

Mayor
Jeff Holt

Mayor Pro-Tem
Greg Baker

Board of Commissioners
Jimmy Garner
Phil Pittman
Bill Radford

Town Administrator
Dustin Kornegay



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
JULY 10, 2023

CALL TO ORDER

Mayor Jeff Holt called the regular meeting of the Pine Level Board of Commissioners to order on Monday, July 10, 2023 at 7:00 p.m. at the Pine Level Town Hall with a quorum present.

ROLL CALL

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

STAFF PRESENT

Attorney Mike Wilber, Town Administrator Dustin Kornegay, Police Chief Ashley Woodard, Recreation Director/Zoning Administrator Scottie Hayes, Public Works Superintendent Ray Stuckey, Police Sergeant Matt Cuddington, Administrative Assistant Ashley Willoughby and Town Clerk Connie Capps.

OTHERS PRESENT

Residents Mr. & Mrs. Samuel Heuertz, Rodney Cabe, Tommy Sullivan, Kevin Kornegay, Charles and Dorothy Wood, Jimmy Stewart, Matt Johnson, Kathy Jackl, Thomas Garner, and Fire Dept. President Greg Johnson

INVOCATION: Commissioner Bill Radford

PLEDGE: Commissioner Phil Pittman

APPROVAL OF AGENDA

Mayor Holt asked for the approval of the agenda with the following additions:

Town Administrator Dustin Kornegay requested to add under his reporting:

- Item #C- Resolution of Tentative Award Contract to lowest bidder
- Item #D- Agreement for Engineering Services # 544036 Wastewater I&I Remediation Phase 2

- Under Public Comment: Rodney Cabe, report on Moccasin Creek Drainage District

A motion was made by Commissioner Bill Radford and seconded by Commissioner Phil Pittman to adopt the agenda as amended. Motion passed by unanimous vote.

APPROVAL OF CONSENT AGENDA

- a. Minutes: June 12 and June 27, 2023
- b. Financial Report/Check Listing

Motion to approve: Commissioner Greg Baker

Second: Commissioner Bill Radford

Vote: Unanimous

PUBLIC COMMENT

FIRST PUBLIC COMMENT

Resident Tommy Sullivan who resides at 108 Starling Street in Pine Level stated that he would like to see animal control laws enforced, especially for cats. He said he was speaking on behalf of other residents also. He said he has spoken with Police Chief Ashley Woodard and Zoning Administrator Scottie Hayes about a problem in town concerning cats. He said recently traps were placed on his property and a cat with large sores was caught. He said that he was concerned that the cats were spreading bacteria/disease on his property and other neighboring properties as well. He said people are not taking care of their cats. He also stated people walk their dogs and do not clean up their waste. He said he would like for the board to consider these issues. Mayor Holt stated that plans are being considered to build a dog park. He told the Chief to handle the complaints according to the ordinance. Police Chief Ashley Woodard stated that Johnston County now has a limit of accepting one cat per day, but they would do all they could according to the ordinance.

SECOND PUBLIC COMMENT

Resident Jimmy Stewart who resides at 433 East Pine Street in Pine Level stated the Town of Pine Level has a great police force and he respected all of them. He said his concern was vehicles speeding on East Pine Street between the hours of 3 -6 p.m. He said the speed limit is posted at 35 mph. He said people are not stopping at the stop signs. He said they need to slow down and receive tickets. He said there has already been one accident where the person lost control of their vehicle. It was mentioned that Davis Mill Road and Pine Street should also be monitored for speeding. Mr. Stewart asked if the town could place speed trailers alongside the road to get the drivers to slow down. Chief Woodard stated that two speed trailers have been ordered through a grant and should be here within two weeks. He said our officers stop cars all the time and we will continue to keep a check on these areas.

THIRD PUBLIC COMMENT

MOCCASIN CREEK DRAINAGE DISTRICT REPORT

Resident Rodney Cabe gave a report on Moccasin Creek Drainage District. He said the district had received a \$500,000.00 grant from the State. He said Wildlands Engineering Services came and evaluated all of Moccasin Creek for \$108,000 and identified eight priority sites that would cost \$386,000. He said we have also repaired a crossing of a lateral on West Blanche Street where the new facility is located and cleaned up some tributaries. He said we will be receiving some strap funds from Johnston County in the amount of \$3,400.00 and said that would bring the balance to \$503,410.00. He said these monies did not come from Moccasin Creek Drainage money; it came from the State. He said it would take about one and ½ years to complete the project. Mayor Holt stated that there is no surplus money, and it takes every dime of tax money collected to mow the creek. He said this money from the State will also help in cleaning out the tributaries. Mr. Cabe stated that where the railroad trestle takes a hard right, they will clear and stabilize that area also. He said this year Johnston County has offered to match some money that they have received from the State to help with the expense of this project. Mr. Cabe ask that in the future developers should consult with the Moccasin Drainage Committee before building, in order to consider having holding ponds on the property.

