



**TOWN OF GRIFTON**  
**BOARD OF COMMISSIONERS**  
**REGULAR MEETING**  
**Tuesday, February 13, 2024**  
**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: (January 16, 2023, Regular Meeting.)
- D. Public Hearing
1. Public Hearing for Jose' Gallegos to rezone Pitt County Parcel # 08886 being .58 acres owned by Joes Construction, LLC located at 453 Queen Street from CBD (Central Business District) to R-10 Residential. Attached is a map and copy of the request.
- E. Manager's Report
- F. **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 the public comment period.
  - Please state your full name and address.
- G. Discussion/Action Items
2. Consideration to rezone Pitt County Parcel # 08886 being .58 acres owned by Joes Construction, LLC located at 453 Queen Street from CBD (Central Business District) to R-10 Residential.

3. Authorize public hearing on the following request and recommendation from the Planning Board for the March 12, 2024, meeting:
  - Request from Glandon Forest Equity, LLC to rezone Pitt County Parcel # 11069 being 2.08 acres owned by Loede Brooks Harper, Cynthia Lee Harper, and Drew S. Harper located on NC Highway 118, from R-10 Residential to B-1 (Highway Commercial) Attached is a map and a copy of the request.
4. Consideration to **STOP** an approved demolition estimate from P&P Excavation and Demolition, LLC for 587 Wall Street (Parcel # 14958) from **Mr. William Brent Harris (Owner)**.
5. Consideration to **accept/decline** an offer to purchase Parcel #'s 30207, 30208, 30209, 82268, 82269, 33583, 30176 from **Mr. Matt Osborne**.
6. Consideration to accept an annual quote from PAYA for citizens to make payments by Visa, Mastercard, Discover, American Express, E-Check and other payment methods deemed appropriate by Paya. **(Paid by NC League of Municipalities for the first 3 Years)**
7. Request from Samantha Nichols to utilize the Depot for a spaghetti **LUNCH/Fundraiser** on Saturday March 9<sup>th</sup> from 9:00 – 2:00 pm and for practice on Wed. March 27<sup>th</sup> from 6:00 – 8:00 pm. Raising money for the **Miss Grifton Shad Pageant**
8. Consideration to approve 2014 delinquent utility accounts. **Total = (\$10,485.37)**
9. Budget Amendments – Shifting unrestricted funds to supplies in both Water/Sewer Funds.

H. **Commissioners Comments**

I. **Closed Session G.S. 143-318.11 (6) Personnel**

J. **Adjournment**

**TOWN OF GRIFTON  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
January 16, 2024  
7:00 PM**

**Present** Mayor B.R. Jackson; Commissioners, Claude Kennedy, Raymond Oakes, Will Barnes, Angela Gay, Jessica Daigneault, Manager Oryan Lowry, Clerk Tina Mitchell

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.

**Approval of Minutes**

Commissioner Barnes made a motion to approve the minutes as presented. The motion was seconded by Commissioner Daigneault. Motion carried unanimously.

**Manager's Report**

1. Approval to adopt a Resolution to accept an offer of 500.00 (including closing cost's) to purchase Town owned property from Mrs. Shirlene Mobley and Husband Zevandah Mobley. Payment was received on 1-5-2024.
  
2. **Neuse Regional Water and Sewer Authority**
  - March 2009 authority went from the use of Chlorine to chloramines.
  - The US Environmental Protection Agency recommended periodically switching back Chlorine alone for minimum of four weeks.
  - Begins March 18, 2024 – April 22, 2024
  - We have drafted press releases that will be sent out to customers.
  
3. **Pitt County Comprehensive Parks and Recreation Master Plan**
  - Sent out a Press Release on Jan. 8, 2024, asking for Public Input
  - County Staff will gather input from residence, at various events and locations throughout the County
    - Members of the Community are encouraged to participate in an online survey that will be linked to our Town Web-site and Facebook Page through Survey Monkey.

