September 8, 2015

7:00 P.M.

The Town of Pink Hill held its monthly board meeting on Tuesday, September 8, 2015 at 7:00 p.m. in the town hall board room. Present for the meeting were Mayor Carol Sykes, Commissioners Mike Hill, Donald King and Debra Grady, Town Attorney George Jenkins, Public Works Director Timmy Kennedy, Police Chief Joey Thigpen, Town Clerk Kimberly Mitchell, Public Works Assistant Phillip Swinson, and Public Works Assistant Alex Gardner.

Visitors present for the meeting were Dora B. Evans and Bill Turner.

Mayor Sykes called the meeting to order. Mayor Sykes welcomed everyone to the meeting and asked Commissioner King to lead everyone in the pledge of allegiance. Commissioner Hill made a motion to approve the agenda. Commissioner King seconded the motion and it carried unanimously. Commissioner Grady made a motion to approve the consent agenda for August 11, 2015 minutes. Commissioner Hill seconded the motion and it carried unanimously.

The first item on the agenda was adoption of additions to the Golf Cart Ordinance. Mayor Sykes asked if there was a motion to accept the additions to the golf cart ordinance. Commissioner Hill made a motion to adopt the additions to the golf cart ordinance. Commissioner Grady seconded the motion and it carried unanimously.

The next item on the agenda was the WASA report. Commissioner Hill said there was a deal made at their last WASA meeting to buy 100 acres from the Poole Family or Realty for $475,000 which is $125,000 less than what it was. He said they could have sold it to anyone but they sold it to WASA.

The next item on the agenda was Police updates. Chief Thigpen stated since the last meeting on August 11, 2015 they have had 1 incident, 1 arrest, 4 accidents, issued 16 citations for a total of 22 different charges, and issued 6 warning citations. He said they have gotten the car back since the last meeting and so far it is doing okay. Chief Thigpen said they put two new heads on the car. He also wanted to let the board know that it is only Officer Hoffman and himself working right now as officers for the town due to Ferris resigning. He stated he has another guy, John Weaver, who is already working as a reserve officer that will be coming on part-time at the first of the year in 2016. He is full time with the Kinston Police Department has to wait for his probationary period to end with Kinston PD first. Chief Thigpen stated Weaver lives in Pink Hill and he has already got all his stuff to be a part time officer. Mayor Sykes said she asked Chief Thigpen and Officer Hoffman if they could handle working by themselves until Weaver could come on board and they stated yes. Mayor Sykes and the board thanked Chief Thigpen and Officer Hoffman for their hard work.

The Fire Department report was next on the agenda. Timmy stated since the last meeting they have had 7 EMS calls, 2 vehicle accidents, 2 automatic alarms, and 1 traffic accident. He stated they would be having their gun raffle on November 7, 2015 at 7:30 p.m. and they are hoping to have it in the cafeteria. Timmy said the cafeteria work is coming along pretty good and hopefully they will be ready for the gun raffle drawing. He stated some of the plumbing has been done as far as the rough end. A lot of the work has been done by the volunteers of the fire department. He said they have had a few people other than fire fighters to come in and volunteer their time also but the majority of the work has been done by the fire department other than what plumbing they did not know how to do. Timmy said they hired Josh Bradshaw to do the plumbing. He said he has a map that he will bring to keep at town hall that shows the additions that they are planning on doing in the cafeteria.

The next item on the agenda was Water/Sewer Report. Timmy said everything pretty much in general is going well. He said the big news this month is that both of the guys, Phillip and Alex, passed and received their C Well Certification. Mayor Sykes and the board commended Phillip and Alex on passing this test.

Timmy said they found out on Saturday that there was an issue with the transfer switch on Hwy 55 near Moss Hill School. They were having a surge of power going on and it messed up the transfer switch. Timmy said he touched base with Kim to let her know that they might have to end up turning it in on their insurance. He said he wanted to see if it was covered mainly because this switch could be very expensive. Commissioner Hill asked if there was a generator there and Timmy replied no and that is the only place that they don’t have a generator. Timmy stated that actually he was glad that they don’t. He said they have got one at Station #1, #2, and #3 Deep Run Sewer and at the old plant and he didn’t put one at Moss Hill because if the power was out and we have a hurricane or some issue like that, that is one of the ones that will be completely shut down because there are no water customers on it.

Mayor Sykes asked Timmy about the drainage issue on the corner of Broadway and Central Avenue when it rains a lot. Commissioner Hill said it is a state street and they would have to come in and put drainage from that corner all the way down to Hwy 241 and they are probably not going to do that. Mayor Sykes asked Timmy if he would ride down the streets in town and make a list of ones that need to be paved. Commissioner Hill told Timmy that he would get up with him about riding around with him to look at the streets on a Friday.

The next item on the agenda was budget amendments if needed. Kim stated there were no budget amendments at this time only transfers and everyone has a copy of them.

