

**TOWN OF HOPE MILLS  
BOARD OF COMMISSIONERS REGULAR MEETING  
MONDAY, JANUARY 23, 2017, 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 23, 2017 at 7:02 p.m.

**GOVERNING BOARD MEMBERS PRESENT**

Mayor Jackie Warner, Mayor Pro Tem Bob Gorman, Commissioners Jerry Legge, Pat Edwards and Bryan Marley.

**GOVERNING BOARD MEMBERS ABSENT**

**STAFF PRESENT**

Interim Town Manager Melissa P. Adams, Deputy Town Clerk Debbie Holland, Finance Director Drew Holland, Inspections Director Ray Reeves, Police Chief Joel Acciaro, Parks & Recreation Director Kenny Bullock, Stormwater Administrator Beth Brown, Development & Planning Administrator Chancer McLaughlin, Public Works Director Hector Cruz and Town Attorney Dan Hartzog, Jr. Also in attendance was Ed Byrne of Cumberland County Planning Department.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The invocation was led by Rev. Michael Mathis of Mission Field Ministries, followed by the Pledge of Allegiance led by Mayor Warner.

**1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.**

*Motion made by Mayor Pro Tem Gorman, seconded by Commissioner Legge and carried unanimously, to approve the agenda.*

**2. PRESENTATIONS:** None.

**3. PUBLIC HEARINGS:**

- a. **CASE P17-03 - REZONING .59+/- ACS O&I(P) TO C2(P)/CZ RESTAURANT W/ DRIVE IN OR MORE RESTRICTIVE ZONING 3220 & 3218 N MAIN STREET OWNER GODFREY & BOLANLE ONIME.**

Chancer McLaughlin, Planning and Development Administrator, presented Case P17-03 request for rezoning and recommended approval of the rezoning from O&I(P) Planned Office & Institutional to C2(P) Planned Service & Retail/CZ Conditional Zoning for restaurant with drive-in or to a more restrictive zoning district.

Mayor Warner opened the public hearing at 7:15 p.m.

Mayor Warner requested any speakers for the case.

In favor of rezoning:

Lori Epler, Larry King & Associates, commented her client is willing to adhere to all conditions by Town & DOT. Ms. Epler stated her client is willing to make improvements to North Main Street property that DOT deems necessary.

Neil Grant, noted the requested area is dark and vacant and could be best utilized by the requested zoning.

In opposition to rezoning:

Rod MacLean, 5435 Fountain Lane, expressed concern that future site will cause traffic problems. Mr. MacLean also noted the issues for tractor trailers making deliveries to future location. Mr. MacLean felt O & I zoning is a better fit.

Al Ferri, 4014 Craigwood Lane, spoke on Hope Mills infrastructure and expressed concern that it cannot support that type of business in the area.

Jerri McDonald, Woodmere Court, spoke on behalf of her neighborhood located off Golfview Drive.; stated that traffic is already an issue.

Jessie Bellflowers, 4306 Harrisburg Drive, initially directed questions to Chancer McLaughlin regarding the zoning for three plots beside site plan. Mr. Bellflowers commented that the entrance and exit are better on Main St. and expressed a concern about traffic.

Meg Larson, directed questions to Chancer McLaughlin regarding the size of the site plans and noted that the potential owners; GDO Properties, LLC, own adjacent properties in Hope Mills. Larson commented that she sent Mr. McLaughlin an email on June 3, 2014 regarding property under consideration.

Sally Bailey, 5857 Hunting Ridge Road, expressed concern about traffic.

Tina Bennett, resident of Hope Mills for twenty years, noted her appreciation for the growth of Hope Mills but her hesitancy to put a restaurant at the particular site.

*Motion made by Commissioner Legge, seconded by Mayor Pro Tem Gorman and carried unanimously, to close the public hearing.*

Mayor Warner closed the hearing at 7:36 p.m.

*Motion made by Commissioner Marley, seconded by Commissioner Edwards and carried unanimously, to deny the request for a change in zoning for Case P17-03.*

#### **4. PUBLIC COMMENTS:**

Sally Bailey, 5857 Hunting Ridge Road, spoke in reference to the trash on Highway 162. Ms. Bailey proposed the Town of Hope Mills ask for volunteers for highway clean up.