#### 4. Dates to remember:

- Eastern Carolina Council will host Ethics Training for Elected Officials on Wed. Feb 21, 2024, from 6pm – 9pm
- Under FYI in your notebook March 12-14 in Goldsboro, NC I plan on participating in the NC Main Street Conference (Open to anyone interested in Downtown revitalization)

#### Town Hall schedule for **HOLIDAYS**

- March 29, 2024 (Good Friday) and April April 1, 2024

**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's 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 the public comment period. Please state your full name and address

1. Joseph Scott of 6736 Charlotte Street spoke on the Arts in the Park. This is our third year. He stated that he had a copy of the renewed Insurance Policy that has stayed the same and offered it to Manager Oryan Lowery. They have most of the same sponsors that they had last year. He mentioned that they have a band lined up, but he is still working on a public-school bus out of Greenville. They are planning to have the Arts in the Park in March, April, May and June, September, October, and November. They will also do the Christmas Parade in December.
2. Alan Denomme of 620 of Casey Drive shared that the garbage pickup has been very irregular for the last two months. He would like to see more consistency with the pickup. He also mentioned the homes being built on Casey Drive. He is concerned about the water pressure that may occur once these houses are built and asked if they will be proactive in this situation.
3. Roy Capps of 621 Casey Drive wanted to bring attention to the Board that there is water standing on the property where the homes are being built. He asked if the Town is planning to look at the drainage for this area. Manager Oryan Lowery stated that it is on the contract as a responsibility.

#### Discussion/Action Item

1. Request from Glendon Forrest equity, LLC to rezone Pitt County Parcel #11069 being 2.08 acres owned by Leode Brooks Harper, Cynthia Lee Harper, and Drew S. harper located on NC Highway 118, from R-10 Residential toB-1 (Highway Commercial)

Attached is a map and a copy of the request. **(Planning Board voted unfavorably 3-1 on 2 Jan. 2024)**

Mayor B.R. Jackson shared with the Board that the people all involved asked for this to be tabled for the time being.

2. Authorize public hearing on the following request and recommendation from the Planning Board for the February 13, meeting:

- Request from Jose' Gallegos to rezone Pitt County Parcel #08886 being .58 acres owned by Joes Construction, LLC located at 453 Queen Street from CBD (Central Business District) to R-10 Residential. Attached is a map and copy of the request.

Commissioner Barnes made a motion to advertise for a public hearing. The motion was seconded by Commissioner Gay. The motion carried unanimously.

3. Adoption of a Resolution approving a qualified source (Sumrell Sugg, P.A.) for obtaining Ethics Training REQUIRED BY N.C. GEN. STAT. 160A-87

Commissioner Gay made a motion to approve. Motion was seconded by Commissioner Barnes. The motion carried unanimously.

4. Consideration to award a Demolition estimate from P&P Excavation and Demolition, LLC for 587 Wall Street (Parcel #14958)

- Insurance, labor, and equipment for Demolition
- House abated for asbestos and dumping fee cost.
- Haul in full material to seed and sow lot.

Commissioner Barnes made a motion to approve. Motion was seconded by Commissioner Daigneault. The motion carried unanimously.

### **Commissioner Comments**

Commissioner Gay mentioned concern about the garbage pickup. She is also concerned about the land on Casey Drive where homes are being built. She feels like they should have done more prep work than they have, to avoid any drainage issues.

Commissioner Daigneault shared some dates to remember. January 18, there is a Grifton School PTA meeting at 6:00pm and a Shad meeting at 7:00pm to be held at the Civic Center. The Miss Grifton Pageant is going on and they will be having a meeting on Jan. 18<sup>th</sup>, 24<sup>th</sup> and 27<sup>th</sup>. January 25<sup>th</sup> is the Book Club Meeting at 7:15pm to be held at First Christian Church and the Grifton Baseball signups are going on as well.

Commissioner Oakes is also concerned with the garbage pickup as well as the drainage with the new Casey Drive development.

Commissioner Barnes had no comment.

Commissioner Kennedy asked about the drainage on Casey Drive as well. He asked if we had this concern in writing. Mayor B.R. Jackson asked Manager Oryan Lowry to contact the developers and discuss the drainage concerns again to make sure that this will not cause issues in the future.

Closed Session G.S. 143-318.11 (6) Personnel. Cancelled.

**Adjournment**

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

Respectfully Submitted  
Tina Mitchell  
Town of Grifton

Signature \_\_\_\_\_ Date \_\_\_\_\_

Mayor B.R. Jackson