



Norman-Pittman team wins.....Story Page 4

Run Off June 3 For Pamlico County Commission

A run-off for two county commission seats will be held Tuesday, June 3, in Pamlico County.

In township 5, Russel V. Lee is opposing incumbent Brad Rice. Lee received 419 votes to Rice's 1,081 during the May 6 primary.

For the township 3 seat, Joe Himbry, who received 695 votes previously, hopes to defeat the

primary's top vote-getter, Nancy Smith, who polled 861 votes. Incumbent Vince Sevenski placed third in the race with 490.

The polls will be open from 6:30 am to 7 pm. Only those people who were eligible to vote in the primary can cast their ballot on June 3.



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38 Lots Reduced In Tax Value Because Of Septic Tanks

When the Pamlico County Board of Equalization and Review closed its session for 1986 last week, thirty-eight parcels of land had been reduced because of their inability to accommodate a septic

tank. Most of the property was reduced seventy percent, resulting in a loss of about \$1,177 in tax revenues for the county.

The original value of all the properties was \$233,660; the reduc-

tions decreased the tax values to \$74,493.

Tax supervisor Randy Beeman said that he recommended that these properties be reduced seventy percent—with the excep-

tion of one whose tax value was decreased by forty percent—after discussing the situation with tax supervisors in other counties experiencing similar problems. The seventy percent decrease essentially reduces the property to an acreage value, instead of listing it as property suitable for building, he says. One lot was reduced forty percent because it can be utilized if modifications are made.

The lots and their reductions include:

- 10 lots in Woodland Heights subdivision, originally \$33,500, reduced to \$12,150.
- lot on Mill Pond Road, \$5,670 to \$1,701.
- 2 lots in Pinedale subdivision in Reelsboro, \$8,780 to \$2,634.
- 5 lots in Bay Harbor subdivision, \$45,060 to \$31,542.
- 8 lots on Alton Lee Farm Road

- from \$103,500 to \$31,050.
 - 8 lots on Kershaw Road from \$12,000 to \$3,600.
 - Property on Buxton Creek from \$12,000 to \$3,600.
 - 1 lot on Olympia Road from \$3,500 to \$1,050.
 - 1 lot in Maribel from \$2,000 to \$600.
- Beeman stated that, in the event sewer becomes available, the lots will be re-evaluated.

Mesic Adopts Housing Ordinance

The purpose behind adopting an ordinance setting minimum housing standards is to protect the work done under the Community Development Block Grant project, says the mayor of the town of Mesic. The new ordinance, however, is drawing criticism from some quarters.

The ordinance calls for standards that one would usually expect to find in such a document, relating to plumbing, electrical and heating systems.

To meet minimum standards, dwellings must be equipped with a heating system that will heat all habitable rooms to a minimum temperature of 70 degrees when measured three feet above the floor during ordinary winter conditions. A habitable room is described as a "room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes..." It excludes hallways, laundry rooms, bathrooms and other similar parts of a house.

Rooms are also required to be wired for overhead lights and a certain number of wall receptacles. A room without a ceiling light must have three receptacles instead of two.

The ordinance also establishes minimum window area, which is based on the square footage of a room and the amount of sleeping space per person.

Under the ordinance, the exterior walls of the home must be protected by paint or another covering to "prevent the entrance or penetration of moisture or the weather." Windows and doors must be weather and watertight, rodent proof and in good repair.

Every yard must be properly graded for good drainage and to prevent the accumulation of stagnant water. In addition, the yard and "all exterior property areas" must be kept free of weeds or undesirable plant growth.

In order to control insects and rodents, all doors opening to the

outside are to be equipped with screens and self-closing devices. Windows used for ventilation must also be screened. For garbage disposal, all homes must have a mechanical sink grinder or an approved garbage can (no specifications for an approved container are given).

The most controversial sections of the ordinance deal with the powers and duties of the building inspector and the enforcement procedures.

