

October 10, 2017
7:00 P.M.

The Town of Pink Hill held its monthly board meeting on Tuesday, October 10, 2017 at 7:00 p.m. in the town hall board room. Present for the meeting were Mayor Carol Sykes, Commissioners Mike Hill, James Quinn, and Penny Murphy, Town Attorney George Jenkins, Public Works Director Timmy Kennedy, Chief Joey Thigpen, Town Clerk Kimberly Mitchell, and Fire Chief Tony Heath.

Visitors present for the meeting were Jonathan Kennedy, Danita Sheppard, Rodney Scott, Andrew Odom, Crystal Odom, and Daniel White.

Mayor Sykes thanked everyone for coming to the board meeting. Mayor Sykes called the meeting to order and asked Commissioner Hill if he would lead everyone in the pledge of allegiance. Commissioner Hill then led everyone in the pledge of allegiance. Mayor Sykes asked do I have a motion to approve the agenda and amendments. Commissioner Hill made a motion to approve the agenda and amendments. Mayor Sykes asked do I have a second. Commissioner Murphy seconded the motion. Mayor Sykes asked if there was any discussion if not, all in favor say "Aye" and the motion carried unanimously. Mayor Sykes asked for a motion to approve the consent agenda with the regular board meeting minutes from September 12, 2017. Commissioner Hill made a motion to approve the consent agenda and the last September 12, 2017 board minutes. Mayor Sykes asked do I have a second. Commissioner Quinn seconded the motion. Mayor Sykes said okay do we have any comments, if not, all in favor say "Aye" and the motion carried unanimously.

The first item on the agenda was to Discuss Tiny House Festival. Mayor Sykes said I guess everybody probably knows Andrew Odom with the Tiny Houses. Does everybody know him, if not would you introduce yourself to them and likewise. Andrew replied sure. He said my name is Andrew Odom and I am the founder of Tiny House NC and was also the host of the 2017 Tiny House NC Street Festival last year. I am here tonight because I wanted to ask if we could host the 2018 Tiny House NC Street Festival right back here in Pink Hill, North Carolina. We are looking at the last weekend of April which I think is the 27th, 28th, and 29th. It is the best weekend that does not coincide with our school systems spring break this year nor anything else. Mayor Sykes said and that is for what dates did you say? Andrew said I think it is the 27th, 28th, and the 29th. Mayor Sykes said okay can you tell us something about it. Andrew replied yes absolutely. So last year was very successful. We welcomed about 5,000 guests to Pink Hill during the course of the weekend. Friday was our education day, so even though it was spring break we had some colleges to show up. We had some home schooled students show up. We were able to entertain on Friday at a luncheon a group of representatives from nine different counties surrounding us. So we were a play host to them. We had roughly 17 tiny houses on display last year. We had some really exciting times. The weather held off for us. It was a great success. After it was over we were able to do some great donations to the police department, the fire department, several other organizations in the community, and then we continued to kind of interact with the community as the year went on. So that was last year and this year is going to be a little bit different. We are not going to put as much emphasis on speakers this year. We are going to put more emphasis just on the community aspect of it and the Tiny House aspect of it.

Still looking to bring in about the same amount of people, 5,000 guests or so. We are going to be extending how we involve the community a little bit. Instead of last year if you remember, instead of using just South Central, we also kind of extended off into the grassy knoll if you will. We are not going to do that this year. We are going to keep everything on the streets so that when people come in they don't miss anything. It is just one good solid walk up and down. Just to close out we had coverage from 16 different news organizations between print media and digital media and television media. So it was great exposure for Pink Hill. We have become pretty much an industry leader in the State of North Carolina, so we just want to continue that. Mayor Sykes said thank you.

Mayor Sykes asked the board if they had any questions. Commissioner Hill asked if they were going to start it on Thursday this year. Andrew said they were not going to start on Thursday, loading will be Thursday afternoon after businesses close but we will start on Friday at like 12 o'clock just like we did last year. Kim asked is it just on Central Avenue. Andrew replied yes ma'am. Kim said okay, I wanted to make sure I had that right. Mayor Sykes said you might, I mean before then, and I know you probably will have it written down exactly from what point to what point. Andrew said oh yeah. If I get y'all's permission to do it, I will do the map out and make sure it is good with everybody. Then probably come back to the next month's town hall meeting to show the map so we can get everything, so everybody is real secure with where things are going to happen and we can start to talk about the police presence, volunteer fire department, and that sort of thing.

