

Town of Peletier
BOARD OF COMMISSIONERS
Monday, October 28, 2024 (Nov Mtg)

Mayor Dale Sowers called the meeting to order at 6:39 pm. Members present: Commissioners Walter Vinson, Dan Taylor, Sonny Mason, David Bragg and Tim Quinn.

A motion was made by Commissioner Mason to approve October 7, 2024, minutes. The motion was seconded by Commissioner Bragg and passed unanimously (5 to 0).

Department Reports:

a. Code Enforcement Officer Report – Before presenting the report, there was some concern about one of the complaints on page 2 of the report. Brett, Town Attorney, said this would need to be discussed in a Closed Session. It was agreed to add Closed Session, Attorney-Client matter, at the end of this meeting. The rest of the report was presented.

A motion was made by Commissioner Quinn to amend the Nov Agenda to add Closed Session. The motion was seconded by Commissioner Bragg and passed unanimously (5 to 0).

b. Western Carteret Fire/EMS Report – no report

c. Financial Report – presented

d. Planning Board Report – Zoning Ordinance amendments for sheds and mobile home park & travel trailer park were accepted and passed along to the Board of Commissioners.

e. Commissioners Report – Commissioner Bragg received a phone call from a resident on Mills Branch Rd about pumping out his pond. He asked about protocol.

Brett, Town Attorney stated that it is illegal to pump from one ditch to another.

Mayor Sowers stated that the County received another grant for ditch cleanup.

Commissioners Bragg will meet with homeowner and let him know we can clean the ditch but cannot pump out pond.

Commissioner Quinn reminded the Board that the allocated ARP funds need to be spent before the end of the year.

Carlton, Town Planner, stated that the Town can be reimbursed for Planner fees, Attorney fees and utilities paid. Carlton will get with Bea and go over what has already been allocated so far.

f. Mayor's Report – presented a labor estimate from Carolina Carpentry Crystal Coast (\$895) to hang the clerk's office door, replace lock/deadbolt on back storage door, assemble new office chairs and fix exit signs in meeting room. All materials will be bought by the Town.

Commissioner Vinson made a motion to accept the labor estimate plus materials cost not to exceed \$1500.00. The motion was seconded by Commissioner Quinn and passed unanimously (5 to 0).

New Business:

1) Replacement for Planning Board seat – Commissioner Mason said he will talk with River Clark about position. Colleen Thomas, Planning Board member, said she will talk with a Peletier Shores resident about the position.

A motion was made by Commissioner Taylor to table this issue until the December meeting. The motion was seconded by Commissioner Quinn and passed unanimously (5 to 0).

Public Comments (3-minute limit)

None at this time

Old Business:

1) Zoning Ordinance amendment – residential sheds. Carlton, Town Planner, addressed the Board regarding residential sheds. The Town cannot be more restrictive than the State Building code. We cannot force a resident to use anchors. He recommended the Board approve the Residential Shed Zoning Ordinance amendment with updates along with the Consistency Statement signed by the Planning Board at their May meeting.

A motion was made by Commissioner Bragg to adopt the Shed Zoning text amendment and accept the Consistency Statement signed by the Planning Board. The motion was seconded by Commissioner Quinn and passed unanimously (5 to 0).

2) Zoning Ordinance amendment – mobile home park and travel trailer park update. Carlton addressed the Board regarding the text amendment updates and the Consistency Statement signed by the Planning Board at their July meeting.

A motion was made by Commissioner Vinson to adopt the mobile home park & travel trailer park zoning amendment and accept the Consistency Statement signed by the Planning Board. The motion was seconded by Commissioner Bragg and passed unanimously (5 to 0).

Other Business:

None at this time

Commissioners' Comments Review:

Commissioner Vinson asked if there was any update on Animal Control. Brett DeSelms, Town Attorney, stated that he sent several emails to the County Attorney requesting a meeting. The County does not have the personnel to handle animal control. They contract out to the Humane Society. We would have to pay the personnel cost for services.

A suggestion was made for the Town to buy some cages (to be used for the cat problem) and have the person needing it to sign a form for cage, use it, and return cage to Town when finished. A form can be drawn up by the Town Attorney.

Closed Session:

Attorney-Client matter

A motion was made by Commissioner Taylor to go into Closed Session. The motion was seconded by Commissioner Mason and passed unanimously (5 to 0).

A motion was made by Commissioner Taylor to go out of Closed Session. The motion was seconded by Commissioner Quinn and passed unanimously (5 to 0).

Adjourn ---

There being no further business before the Board, a motion was made by Commissioner Taylor to adjourn. The motion was seconded by Commissioner Bragg and passed unanimously (5 to 0). The meeting adjourned at 7:48 pm.

Respectfully Submitted by:

Bea Cunningham
Secretary to Board of Commissioners