Al Ferri, 4014 Craigwood Lane, spoke in reference to the growth of Hope Mills and present infrastructure.

#### **5. CONSENT AGENDA:**

- a. Consideration of the minutes of November 7, 2016 Regular Meeting.
- b. Consideration of Parks & Recreation purchase through Carpet One of Fayetteville for the flooring in the Small and Large Activity rooms at the Recreation Center in the amount of \$23,388.07.
- c. Proclamation for Hope Mills School Choice Week – January 22-28, 2017.
- d. Consideration of Resolution No. 2017-02 for Engineering Services to address repairs needed on Davis Street, E. Patterson Street, River Road, Thoroughbred Drive, due to Hurricane Matthew and authorize Interim Town Manager to negotiate & execute a contract.
- e. Consideration of bid approval for repair work to 4224 Edward E. Maynor Drive Storm Drainage manhole in the amount of \$21,820.00 with Sandy's Hauling & Backhoe Service, Inc. and authorize Interim Town Manager to execute the contract.
- f. Consideration of the contract with Trugreen Commercial Turf Care in the amount of \$5,540.00 for maintenance on the athletic fields and authorize the Interim Town Manager to execute the contract.

*Motion made by Commissioner Marley, seconded by Commissioner Edwards and carried unanimously, to approve the consent agenda as presented.*

#### **6. OLD BUSINESS:**

- a. Update on Rockfish Road Sidewalk Project; and Johnson Street Sidewalk Project - Hector Cruz, Director of Public Works.

Mr. Cruz responded on Rockfish Road plan revisions due to the gas station that was built on the corner. Mr. Cruz also gave an overview of the projected timeline submitted to the Town Manager in September and an overview of the initial timeline. Mr. Cruz remarked that in March 2014, initial estimates were requested and the grant was written to be submitted to FAMPO for funding. FAMPO approved in March 2015 and the project application was approved in July 2015. Letters of Interest were prepared in October of 2015 and the Supplemental Agreement was

worked in the summer of 2016. Conversations began in January 2016 with Bill Ward and Magill and Associates. On January 25, 2016 Bill Ward's recommendation came to the board stating that the cost of site work was going to be more than estimate from 2014 which was cause for delay.

b. Update on Hwy 59 DOT Project – Hector Cruz, Director of Public Works.

Mr. Cruz reported that the project is temporarily suspended due to the bridge closure and its required repairs. After the completion of the bridge repairs, the construction of south bound turn lanes into Lowes will begin. Mr. Cruz commented that work on Hwy #59 medians will require a twenty one day period of continuous work.

Mayor Warner directed a question to Mr. Cruz regarding the bump on Golfview Road and the possibility of a sign to make drivers aware of it to which Mr. Cruz responded that he'd contact DOT to acquire a sign.

Commissioner Marley questioned the Main Street time line to which Mr. Cruz responded that the bridge project needed to be finished prior to work on Main Street which would likely begin in early spring. Commissioner Marley also inquired about patching the potholes on South Main Street; Mr. Cruz responded he will contact Bill Hammond with DOT Maintenance to apply temporary patching material. Lastly, Commissioner Marley questioned the traffic on South Main subdivision, specifically William B. Luther, and getting temporary speed bumps put out. Mr. Cruz will talk with Police Chief Acciardo to find a method to alleviate the traffic.

Commissioner Legge questioned Mr. Cruz on the matter of milling Main Street and where the traffic pattern will be directed. Mr. Cruz responded he had not yet seen the traffic plan.

c. Discussion/Consideration of scheduling a Joint Meeting with the Historic Preservation Commission and Property Owners within the Historic District.

Set date for Joint Meeting with HPC & Property owners of HOD for March 8, 2017 at 6:00 p.m. at the Town Hall Board Room. Property owners will be mailed invitations to the meeting.

**7. NEW BUSINESS:**

a. Discussion/ Consideration of Appointment to RULAC/CCAP and Veteran's Affairs Commission Liaison.

Mayor Warner appointed Commissioner Marley to serve as a RULAC/CCAP and Veteran's Affairs Commission Liaison until a new Commissioner is appointed.

b. Discussion/Consideration of Appointment to FAMPO and PWC Liaison.

Melissa Adams, Interim Town Manager, was appointed to represent the town as a FAMPO and PWC Liaison until a permanent Town Manger is appointed.

