

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
MONDAY, FEBRUARY 4, 2019 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, February 4, 2019 at 7:00 p.m.

GOVERNING BOARD MEMBERS PRESENT

Mayor Jackie Warner, Mayor Pro Tem Mike Mitchell, Commissioners Jessie Bellflowers, Pat Edwards, Meg Larson and Jerry Legge.

STAFF PRESENT

Town Manager Melissa Adams, Town Clerk Jane Starling, Finance Director Drew Holland, Interim Parks & Recreation Director Maxey Dove, Inspections Chief Ray Reeves, Public Works Director Don Sisko, Fire Chief Chuck Hodges, Deputy Fire Chief Steve Lopez, Police Chief Joel Acciaro, Stormwater Administrator Beth Brown and Development & Planning Administrator Chancer McLaughlin. 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 Mayor Pro Tem Mitchell and carried unanimously, to approve the agenda as presented with the addition of New Business item a; membership of immediate household members on the same committee, New Business item h; Tier 1 Status Designation, New Business item i; discussion of Budget Workshop agenda and Old Business item b; Discussion of the Parish House and its demolition from Budget Retreat 2018.

2. PRESENTATIONS:

- a. Love the Bus and Bus Driver Appreciation Week Proclamation.

Love the Bus and Bus Driver Appreciation Week Proclamation

February 11 - 15, 2019

WHEREAS, every day in North Carolina, over 13,000 school buses carry more than 790,000 students to from school; and

WHEREAS, without school buses and school bus drivers, many public school students would not have safe, reliable transportation; and

WHEREAS, the American School Bus Council's "Love the Bus" week is celebrated in North Carolina during the week of Valentine's Day; and

WHEREAS, the town of Hope Mills encourages its citizens to "Love the Bus" and to recognize the excellence of our school bus drivers and their good record of safety;

NOW, THEREFORE, I Jackie Warner, Mayor of the Town of Hope Mills, do hereby proclaim **February 11-15, 2019** as "LOVE THE BUS and SCHOOL BUS DRIVER APPRECIATION WEEK" and commend its observance to all Town Citizens, this 4th day of February, 2019.

JACKIE WARNER, MAYOR

3. PUBLIC HEARINGS:

a. **None.**

4. PUBLIC COMMENTS:

Ms. Elizabeth Cooper, 4413 Golden Rod Ct., Parkton, NC. Ms. Cooper spoke in reference to the actions taken by Commissioner Larson at the November 5, 2018 Board meeting regarding an ordinance pertaining to the sale or lease of Town property.

Ms. Julia Gilmore, 5531 Heather St, Hope Mills, NC. Ms. Gilmore commented she wished for the Town to welcome the YMCA as it would boost the economy. Ms. Gilmore expressed her disapproval in how the Lone Survivor Project was handled.

Mr. Neil Yarborough, 115 E. Russell St, Fayetteville, NC. Mr. Yarborough spoke on behalf of the volunteer fire stations included in the Town's Mutual Aid Agreement and on behalf of himself and neighbor, Neil Smith. Mr. Yarborough commented annexing into the districts of the fire stations that serve the Town, as well as his property and neighboring properties, will cause opposition as they feel they are not true donut hole properties.

Mr. Grilley Mitchell, 4056 William Bill Luther Drive, Hope Mills, NC. Mr. Mitchell requested the Board make an exception in regard to the voting rights of members of the Veterans Affairs Commission.

Mr. Tonzie Collins, 5816 Wallace Dr., Hope Mills, NC. Mr. Collins commented he was against the YMCA coming to Town as a partnership with the YMCA is not where the Town should spend money. Mr. Collins commented there are other priorities that need to be taken care of first and the Board of Commissioners need make long-term projections.

