

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
MONDAY, JANUARY 4, 2021 7:00 P.M.
BILL LUTHER BOARD MEETING ROOM**

Mayor Jackie Warner called the regular meeting of the Hope Mills Board of Commissioners to order on Monday, January 4, 2021 at 7:01 p.m.

GOVERNING BOARD MEMBERS PRESENT

Mayor Jackie Warner, Mayor Pro Tem Dr. Kenjuana McCray, Commissioners Jessie Bellflowers, Pat Edwards, Jerry Legge and Bryan Marley.

STAFF PRESENT

Town Manager Melissa Adams, Town Clerk Jane Starling, Finance Director Drew Holland, Parks & Recreation Director Lamarco Morrison, Police Chief Joel Acciardo, Fire Chief Chuck Hodges, Public Works Director Don Sisko, Planning & Economic Development Director Chancer McLaughlin, Human Resource Director Laticia Daniels-Black and Human Resource Specialist Patricia Jenkins. Also present was Town Attorney Dan Hartzog, Jr.

INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation was led by Pastor Michael Mathis, Mission Field Ministries, followed by the Pledge of Allegiance led by Mayor Jackie Warner.

1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.

Motion made by Commissioner Legge, seconded by Commissioner Marley and carried unanimously, to approve the agenda as presented with the following addition of Consent Item h. Consideration of reimbursement Resolution R2021-04 for John W. Hodges Public Safety Center Loan and to conduct a closed session pursuant to NCGS 143-318.11 (a)(3) to consult with the Attorney on matters within the Attorney-client privilege and pursuant to NCGS 143-318.11 (a)(6) to discuss a personnel matter.

2. PRESENTATIONS.

- a. Presentation to Rodger Mullen; for his years of excellent coverage & service to the Town of Hope Mills, writing & working for the Fayetteville Observer.

Mayor Warner presented Rodger Mullen with a plaque on behalf of the Town.

Commissioner Legge thanked Mr. Mullen.

Mr. Mullen thanked the Town and commented he wished the Town well and couldn't wait to see the great things to come.

- b. Fayetteville Cumberland Economic Development Corporation (FCEDC) Update, presented by Robert Van Geons, FCEDC President/CEO.

Mr. Van Geons was not present.

- c. State of the Town 2020-2021; Presentation by Town Manager Adams / Finance Director Drew Holland.

Town Manager Adams distributed a list of the Town's accomplishments during the past, unprecedented year. Town Manager Adams and Finance Director Drew Holland presented a snapshot of those accomplishments by way of PowerPoint. Golfview Greenway entrance and parking lot, Heritage Park pumphouse and Master Plan, the CAFR Award, temporary Police Station and the John W. Hodges Public Safety Center were some of the accomplishments highlighted in the PowerPoint presentation.

Commissioner Legge thanked Town Manager Adams and all staff involved for compiling the list and presentation and for all of the Town's accomplishments.

3. PUBLIC HEARINGS.

- a. **Case P19-01:** Modification of an approved C(P) Planned Commercial/CZ Conditional Zoning for motor vehicle sales district or to a more restrictive zoning district on 2.18+/- acres; located on the east side of NC 59 (Hope Mills Road), west of SR 1135 (John Smith Road), north of NC 162 (George Owen Road); submitted by Eric and Carrie Brown (owners) & George M. Rose (agent). (Hope Mills).

Planning & Economic Development Director Chancer McLaughlin commented Case P19-01 is a modification of an already existing conditional zoning request, previously approved in March 2019. The applicant wishes to increase the size of his building and shift it.

Mayor Warner inquired why the Town didn't request the driveway be annexed in. Mr. McLaughlin commented the property off of John Smith Road back in 2019 was never discussed, though he plans to have that conversation with the applicant.

Discussion ensued as to whether Case P19-01 could be tabled until the next Board meeting so the applicant may be present to determine whether they are open to the condition of annexing the driveway.

Motion made by Commissioner Marley, seconded by Commissioner Bellflowers and carried unanimously, to table Case P19-01 public hearing until the January 19, 2021 regular Board of Commissioners meeting.

- b. **Non-Public Hearing-Case 20-152:** Request for A Site Plan Review, Hope Mills Zoning Ordinance; Zoning: C1(P); Total Acreage: 0.63 Ac. +/-; Location: 3425 N Main St; Submitted by Abel Goris (Owner). (Hope Mills).

Commissioner Marley inquired if the owner has been operating in the building. Planning & Economic Development Director McLaughlin responded the owner was unaware of the issue but this is their attempt at bringing their business into compliance.