Commissioner Quinn asked is that the same time that Earth Day is or something because that seem to coincide with it last year. Andrew said yes it is actually the weekend after Earth Day but it does kind of coincide because you find that a lot of the press junkets want to talk about sustainable living and alternative energy and that sort of thing. In fact one of the things, well I can kind of leak this, is we are hoping to bring Cherry Energy on to work with us on some alternative power sort of things. So we are going to be looking to expand the scope of our media presence and Pink Hill's media presence into some more national markets instead of just real regional markets. Mayor Sykes said okay, just get back with us and I know you will and get us a map. Andrew said you bet!

Mayor Sykes asked if everybody was in agreement. Commissioner Hill asked do we need a motion. Mayor Sykes said I would. Kim said I think you did the last time. Andrew replied yes we did the last time. Mayor Sykes asked who will make a motion to approve this. Commissioner Hill said I make a motion to approve the Tiny House Festival for the 27th, 28th, and 29th of April which is a Friday, Saturday, and Sunday. Mayor Sykes asked do I have a second. Commissioner Quinn seconded it. Mayor Sykes asked is there any discussion, all in favor of the motion say "Aye" and it carried unanimously. Mayor Sykes thanked Andrew.

The next item on the agenda was zoning concerns. Daniel White said so just a couple of quick questions I guess. So it is more of imposing a question for thought. You guys know we just bought a house in December here. Had one two miles outside of town and one of the first things we realized was the discrepancy of property values and things of that nature, right. So I guess it kind of had me kind of questioning things, so with that said, I am kind of curious do we have like a town wide zoning that protects property values in terms of mobile homes, mobile home parks,

you know etcetera, etcetera. So we can start thinking about how we are building because if you want somebody to come in, obviously we have had a reason because we have a business plus we have been here all our lives, but you also want them to come in for another reason. One of the things is going to be property value. So, I guess it is kind of a question. I don't know if it is something that maybe would be a topic for the planning board, but do we have a town line ordinance as far as type of home, how it connects to the water/sewer, you know so we're all on the same playing field. I know there are some things we understand I guess from grouping of homes or grouping of mobile homes and things of that nature that I guess there is some protection against. Mayor Sykes said there is business areas zoned and different areas zoned for certain things. Daniel said okay. Mayor Sykes said and we would have to probably talk to Wayland about some of that too. Daniel said I am just curious. I know when I looked and I asked a few questions then I got this block is one type of setup and two blocks over is a different setup and a town the size of Pink Hill other than business, residential to me would be the same.

Kim said the map right here with the yellow and the orange. If you look down at the key thing on the bottom, that shows what the different areas are zoned for whether it is residential mix. So probably maybe look at that and if we need to have Wayland, I would think maybe get Wayland to come if you have questions or talk to him because he is the zoning administrator. Daniel said I guess it is kind of a broad based topic but now that we live in town and we are talking to different people you know property value and how you get people to invest in the town. On one side yes it is cheap to invest in but on the other side you have got to make sure people understand what they will get in return. And so I am talking about some other ideas business and residential and I am just kind of concerned and I am not sure really what is the right way to approach that other than how do we protect...is there a way...do we have ideas on grouping of homes or limit on mobile homes grouped together, or size of whatever. How do we help provide stability? Mayor Sykes stated she does not know the laws on this and I don't know about the mobile homes if you can have...the year model is that a moot point now? George Jenkins asked what now? Mayor Sykes said the year model on mobile homes. George asked is a moot point now? He said after the Supreme Court ruling. Mayor Sykes asked is it a moot point? George replied yes it is a moot point. Mayor Sykes said so anybody can move in. George said yes as long as it is not a nuisance.