5. CONSENT AGENDA:

- a. Consideration of Approval the Minutes from the January 22, 2019 Regular Meeting.
- b. Consideration of Approval the Minutes from the January 7, 2019 Special Meeting.
- c. Consideration of Approval the Closed Session Minutes from the December 3, 2018 Regular Meeting.
- d. Consideration of the Purchase of 100 - 96-Gallon Trash Cans needed for new Residents and Replacement for Containers no Longer Serviceable. Funds are Available in the Current Budget.
- e. Consideration of a Third-Party Encroachment Agreement between NCDOT, the Property Owner, and the Town; related to Sidewalk Maintenance, at the Proposed Circle K Gas Station at Rockfish and Main Streets.
- f. Consideration to approve Resolution No. 2019-04 Accepting the Report of Unpaid Taxes and Charging the Tax Collector to Advertise the Tax Liens.

**RESOLUTION
OF THE BOARD OF COMMISSIONERS
OF THE
TOWN OF HOPE MILLS, NORTH CAROLINA
NO. 2019-04**

WHEREAS, N.C. General Statue §105-369 requires the Tax Collector to report unpaid taxes for the current fiscal year that are liens on real property by the second Monday in February; and

WHEREAS, the purpose of the reporting is to allow the Board of Commissioners to order the Tax Collector to advertise the tax liens; and

WHEREAS, upon receipt of the Order of the Board of Commissioners, the Tax Collector will advertise the tax liens by publishing each lien at least one time in one or more newspapers having general circulation in Cumberland County; and

WHEREAS, the N.C. General Statue requires that the advertisement period occur during the period of March 1st through June 30th; and

WHEREAS, the uncollected ad valorem taxes and fees due the Town of Hope Mills that are delinquent and a lien on real estate as of January 26, 2019 is \$741,886.74.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners that the report from the Cumberland County Tax Administrator of unpaid taxes for the current fiscal year that are liens on real property is hereby accepted; and

BE IT FURTHER RESOLVED that the Cumberland County Tax Collector is hereby charged to advertise the tax liens pursuant to the N.C. General Statues.

ADOPTED this the 4th day of February, 2019.

JACKIE WARNER, MAYOR

ATTEST:

Jane G. Starling, CMC
Town Clerk

“END OF CONSENT AGENDA”

Motion made by Mayor Pro Tem Mitchell and carried unanimously, to approve the consent agenda as read.

6. OLD BUSINESS:

- a. Consideration of a request to set a workshop to discuss recommendations from the Town of Hope Mills Plan Review Committee on proposed Donut Hole Annexations.

Development & Planning Administrator McLaughlin commented the Plan Review team has been studying six major areas of proposed donut hole annexations and engaging legislator for the past year.

Commissioner Edwards inquired if the neighboring fire departments affected by the proposed donut hole annexations would be invited to the work session. Development & Planning Administrator McLaughlin responded the main goal is for the Board to meet with Plan Review to answer any questions the Board may have.

Motion made by Commissioner Legge and carried unanimously, to hold a workshop between the Hope Mills Board of Commissioners and Plan Review staff pertaining to Donut Hole Annexations on Tuesday, February 19, 2019 at 5:30 p.m.

- b. Discussion of Parish House and its demolition (Budget Retreat 2018 item), as requested by Mayor Pro Tem Mitchell.

Mayor Pro Tem commented the Board approved budgeting for the demolition of the Parish House and engineering fees for the design of a parking lot at the March 3, 2018 Budget Retreat but wished to rescind that motion.

Motion made by Mayor Pro Tem Mitchell to rescind the motion from March 3, 2018 to budget for the demolition of the Parish House and engineering fees for the design of a parking lot until the Board has received further information from the Historic Preservation Commission and the motion carried four to one, with Commissioner Edwards voting against.

7. NEW BUSINESS:

- a. Membership of immediate household members on the same committee, as requested by Mayor Tem Mitchell.

Mayor Pro Tem Mitchell commented our Committee Policies do not prohibit immediate household members from serving on a committee together. Mayor Pro Tem Mitchell requested the Board revisit the policy so a committee is fair and just. The policy would not restrict household members from serving on separate committees.