Commissioner Bellflowers inquired whether sidewalks will be required. Planning & Economic Development Director McLaughlin responded they are not required.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Edwards and carried unanimously, to approve Case 20-152: Request for A Site Plan Review, Hope Mills Zoning Ordinance; Zoning: C1(P); Total Acreage: 0.63 Ac. +/-; Location: 3425 N Main St; Submitted by Abel Goris (Owner). (Hope Mills).

- c. **Non-Public Hearing-Case 98-080:** Request for A Site Plan Review, Hope Mills Zoning Ordinance; Zoning: C(P); Total Acreage: 0.73 Ac. +/-; Location: 5539 Camden Rd; Submitted by Landpointe, LLC (Owner). (Hope Mills).

Planning & Economic Development Director McLaughlin commented this is for the complete demolition and rebuild of Smithfield's Chicken 'N Bar B-Q.

Motion made by Commissioner Bellflowers, seconded by Commissioner Legge and carried unanimously, to approve Case 98-080: Request for A Site Plan Review, Hope Mills Zoning Ordinance; Zoning: C(P); Total Acreage: 0.73 Ac. +/-; Location: 5539 Camden Rd; Submitted by Landpointe, LLC (Owner). (Hope Mills).

4. PUBLIC COMMENTS.

Town Clerk Starling read the following public comment submitted to the Clerk's Office via email:

Mr. Richard Luetgenau, Hope Mills, NC. Mr. Luetgenau commented in regard to Golf Acres residents desire for the closure of Crampton Road; if their request is not met it will be a campaign issue come next election.

5. CONSENT AGENDA:

- a. Consideration of Approval of Minutes from the Board of Commissioners Special Meeting October 19, 2020.
- b. Consideration of Approval of Minutes from the Board of Commissioners Special Meeting November 16, 2020.
- c. Consideration of Approval of Minutes from the Board of Commissioners Regular Meeting December 7, 2020.

- d. Consideration of Approval of Resolution R2021-01 Authorizing the Donation of Old Ammunition to Parkton's PD.
- e. Consideration of Approval of Resolution R2021-02 Authorizing the Donation of Old Ammunition to St. Paul's PD.
- f. Consideration of Approval (Currently Budgeted) of Authorizing the Town Manager to Accept the McAdams Proposal for the Replacement of Lillian Place Drainage Pipe at a Cost of \$14,500; with the approval of Mini Brooks Resolution R2020-03.
- g. Acceptance of November 2020 Financial Report.
- h. Consideration of Reimbursement Resolution R2021-04 for John W. Hodges Public Safety Center Loan.

“END OF CONSENT AGENDA”

Motion made by Commissioner Marley, seconded by Commissioner Legge and carried unanimously, to approve the consent agenda as read.

6. OLD BUSINESS:

- a. Update on Par Four Development Project.

No updates are available at this time.

7. NEW BUSINESS:

- a. Discussion of Parking Issues on Corporation Drive in the Dirt Bag Ales Area; as requested by Commissioner Jerry Legge.

Commissioner Legge commented he spoke with Police Chief Acciaro regarding this issue and presented photographs. The photos depict the traffic congestion and number of semis, said to be approximately 500, that pass-through Corporation Drive on a daily basis. Commissioner Legge wishes for the Town to continue conversations with NCDOT regarding this issue.

Planning & Economic Development Director McLaughlin commented shared parking agreements may be a future solution due to Dirtbag's continued successful expansions causing an increasing number of patrons and upon completion of the 70-acre industrial development across the street.

8. REPORTS AND INFORMATION ITEMS:

a. Manager's Report.

Town Manager Adams provided the following report:

Johnson Street Sidewalk Project: McGill & Associates are working to complete 100% drawings. In addition, McGill is working on the utility verifications that are required. The CSX Licensing Agreement is in process (this has to be completed by the Town, due to crossing of the railroad tracks).

Replacement of the multi-purpose trail (the Jack White Bike Path). We will be replacing the entire path beginning at the Lake Park entrance and ending at the corner of Lakeview Road. Public Works is looking at possibly re-engaging the process for RFPs in the Spring of 2021.

Fountain Lane Parking Lot Project: Public Works will focus on beginning this project in conjunction with the Big T's ADA Project during the off-season. Del Crawford of Crawford Design Company submitted a proposal in the amount of \$9,900.00 for the design of the parking lot. The proposal was accepted and the contract was signed. Mr. Crawford is currently working on the design of the design of the parking lot.