EMPLOYEE RECOGNITION

Mayor Jeff Holt next recognized Sergeant Matt Cuddington who has been an officer for the Town of Pine Level for five years. He said Sgt. Cuddington has a family history in law enforcement. He said his Dad was a detective with the Smithfield Police department, his grandfather worked in the shop with the Town of Smithfield and his grandmother was a secretary with the town. Mayor Holt presented Sgt. Cuddington a Certificate of Achievement for five years of service and a gift card. Mayor Holt stated on behalf of the Town of Pine Level, we express our gratitude for Matt's dedicated service to the Town of Pine Level.

PUBLIC HEARINGS

Commissioner Greg Baker made a motion to open two public hearings separately:

- (1) Rezoning request submitted by Tru Value Properties
- (2) Ordinance Amending the Minimum Housing Standards Ordinance

Commissioner Bill Radford second the motion. Motion passed by unanimous vote.

First Public Hearing

Mayor Jeff Holt stated that the first public hearing had been advertised in order to consider a rezoning request filed by Tru Value Properties. He stated information was mailed to adjacent property owners. He said Tru Value properties are requesting to rezone Parcel#12N10031D from LI (Light Industrial) to RH (Residential Housing). He stated that the memo from the Planning board recommended approval of the request.

Mayor Holt asked that Zoning Administrator Scottie Hayes report on the request, but Scottie stated that he was not at the meeting and asked Vice Chairman Kevin Kornegay to report on the

request. Mr. Kornegay stated that the planning board considered the Land Use Plan and surrounding area and felt that growth would be more conducive to the area, and recommended more dense housing in that area. He said the Planning Board agreed that RH zoning would be more suitable for that property.

Mayor Holt asked if there were any comments concerning this rezoning request.

Commissioner Greg Baker asked permission to recuse himself due to him being a property owner adjacent to this property. The board agreed.

Mrs. Dorothy Wood spoke next and her concern was would this increase her property taxes. Mayor Holt stated that Johnston County is doing re-evaluations and the taxes would increase because of that, but not sure if they would increase just because of this request. Mrs. Wood was also concerned of more water on her property and drainage issues. Mayor Holt stated that the NCDOT will also be involved and the Subdivision Ordinance will be followed concerning these issues. He said the development of this property whether it would be Light Industrial or Residential would probably improve your current situation rather than hurt it. He said studies would have to be done as well as improvements, but all these issues would be considered later when the preliminary plat is reviewed by the Subdivision Review Committee. He said this hearing is only for the rezoning request of the property. Mayor Holt said all these questions were good to ask, but most of these questions would need to be asked when a preliminary plat is submitted to the Planning Board. He said there are more steps to be taken concerning this property. Mayor Holt asked what was the pleasure of the board.

Commissioner Bill Radford entered a motion to table this request and continue the public hearing to the next scheduled meeting on August 14, 2023 at 7:00 p.m. Commissioner Phill Pittman seconded the motion. The motion passed by unanimous vote.

Second Public Hearing

AMENDED MINIMUM HOUSING STANDARDS ORDINANCE

Mayor Holt opened the second public hearing and stated the Police Chief and Zoning Administrator are having more issues with substandard housing in town, and our existing ordinance needed to be updated to handle these situations. Attorney Mike Wilber presented a copy of the Amended Minimum Housing Standards Ordinance for review. Mr. Wilber stated that numbers could be assigned to the sections later.

Commissioner Jimmy Garner made a motion to adopt the Amended Minimum Housing Standards Ordinance as presented. Commissioner Greg Baker seconded the motion. The motion passed by unanimous vote. Commissioner Bill Radford then made a motion to close the public hearing and Commissioner Greg Baker seconded the motion. The motion passed by unanimous vote.

CALL FOR A PUBLIC HEARING ON A REZONING REQUEST

Mayor Holt stated that a rezoning application had been submitted to the town and the board would need to call for a public hearing to be held at the next meeting which will be August 14, 2023.

Commissioner Phil Pittman made a motion to call for the public hearing and Commissioner Bill Radford seconded the motion. The motion passed by unanimous vote.

COMMITTEE REPORTS

Mayor Holt stated that July 4th was a success! He said he wanted to thank the committee for all the work that was put into making this 150th event a success. He said there was a great turn out, and the fireworks were amazing! He thanked the fire department for their service. He said the music was great and thought everyone had a great time. Mayor Holt stated that we will have another event coming up on September 16th, and Playmates Daycare will be having their Fall Festival in October, a Christmas Tree Lighting and a Christmas Parade will be held in December, and we will have fireworks on New Year's Eve to end our 150th Celebrations!

TOWN ATTORNEY'S REPORT

Attorney Mike Wilber reported that the System Development Fees were amended for clarity.