Commissioner Edwards commented several committees in the past have been successful with families serving on them.

Commissioner Bellflowers commented his concern for restricting our committee volunteers and noted often times couples work well together.

Motion made by Mayor Pro Tem Mitchell to limit one immediate household member to serve on a committee or commission and the motion passed three to two with Commissioner Bellflowers and Commissioner Edwards voting against.

- b. Consideration and Discussion of Board of Adjustments membership; as requested by Mayor Pro Tem Mitchell.

Mayor Pro Tem Mitchell commented the Board of Commissioners do not need to serve dually as Board of Adjustments members and suggested the Town allow citizens to serve again.

Mayor Warner inquired whether this discussion should be held off until a new Board of Commissioners is elected in November.

Discussion pursued regarding citizens serving as alternate members. Mayor Warner commented she has no issue serving as an alternate member.

Motion made by Commissioner Bellflowers and carried unanimously, to advertise to determine whether there is interest from members of the community to serve on the Board of Adjustments.

- c. Consideration of Parks & Recreation Committee's Recommendation for Board of Commissioners to Discuss YMCA Proposal to Partner with the Town.

Commissioner Larson presented this item as she is liaison of the Parks & Recreation Advisory Committee. Commissioner Larson requested Attorney Hartzog clarify the ordinance pertaining to the sale or lease of Town property.

Commissioner Larson commented the YMCA is proposing the idea of the addition of an aquatic center and owns 20-acres of the golf course property.

Mayor Warner recommended a committee consisting of a member of the Parks & Recreation Committee, a Hope Mills Board member, YMCA staff member, a member of Cumberland County Schools staff and County Commissioner Adams be created.

Commissioner Legge recommended Interim Parks & Recreation Director Maxey Dove serve on the committee. Interim Parks & Recreation Director Dove volunteered to serve on the committee.

Commissioner Larson was nominated to serve on the committee.

Commissioner Bellflowers commented he is strongly against forming any committees before the completion of the Parks & Recreation Comprehensive Master Plan. Mayor Warner responded the formation of a committee only signifies the beginning of conversations.

Commissioner Larson was in agreement with Commissioner Bellflowers in that she is against forming a committee before the completion of the Parks & Recreation Comprehensive Master Plan.

Motion made by Commissioner Larson to wait to discuss a partnership with the YMCA until the McAdams Group Comprehensive Master Plan comes back and the motion carried four to one with Commissioner Edwards voting against.

- d. **NON-Public Hearing Case No. 19-007:** Consideration of the Albitas Coffee Shop; C1(P) Site Plan Review; Hope Mills Zoning Ordinance; Zoned: C1(P); Acreage: 0.94 ac. +/-; Located at 6428 Camden Road (SR 1003); submitted by Fadhl Alhobishi (Owner). (Hope Mills)

Development & Planning Administrator McLaughlin presented this item. Development & Planning Administrator McLaughlin commented this is an existing, vacant structure in

which the applicant plans to utilize. Half of the structure will be used as a coffee shop and the other half will remain vacant. Sidewalks would not be required.

Commissioner Legge inquired why the addition of sidewalks would not be required. Development & Planning Administrator McLaughlin responded sidewalks would not be required due to the recent Board approved text amendment creating thresholds in the Subdivision Ordinance.

Motion made by Mayor Pro Tem Mitchell and carried unanimously, to approve Case No. 19-007: Consideration of Albitas Coffee Shop; C1(P) Site Plan Review; Hope Mills Zoning Ordinance; Zoned: C1(P); Acreage: 0.94 ac. +/-; Located at 6428 Camden Road (SR 1003); submitted by Fadhl Alhobishi (Owner). (Hope Mills).

- e. Discussion and consideration of approval of Veterans Affairs Commission Voting Changes and Advertising Changes; as requested by Commissioner Bellflowers.