Schnabel Engineering – Notice to proceed was issued to Lonnie Smith Electric and the work began the week of December 7th. The majority of the conduit has been installed. When they began the installation of the circuitry, they discovered a buried junction box. A trace had to be completed on the junction box before the circuitry could be installed.

The annual Lake Lowering: Public Works Director Don Sisko has informed me that the date they will begin lowering the lake level for annual maintenance will be on Monday, January 11, 2021.

NCDOT Update: Richie Hines with NCDOT has spoken with the Hydraulics Unit to make a recommendation. Once they get back in touch, he will propose a date for meeting that works for everyone. Mr. Hines has informed me that Division Planning Engineer Darius Sturdivant is tentatively planning to attend the January 19, 2021 meeting with Mr. Hines to discuss the upcoming projects. Mr. Sturdivant suggested it may be helpful if members of FAMPO attend as well.

John W. Hodges Public Safety Building: The contractor recommendation will be placed on the November 16th agenda. The project timeline is as follows:

- Contractor Bids were due – Thursday, November 5th
- Present Contractor to Town Board – Monday, November 16th
- Bids due from Banks for Construction Loan – Thursday, December 3rd
- Present Construction Loan to Town Board – Monday, December 7th
- Present Construction Loan to LGC – 1st week of January, 2021

- Once the Construction Loan is approved by LGC we will try and set a groundbreaking ceremony (depending on COVID issues) and start the construction phase of the project.

Update on the ADA renovation to the building owned by the Town and rented by Big T's at the Lake Park: Plans are nearly 100%. Pre-bid meetings are projected for the 2nd week of January, 2021. Bid opening to follow, the end of January, 2021. April 30, 2021 is the target completion date.

The job posting for the Public Works Construction Manager position was posted and advertised until December 17th. We only received 2 applicants, one of which was partially incomplete. HR believes the low response rate was attributed to the highly detailed 'posting', which is perfect for the creation of the actual Job Description; which is customarily much more detailed. Their recommendation was to minimize the posting details into prioritized highlights, and repost until January 15, 2021.

The signage for the Internet Exchange/Drop off Site to be located at the Police Department has been installed.

Library Stormwater Improvement Project: The fencing has been ordered. Parks & Recreation Director Lamarco Morrison is in the process of finalizing the landscaping plan.

Update on 5443 Fountain Lane property: Planning & Economic Development Director Chancer McLaughlin and Code Enforcement Officer Emily Weidner held a second hearing with the property owner on November 4, 2020. The property owner was given 30 days to obtain a permit for demolition otherwise the Town will move forward with placing the bids that were received for demolition on a future agenda. **Update:** The Certified Letter, that was mailed to the property owner containing the information that was that was explained at the hearing was returned to the Town undelivered. Out of abundance of caution staff has mailed out the certified letter again, and hand delivered the letter, as well. Another thirty-day period will be given.

PARKS & RECREATION:

Development Projects:

- Municipal Park Splashpad Design – Staff from Parks and Recreation will participate in a Zoom Meeting with McAdams on January 4, 2021 to discuss permitting and preliminary design.
- Heritage Park Construction Documents – HMPR is still awaiting signed Project Agreements from NCDENR before officially beginning the design phase of the project. The contract amendment for Phase I design development has been sent to McAdams for review and signatures.
- Public Art Project – The Town has selected six new public art sculptures that will be installed at Municipal Park, Town Lake Park and in the proposed memorial garden at Chapel. Additionally, the Town has commissioned an art student at UNC Pembroke to fabricate a sculpture of a horse (in memoriam of Dodge) that will be

displayed in front of Town Hall to come. Attached are pictures of the six sculptures.

Seniors, Programs and Special Events:

Staff in the Programs and Special Events Division, along with Deana Seals, is currently working out the logistics for the Virtual Cotton Pageant. Details regarding the location and dates are forthcoming. The Town anticipates having the pageant in March 2021.

- Adult 18+ Zumba will resume Monday, January 4th at 6:30 pm inside at Brower Park
- Adult 55+ classes for January 2021 are almost all filled and some have a waiting list.
 - o Line Dance is offered 4x/week on Mondays and Wednesdays
 - o FUNctional Fitness (chair based) is offered 4x/week on Tuesdays and Thursdays
 - o Yoga is offered 2x/week on Tuesdays and Thursdays
 - o Strong Bones is offered 2x/week on Tuesdays and Thursdays

Note: Due to limited space, high demand and number of ‘no-shows’ for the 55+ classes, a nominal fee of \$5 has been implemented if a participant obtains 2 recorded no-shows for a class in the month. Participants have been given staff’s business cards with the direct phone and email; instructors have also voluntarily shared their cell phone numbers with participants. If a participant will not be in attendance, they have multiple ways to inform staff/instructors. This is policy is also noted stated Civic Rec.