- c. Discussion/Consideration of Hurricane Matthew First Responders Award Ceremony.

Board set date of Tuesday, February 28, 2017 at 6:00 p.m for a Special Meeting to award the First Responders with an Awards Ceremony Reception at the Parks & Recreation Center.

- d. Discussion/Consideration of Board of Commissioner's Budget Retreat.

Melissa Adams handed out a worksheet for submissions for Projects and Priorities that the Board would like to see in next years Budget to be discussed at Budget Workshop. The Workshop is set for Saturday, March 4<sup>th</sup> from 8:30 a.m. to 3:00 p.m at Rockfish Camp and Retreat Center as a Special Meeting.

Drew Holland asked that the Board Members return the worksheets to Melissa Adams by Friday, February 3, 2017 so an Agenda could be created and the Projects and Priorities could be discussed at Retreat.

Commissioner Marley commented that he had a scheduling conflict on March 4, 2017 but will submit his requests.

## **8. REPORTS AND INFORMATION ITEMS:**

- a. Update report on the Hope Mills Lake/Dam project.

- Unless otherwise noted, the Monthly Dam Progress Meeting is the Second Tuesday of every month at 11:00 a.m.-11:15 a.m. at the Hope Mills Lake Gazebo.

Melissa Adams reported an update from Kevin Lugo of MBP, reporting that ASI installed the formwork, rebar and placed over 735 cubic yards of concrete in the two weeks prior to the meeting. ECI also successfully completed 8 of the 10 tieback anchors for the dam's west wall.

On January 10, 2017 Progress Meeting number 17 was held in the ASI trailer. Following the meeting, a public gazebo meeting was held to answer questions about the construction

Construction progress for the next two weeks; ASI plans to complete the formwork, reinforcing steel and concrete for the Stage 1 R6, R7, R8 & S5-D wall foundation slabs. ASI also plans to begin the grading, formwork and rebar installation for the R5 & S5-C foundation slabs and continue with the west wall tieback anchor installation. ASI anticipated the completion of the west wall tieback anchor take place before the next Board of Commissioners meeting.

Mayor Warner advised the Board prepare a resolution in support for the pursuit of accreditation of dam structure by the design/build team.

*Motion made by Commissioner Edwards, seconded by Mayor Pro Tem Gorman and carried unanimously, to instruct the Town Clerk to prepare a resolution of support for the pursuit of accreditation of the dam structure by the design /build team.*

Mayor Warner requested the Gazebo meetings be put on the website.

Jesse Bellflowers, 3306 Harrisburg Drive, spoke in reference to Manager's report and commented he was in favor of accreditation. Mr. Bellflowers requested the accreditation of the dam be emailed to him.

Melissa Adams commented on Mr. Bellflowers question regarding the updated project schedule; Interim Town Manager Adams responded that it is continually changing.

Rod MacLean, 5435 Fountain Lane, remarked he was in opposition to an eel ladder.

b. Manager's update.

Interim Town Manager Adams reported on the following:

- Interim Town Manager Adams and Development & Planning Administrator McLaughlin will attend a meeting on Tuesday, February 24, 2017 at 9 a.m. with Cumberland County Planning Director Tom Lloyd to discuss the MIA and bring up the ETJ.
- The Cumberland County Foundation Grant Committee meeting is scheduled for Thursday February 2, 2017 at 6:00 p.m. A Special Meeting notice will be sent out.
- Time Warner Cable began installing a new line in Town Hall on January 23, 2017 to upgrade the internet capabilities. Ms. Adams noted a cost savings of \$400 per month for the town.
- At the Parks & Recreation Center, construction on the office and storage room for the seniors is scheduled to begin on Tuesday January 24, 2017.
- Interim Town Manager Adams will attend a PWC meeting on Wednesday January 25, 2017.
- The HR department sent out emails to all applicants who applied for the Assistant Town Manager position concerning the status of the position as it is on hold until a permanent Town Manager can be hired. The job posting for the Town Manager has been sent to The Fayetteville Observer and posted on the Town of Hope Mills website as well as other various job sites.
- The new software for the Finance Department has gone live. Other departments will be phased in, in stages.
- A Pay study will be presented to the Council on February 20, 2017.
- A FEMA meeting is scheduled for the week of January 3, 2017 with a site visit with Public Works Director Cruz, scheduled for February 6, 2017.

