

Minutes for Regular Board of Commissioners Meeting
Pikeville Town Hall
6:00 pm, Monday, February 12, 2024

Present: Mayor Johnston, Commissioner Hooks, Commissioner West, Commissioner Wallace, Commissioner Thomas

Absent: None

Staff Present: Tim Biggerstaff, Town Manager, Harry Lorello, Town Attorney, Rodney Jarman, Police Chief, Wendy Holland, Town Clerk

Mayor Johnston called the meeting to order at 6:00pm.

Mayor Johnston gave the invocation.

Mayor Johnston led all in attendance in the Pledge of Allegiance.

Agenda Adoption:

Commissioner West made a motion to adopt the agenda adding new candidate to address the board for open commissioner seat. Commissioner Wallace seconded. Motion carried 4-0.

Randy Langston – 203 Tina Avenue, Pikeville

Mr. Langston has lived in the town of Pikeville for over 38 years and has over 48 years of construction experience. He feels his construction background and experience dealing with contractors would be an asset to the town. Mr. Langston would like to see growth in the town of Pikeville, new ideas, and for the town to be cleaned up.

McKayla Alves- 201 NW RR Street, Pikeville

Mrs. Alves addressed the board with her desire to hold the open seat of commissioner. Mrs. Alves feels her background in communications and resources would be of great benefit to the town. She feels it would be an honor to hold the position and thanked the board for their consideration.

Yolanda Davis Parham – 103 Stewart Ave, Pikeville

Mrs. Parham is concerned with property values.

Candidates running for the open seat:

Randy Langston

Yolanda Davis Parham

McKayla Alves

Commissioner Thomas made a motion to adopt voting option "B". Commissioner Hooks seconded the motion. Motion carried 4-0.

Option B: Each board member will vote, and the mayor is not entitled to vote. Ballots will be collected and tallied. Those receiving the fewest votes will be dropped. In the event of a tie, voting continues another round. If the second round of voting results in a tie, the commissioners can make a nomination. In the result of a tie, the Mayor would have the tie breaking vote.

First round of voting:

Tie between McKayla Alves and Randy Langston to fill the open seat.

Second round of voting:

Tie between McKayla Alves and Randy Langston to fill the open seat.

Garrett Johnston, Mayor declared an impasse.

Commissioner Thomas made a motion to elect Randy Langston to fill the open seat. Commissioner West seconded the motion. Motion carried 2-2.

Commissioner Wallace made a motion to elect McKayla Alves to fill the open seat. Commissioner Hooks seconded the motion. Motion carried 2-2.

Garrett Johnston, Mayor declared an impasse.

Garrett Johnston, Mayor selected Randy Langston to fill the open seat.

Randy Langston was sworn in as commissioner.

Message from the Mayor:

Garrett Johnston, Mayor gave a recap of where the town has been, how we got there and where the town is headed. In April of 2021 the LGC took control of the town's assets. In August 2021 the Board voted to change the form of government from an administrator form of government to a manager form of government. On December 6, 2022, the town was given back financial control.

Approval of Minutes:

Mayor Johnston requested a motion to approve minutes for the regular session minutes for January 8, 2024, and closed session minutes for January 8, 2024. Commissioner Hooks made a motion to approve the regular and closed session minutes for January 8, 2024. Commissioner Thomas seconded. Motion carried. 4-0.

Old Business:

Lewis Property – 110 SW RR Street, Pikeville

A new proposal has been presented by Mr. Lewis. Mr. Lewis agrees to donate the property under three conditions: 1) his approval of a shovel ready plan 2) issuance of a building permit 3) commencement of construction of the project. If one of the conditions did not happen, he would have a reverter giving him the right to take back the property. Commissioner Thomas made a motion to grant Harry Lorello, Town Attorney authority upon satisfactory communications with the other party, if they are willing to sale an appraisal will be done. Then a decision will be made by the board whether to purchase. Commissioner Wallace seconded. Motion carried 5-0.

New Business:

Amended Audit Contract 2022

The original audit agreement had an expiration date of October 31, 2022. The audit has now been completed for 2021-2022. We have an amended modified contract date requiring signature.

Commissioner Hooks made a motion to amend the contract date. Commissioner West seconded. Motion carried 5-0.

Garbage/Recycling Contract

The current contract with GLF is scheduled to end in the middle of summer. Commissioners agreed for Tim Biggerstaff, Town Manager to get quotes from other services for both garbage/recyclables.

Legal:

Computer Gaming/Sweepstakes Update

Commissioner Hooks made a motion to approve Harry Lorello, town attorneys' letter to Sean P. Keenan attorney for Mr. Omar Ewais. Commissioner West seconded. Motion carried 5-0.