The ordinance gives the building inspector the authority to "investigate...in order to determine which dwellings...are unfit for human habitation, and for the purpose of carrying out the objectives of this ordinance with respect to the repair, closing or demolition of such dwellings..."

In addition, the building inspector is empowered to "administer oaths and affirmations, examine witnesses and receive evidence," and "to enter upon premises for the purpose of making examinations and inspections."

According to the ordinance, the inspector can enter any dwellings at "reasonable times" with the owner or occupant required to give him full access for "inspections, examinations and survey."

This section made need some legal clarification in light of telephone conversations with attorneys at the League of Municipalities and Institute of Government.

Although most minimum housing standards ordinances don't mention it, a building inspector has to get the owner or occupant's permission before entering the premises, says Richard Ducker of the Institute of Government. If the inspector is refused entry, he can obtain an administrative search warrant from the magistrate which will allow him to enter legally, he explained. Without an administrative search warrant, the inspector cannot go on the premises even if the ordinance

gives him that power; the ordinance's authority does not supersede state law or Constitutional rights, he added.

Laura Kronfeld, an attorney with the League of Municipalities, stated that an inspector can make a search after presenting "proper credentials", although, she noted, what constitutes proper credentials was not specified.

If a "public authority" or a group of at least five citizens files a petition charging a violation of the ordinance, the inspector can call for a hearing if his investigation shows a basis for the charge (he can also call for a hearing based on an investigation he initiates), the hearing to be held not less than 10 days nor more than thirty days after the serving of the complaint. Anyone so desiring may attend the hearing and present relevant evidence, according to Section 14(a) of the ordinance.

The inspector determines if the dwelling is in violation of the ordinance. If it is, an order is issued giving a specified time, not to exceed 90 days, in which the repairs or improvements are to be made.

Should the owner fail to comply with the order, the inspector has two remedies under the ordinance. He can either submit to the town council at their next regular meeting a resolution directing that the superior court be petitioned for an order directing the owner to comply. Second, the town council can give the inspector the power to cause repairs to be made or, as in the case of a dilapidated dwelling, for demolition and removal.

An appeal from any decision or order of the inspector must be filed within 10 days of the rendering of the decision or serving of the order. The appeal is filed with the inspector and Housing Appeals Board and must specify the grounds for appeal.

The Housing Appeals Board,

(See MESIC, Page 14)



Elaine Stoops, assistant secretary of the Division of Aging, N.C. Department of Human Resources, Friday, May 23, told a group of sixty about the resources available to senior citizens through various agencies. The event was a day-long seminar on "Coordinating Services for the Aging in Pamlico County," sponsored by the local department of social services.

Also discussed were the physical and medical aspects of aging, social aspects of aging, ministering to the aged and delivering services to the aged. Local agencies, such as the Neuse River Council of Governments, health department, Aurora and Craven County Home Health Agencies, social services, United Tri-County Senior Citizens and Cross Wheels, also presented information.

Commissioners Begin Paring Budget Requests

The Pamlico County Board of Commissioners was scheduled to have the first of its budget workshops Tuesday night to begin the annual task of reviewing funding requests for the coming fiscal year.

Estimated revenues for fiscal year 1986-87 are \$3,223,742. According to county manager Bill Rice, as of Thursday, May 22, requests from departments and agencies receiving county funds totalled \$3,989,562.

Rice stated that this year there will be little or no fund balance to

appropriate. For the 1985-86 year, \$538,000 in fund balance monies were used to balance the budget.

In addition the county will receive its last federal revenue sharing check in the fall.

Graduation Ceremonies

Area high schools will hold their graduation ceremonies this week and next.

Aurora High School's Baccalaureate services will be held Sunday, June 1, at 11 am with

Commencement on Friday, June 6, at 8 pm at the high school gym. Pamlico County High School's senior will graduate in combined ceremonies on Friday, June 6, at 8 pm at A.H. Hatsell Auditorium.