- Bullard Street update; formal bidding is not required for the Bullard Street parking lot. Magill Engineers will advertise bidding on January 25, 2017. A public opening will be on the week of February 6<sup>th</sup>. The construction is expected to last no more than one month. Construction start date will not be set until the Board approves the bid and a notice to proceed is issued.
- West Patterson Street update; final walk through inspection will take place on Thursday January 26, 2017.

Commissioner Marley inquired of the Town Attorney as to whether there is something we can put in our contacts process to protect us from sub level contractors. The Town Attorney is looking into pre-qualifying contractors and will report back to the board.

Stormwater Administrator Beth Brown commented on the storm drains at the church parking lot reporting that Johnson Architecture installed them at an elevation they proposed the parking lot to be at which was at a lower elevation than the existing grade of the property.

- Town Attorney Invoices.
- Kevin Lugo, P.E., MBP Invoice

Mayor Warner directed a question to Interim Town Manager Adams regarding the cost effectiveness of overnight stays for MBP employee, Pedro Rosado Marte to cut back on mileage pay when Mr. Marte is working consecutive days.

***All Invoices***

- Memo from Fire Chief Hodges – NCSFA Renewals.

The purpose of the memo was to make Interim Town Manager Adams aware that Hope Mills Fire Department received confirmation from the NC State Firefighter’s Association (NCSFA) that all of their current personnel have met the minimum requirements in 2016 and have received renewals for the current year in NCSFA.

- Memo from Chancer McLaughlin, Development & Planning Administrator

Mr. McLaughlin’s memo outlined a recent meeting Town of Hope Mills staff participated in with the Regional Land Use Advisory Committee (RLUAC) to discuss a Joint Land Use study that RLUAC is conducting that is tied to a regional grant from the pentagon.

c. Department Monthly Reports

- Fire Department, December, 2016
- Police Department, December, 2016
- Inspections Department, December, 2016
- Parks & Recreation, December, 2016

- Stormwater Department, December, 2016
- Public Works Department, December, 2016
  - Sanitation
  - Service Garage
  - Buildings & Grounds
  - Street

**9. STAFF COMMENTS.** None

**10. OFFICIAL COMMENTS.**

Mayor Warner requested Mr. Cruz ask FEMA about the cleanup of Rockfish Creek.

Commissioner Legge commented that the Board should look into doing a moratorium on residential building. Commissioner Legge requested the Police Chief look into Commissioner Marley's neighborhood and the problem with cut through traffic. Commissioner Legge commented that a citizen off Golfview Road contacted him with a complaint regarding his lawn and dandelion seeds blown from the golf course, asking if there was anything that could be done about it.

Mayor Warner noted a reminder of the ribbon cutting for both the TJ Robinson Center on Tuesday, January 24, 2017 and the Neighborhood Walmart off Legion Road on Wednesday, January 25, 2017.

Mayor Warner requested letters of interest interviews for Commissioner to be conducted at 5:30 p.m. on February 6, 2017 and ten minute increments given for each candidate's interview.

*Motions made by Mayor Pro Tem Gordon, seconded by Commissioner Edwards and carried unanimously, for interviews for the vacant Commissioner seat to be conducted on February 6, 2017 at 5:30 p.m and ten minute increments to be allotted to all candidates interviewing for the vacant Commissioners seat.*

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

*Motion made by Mayor Pro Tem Gordon, seconded by Commissioner Edwards and carried unanimously to conduct a closed session pursuant to NCGS 143-318.11 (a) (6) to discuss personnel matters and NCGS 143-318.11 (a) (3) to consult with the attorney on matters with in the attorney-client privilege.*

Mayor Warner instructed the Board to assemble in the front conference room at 9:07 p.m.

At 9:35 p.m. Mayor Warner called the session back to order.



*Motion made by Mayor Pro Tem Gordon, 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.*

*Motion made by Mayor Pro Tem Gordon, seconded by Commissioner Legge and carried unanimously to approve an employment contract for Interim Town Manager Melissa Adams.*

**12. ADJOURNMENT.**

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

At 9:38 p.m. Mayor Warner adjourned the meeting.

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Jackie Warner, Mayor

ATTEST:

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Deborah Holland  
Deputy Town Clerk