

**TOWN OF HOPE MILLS  
BOARD OF COMMISSIONERS REGULAR MEETING  
MONDAY FEBRUARY 6, 2017, 7:00 P.M.  
BILL LUTHER BOARD MEETING ROOM**

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Mayor Jackie Warner called the regular meeting of the Hope Mills Board of Commissioners to order on Monday, February 6, 2017, at 7:08 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.** None

**STAFF PRESENT**

Interim Town Manager Melissa Adams, Deputy Town Clerk Deborah Holland, Fire Chief Chuck Hodges, Police Chief Joel Acciaro, Parks & Recreation Director Kenny Bullock, Development & Planning Administrator Chancer McLaughlin and Deputy Public Works Director Don Sisko. Also in attendance was Katie Barber-Jones of Cranfill Sumner & Hartzog, LLP, Rich Mogensen, Mogensen Mitigation and Kevin Lugo, P.E., MBP, Inc.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The invocation was led by Dr. Ron Godbolt of Word of Truth Ministries, followed by the Pledge of Allegiance led by Mayor Warner.

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

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

**2. PRESENTATIONS:**

- a. Mayor Warner will present a Proclamation for **Love the Bus Week and Bus Driver Appreciation Week February 13-17, 2017** to Principal Yolanda Epps and Assistant Principal Melissa Davis, Hope Mills Middle School.

Mayor Warner presented Principal Yolanda Epps and Assistant Principal Melissa Davis with the Proclamation for Love the Bus Week and Bus Driver Appreciation Week. Mayor Warner noted that Principal Epps and Assistant Principal Davis asked her to ride a bus on February 15, 2017.

- b. Jessie Bellflowers, Bill Greene, Grilley Mitchell, Veterans of Foreign Wars, Post 10630 - Presentation of Letter of Interest regarding the Hope Mills Senior Center.

Jessie Bellflowers presented a Letter of Interest to the Board on behalf of Veterans of Foreign Wars, Post 10630, regarding an offer to purchase the Hope Mills Senior Center located on Davis Street. The Letter proposed the center be renamed "The Edwin Deaver Veteran Center" in honor of their comrade, the late Commissioner Deaver. An offer of payment was made in the amount of \$50,000 to reimburse the Town for the expenses attributed to the building since May 2011 was included in the letter.

Commissioner Legge directed a question to Mr. Bellflowers regarding the Gordon Butler Nature Reserve Center and parking on Davis Street. Commissioner Legge questioned whether the VFW would accommodate those in need of parking while visiting the Nature Reserve Center to which Mr. Bellflowers responded the VFW is in agreement with the shared parking.

Mayor Warner requested the Veterans of Foreign Wars, Post 10630, title offer be put on the agenda for the next meeting.

- c. Update report and presentation on the Hope Mills Lake/Dam project and Presentation concerning eel ladder.

Kevin Lugo reported since the last project update, ASI placed 400 cubic yards of concrete and finished the east side tiebacks on the retaining wall and are moving to the west side tieback walls. Commissioner Legge questioned if a drill was able to penetrate the rebar and if so, would it have the capability of weakening the retaining wall. Mr. Lugo responded that the drill bits are able to penetrate the rebar but because of the way the strand system is set up, it would not weaken the retaining wall due to its design.

Rich Mogensen spoke about the option of installing a permanent eel ladder which was dubbed the "Cadillac version," or monitoring the eels with a trapping device which was the more cost effective option. It was noted that a three year period of reporting was required for either option. Commissioner Marley questioned why it would be necessary to count the eels if the Town went with the permanent ladder option; Mr. Mogensen replied it is necessary because they need a base line. Commissioner Marley posed the question whether grants are available on these types of projects.

Mayor Warner noted the timeline on this project and the need to act within reasonable time. Mayor Warner also offered to contact UNC Pembroke Biology departments to pursue grant opportunities. Mr. Lugo recommended the Town not go with the "Cadillac version" of the eel ladder options and expressed his hope to spend \$30,000 or under on the DIY full ladder version.

Mayor Warner commented that the Board desired a cost effective way to comply with the required eel ladder installation.

