



A G E N D A
June 12, 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: 05-08-17, 05-22-17
5. Amendments to Zoning Ordinance and Subdivision Ordinance
 - A. Public hearing
 - B. Disposition
6. 2017-2018 Fiscal Year Budget
 - A. Public hearing
 - B. Disposition
7. Public comment
8. Reports from committees
9. Reports from departments
10. Reports from staff
11. Unfinished business
12. New business
 - A. Minor subdivision request – Edward Crumpler
 - B. Other
13. Mayor's minute
14. Announcements
15. Adjournment





TOWN OF PINE LEVEL
MINUTES OF REGULAR
BOARD OF COMMISSIONERS MEETING
JUNE 12, 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, June 12, 2017 at the Pine Level Town Hall.

ROLL CALL

 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, Planning Board Chairman Randy Jones, Recreation Coordinator Scottie Hayes, and Town Clerk Sharon Thompson

INVOCATION AND PLEDGE

Mayor Holt asked Commissioner Baker to give the invocation, remembering in particular Billie Kay Twigg in the loss of her husband's grandmother, Jeff Crocker in the loss of his brother, the family of Donny Crocker, and Commissioner Anderson and her father, who remains in the hospital. The mayor then led the Pledge of Allegiance. Commissioner Pittman encouraged citizens to fly their flags on Wednesday, June 14, which is Flag Day.

AGENDA

MOTION TO APPROVE: Baker
SECOND: Garner
VOTE: unanimous

MINUTES: 05-08-17, 05-22-17

MOTION TO APPROVE: Pittman
SECOND: Baker
VOTE: unanimous

PUBLIC HEARING ON ORDINANCE AMENDMENTS

At 7:06 p.m. the mayor opened a required public hearing on proposed amendments to the Zoning Ordinance and Subdivision Ordinance, said hearing having been duly advertised on May 24 and May 31 in *The Kenly News*. Mayor Holt said the Pine Level Planning Board has recently undertaken a review of those ordinances and they have proposed a few amendments/additions as a result of their review. He said the Planning Board recommended adoption of the proposed amendments. He asked the Planning Board Chairman, Randy Jones, if he wished to comment on the amendments. Mr. Jones said the information was pretty much self-explanatory, as the deputy clerk had done a good job in presenting the materials, with all the changes highlighted. Commissioner Garner commented that the staff does a good job, keeping up with information and keeping it straight. Mayor Holt stated that the board members had the proposed changes for the last week for review. He asked a question on the requirement for setting aside 10% for common areas; Mr. Jones explained that the provision was already in the ordinance; they just specified the 10% amount. Commissioner Garner asked a question on what happens if a developer is working on a subdivision and that developer goes under; Mr. Jones said a provision was already in the ordinance and the town should require a letter of credit, because the town would have to bear the expense of completing the work. The mayor mentioned the change for Planned Unit Developments, from two to fifteen acres. Mr. Jones said they felt that was necessary for PUD's. The mayor asked if anyone had further questions. Commissioner Garner voiced his appreciation to the Planning Board for the volunteer work they do for the town. There being no further comment, the hearing was closed.

MOTION: Garner
SECOND: Baker
VOTE: unanimous

Mayor Holt said the board could now dispose of the amendments, by taking whatever action they deemed appropriate. The board voted unanimously to approve the amendments as proposed by the Planning Board. The mayor thanked them for the many hours they put into review of the ordinances. A copy of the amending ordinance is included with and hereby made a part of these minutes by reference.

MOTION: Pittman
SECOND: Garner
VOTE: unanimous

PUBLIC HEARING ON 2017-2018 FISCAL YEAR BUDGET

The mayor then asked for a motion to open the required hearing on the proposed budget for 2017-2018, said hearing having been duly advertised on May 31 in *The Kenly News*.

MOTION: Garner
SECOND: Baker
VOTE: unanimous

Mayor Holt said the board met May 22nd, and they completed a working budget, which they felt comfortable with presenting for adoption. He then reviewed some of the provisions in the budget, such as the increased retirement contributions, increased sewer rates due to an increase in county treatment charges, a tax rate of \$.46, 3% increase in salaries, an increase of \$5000 in contributions to the Fire Department. He said they could re-consider that amount if the county approves the department's request for an increase in the fire tax rates. Commissioner Pittman said they could consider giving more of an increase if the department goes through their rating successfully, and insurance rates go down for the town. Mayor Holt said the budget includes funds for giving a post-employment benefit to long-term employees, such as the clerk and deputy clerk, and public works superintendent as well. Commissioner Garner said that speaks highly to have so many employees to stay that long with an employer. The mayor went on to mention the new LED street lighting fixtures, which are supposed to pay for themselves in just a year or two, and he said the town was about to embark on a water and sewer project that would cost a couple of million dollars. He also said there were no big equipment purchases included, except for a SKAG mower; that the park was in relatively good shape; and that drainage remains an issue. He mentioned that the tax rate for the Moccasin Creek Drainage District should go up from one and one/half cents to four cents, since they plan to do major clean up in the drainage district. He asked if anyone had further comment on the budget. Since there was no further comment, the hearing was closed by unanimous vote.

MOTION TO CLOSE HEARING: Pittman
SECOND: Baker
VOTE: unanimous

Commissioned Pittman pointed out that the town's tax rate could not be changed once the budget is adopted; however other rates/user fees could be adjusted as necessary. The mayor then asked how the board wished to proceed with the budget for the new fiscal year. The budget ordinance was unanimously adopted as presented, and will become effective July 1, 2017. A copy of the ordinance is included with and hereby made a part of these minutes by reference.