Kim said but we have got certain areas in town where they can only be. Mayor Sykes said yeah right but I was just thinking about... Daniel said so there are certain areas that can have mobile homes and certain areas that can't. Kim replied yes. Mayor Sykes said yes. George said the provisions of the zoning Wayland has that information and what you can do at this zone and what you can't do at that zone. Kim pointed to the map and said that little area can have mobile homes and any in this orange can have mobile homes which is down 241 but those are the only two areas that can have, to the best of my knowledge. Daniel said now how does that fall for the one that is existing out there by H & H. Kim said are you talking about Johnson Trailer Park. She said that is grandfathered in but now as far as the campers that are there, in talking and this is just me talking with Wayland in the past, if Dennis moves any of those campers out, another camper cannot replace that. He would have to put a mobile home there and not a camper. Daniel said I would never by no means have I ever talked about this place or anything like that, but I am just concerned that, I mean it is a significant difference. I sold a much smaller house compared to what I bought and I mean on one hand it almost scared us, like it almost made us

not do it because I'm like well I've got to make sure what I'm investing in I am not going to lose my shirt. Like I said we have got some other ideas from a personal standpoint plus some friends that maybe would invest but it just kind of scares me that inside town our property values are not good and how do we protect that from getting any worse. He said and one of things is what are our rules first is kind of what I am trying to understand.

Mayor Sykes asked Kim how long have we had zoning. Kim said since 2008. Mayor Sykes said before then you could put anything anywhere anytime and that is the way Pink Hill grew or didn't grow. She said in fact there was a guy that was with the league said the Town of Pink Hill was one of the hardest towns to zone because it had been looked at before and there is everything everywhere. There is businesses, residents, and mobile homes. Kim told Daniel if you would get me some questions that you have. Daniel said he wasn't sure if it was probably more something like for the planning committee to approach questions there or here. Kim said if you get me questions, I would be glad to send them to Wayland and he will get back with me and I can... Mayor Sykes said that would be the best approach I think because Wayland is the guru of zoning. Daniel said I just wanted to start there. Mayor Sykes said well I appreciate you doing this. He said he knows the foundation kinda has to be understood and he doesn't want things to get any worse. Mayor Sykes told Daniel thank you so much and we appreciate your interest in Pink Hill and keep it up.

The next item on the agenda was the Pink Hill Area Preservation & Development Committee Members to discuss May 19th festival and street closings. Johnathan Kennedy introduced himself and said he was with the Preservation Board. The Rose Festival began as a fundraiser for our Pink Hill Area Preservation & Development Committee to try to help the upkeep of these two buildings back here. Well it was three and now it is two. So we started the Rose Festival. We are not sure what our plans are for the Rose Festival but we would like to ask for the streets of Broadway, Pine, Central, and Macon on May 18th and the 19th which is the third weekend in May. Once we have our plans finalized, we will let you know what they are. Mayor Sykes said okay we will have to look at how much of everything will need to be closed. Mr. Kennedy said he is asking for the streets as of right now. Mayor Sykes asked the board what do y'all think. Commissioner Hill said we have been having it and I don't see why we shouldn't continue. Mayor Sykes said I do not either. Commissioner Hill said it always draws a lot of people in and still brings a lot of people in. Mayor Sykes said it will bring people in so y'all don't have any problem then. Mayor Sykes said well I reckon we need a motion. George replied yes. Mayor Sykes said do I have a motion for them to have their street festival May 18th and 19th with some street closings for us to approve later on. Commissioner Hill made a motion to approve the festival on the 18th and 19th of May. Commissioner Murphy seconded the motion. Mayor Sykes asked if there was any discussion, if not all in favor say "Aye" and the motion carried unanimously. Mayor Sykes and the board thanked them for coming.

Discuss Town Board & Employee Christmas Party was next on the agenda. Mayor Sykes said Kim has called and the best place she could find and the cheapest place is on Friday, December 15, 2017 at 6:30 p.m. at the Baron and the Beef. Mayor Sykes asked does that suit everybody, please say yes. She said this is for your spouse or friend. George replied significant other. Mayor Sykes said pardon. George stated again significant other. Mayor Sykes said well yes, whatever you call somebody. George said daughter that might be my best bet for a date. Mayor

Sykes said well I can't say no but I can't say yes because it is for the employees and it is up to them.

