



**TOWN OF GRIFTON
BOARD OF COMMISSIONERS
REGULAR MEETING
Tuesday, May 10, 2022
7:00 PM**

AGENDA

- A. Meeting Called to Order.**
- B. Pledge of Allegiance to the Flag of the United States of America.**
- C. Approval of Minutes:** (April 12, 2022, Regular Meeting.)
- D. Public Hearings**
 - 1. A request to amend the Official Zoning Map. Mr. Sayde Hafedh is seeking to rezone Pitt County Parcel 19929 and Pitt County Parcel 17281 being .97 acres owned by Rambert Properties, LLC located at 6904 South Highland Boulevard from R-8 Residential to CBD Central Business District
- E. Manager Report**
 - 1. FY 22-23 Manager's Recommended Budget (Public Hearing set for budget on June 14th at 7:00 P.M.)
- D. Recognition of Persons to Be Heard NOTE:** This is an opportunity for public comment, and we thank you for coming to the Board of Commissioners meeting tonight to share your views. We value all citizens input.
Speaker comments are limited to a maximum of 5 minutes during the public comment period. Groups shall designate one speaker to represent the group on a particular subject matter. At the conclusion of the 5 minutes, each speaker shall leave the podium. Comments will be directed to the full Board, not an individual Board member or Staff member. Although the Board is interested in hearing your comments, speakers should not expect any comments, action, or deliberation from the Board on any issue raised during public comment period. Please state your full name and address.
- E. Discussion Items**
 - 1. Status report from Jessica Zufolo of HarvestBeam, Inc. and request for addendum to include additional radio equipment on water tank to serve Grifton Town Hall and Police Station.
 - 2. Budget Amendments for closure of fiscal year 2021-2022

3. Consideration of offer by Jones and Smith Contractors, LLC to purchase properties of Town being Pitt County Parcels 30176, 19659, 82268, 30209, 30208 and 30207 for \$ 87,000.00
4. Consideration of offer by Joah Hackman with Country Boys Logging, LLC to purchase Town Property being 10.98 acres known as the Contentnea Creek RV Park as surveyed by Bjerkeset Land Surveying dated 10/28/03 for \$ 19,000.00
5. Recommendation from Mayor to appoint Leo Ricks of 631 Saint David Street and David Roscoe of 6368 Niblick Road for a 3-year term on Grifton Planning Board.
6. Appointment of Mayor B.R. Jackson as ex-officio member of the Grifton Planning Board

F. Commissioners Comments

G. Adjournment

**TOWN OF GRIFTON
BOARD OF COMMISSIONERS
REGULAR MEETING
April 12, 2022**

Present: Mayor B.R. Jackson; Commissioners Jessica Daigneault, Will Barnes, Claude Kennedy, Raymond Oakes; Interim Manager Mark Warren, Clerk Tina Mitchell

Absent: Commissioner Angela Gay

Mayor Jackson called the meeting to order.

Mayor Jackson led the Board of Commissioners in the Pledge of Allegiance to the Flag of the United States of America.

Mayor B.R. Jackson asked for a moment of silence in memory of Lonnie Gay (Commissioner Angela Gay's husband)

Approval of Minutes

Commissioner Barnes made a motion to approve March minutes as presented. The motion was seconded by Commissioner Oakes. The motion carried unanimously.

Mayor Jackson recognized Lieutenant Deric Dennis "Officer of the Year 2021" and expressed the Board's appreciation for his service.

On motion of Commissioner Barnes, seconded by Commissioner Oakes the Board voted unanimously to open the public hearing.

Public Hearing

1. Robert D Rodgers – Request for special use permit to operate a car club at 548 Queen Street. Mr. Rodgers said he talked to the Planning Board about serving beer. Just for the permit, its too much for me right now. For that reason, I will not seek the ABC permit for alcohol on the premise. I will be serving soda and chips to sell. Its just a place for us to have our club meetings, congregate and play pool. It's a member's only club for at least the first 6 months. After working out all the kinks, I may open it up to an individual basis strictly for the car community. Most of us drag race in Kinston and that's where we keep our racing. If someone brings beer on the premise, I will be sure to take their keys if they are inebriated. I will also have cots for people to sleep on if they are unable to drive safely. The hours requested will be adjusted per the Board. It is agreed that the hours will be Sunday through Thursday closing will be at 11:00 pm. Friday and Saturday they will close at 12:00 pm.

On motion of Commissioner Barnes, seconded by Commissioner Kennedy the Board voted unanimously adjourn from public hearing.

On motion of Commissioner Kennedy, seconded by Commissioner Barnes the Board voted to go back into regular meeting.

Manager's Report

* USDA project is still ongoing. We are beginning to make repairs at the Woodlawn pump station as well as progressing down Hwy 118. We are still having our monthly meetings with the engineer, USDA and the contractor with minutes being provided.

*We have completed the second phase of patching the streets for this year, that will be all we get done until July.