Commissioner Bellflowers requested an exception to the committee policy to allow the VFW and American Legion Liaisons who are non-voting due to their address to have the opportunity to vote. Commissioner Bellflowers commented he also wished to request approval for the creation of a Veterans Affairs Commission Facebook page.

Commissioner Bellflowers commented the two individuals are Bill Greene, VFW Liaison and John Cook, American Legion Liaison.

Discussion pursued regarding whether voting rights would carry over if a new liaison came into either organization and began serving on the Board.

Grilley Mitchell, Chair of the Veterans Affairs Commission, commented liaisons from both the VFW and American Legion speak for their organizations and do not base their judgements off personal opinion.

Commissioner Bellflowers made a motion to approve an exception to the committee policy to allow Veterans Affairs Commission Liaisons to have voting rights but tabled his motion until the February 18, 2019 meeting so Town Attorney Hartzog may research the North Carolina General Statutes to determine commission voting rights.

Motion made by Commissioner Bellflowers and carried unanimously, to establish a Veterans Affairs Commission Facebook page to be run by Town staff.

- f. Consideration and Discussion of Hope Mills Lake Bulkhead Project Funding and Town Standard Contract with M&E Contracting Inc.

Town Manager Adams commented Finance Director Drew Holland researched various state agency grants and found there are no grant opportunities that a bulkhead project would qualify for. Bank financing is also not available as a bulkhead would not satisfy a

banks collateral requirement. Town Manager Adams commented the alternative for funding would have to come from the Town's general fund balance.

Mayor Pro Tem Mitchell inquired into leveraging assets. Finance Director Holland responded the Town cannot borrow or use Town property as collateral unless we are doing renovations/improvements.

Mayor Warner commented the Town would have been eligible for a grant had they opted for a boardwalk as it would be improving recreational opportunities for Hope Mills citizens.

Motion made by Commissioner Bellflowers and carried unanimously, to authorize the use of \$483,946 from fund balance for the contract with M & E Contracting, Inc. for the Hope Mills Lake Bulkhead Project and centipede sod.

g. Discussion of De-cluttering all Town Properties of Periodicals.

Town Manager Adams commented the Town received complaints about clutter due to the number of periodicals displayed in the building. Town Manager Adams commented the Town will limit informational items to one per periodical.

h. Discussion of Tier 1 Status Designation.

Mayor Warner commented she was informed of the County's Tier 1 designation at the recent Mayor's Coalition meeting. The Tier 1 designation opens up eligibility for funding from the state due to our unemployment rate, impoverished families and low performing schools. Mayor Warner commented in moving forward, the Fayetteville Cumberland County Economic Development Corporation will be looking into funding and various economic development opportunities for Cumberland County.

Mayor Warner remarked the designation as Tier 1 is causing Cumberland County to advance quicker and noted Camden Road Planning is projected for 2019-2025 as the discussion of roadways was discussed at the Mayor's Coalition.

i. Workshop agenda, as requested by Commissioner Legge.

Commissioner Legge commented after the recent Festival Committee meeting, he wished to respectfully request funding for the Festival Committee be added to the agenda for the March 9, 2019 Budget Workshop.

Motion made by Commissioner Legge and carried unanimously, to approve the addition of request for funds for the Festival Committee to be added to the March 9, 2019 Budget Workshop Agenda.

8. REPORTS AND INFORMATION ITEMS:

a. Manager's report.

