

# The Pamlico News

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## The Bluffs Bond Renegotiated By Planning Board

The bonds for The Bluffs subdivision were renegotiated at the January 29 meeting of the Pamlico County Planning Board.

Two bonds had been acquired for the subdivision, one for \$126,000 and one for \$5,000. Previously, the amount of \$2,000 per lot was paid into an escrow account at the time each lot was sold.

Day, representative of The Bluffs, said that he had received two bids for paving the entire road system at the subdivision and informed the board that \$2,000 per lot would not be sufficient to cover the bond for the road system. There are presently 43 lots that have not been conveyed which would make a total of \$86,000 for the bond. The bids for paving ran up to \$128,900.

Day added that there are additional lots at The Bluffs, but that the remainder of the land has not been surveyed for lots and he said that he did not know when the surveying would take place.

Day said that he would like to combine the \$126,000 bond and the \$5,000 bond together, to which Gene Broughton, Subdivision Administrator, said, "I don't think you could please the county any more."

Day said that there should be \$8,000 already in the escrow account. Broughton said that he thought there was only \$6,000 in the account.

The State, according to Day, will not take the road system at The Bluffs into their system when the roads are paved. He said that from the information he has gathered, the State will not take the roads in until there is one house every 520 feet or .10 of a mile.

Broughton asked if there will be a Homeowners Association at The Bluffs in the case that the State will not take them in. Broughton said that the association would be responsible for maintenance and upkeep of the roads after a certain percentage of the lots in the subdivision are sold. Day said that the homeowners in the subdivision will have to start the association.

The board approved modifying the existing \$126,000 bond for paving so that \$2,800 per lot will be put into an escrow account at the time each lot is sold. Day said that he wished the money to go into an interest drawing account. Board attorney, Jim Ragan, said that the modification of the bond would essentially cancel the \$5,000

bond thus making only one bond. Day also received final plat approval for lots 21-29 at The Bluffs.

### Surface Treatment Recommended

Garvin Hardison received preliminary plat approval for section 2 of Indian Trace.

Hardison said that the bond for the first section has not been released as of yet and that he wishes to put up the same bond and pay into the account as the lots are sold.

Hardison told the board that asphalt paving is quite expensive and he has spent some time trying to find some alternative to asphalt paving. He said that a DOT official recommended surface treatment as an alternative.

Hardison said that surface treatment is a third less expensive than asphalt. He said that surface treatment packs better and does not crack as easily. He said that the road from Oriental to Pamlico is surface treatment.

The board gave preliminary plat approval to Indian Trace.

### Definition May Be Changed

Hardison said that he would like to see the wilderness areas changed. He said that under the present rules, it is required that anything under 10 acres has to go to improved roads. He stated that he would like to see this cut down to five acres because individuals who are buying this much land normally are not concerned about the roads.

Gordon Keller added that people can afford five acres when they cannot afford 10 acres. Said Keller, "It seems to me that just selling five acre lots makes a lot of sense especially in a County like this."

Jim Ragan said that the board had planned to discuss the definition of subdivision and exceptions to the subdivision regulations or those people who do not have to come before the Planning Board. Ragan said that perhaps the board should have a public hearing, although this is not legally required, because definition of subdivision affects a lot of people.

Ragan said that the board has been thinking of rewriting the definition of subdivision although Pamlico County modified the State definition in 1977, it was modified so that it "doesn't have any teeth in it."

### CAMA County

Ross Boyer, County Coordinator, said, "As you know, we're a CAMA County." Boyer added that because of this,



Reg Piland

## Piland Named County Agent

Pamlico County has a new but familiar county extension agent replacing Jim Rea who retired December 31, 1978.

Reg Piland, who has been serving as assistant county agent for Pamlico County, will assume the duties of county agent on March 1, 1979.

Piland was born in Smithfield, where his father served as county agent for 9 years. In 1960 Piland's father was transferred to Raleigh to take the position of District agent. Piland graduated from Needham Broughton High School in Raleigh.

