 17, 2022 and October 19, 2022 have been mailed to the property owner informing him of violations of the Code existing upon the property. The owner had 10 days from the date of the letter to resolve the matter. He said the time period has expired and the conditions constituting a violation of the Code remain on the property. Attorney Hewett advised the town that a Resolution Authorizing and Ratifying Nuisance Abatement Action would be the best interest of the Town. Attorney Chip Hewett presented this Resolution to the board. Commissioner Phil Pittman made a motion to proceed with this action and adopt the Resolution as presented. Commissioner Bill Radford seconded the motion. The motion passed by unanimous vote.

COMMITTEE REPORTS

Commissioner Phil Pittman stated that hopefully the Senior Citizens will begin meeting again in the upcoming year.

DEPARTMENT REPORTS

Recreation: Commissioner Bill Radford reported for Scottie Hayes that fall sports were finishing up this week, and the town is now taking applications for basketball and cheerleading for boys and girls ages 4-15. He said we will have three teams for cheerleading.

He said the town will have a Christmas Tree Lighting on Sunday, December 4th from 5 p.m. to 8 p.m. at the Sam Godwin Park with local churches and chorus groups singing to kick off the Christmas season. He said the annual Christmas parade will also be held on Sunday, December 11th at 3p.m. He said the recreation committee has been using the concession stand for the last few weeks with great success. He said we all are excited about all the changes that we are seeing and hope everyone will come out and see everything that is going on at the park.

Mayor Holt stated that the American Legion and Lions Club Turkey Shoots are coming up and he encouraged everyone to support them.

Water & Sewer:

Attorney Chip Hewett presented the board with the Final Draft of the Bulk Wastewater Agreement with Johnston County. He said the agreement involves the Towns of Pine Level, Four Oaks, Selma, and Smithfield. He stated that Four Oaks had already signed the agreement. He said this agreement allows the Town of Pine Level to enter into an agreement to receive additional sewer capacity. A motion was made by Commissioner Greg Baker and seconded by Commissioner Bill Radford to sign the Bulk Wastewater Agreement and send back to Johnston County. Attorney Hewett stated that the town could not issue any permits until this agreement is passed.

Streets: Commissioner Greg Baker reported that all was going well in the Street Department, and the streets looked great!

Police: Chief Woodard reported that the department responded to 106 calls from October 10th to November 14th. He said the department had received approval from NCDOT for road closures for the Pine Level Christmas Parade. He also stated that he had reported property to Johnston County Inspections earlier this year due to numerous safety concerns, and which now has been condemned. He said if there is no objection from the board, this matter will be forwarded to the town attorney.

Fire Dept: President Greg Johnson reported that the fire department will begin looking at the upcoming budget in January. He said the department has changed the date of Fireman's Day from May 6th to May 20, 2023 due to the availability of a stage and other activities planned. He said there would be a parade, vendors, etc. He said Brannan would have more to report at a later date. He said the new firetruck should be delivered in August 2023.

Staff: None

UNFINISHED BUSINESS - None

NEW BUSINESS- None

MAYOR'S MINUTE

Mayor Holt announced that Jimmy and Faye Starling, owners of Starling Homes would be the Grand Marshals of this year's Christmas Parade. He said the Starlings have been in business for 63 years. He said the parade will be held on Sunday, December 11th at 3:00 p.m.

Mayor Holt also informed everyone of the Christmas Caroling at the Pine Level Elementary School on Monday, November 28th at 6 p.m.

Mayor Holt invited everyone to come to the Town of Pine Level Christmas Tree Light Lighting at the Sam Godwin Park on Sunday, December 4th at 5 p.m.

ANNOUNCEMENTS

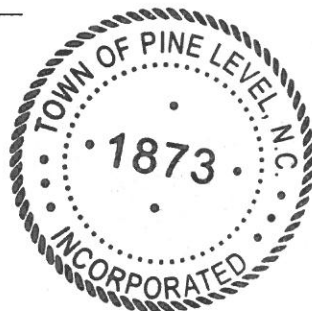
Mayor Holt announced that the Town's Christmas Luncheon will be held on Friday, December 16th at 12 Noon.

ADJOURNMENT

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



Connie N. Capps, Town Clerk





Jeff Holt, Mayor