1. The fitness room in the Parks & Recreation Center has reopened.
2. Lake Concession Stand, Brower Park, Big T's and Herring Park roofing: The roofing contractor began the recreation center roof January 30th. They will be moving to the lake concession stand next.
3. Trade Street museum location: Staff continues to work on the building as time allows. Odom Roofing quote for metal roof was received today, February 4th, to be placed on the February 18th agenda. Public Works Director Don Sisko has met with Design to Build Architecture. They are developing a preliminary drawing.
4. Dam: Schnabel Engineering completed their inspection January 17th. The winter survey was conducted on January 30th.
5. Fountain Lane House: We are waiting on the hazardous material mitigation quote in order to proceed with demolition.
6. Golf Course: Staff is working on completing washout repair to lower cart path.
7. Project hauling storm debris from the golf course should be completed this week.
8. NCEM (NC Emergency Management) has notified the Town that 4310 Booker Place has been selected to move forward in the Hazard Mitigation Buy-Outs for Hurricane Florence. The Town will be working with the owners to get proper documentation returned to secure funding.
9. Cumberland County Emergency Management contacted us last week to inform us that the homes on Hazard Mitigation Buy-Out for Matthew are being processed now by the Contractor hired by the County. Due to the number of homes requesting mitigation funding, the County processed all Mitigation (through their Engineering firm) from this event in an effort to help the municipalities and residents.
10. On Friday, January 25th we had the meeting in reference to the flooding issues around C. Wayne Collier Elementary school, Rockfish Road, Sommer Drive, and Deaver Circle. In attendance were; Richie Hines, NCDOT, Joe Desormeaux, Cumberland County Schools, Del Crawford, Crawford Design Co. (representing the schools), Jeffery Brown, Cumberland County, Don Sisko, PW Dir., Beth Brown, SW Administrator, Tyler Riddle, SW Technician, and myself. Commissioner Bellflowers was also in attendance. We discussed a number of various options and ideas to help alleviate some of the flooding issues. Richie Hines indicated that the hydraulics department has plans to review that area to try to find a temporary solution to help. Mr. Hines is reaching out to the hydraulics department and will try to facilitate reviewing the area sooner, rather than later. Mr. Hines thought that he should have some answers within the next thirty days. In the meantime, the school's architect /engineer will be reviewing several possible solutions and working with our Storm Water Department, in order to meet in thirty days so that we can begin the implementation process. It does appear that all parties are willing to come back to the table and come up with a temporary solution. Following that next staff meeting, we will then bring back the

- possible scenarios for solutions to the BOC at a public meeting and the residents can be invited. I will keep you informed when we schedule our next meeting.
11. Following the conference call I had last fall with representatives of Benchmark Planning, Cumberland County Manager Amy Cannon, and Cumberland County Assistant County Manager Tracy Jackson, we decided that we would work towards creating some type of MOU and a possible Technical Review Committee comprised of staff to work together on the areas where the County and the Town have different requirements concerning stormwater, streets, and building inspections. Since then, the County has hired a new Inspections Coordinator and is in the process of hiring a new Planning Director. We have decided that we will wait to meet again, once the new Planning Director has been hired and is able to have input in the process.
 12. This past week, NCDOT completely replaced the junction box for the storm drain and repaired the road on Main Street in front of the Hope Mills Lake.
 13. Public Works Department has ordered “No Parking” signs for Town property along the front of the Parks & Recreation Center and Town Hall. Once the signs have been installed, the Police Department may begin enforcing the “No Parking”.
 14. The new HVAC unit for Town Hall Building is scheduled to be installed the week of April 1st. At that time, we will have no heat or air conditioning.
 15. I have formed a staff committee (Art & Culture Committee) that is working on plans to implement a Monthly Farmers Market in the spring, additional information to come once details have been worked out. In addition to the Farmers Market, we have ideas for several other community events in the future.
 16. The Food Truck Rodeos will start back Thursday, April 4th. Details to come at a later date.
 17. The spring session of the Town of Hope Mills Citizens Academy is scheduled to begin on Tuesday, April 2nd and run through May 21st. Graduation will take place at the Regular Board of Commissioners Meeting on Monday, June 3rd. We will begin advertising and soliciting for applicants this week.
 18. Our Spring Clean Up event is scheduled for Saturday, May 4th. More details to come in the future.
 19. The Town of Hope Mills Wellness Fair is scheduled for Thursday, May 23rd.
- b. Reminders
- February 11, 2019 at 12:30 p.m. Chamber Luncheon.
 - February 11, 2019 at 5:30 p.m. Special meeting of BOC with McAdams.
 - February 13, 2019 at 5:00 p.m. Special joint meeting of BOC and Historic Preservation Commission.
 - February 18, 2019 at 6:00 p.m. Regular meeting of the Mayors Youth Leadership Committee.
 - February 18, 2019 at 7:00 p.m. Regular meeting of BOC.

