

**TOWN OF PINE LEVEL
MINUTES OF REGULAR
BOARD OF COMMISSIONERS MEETING
JUNE 8, 2020
7:00 P.M.**

CALL TO ORDER

Mayor Jeff Holt called a regular meeting of the Pine Level Board of Commissioners to order on Monday, June 8, 2020 at 7:00 p.m.

ROLL CALL

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

STAFF PRESENT:

Consultant Dan Simmons, Attorney Will Barham, Recreation Coordinator Scottie Hayes, Police Chief Ashley Woodard, and Deputy Clerk Connie Capps

OTHERS PRESENT:

Kevin Kornegay, Leighanna Worley, and Greg Johnson

INVOCATION AND PLEDGE

Commissioner Greg Baker gave the invocation and Police Chief Ashley Woodard led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION TO ADOPT: Comm. Bill Radford
SECOND: Commissioner Greg Baker
VOTE: unanimous

MINUTES: MAY 11, 2020

MOTION TO APPROVE: Comm. Phil Pittman
SECOND: Comm. Jimmy Garner
VOTE: unanimous

PUBLIC COMMENT

None.

PUBLIC HEARING ON ANNEXATION REQUEST/JEAN PEEDIN THOMPSON

Mayor Holt stated that a public hearing had been scheduled and advertised for an annexation request by Ms. Jean Peedin Thompson for her property (Tax Map#12M12046B) located on Janie Road in the ETJ of Pine Level. Ms. Thompson's concern was sewer accessibility for her property. After a further study with her contractor, it was cheaper to install a septic tank system than to pump the sewer to the nearest manhole. Due to this finding, Ms. Thompson withdrew her request.

The Mayor also stated that Ms. Jean Peedin Thompson had also submitted this property as a major subdivision. He said the Planning Board had submitted a memo recommending approval of the Major Subdivision request for a portion of the property that is located in the ETJ of Pine Level on Janie Road SR#2306, Tax Map# 12M12046B. He said letters of approval have been received from NCDOT and Johnston County Environmental Health. Mayor Holt asked if there were any questions for the contractor, Kevin Kornegay or Zoning Administrator Scottie Hayes. Commissioner Garner asked Kevin Kornegay, how was his experience with dealing with the Planning Board not Scottie Hayes, on this request. Mr. Kornegay stated that his interpretation of the ordinance was clear and he thought the request should have been considered as a minor subdivision. He said the Planning Board was hung up on a sentence in the ordinance thinking it meant something else. Commissioner Garner also asked if he thought the Planning Board's intention was to hurt or slow down the process. He said he did not think that was the intent, but thought that the planning board wanted to carry out what the definition in the ordinance stated. Mayor Holt stated there were a couple of issues why the planning board considered this as a major subdivision. One reason was the parcel was divided in half by a state road (Janie Road) the north half of the parcel was in the Pine Level ETJ and the other half, the south side of the parcel, was in Johnston County jurisdiction. He also said there were some issues with a septic tank easement. Zoning Administrator Scottie Hayes stated if the request had been considered as a minor subdivision, it could have been resolved at last month's meeting, but being considered as a major subdivision, it takes more time. Commissioner Garner asked Kevin Kornegay if it was difficult working with Johnston County for his request, he said it was not. Commissioner Garner asked Leighanna Worley about her experience with working with the Planning Board. She stated that she understood how boards have to follow the ordinances, but thinks exceptions on interpretations could have been made since it was just one house on the property and it was family land. Attorney Will Barham stated that all towns in the State of North Carolina are in the process of reviewing and updating their ordinances to comply with the NC160-D regulations. Commissioner Bill Radford made a motion to approve the major subdivision request. Commissioner Phil Pittman seconded the motion. The motion passed by unanimous vote. The board apologized for the hold up and wished Leighanna Good Luck!

COMMITTEE REPORTS

Commissioner Garner stated he was very disturbed by the reactions of some of the members on the planning board on wanting to close down the food bank at the Good News Church due to a fuel tank capacity. He said the ordinance does not state anything concerning the capacity of a tank. He said that he and others had visited the site and found no problems. He said the food bank is helping the citizens in Pine Level and the surrounding area in this time of need. The board agreed. He said he would like to discuss this matter at another meeting,

SENIORS- Commissioner Pittman stated the seniors have not met in months due to the pandemic.

DEPARTMENT REPORTS

POLICE: Police Chief Woodard said that everything was going well and the department was in the process of looking for a police officer. He stated that Policeman Sean McGovern has completed his probationary period and is doing a great job.

RECREATION: Scottie Hayes said all recreation activities have been shut down due to the pandemic.

WATER AND SEWER: Commission Pittman asked Dan Simmons to report on the water and sewer project. Dan Simmons stated that Pine Level was on the LGC agenda for their July meeting. He said he was waiting for the Performance Bond Contract to come in for the town to sign. He said hopefully construction will begin on August 1st.

STREET: Commissioner Baker said there is a lot of garbage being picked up. Mayor Holt said the garbage truck closing will be held on Monday, June 15th.

FIRE DEPT: Greg Johnson said the department will be constructing a back pad behind the fire department which will be better for turn-a-rounds with the firetrucks and town trucks. He said they were in the process of working on their budget pending on the town's contribution.

STAFF: Connie Capps reported that the town would be receiving new software from Southern Software the end of July.

UNFINISHED BUSINESS

FIREWORKS FOR JULY 4TH

The board had discussed whether to have fireworks at their May meeting and decided to wait until this month to make a decision. After some discussion due to several reasons, the board decided to cancel the fireworks for 2020.

Motion to cancel: Comm. Garner

Second: Comm. Baker

Vote: unanimous

NEW BUSINESS

BUDGET WORK SESSION

Mayor Holt said he had contacted the county manager and mayors in other towns and discussed the budget forecast. He said most were budgeting about 20% less in sales tax revenues. The board reviewed the budget worksheets and discussed that property tax revenues may be down, as well as the revenues from penalties and disconnections due to not charging during this time. Mayor Holt said Johnston County has proposed a rate hike in bulk water rates and transmission and treatment charges. Mayor Holt informed the board that due to the water and sewer project, the LGC did a study of the total project considering the current water and sewer rates, and suggested an increase in water and sewer rates. He said we could raise the rates some in this budget year and some in next year's budget, so it would not be a lot on the citizens all at one time. He said based on an average family using 4,000 gallons

of water, their bill may go up approximately \$2.40. He said garbage rates would remain the same as well as the tax rate. The board discussed 3% salary increases for the employees, and giving the fire department the same percentage that was given last year which would come to \$105,700.00 for the yearly contribution. The board agreed that the town has surplus property that needs to be sold which would generate some revenues. He said these items discussed and these figures will be put into the budget.

Commissioner Bill Radford said that he and Scottie Hayes had gone through all the tickets that were sold for the reverse raffle back in February and have called each person to see if they wanted a refund. He said he and Scottie have also been discussing to possibly have a Fall 50-50 raffle.

Commissioner Radford stated Mr. Berry Oliver contacted him and wanted to thank the town board for contacting the railroad on cleaning out the ditch.

MEETING ADJOURNED

There being no further business to discuss, the meeting was recessed until June 29, 2020 at 7:00 p.m. in order to hold a public hearing on the 20-21 Fiscal Year Budget.

Motion to Recess: Comm. Garner

Second: Comm. Radford

Vote: Unanimous

Connie N. Capps

Deputy Clerk

Jeff Holt, Mayor