* We are continuing to improve the ball field on 118, Hodges field. We do have both score boards working. There are some breakers and bulbs that need to be replaced and have been looked at by a contractor and he is submitting a proposal so we can move forward in replacing them. Due to the supply, there will be a waiting period before we can get them.

*In preparation for the Shad Festival, we are beginning to put mulch out at the Depot as well as the Town Commons.

*Continuing to work on the budget for next year that will begin on July 1st. It is a challenging budget due to the increase in operation cost most noted the gasoline usage.

*We are beginning to prep for the new water meters that we have within our project budget for the waterline system improvement. This is a 900+ thousand-dollar project in addition to the water line improvements. The initial approval of that is a 450k grant and a 450k loan. We have asked the state to convert all the loan money into grant money through the American Rescue Plan.

*In relation to the kayak ramp, NC Wildlife is waiting for a permit from the State Construction Office. The permit is a flood study that was submitted to determine that the new improvement being the kayak ramp will not create a rise to the water or elevations during a storm event. This is a \$6000.00 study that wildlife will be incurring the cost on. As soon as that's complete, we expect to get the permit in approximately 3 to 4 weeks. This project was done in conjunction with NC Wildlife so they could do the engineering and the aesthetic work to the ramp itself.

*The Shad Festival is coming up and we are providing you with a notice of all the events.

*The Dupont water tank was inspected and was found to be in good shape with some minor corrosion but it was a very good report completed.

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1. Joseph Scott of 6736 Charlotte St. came to the Board to give an Arts in the Park turn out report. Mr. Scott requested having 2 porta potty's left at the park all year around at no cost to the Town, for future events.
2. Desi Carmon of 847 NC HWY 118 questioning the increase of his water bill.
3. Kim Wachelka of 678 Casey Drive is requesting for Town events to be listed on the back of the water bill.
4. George Miller of 683 Casey Drive was concerned about the dead birds hanging off the water tower behind Circle H. He was made aware that they are fake birds used to keep other birds off the tower.

Consent Items

Discussion/Action Items

1. Consideration to authorize a public hearing on request of Sayde Hafedh,A to rezone parcel #19929 and 17281 located on 6904 Highland Blvd from R-8 Residential to a CBD, Central Business District.
Commissioner Kennedy made a motion to approve public hearing In May 10th and seconded by commissioner Daigneault. Motion carried unanimously.
2. Resolution to approve the request of a special use permit for a members only car club to be located on 534 Queen Street. The hours of operation are Sunday through Thursday, 5:00 pm to 11:00 pm and Friday and Saturday, 5:00 pm to 12:00 pm.
Commissioner Barnes made a motion, seconded by Commissioner Kennedy to approve the Resolution for a special use permit. Motion carried with Commissioner Oakes voting against the motion.
3. Request for major preliminary subdivision plat approval for Meadow Brook Subdivision consisting of 42 lots between Casey Drive, Wall Street and Church Street. Manager Warren recognized Steve with Rivers and Associates and provided updated maps. Steve spoke about these lots in reference to drainage and traffic access. Manager Warren recommended that the Planning Board review it again because the map that was initially viewed is different from the updated maps. Motion to approve by Commissioner Barnes and seconded by Commissioner Kennedy. Motion carried unanimously.
4. Request for major preliminary subdivision plat approval for Harris Landing consisting of 86 lots located between Sam McLawhorn Rd, Blount Hall Rd and highway 11 South. Steve spoke on the map layout and rearrangement of cul-de-sac. Motioned to approve by Commissioner Barnes and seconded by Commissioner Kennedy. Motion carried unanimously.
5. Consideration to approve a Bond resolution from USDA Rural Development for 441,000 at 1.5% for 40 years. Manager Warren spoke of the bond attorney mentioning this being the lowest rate he has seen on a USDA loan. Motion to approve by Commissioner Kennedy and seconded by Commissioner Oakes. Motion carried unanimously.

Commissioner Comments

Commissioner Oakes asked the Chief if it was legal to discharge a firearm in the city limits. Chief Brian Silva responded saying "no", it is not legal.

Commissioner Oakes invited everyone to come out and support the young ball players. Manager Warren requested a copy of the schedule so he can put it on the Town of Grifton website.

Commissioner Oakes spoke of a black Tahoe speeding on Fairway Drive.

Commissioner Barnes asked to reach out to all the businesses and get them to clean up for the Shad Festival.

Commissioner Barnes asked if there were any donations given to the Shad Festival from Arts in the Park as mentioned.

Commissioner Kennedy asked in conjunction with Commissioner Oakes questions about discharged firearms if there is anything that can be done if it's outside the city limits because of it being a nuisance to the community.

There being no further business Commissioner Kennedy made a motion to adjourn. The motion was seconded by Commissioner Oakes. The motion carried unanimously.

Respectfully Submitted
Tina Mitchell
Town of Grifton