Currently, he is working towards a Master's Degree at North Carolina State University with a major in Adult Education and a minor in agronomy.

Piland and his wife, Diane, reside in Oriental. They have one child, Emily, age two, and are expecting another child in the very near future.

Prior to his present position as assistant county agent, Piland worked with the Wildlife Commission for 3 years. He has been the county's assistant agent for the past 4 years.

Piland hopes to set up an Extension Advisory Council which will look at the needs of the county in terms of extension services. The council will be

composed of one person from each of the four major areas of extension services: agriculture and natural resources, home economics, 4-H, and community resource development. These individuals will receive input from lay people who are currently involved in these areas. The council will contribute to the planning, implementation and evaluation of the county extension programs and services.

Of his future plans for the Extension Service as county agent, Piland said, "I plan to continue along the same lines that the Extension Service has been known for in the county. This includes variety of tests, soil testing, tillage tests, herbicide comparisons, and potato pest alert programs. Some programs will be developed in integrated pest management whereby we will be utilizing field scouts." He added, "New emphasis will be placed on horticultural crops. Alternatives must be looked at which offer higher profit per acre. We intend to look for an assistant agent with horticultural training."

"I believe in the Extension philosophy, that is, getting the technology on the farms," stated Piland.

Pamlico County is eligible for CAMA planning money. Pamlico County has been awarded grant money, one of the purposes of which, was to look at subdivision and zoning regulations. Boyer said that the regulations could be rewritten or amended to meet Pamlico County's needs. The planning assistance would be

pursued through the Planning and Technical Assistance branch in Washington, N.C.

### Other Business

In other business the board: Denied final plat approval for Pierce's Creek addition 3, contingent on future improvements.

Gave preliminary plat approval for Pleasant Acres.

## Aurora Citizens "Biting The Bullet"

Approximately 15 citizens of Aurora attended the January 30 meeting of the town board and voiced concern about the roads and the general shape of the area around South Village.

The Town has been doing water and sewer work in the area. One citizen present said that the work was supposed to be completed last August and added that residents of the area are "biting the bullet" because of the poor condition of the roads and yards.

Board member Joe Galloway said that he had talked with the contractors and they hoped to be finished with the area sometime this week. Town Administrator Marvin Jennings said that the main holdup is getting power to the lift station and that when this is accomplished, the sewer lines will be ready.

A second concern of the South Village residents was what condition the roads will be left in when the contractors pull out. The group wished to know if the Town had any control over how the contractors leave the final shape of the roads and yards.

The town board does have the authority to withhold final payment to the contractors if the roads and yards are not satisfactorily restored.

One citizen remarked that the town board has the responsibility to maintain the streets so that they are useable. Mayor Grace Bonner responded, "No one has complained about them (the roads) more than me."

One Aurora resident said that South Village is one of the most growing areas of Aurora and that, "We've been kind of taking second place out there." He added that with the poor drainage and the poor condition of the streets, people "may look elsewhere to build."

Board member Joe Paul said that if the town begins to take care of the roads, the contractor cannot be held liable for the streets if something happens. He also said that it is difficult to get a crown on the streets because the pipes are along one side of the road.

Board member Malcolm Rowe said that the contractors will hold a final inspection with the board before the end of the project and that any complaints will be settled by the final inspection.

### Priority List

Paving of the area was questioned by citizens attending the meeting. Mayor Bonner told them that in order to have the roads paved in the area, the residents have to petition the town for paving. The streets are then put on a priority list. She said that 75% of the residents in the area must sign the petition in favor of the paving.

Last year, said one of the citizens, there was a signed petition for paving the roads, but since that time approximately half of the land has changed hands. He wished to know if the petition was still valid. T. R. Thompson, attorney for the board, said that the petition is still good even though some of the property has changed hands.

Joe Paul said that Aurora is a small town "both geographically and economically" which operates on a low tax rate and that the town could raise taxes and begin paving the needed areas immediately but the board has decided against this procedure.