Commissioner Legge requested the design team come back with a recommendation for a temporary trap. Commissioner Edwards questioned if the Board could discuss the ladder option for \$30,000 and look into a grant.

Commissioner Marley posed the question if there was another town that had a full length used eel ladder that they'd possibly be willing to get rid of that Hope Mills could acquire. Mr. Marley also commented he'd like the Board to go with a permanent DIY option and research grants that are available.

Jessie Bellflowers offered the Lake Advisory Committee to look into grant opportunities for the eel ladder.

*Motion made by Commissioner Legge, seconded by Commissioner Edwards and carried unanimously, to authorize the Lake Advisory Committee to research grants for the eel ladder.*

Carl Sims of the Lake Advisory Committee questioned why the eel ladder was not in the GMP by the design team, Mr. Lugo responded that during the permitting process a new person was appointed to the National Marine Fisheries Service and required it be installed.

Mike Mitchell commented that fifteen years prior to the first dam failure, he fished Hope Mills Lake approximately 100 times and caught 15-20 eels.

Rod MacLean remarked the Town should go with the DIY option and can do so for considerably less than \$30,000.

Rishi Shah questioned whether there was another town that had a temporary ladder that they were no longer in need of the Town could purchase.

**3. PUBLIC HEARINGS:** None.

**4. PUBLIC COMMENTS:**

Carla Welsh, 3626 Lake Forest Road, commented there was no interest on a refund check she received from PWC. Ms. Welsh also noted that a street light at the corner of Ellerson and West Patterson has been out for months. Lastly, Ms. Welsh wishes to acquire a Historic Ordinance Sign for a home in Mill Village.

Rod MacLean, 5435 Fountain Lane, thanked the Board for having an open hearing when interviewing candidates to fill Commissioner Deaver's place but suggested an ordinance be set in place to ensure the process runs more smoothly in the future.

**5. CONSENT AGENDA:**

- a. Consideration of the minutes of the November 21, 2016 Regular Meeting.
- b. Consideration of the minutes of the December 5, 2016 Regular Meeting.
- c. Consideration of the minutes of the December 19, 2016 Special Meeting.

- d. Consideration of the minutes of the December 19, 2016 Regular Meeting.
- e. Consideration of the Closed Session minutes of the November 21, 2016 Regular Meeting; Closed Session Minutes of the January 9, 2017 Regular Meeting; Closed Session minutes of the January 13, 2017 Special Meeting; and Closed Session Minutes of the January 23, 2017 Regular Meeting.
- f. Consideration the Public Works Department purchasing two 2017 F-150 pickup trucks under state contract at a cost of \$46,759.58 from Capital Ford, Government Sales Division.
- g. Consideration to approve the Contract with McGill Associates for the engineering and prioritization needed for the repairs of Thoroughbred Drive, Davis Street, East Patterson Street and River Road.
- h. Consideration of the purchase of fencing, gates, bar jumps, sign & pole, pet bags and trash bins through Seegars Fence Company and Kirby Built Dog Play Products for Phase I of the Dog Park to be located behind the Veterans Memorial at a cost of \$8,087.10; and to authorize the Interim Town Manager to execute the contracts.
- i. Consideration of the additional cost of \$13,398.86 for the flooring for the office and storage space for the senior renovations at the Parks and Recreation Center and authorize the Interim Town Manager to execute the contract with Carpet One of Fayetteville.
- j. Consideration of out of state travel for Kelli Wall, Accounting Tech II to attend a training Conference for new Finance Software May 7-10, 2017 at a cost of \$2,282.00.
- k. Consideration of the approval of the Household Hazardous Waste & Shred Event on March 25, 2017 in conjunction with the Spring Litter Clean Up and authorize the Interim Town Manager to execute the contracts with Clean Harbors in the amount of \$23,493.75 and Shred-It in the amount of \$2,452.50.

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

**6. OLD BUSINESS:**

- a. Consideration of scheduling a Special Meeting to review the Sign Ordinance set for March 6, 2017 at 6:00 p.m.