c. Committee Liaisons update on Committee Activities

- Mayor Pro Tem Mitchell - Historic Preservation Commission

Mayor Pro Tem Mitchell commented the Board held a special joint meeting on January 10, 2019 with the Historic Preservation Commission to tour the Episcopal Parish House and museum on Trade street. A second joint meeting is scheduled for February 13, 2019.

- Commissioner Edwards – Lake Advisory Committee

Commissioner Edwards commented the Lake Advisory Committee has not met as they have no chairperson.

- Commissioner Legge – Appearance Committee & Festival Committee

Commissioner Legge commented he was unable to attend the last Appearance Committee meeting due to a Board meeting. The Festival Committee has changed their Spring Celebration, now being held on August 24th and 25th, due to the construction of the bulkhead. Commissioner Legge commented the Easter Sunrise Service, in conjunction with the Parks & Recreation Committee, will be held on April 21, 2019 at Town Hall.

- Commissioner Larson – Parks & Recreation Committee

Commissioner Larson reported her update earlier in the meeting.

- Commissioner Bellflowers - Veterans Committee and RLUAC

Commissioner Bellflowers commented the next RLUAC meeting is scheduled for Thursday, February 21, 2019 at Hilltop House.

Commissioner Bellflowers commented the Veterans Affairs Commission is holding a Veterans Outreach Day in May at VFW Post 10630. The following officers elected by the Veterans Affairs Commission are Grilley Mitchell, Chair; Jim Blevins, Vice Chair and Jim Morris, Secretary.

Commissioner Bellflowers remarked the Veterans Affairs Commission will implement a quarterly report to the Board of Commissioners as well as Veteran of the Year.

Mayor Warner commented she visited the new 911 Call Center, once occupied by the Department of Defense, located off of Raeford Road.

9. STAFF COMMENTS:

Town Manager Adams commented the Fire Department informed her there was a large hydraulic fluid spill on the railroad tracks off of Johnson Street. CSX will begin cleanup efforts tomorrow.

10. OFFICIAL COMMENTS:

Commissioner Legge commented opening day of baseball is on April 13, 2019. The building in Brower Park will be dedicated to Gary Dove and the Hope Mills Youth Association is proclaiming April 13th "Gary Dove Day."

Commissioner Bellflowers noted YMCA Director, Molly Dunn was in attendance and suggested the YMCA form their own committee to perform a study on an aquatic center at the golf course property.

Commissioner Edwards commented the Mayor's Youth Leadership Committee would be useful for completing an inventory of historic items in the Towns possession.

Mayor Pro Tem Mitchell commented the Fayetteville Cumberland County Economic Development Corporation has not reached out to him in regard to attending the Municipal Advisory Committee meetings.

Mayor Warner commented Town Clerk Starling has begun attending the Mayor's Coalition meetings.

11. CLOSED SESSION:

- a. 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 protect Attorney Client privilege related to personnel matters.

Motion made by Mayor Pro Tem Mitchell 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 protect Attorney client privilege related to personnel matters.

Mayor Warner instructed the Board to assemble in the front conference room at 9:09 p.m.

Mayor Warner called the meeting back to order at 9:40 p.m.

Motion made by Mayor Pro Tem Mitchell 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 9:40 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling, CMC
Town Clerk