The next item on the agenda was Police Updates. Chief Thigpen said since the last meeting on September 12, 2017 through October 9, 2017 we have had a total of 84 calls. We have had 1 accident, 1 animal complaint, 2 assist Duplin County Sheriff's Office, 6 assist Lenoir County EMS, 6 assist Lenoir County Sheriff's Office, 3 assist motorist, 2 assist Pink Hill Fire Department, 7 citations, 12 citizen concerns, 2 damage to property, 2 disturbances, 2 domestics, 3 larcenies, 1 noise complaint, 5 suspicious persons, 4 suspicious vehicles, and 3 unlock vehicles. We had 1 found property, 1 careless and reckless vehicle, 5 alarms, 2 arrests, 1 suspicious activity, 1 attempted assault, 2 communicating threats, 1 wanted person, 3 trespassing complaints, 1 intoxicated person, 1 911 unknown, 1 littering, 1 child neglect, and 1 area check. Mayor Sykes said dag on and Commissioner Quinn asked what was it a full moon? Chief Thigpen replied it always is. Mayor Sykes and the board thanked Chief Thigpen.

The next item on the agenda was Fire Department Report. Fire Chief Heath said since our last meeting we have had 14 EMS calls, 5 traffic accidents, and 1 structure fire. We also got our Rescue Grant submitted and waiting for their approval. Mayor Sykes and the board thanked Fire Chief Heath.

The next item on the agenda was Water/Sewer Report. Timmy said that Duplin County and B.F. Grady have started sending us water. It started yesterday. Timmy said they had a startup on last Thursday which that was just preliminary making sure all the pumps were going to work like they were supposed to and all that kind of stuff which didn't really apply to me. Mayor Sykes asked did everything go okay? Timmy replied yes ma'am, they started sending the water yesterday. We have a new customer.

Timmy said the biggest issue he had this month was a main sewer line break yesterday on Lynwood Avenue right at the creek and we worked on it all day yesterday and we managed to get it fixed and it is holding. We had to recruit several outside agencies in to help us to get it done because we had to bypass the manhole that was in question. Mayor Sykes said that is not the same one we were talking about that would cost so much money? Timmy replied no. He said I think you are talking about Central Avenue. That is a cross tile that we need to get replaced. Mayor Sykes said okay. Timmy said it is holding since the last time they patched it.

George asked Timmy if the scrubber is online. Timmy said I would say 80 percent of it, it is onsite. It does have electricity but it has not been in use yet. George asked how bad is the odor in the last day or two. Timmy said none, it is very minimal. Commissioner Hill said usually the longer they stay in school there won't be a whole lot of odor but in the summertime when there is very little is when it is going to be a problem. Timmy said that is when the line sits stagnate for long periods of time. George said but it is onsite and ready to be hooked up, that was my concern. Timmy said yes sir, they just haven't 100 percent got it, they haven't took the plastic off the machine. It is onsite and it is hooked up, they just haven't got it running yet. Mayor Sykes thanked Timmy.

The next item on the agenda was Budget Amendments if needed. Kim said there were no budget amendments at this time.

Remarks by Town Attorney was next on the agenda. George did not have any remarks at this time.

The next item on the agenda was Comments by the Board. Commissioner Hill asked if Duplin County had paid their connection fee of \$25,000.00 yet. Kim replied no, but they have been sent the invoice and he sent me a reply saying he was going to get it but I will double check on that. George asked do you know when their commission meets. Kim replied no. Rodney Scott spoke up and said on Monday's. George asked is it first and third Monday's, is it first and third or just first? Rodney Scott said it is twice and they are meeting this coming Monday. George replied okay. Kim stated she would talk with Mike Aldridge tomorrow.

Kim said in your packet you will see a letter from US Cellular. This is just informational purposes. You know when they came to talk to the board about using the property where Miller's Trailer Park used to be for their cellphone tower, their year ran out and they did a renewal of option and sent another \$850.00 and the letter is in your packet. So they are still considering using that property to put a tower up. I reckon they will let us know when they make their decision but they want to pay the \$850.00 again. Mayor Sykes said so if it comes to that, then that is what they will pay us each month \$850.00 right. Kim said I am not sure.

The next item on the agenda was Public Comment Period if needed. There were no public comments at this time.

The next item on the agenda was Closed Session if needed. Mayor Sykes said she needs a five minute closed session if she can have it. Commissioner Hill made a motion to go into closed session. Commissioner Murphy seconded the motion and it carried unanimously. Mayor Sykes thanked everyone for coming.

Commissioner Hill made a motion to come out of closed session. Commissioner Murphy seconded the motion and it carried unanimously.

Commissioner Hill made a motion to retain George Jenkins as our attorney. Commissioner Murphy seconded the motion and it carried unanimously.

With there being no further business to be discussed the meeting was adjourned.