The discussion of H.J. Building was next on the agenda. George explained that the law says we have to appoint a public officer to do this and the commission did. They appointed Vance Wade with the Inspection Office in the county. George stated Mr. Wade and himself have talked and based on what Mr. Wade told him he has drafted up a complaint, which is what the law requires Mr. Wade to do. He has to issue a complaint and give a notice of hearing to the owners and those documents are here and will be served on the owners. It gives them until the 28th of September 2015 at 10:00 a.m. to come here and have a hearing as to why the building is not complying with the minimum standards for maintenance, sanitation, and safety for the Town of Pink Hill. The only thing that Mr. Wade can raise in this complaint are conditions that dangerous and injurious to public health safety and welfare. George stated they all should have a copy of that. At the hearing the owners are eligible to be present and to present their side of things. If Mr. Wade finds that the building doesn’t comply with the conditions that are required for minimum standards in Pink Hill, he can require that the owners either repair the building or that the building be demolished. If Mr. Wade makes a finding that in his opinion the cost of repair exceeds 50 percent of the value of the building, then he can order that the building be either removed or demolished. George said if Mr. Wade orders it then the owners have to be given a reasonable period of time to demolish the building. Then the governing body can adopt an ordinance ordering the owner to demolish the building at town expense. If it is done then the cost of repairs and demolition are a lien on not only that property but on any other real property that the owners own in town limits except their residence. George said if the building is demolished by the town, then the public officer is required to sale any recoverable materials from the building or any property or fixtures that were in or attached to the building and apply the proceeds of the sale of those items against the cost of demolition. He said if it is a net profit so to speak for the town, then the profit has to be deposited with the Clerk of Court for the owner.

The next item on the agenda was Notary Class for Shelia. Mayor Sykes stated she suggested to Shelia that it would be good if she would go get her notary because sometimes it is needed here in the office and Kim cannot notarize her own signature. She said the course is offered over at the Pink Hill Wellness Center. Commissioner Hill made a motion for Shelia to go to notary school. Commissioner Grady seconded the motion and it carried unanimously.

The next item on the agenda was discussion of property & two-story building for Town/Fire Department. Bill Turner stated the Pink Hill Preservation & Development Committee had gotten together and came up with something that the town could live with. He said for the town to pay their responsible bill of the attorney fee and they will do the very same. Bill said they do not have a problem with the 25 foot easement. He stated what that consists of, they think is dragging hoses, putting new guys there working, leaning ladders, and stuff and they want to help anyway in the world they can. If by any chance it is a Thursday night that is a walking track so maybe just call and say “hey we are going to be there Thursday night” because it is right in the middle of their walking track. Bill said he thinks it is a win/win situation for both of us. He said they are just asking that the town pay their legal part and they will pay their legal part and the town will have the 25 foot easement. Mayor Sykes asked Bill if he had asked about a survey and he replied no he did not because they have not had but one meeting since then. He informed the board that Alice Scott had resigned. George said we would just need their cooperation in working with the surveyor but the town would do the survey. Bill said Johnnie D. Sheppard or either the Stroud guy with Lenoir County may have a survey and George could check on that. Mayor Sykes asked if we needed something in writing from the Wellness Center saying the new details. George said he thinks he had sent them something in writing and he can just modify that to say what Bill had just said about each side paying their own attorney fees and about the 25 foot easement. Mayor Sykes stated she just wanted to make sure that they had everything like they were supposed to have. Commissioner Grady asked Bill about the papers that were brought last time stating the stipulations for the two-story building. Bill said those stipulations are no longer there only that the town pays their legal part and they will pay their legal part and the 25 foot easement is ours. Mayor Sykes said that Timmy was wanting to know if the Fire Department could start work on the building before they got the deed and it was recorded. Mayor Sykes stated the property is not ours until it is ours and George replied yes that is right. Mayor Sykes asked how long it would take to get the deed done because the Fire Department wants to get started on the building for the spook trail. George said he could have the deed ready by this time tomorrow. George asked if he was doing the deed or was Chris doing the deed. Mayor Sykes told George to do the deed. George said that he was going to need the survey at some point but he can draw a deed that he thinks will be legally enforceable. Mayor Sykes asked Kim if she could call Johnnie D. tomorrow and ask him about that survey. George said he would send Bill and the town a copy of what he draws up and everyone can tell him if it says what they understand. Kim said that she would call Johnnie D. in the morning and ask him about the survey. Bill said that Dennis Tracz is the one taking over at the Wellness Center. He said he thought the whole time that the town should get it because we have got a good fire department, and a good police department too. Commissioner Hill thanked Bill for coming.

The next item on the agenda was remarks by Town Attorney. George had no remarks at this time.

The next item on the agenda was comments by the board. Kim told everyone about the Business After Hours with the Chamber of Commerce on Tuesday, September 15, 2015 from 5:30 p.m. to 7:00 p.m. Susan would like all town board members, employees, and police department to attend at 6:15 p.m. at the Pink Hill Pharmacy for the ribbon cutting. After that it will be open house for all the businesses on Broadway Street. The Pink Hill Pharmacy has been in business for 30 years. Kim stated that Susan wanted to know if she could use the PA system owned by the town. Mayor Sykes said she did not see any reason why they could not use the PA system for their event and everyone agreed.

The next item on the agenda was Public Comments. There were no public comments at this time.

The next item on the agenda was Closed Session. There was no need for a closed session at this time.

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