He reported that they received a settlement with the USDA and the property owner for the property located at 238 Manor Avenue. He said the home is being purchased by Dream Makers Construction, and they have already started on the improvements to bring the property up to code. Attorney Wilber stated that we have a Settlement Agreement and we are requesting the town to ratify the agreement that is subject to their approval. He said once the buyer purchases the property, he will enter a remediation agreement with us, and within 60 days of this purchase the property will be up to code. Mayor Holt stated this was good news.

Commissioner Jimmy Garner asked Attorney Mike Wilber if the town would receive any of the money back that had been spent. Mike said he would research this to see if the town would recoup any fees back. Mayor Holt stated that in the last year or so we have cleaned up three or four blighted areas in Pine Level, and that was good!

TOWN ADMINISTRATOR'S REPORT

Administrator Dustin Kornegay reminded everyone of the new online payment software beginning August 1st. He said it will allow our customers to go online and sign in using a user name and password to access their accounts. He said they will be able to see their balance, payment history, usage, and set up a date to make their payments. He said we have placed this information on the water bills, on the town's website, and have handed out information concerning this new online payment method.

Mr. Kornegay next stated that the board will need to adopt the amended ARPA Project Ordinance. He said this ordinance is for various projects and salaries. He said there is nothing different in the ordinance except on the second page a few items were miscalculated by a few cents, but the total project cost did not change at all. Commissioner Greg Baker made a motion to adopt the amended ordinance and Commissioner Bill Radford seconded the motion. The motion passed by unanimous vote.

Next presented was a Resolution Awarding Contract for Water/Wastewater I&I. Mr. Kornegay stated that we have already awarded the contract and now we need to adopt a resolution. He said KRG was the low bidder for the project and they have stated that they can begin work in early August. Commissioner Phil Pittman entered a motion to adopt the resolution and Commissioner Bill Radford seconded the motion. The motion passed by unanimous vote.

Mr. Kornegay stated that the town is seeking approval for TRC Engineering Services for Phase II of the project we just discussed concerning the Water/Wastewater I&I Project. This agreement is for just this specific project Water/Wastewater I&I. He said it addresses the camera work that will be done. Commissioner Phil Pittman made a motion to approve the agreement and Commissioner Bill Radford seconded the motion. The motion passed by unanimous vote.

DEPARTMENT REPORTS

RECREATION

Scottie Hayes reported that Spring sports were now over, and now we are taking registration forms for Fall Sports: baseball, football, soccer, and cheerleading. He said we will begin in mid-August and will continue into November.

PUBLIC WORKS

Public Works Supt. Ray Stuckey reported that all the men were staying very busy every day. Commissioner Baker stated that all the men work hard and do a great job!

Commissioner Phil Pittman stated that we have had a few leaks that were repaired.

POLICE

Mayor Holt stated that the board had received a police report with all the calls listed for the month. He said he appreciated the Chief submitting this report every month. Commissioner Jimmy Garner stated that we should have a new police vehicle ready soon.

FIRE DEPT.

Mayor Holt stated that we all received an email stating Fire Chief Brannan Barbee has resigned as the Fire Chief in Pine Level. President Greg Johnston stated that a new chief will be appointed next Monday night. Mayor Holt said we all appreciate everything Fire Chief Brannan

Barbee did for Pine Level as well as all the firemen. He said they all do a great job and they all did a great job on July 4th! He said we all wish Brannan well with his new job with the Town of Selma.

COMMISSIONERS COMMENTS

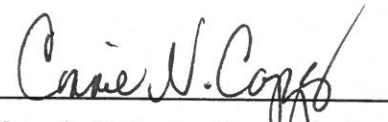
Commissioner Bill Radford stated that he wanted to thank everyone for all the help with the July 4th Celebration. We want to thank all the sponsors and everyone that came out to the event. He said he had heard nothing but good things about the event.

MAYOR'S MINUTE

Mayor Jeff Holt stated that he appreciated everyone coming out to the meeting tonight. He said everyone is welcome to come anytime with concerns. He said our Town Administrator Dustin Kornegay is here at the town hall every day if anyone has any concerns or complaints. He said the next town meeting will be held on Monday, August 14, 2023 at 7 p.m. and the next Planning Board Meeting will be on Thursday, August 26th at 6:30 p.m.

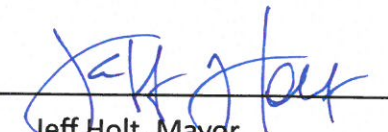
ADJOURNMENT

There being no further business to discuss, Commissioner Phil Pittman made a motion to adjourn the meeting. Commissioner Greg Baker seconded the motion. The motion passed by unanimous vote. The meeting adjourned at 8:10 p.m.



Connie N. Capps, Town Clerk





Jeff Holt, Mayor