MOTION TO ADOPT: Garner

SECOND: Pittman

VOTE: unanimous

PUBLIC COMMENT

Mayor Holt said he was thankful that no one brought up the issue with the local post office. He then asked if anyone wished to comment on a non-agenda item. The board then heard from the director of Harbor in Johnston County, Ms. Kay Johnson. She thanked the board for past support of Harbor. She said they served 1600 individuals last year, second only to Wake County, and ahead of Cumberland County, Durham County, etc. She said there is truly a need for their services, and they hope to expand with a child advocacy program and a curriculum to address healthy relationships among young people, involving girl scouts talking with and relating to their peers. Commissioner Garner commented that Harbor has helped families in Pine Level. Will Barham said that Harbor hosts good fund raising events in the community, and they do good work. Mayor Holt said it was definitely a good cause and they were glad to support Harbor, and they appreciated the work that goes on.

Mrs. Shirley Sellers then addressed the board concerning drainage. She said she would like to see the ditch in her neighborhood cleaned out, since her old neighbors are no longer around to help her. She said she likes to live in Pine Level, but she needs some help with that ditch. The board thanked Mrs. Sellers for her comments and said that she was always welcome to attend town meetings.

REPORTS FROM COMMITTEES

PL SENIORS GROUP: Mr. Nester McClain commented that the Seniors Group was still active and they are going on an excursion next week to the beach. Mayor Holt said the board feeds the group in August.

REPORTS FROM DEPARTMENTS

RECREATION: Scottie Hayes reported that soccer, football and cheering would be the next recreation programs to come up. He said the July Fourth celebration has been settled, and it would be held on the Fourth along with fireworks. He said they recently had a workday on Saturday at the park and they got some things accomplished, such as painting and mulching.

STREETS: Commission Baker. Garbage truck was out of commission last week, had to use old truck for pickup. Complaints on vacant property next door to Ann Crawford, being overgrown and "snakey." Commissioner Pittman said that was a problem every summer. The board agreed that a letter should be sent to the owner, requesting that the lot be addressed.

POLICE: Commissioner Garner. Things going well with department. Held some roadblocks and check points. Encouraged residents to call the police department if they observe questionable activity. Mayor Holt said it was a long way for the officers to get from one place in town to another, with the satellite annexed areas, and he agreed that people should dial 9-1-1 if something happens.

WATER/SEWER: Commissioner Pittman. Water/sewer project moving forward. Still getting complaints on house at intersection of Herring Street and US Hwy 70-A. He said that Johnston County inspections indicated that the house just barely meets minimum standards and they cannot do anything with it. Mayor Holt asked about the town crews going there and cutting down the trees. Scottie Hayes said the property owner tries to do what is asked of him, but he doesn't have the resources to spend a lot on cleanup. Town Attorney Will Barham said he would like to do some research before the town commits to doing any work on private property.

FIRE DEPT: Paul Allen said there was not much going on with the Fire Department, except they are going to training. Mayor Holt asked him if the department would be able to burn down an old house or barn or whatever. Mr. Allen said they could do that, after inspections are done for asbestos, etc.

REPORTS FROM STAFF

Town Attorney Will Barham reported that he has been reviewing a proposed contract with Paymentus, the company that would handle payments by phone or on-line, etc. He had several suggestions for changes in the contract and he said he would like to send the company a letter addressing his concerns with the business contract. He highly recommended that some provisions not be approved, and he said other provisions are required for the town to enter into such a contract. Mayor Holt recommended that Mr. Barham proceed, and correspond with Paymentus on the town's behalf and the board unanimously agreed.

MOTION: Baker
SECOND: Pittman
VOTE: unanimous

MINOR SUBDIVISION REQUEST

Mayor Holt explained that the Planning Board met with Ed Crumpler, who submitted plans for a minor subdivision, because he wants to divide a lot from his property in the ETJ on Evans Road, for his grandson, Kyle Whitley. Mr. Crumpler used the minor subdivision parent parcel provision in the subdivision ordinance and gave a lot last year to another grandson, on the same tract of property. The mayor said that Mr. Crumpler had gone through all the right steps; however, the town's subdivision ordinance says if you cut one lot out, then you cannot repeat it and divide another lot for five years. He said Mr. Crumpler has 17-18 acres, but as the ordinance is written, it is not allowed. He asked if there is anything that Mr. Crumpler could do to give his grandson a lot. Mr. Crumpler said he was told he could divide two lots, but now he was being told that he could not do that. Scottie Hayes said at first he thought Mr. Crumpler wanted to divide a different tract of land, but it turned out that it was all on the same tract. He said that Mr. Crumpler could have done the two lots at the same time, when he gave another lot a year ago, but he couldn't do it now. Mayor Holt said he could divide the property if he submits the request as a major subdivision, and he would not be bound by the five year provision. Commissioner Garner asked if there would be any negative points about doing that. Town Attorney Will Barham said there would be a difference in the taxes if Mr. Crumpler had his property in the farm deferment program with the county tax office. Mr. Crumpler asked if there would be another fee; Scottie Hayes said it would be a difference of \$150. Mayor Holt said the Planning Board could fast track Mr. Crumpler's request, since they had already reviewed it. Commissioner Pittman said they were not trying to be hard about it, but they had to abide by the ordinance.

MAYOR'S MINUTE

Mayor Holt stated that to the best of his knowledge, the Postal Service had every intention of putting back Pine Level's post office, but he didn't know where it would be. He then read from information he found on microfiche, from a story published in *The Johnstonian Sun*, in June 1933. He read about the Pine Level team beating the Selma team, in the Johnston County baseball league. He also read about a Pine Level man dying from a broken neck, after diving in the Peedin swimming hole.

MEETING ADJOURNED

There being no further business, the meeting was adjourned at 8:20 p.m.

MOTION TO ADJOURN: Pittman
SECOND: Baker
VOTE: unanimous

TOWN CLERK

MAYOR