Paul said that actually the town board is "not accustomed" to having citizen participation and added that when a big decision comes up the board members are the ones that have to decide because the board received little or no input from the citizens of Aurora. He said that in any case, there are still residents of Aurora who complain to him that the town board made a bad decision.

Said Paul, "Aurora is handicapped. As long as residents aren't willing to do their part as citizens, it's never going to grow." Paul added, "Let's not point the finger but let's all do something together."



The Aurora Town Board had many citizens attend the January 30th board meeting because of the delay in water and sewer construction work.

## Aurora Discusses Community Center

Bruce Berhinger, Aurora Community Development Coordinator, asked the town board to approve a contract with an architect for the Community Center at the January 30 town board meeting.

The funds for the center are available from a non-match grant which the Town of Aurora received from HUD. The contract with the architect is for \$19,000 which would cover the general activities that would be required of the architect. The terms of the contract are such that the town will hold approximately \$2,000 until the job is completed. This is almost 10% of the total contract amount rather than the usual 5%.

The town board has previously considered renovating the Rutledge House for the center, although two of the board members have expressed disapproval of this idea. In the initial HUD CD grant, the town received funds to renovate the Rutledge House. If the house is not utilized, the town will be compelled to renegotiate with HUD. This could result in the town having to return the funds allocated for the Community Center.

A citizen present at the meeting asked whether the work would have to be put out on bids. Mayor Bonner answered that the town is considering the possibility of acting as general contractor but that

there will be certain things that will have to be put out for bids.

One citizen said that instead of renovating the house, that a metal building could be obtained much cheaper and it will not "cost you a cent for an architect."

The center, once completed, will house many different types of service agencies. According to Mayor Bonner, the architect is needed because, whatever building is used as the Community Center, the building must meet the various agencies' specifications and requirements.

The estimated cost to renovate the Rutledge House was \$214,000. This \$214,000 is not town tax money, rather it is

HUD Community Development Block Grant money and does not cost the town anything.

Citizens expressed concern over the maintenance and upkeep of the building once it is complete. According to Mayor Bonner, the various agencies that participate in using the building will each pay a portion of the maintenance cost. She said that before the Rutledge House deteriorated so quickly, that the house was accepted by the State Archives for nomination to the National Registry. If the house was on the Registry, the town would receive funds to maintain it.

Board member Joe Paul said that any residents of Aurora are confused about what the

building will be used for. He added that the center will not be used exclusively for the various town civic agencies or a place for the young people to meet.

According to Mayor Bonner, the building will house many of the agencies which do not have a place to set up in Aurora and because of this, many services available in other Beaufort County areas are difficult to obtain in Aurora.

Mayor Bonner stated that the Daycare Center, which is presently located in the condemned school building, will have space provided for them which they will maintain at their own expense.

There will be a senior citizen program which will offer a

lunch program 5 days a week and also will offer programs of recreation and learning. Previously the Beaufort County Council on Aging has not had any space available in which to begin a senior citizen program.

Through Tideland Mental Health, there will be programs for the handicapped offered. Presently the handicapped individuals have to be bussed to a place which could provide recreation for them.

There will also be a large public room in the center for meeting places for various civic and town organizations.

### "Sore Thumb"

As the citizens present were airing their gripes, one citizen (con't on page two)

## Late Happenings

The Pamlico County Board of Commissioners in their Monday (February 5th) meeting decided to move all accounting functions to the budget and finance office. The decision stemmed from A. M. Pullen & Company's, the county auditor, recommendation that the health department bookkeeping system and all county bookkeeping systems be placed in a central location or the budget and finance office.

According to Bill Rice, County Finance Officer, the transfer will not require additional staff in the finance department. Also, Rice said this transfer will enable line items to be set up in a health department budget.

Because of the transfer, Charles McCotter Jr. will no longer be designated as Deputy Finance Officer. The Board also closed the Health Department and Mosquito Control checking accounts.

This transfer will be effective March 1, 1979.