A Special Meeting to review the Sign Ordinance was set for March 6, 2017 at 6:00 p.m. and a carryover, if needed, was set for March 20, 2017 at 6:00 p.m.

Interim Town Manager Adams requested Mayor Warner email her and Mr. McLaughlin concerning any matter that needed to be addressed immediately regarding the sign ordinance.

Mayor Warner commented that the Town's temporary signs and flag signs are becoming weathered and the Historical section needs to be addressed.

**7. NEW BUSINESS:**

- a. Consideration of Board of Commissioners attendance at the NCLM Town Hall Day in Raleigh, NC March 29, 2017.

Mayor Warner asked that the Board let Interim Town Manager Adams know who is attending by the next Board meeting on February 20, 2017.

- b. Discussion concerning the Senior Citizen Center.

Commission Legge inquired if the attorney will need to research the road by the Senior Citizen Center concerning visitor parking at the Botanical Gardens. Attorney Barber-Jones responded that she will report back at the next meeting.

- c. Discussion/Consideration of new Appointment to the Board of Commissioners vacant position.

*Motion made by Commissioner Legge, seconded by Mayor Pro Tem Gordon to appoint Frances Jackson to the Board of Commissioners and the motion was carried with a vote of 3 ayes and 2 no's by Commissioner Edwards and Commissioner Marley. Mayor Warner voted yes for the tiebreaker.*

- d. Discussion/Consideration concerning the MIA (Municipal Influence Area) and ETJ and scheduling a Special Meeting to review.

Development & Planning Administrator McLaughlin remarked that the town is being asked to reevaluate its MIA boundaries in an effort to maximize opportunities outside of the Town limits. This is in efforts to develop an annexation plan that would identify key areas of interest in MIA while developing timetables of the expansion of emergency services needed to serve these areas.

Mayor Warner requested that we address this issue during the Budget Retreat on March 4, 2017. Mr. McLaughlin commented that 5, 10 & 15 year plans could be discussed.

Commissioner Legge commented that we need to contact the county in efforts to control the MIA standards.

**8. REPORTS AND INFORMATION ITEMS:**

- a. Manager's update.

Interim Town Manager Melissa Adams spoke on the following updates:

1. 2017 Tax Reevaluation – reduction in the taxable value of the Town was 0.3% or \$2.55 million in value.
  2. The Hope Mills Dam Project/Gazebo meeting is on Tuesday, February 14, 2017 from 11:00-11:15 a.m. and is open to the public.
  3. The Time Warner Cable internet upgrade for Town Hall should be concluded over the weekend of February 17-19, 2017.
  4. Bullard Street Parking lot bids will be open on February 8, 2017 at 2:00 p.m.
  5. Speeding on Patterson Street – Police will investigate the issues and advise on the next step.
  6. Interim Town Manager Adams will be attending a PWC meeting on Wednesday, February 8, 2017
  7. Interim Town Manager Adams will be attending the NCLM Board of Directors meeting in Raleigh on Thursday, February 16, 2017.
  8. The presentation of the pay study as well as the proposed changes to the ordinance that pertain to the Hope Mills Lake will be included in the February 20<sup>th</sup> agenda.
- Staff Update from Development and Planning Administrator Chancer McLaughlin.

Mr. McLaughlin commented on the construction at Sammio’s restaurant as its site plan shows it is being shifted over to the newly constructed building in the same parking lot and the current building will later be demolished.

- March 4, 2017 Board of Commissioners Budget Retreat Information.
- b. Committee Liaisons Update on Committee Activities.  
(Liaisons to give a brief update on their respective committee activities, if a meeting was not attended or there is nothing to report an update is not necessary.)
- Commissioner Gorman - Historic Preservation Commission & Lake Advisory Committee

Mayor Pro Tem Gordon commented on the Historic Preservation Commission’s new webpage and the next joint meeting set for Wednesday, March 8, 2017 to meet with the Board of Commissioners and property owners in the Historical District. Mayor Pro Tem Gordon noted on December 12, 2016, the LAC reviewed Article II of the Hope Mills Lake Town Ordinance for recommending submission to the Board of Commissioners for consideration of approval. On January 10, 2017, the LAC reviewed the changes to Article II and noted any additional edits they wished to include, noting that they could see using the old boat ramp from the former boat company. Discussion of state and federal grants available for the swim and recreational area were included.