Moratorium Update if needed

The town will hold off on any moratorium until the ordinances have been updated.

Administrative Reports:

Town Manger

- Trello Work Management Board – Will allow a much more efficient and transparent way of handling ideas, projects, and goals for the board and myself.
- Proposed Budget Calendar for FY 24-25. See attachment. Wanted to set the expectations so everyone is on the same page.

- Electricities Rates Manager is scheduled present the board with a rate break down and I've asked him to bring data to help compare to Duke customer rates. We are shooting for March.
- Danna Layne, Auditor, will present her audit report for FY21-22 at our March meeting.
- I met with County Inspector, Jason Baker, to make sure I understand how and when condemning an abandoned building is appropriate and what steps are needed. One of my main focuses this year is to do whatever legal actions are available to us to put pressure on property owners in town to fix up, clean up, or sale to someone who is interested. The same goes for grass issues and vehicles that aren't running. I know we still have work to do to finish our ordinances, but I will be doing everything within my authority to push for the town to look like it is a nice place to live and work.
- I am waiting for a spot to open up at the repair shop to take our dump truck to be looked at and given an estimate for repair.
- The window being accidentally left down in the police vehicle was addressed. It was also determined that without a key, the contents of the trunk could not be accessed, the radio could not be accessed, nor could the vehicle be started so there was no danger by the mistake other than exposure to the elements at the time the mistake was discovered.
- We continue to work on the new town website as it had been put on the backburner until the credit card issue had been resolved so we could utilize online billpay. We hope the online pay issues are close to being resolved and are in the trial-and-error test phase at the moment.
- I will defer to Wendy in her finance report, but I am still withholding a couple of projects that we want and need to fix until our profit and loss monthly statements are caught up and reflect real numbers. Those projects include repairing the fire hydrant in front of the park and some repairs to the maintenance shelter.
- I will be posting the Public Works Director position on the nationwide site, governmentjobs.com, in hopes of attracting people from a larger talent pool. I have several options I would like to present to the board for that role but would like to give this advertisement some time prior to being presented so the best decisions can be made.
- I have reached out to the company who manages antennas on our water tower and waiting to hear back. It is believed that someone from their team left ruts in the grass by the tower which has happened once before. They repaired the grass last time and we will ask them to do so again.
- Applications for titles have been sent away for the two surplus vehicles and one will be sent off for the dump truck as soon as we determine its future.
- Planning Board Update – The planning board recently met at the request of Mrs. Catherine Longwell to consider a variance to add a building on the back of her property at 207 NW Railroad St with the purpose of using it for her business. The

board decided no variance was needed and approved her to obtain a permit. Also in Planning Board news, we may have a future opening for the planning board which will require a nomination from the Board of Commissioners. Please be thinking of individuals you may like to invite for nomination.

- Public works update – The crew is finishing up the parking/handicap lines along NW Railroad Street. We will continue to replace the old signage in the coming weeks. We have new signage up at the cemetery with a contact number and reminding people that it is closed after dark. We will address street signs in the next round of sign purchasing. They are also currently working to prep lawn mowers and equipment for the upcoming spring.
- Upcoming projects I am looking for this month is tearing off the roof of the dugout on the big field, storm drain cleaning, and a good street cleaning around town before spring sets in to include curbs along 117 and RR street as well as any other places around town deemed necessary as we go.

Wendy Holland: Finance

Bank Statements have now been reconciled through January. There are a few small adjustments on the main account that will not have a major impact on the P&L statements. Revenues for beer and wine will be received sometime in April. Budget Amendments have been made to clear negative balances within the funds as of today except for the library and cemetery fund. Commissioner Thomas made a motion to move funds from sewer operations maintenance repair infrastructure, equipment repair and supplies to property & other liability insurance. Commissioner West seconded. Motion carried 5-0. Commissioner Thomas made a motion to approve raising the town clerk bond to 1million. Commissioner West seconded. Motion carried 5-0.

Police Report: Chief Rodney Jarman: See Attached

Commissioner West made a motion to go into closed session to discuss personnel. Commissioner Thomas seconded. Motion carried 5-0.

Committee Reports:

Natalia Lancaster w/GPIC requested approval from the board to have a fireworks event and any help would be appreciated. The event will be held Saturday June 29, 2024.


Public Comments:

Dennis Lewis feels the citizens of the Town of Pikeville should know the value of the Electricities shares owned by the town.

Commissioners Comments: None

Adjournment:

Commissioner West made a motion to adjourn. Commissioner Hooks seconded.
Motion carried 5-0.



Robert G. Johnston, Mayor



Wendy Holland, Town Clerk