- New P & R staff directory with photos and bios coming soon to TOHM website.

Athletic Programming:

The Athletics Division will offer youth basketball clinics and, open gym and free play in our gym in January, 2021, in lieu of facilitating a youth basketball season. Staff is also considering having a CO-ED Basketball Clinic as well. Attached is a flyer for the all-girls basketball clinic that starts January 12, 2021.

Executive Assistant/Deputy Town Clerk Tiffany Shadik received both designations as a North Carolina Certified Municipal Clerk (NCCMC) through the North Carolina Association of Municipal Clerks (NCAMC) and Certified Municipal Clerk (CMC) through the International Institute of Municipal Clerks (IIMC) in August/October and December of 2020.

b. Reminders.

- Thursday, January 7, 2021 at 6:00 p.m. Prime Movers Committee Regular Meeting via internet.
- Wednesday, January 13, 2021 at 6:00 p.m. Historic Preservation Committee in the Parks and Recreation Building.
- Monday, January 18, 2021 MLK HOLIDAY Town offices closed.

- Tuesday, January 19, 2021 at 7:00 p.m. Board of Commissioners Regular Meeting at Town Hall in the Luther Board Room.
- c. Committee Liaisons update on Committee Activities.
- Commissioner Pat Edwards- Appearance Committee, Mid-Carolina Council of Government

The Committees did not meet.

- Commissioner Jerry Legge - Historic Preservation Commission, RLUAC (Regional Land Use Advisory Commission)

The Committees did not meet.

- Commissioner Bryan Marley-Veterans Affairs

The Committees did not meet.

- Mayor Pro Tem Dr. McCray- Parks & Recreation Advisory Commission, Cumberland County Air Quality Stakeholders Committee, Prime Movers

The Committees did not meet.

- Mayor Jackie Warner- Mayor's Youth Leadership Committee, FAMPO TPB (Transportation Policy Board), FCEDC Municipal Advisory Meeting Liaison

Mayor Warner commented the Mayor's Youth Leadership Committee met this evening via Zoom. Mayor Warner commented the Committee is extremely technologically advanced and plans to work with various Town staff to coordinate their clean-up initiative and website/social media presence.

9. STAFF COMMENTS.

Town Manager Adams commented staff will attempt to reschedule Mr. Van Geons presentation.

10. OFFICIAL COMMENTS.

Commissioner Legge wished everyone a prosperous new year and expressed his excitement for big things happening for the Town.

Commissioner Bellflowers commented in regard to the State of the Town presentation, the Golfview Greenway has been very frequented, especially on weekends.

Mayor Pro Tem Dr. McCray inquired when the official unveiling of the Trade Street mural will take place. Mayor Warner responded there has been difficulty compiling the history of the Train Depot and would like to discuss scheduling a date for the unveiling at the next regular meeting.

Town Manager Adams inquired if the Board wished to schedule the Public Safety Center groundbreaking on Tuesday, January 19, 2021 around 3:00 p.m. or 4:00 p.m.

The consensus of the Board was to hold the groundbreaking at 4:30 p.m. on Tuesday, January 19, 2021.

11. MOTION TO CONDUCT A CLOSED SESSION PURSUANT TO NCGS 143-318.11 (A)(3) TO CONSULT WITH THE ATTORNEY ON MATTERS WITHIN THE ATTORNEY-CLIENT PRIVILEGE AND PURSUANT TO NCGS 143-318.11 (A)(6) TO DISCUSS A PERSONNEL MATTER.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Legge and carried unanimously, to conduct a closed session pursuant to NCGS 143-318.11 (A)(3) and pursuant to NCGS 143-318.11 (A)(6) to discuss a personnel matter.

Mayor Warner directed the Board to assemble in the conference room at 8:13 p.m.

At 9:17 p.m. Mayor Warner called the regular meeting back to order.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Legge and carried unanimously, to seal the minutes of the closed session until such time as the release of the information would no longer frustrate the purpose of the closed session and further no action was taken.

12. ADJOURNMENT.

Motion made by Commissioner Legge and carried unanimously, to adjourn the meeting.

Mayor Warner adjourned the meeting at 9:17 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling CMC, NCCMC
Town Clerk