- Commissioner Edwards - Appearance Committee

Commissioner Edwards spoke on the feedback received regarding this year’s Festival of Lights. The pros were the larger crowd, the train and movie, ample parking, the nativity scene, lots of

volunteers and lots of family time and refreshments. The only negative feedback she received was concerning the entertainment. The project for 2017-2018 is to redo the brick wall around the gazebo so guests can walk a path around the bricks.

- Commissioner Legge - Parks & Recreation Advisory Committee

Commissioner Legge remarked that at the last Parks & Recreation meeting there were not enough members present to have a quorum due to a flu bug going around and hopes there will be enough at the next meeting on February 26, 2017.

- Commissioner Marley - Veterans Affairs Commission & RLUAC

Commissioner Marley attended a meeting for the Veterans Affairs Commission on January 26, 2017 and discussion was brought up for recognition regarding Donna Maury who was involved in putting names on flags for the World War II Veterans Homecoming. The Veterans Affairs Commission would like to present her with a certificate to recognize the work she's done. Veterans Affairs Commission also questioned if Hope Mills had an SOP for flags as they noticed Town Hall, the Police Department and the Fire Department had the American flag at different heights and wished to see uniformity. They also discussed the need for plaques for the monument as they are running out of space for name plates and wish to purchase more stones. Lastly, Commissioner Marley commented that he had not received any contact from RLUAC after he sent an email to them including his contact information.

**9. STAFF COMMENTS.** None.

**10. OFFICIAL COMMENTS.**

Mayor Warner commented on the following topics:

- Mayor Warner met with the Mayor's Coalition to discuss the Sales Tax Distribution Committee that is being formed.
- Legislative Delegation Meeting – Mayor Warner attended an informative meeting where other Commissioners met with the Legislative delegation and gave an idea of what they're requesting from the state delegation.
- Update on Economic Development for Cumberland County – Mayor Warner attended a meeting at Fayetteville Tech and the Crown Coliseum. Hope Mills is being included as it is the fastest growing town and they are looking at the empty buildings in this town and not just focusing on Fayetteville.
- Reevaluation & Appeals Process- concerns about property appraisals can be appealed from February 3-March 3, 2017 and residents with homes affected from the hurricane will likely get a second appraisal.
- NC DOT & Information - Hwy 295 is bypassing Lake Upchurch Road property and the end of Blacksbridge Road. Also the bridge on Hwy 59 near the Sonic restaurant will not be completely closed but is requiring a bit more work.

- Heroes Homecoming – At the Heroes Homecoming this year, they will be recognizing the Vietnam War Veterans.
- Mid Carolina Council – Main topic at latest meeting was the Division of Aging and Adult Services with a great deal of information regarding dementia services.
- Cumberland Community Foundation Grant Committee – Mayor Warner attended a meeting on February 2, 2017 to go through the process of making donations to the community grant and finding ways to encourage people to support the town.
- FAMPO – Mayor Warner attended a FAMPO meeting to discuss DOT and sidewalk grants. Because Hope Mills has grown so much, we are able to take a look at regional transportation and bringing a bus system to the town. Though this is not something we are able implement right this moment, we can take a look at the long range plan. Lastly, Mayor Warner was elected as the Chairman for the FAMPO for another year.

Commissioner Legge thanked Kenny Bullock from Parks & Recreation as he saw to it to have a concession stand replaced that had been broken for years at Brower Park. Mr. Legge also questioned pulling permits on Parkton Road and was told they were given a stop work order. Commissioner Legge went on to thank everyone who put a letter in to fill the vacant Commissioner seat and congratulated Commissioner Jackson for being appointed.

## **11. ADJOURNMENT.**

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

Mayor Warner adjourned the meeting at 9:50 p.m.

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JACKIE WARNER, MAYOR

ATTEST:

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Deborah Holland  
Deputy Town Clerk