

**TOWN OF HOPE MILLS  
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES  
MONDAY, FEBRUARY 18, 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 18, 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, Public Works Director Don Sisko, Police Chief Joel Acciardo, Interim Parks & Recreation Director Maxey Dove, 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 Rev. Dr. J. Robert (Bob) Kretzu, Hope Mills United Methodist Church, followed by the Pledge of Allegiance led by Mayor Jackie Warner.

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

*Motion made by Commissioner Legge and carried unanimously, to approve the agenda as presented with the addition of New Business item c; Discussion and consideration of the Potential Parks & Recreation Merger and a closed session pursuant to NCGS 143-318.11 (a)(6) to discuss personnel matters.*

**2. PRESENTATIONS.**

- a. Assistant Cumberland County Manager Tracy Jackson.

Mayor Warner commented Assistant Cumberland County Manager Tracy Jackson was present to answer any questions concerning the proposed Parks & Recreation merger that has been in discussion for some time.

Assistant County Manager Jackson commented the County works with the City of Fayetteville in a collaborative effort to provide Parks & Recreation programs to municipalities throughout the county. The City of Fayetteville provides operations and maintenance and executes the projects for the smaller municipalities outside of the City.

Mr. Jackson commented much of the district tax provides the maintenance and operations costs for the Town and community parks. There is a fund balance for any money leftover from the maintenance and operations costs.

Commissioner Legge inquired the timeframe of grant eligibility if the Town were to merge our Parks & Recreation with the County to fund the golf course property or splash pads. Mr. Jackson responded the money essentially goes to one large pot that is divvied up based on need in terms of funding properties.

Commissioner Legge inquired if the Parks & Recreation under one umbrella with the County participates in Dixie Youth Baseball or any leagues. Mr. Jackson responded the programs are currently through City of Fayetteville Parks & Recreation but there has been interest in Dixie Youth Baseball.

Commissioner Bellflowers inquired if the combined funds include the fee schedule collected by the municipalities. Mr. Jackson responded the smaller municipalities with meager populations do not contribute much in that respect but it would likely be different with Hope Mills.

Commissioner Edwards commented she was against the Town of Hope Mills merging with the City of Fayetteville's Parks & Recreation programs as the Town is known for their sports and various programs.

Commissioner Bellflowers inquired how the County prioritizes the projects. Mr. Jackson commented the County meets with each municipality to determine the costs and specific needs then evaluates the combined fund balance to determine feasibility.

Mayor Warner inquired how staffing would be arranged if the Town merged. Mr. Jackson responded City staff is primarily responsible for the Parks & Recreation maintenance but he could not give a specific answer concerning Hope Mills.

**3. PUBLIC HEARINGS.**

None.

**4. PUBLIC COMMENTS.**

Ms. Elizabeth Cooper, 4413 Goldenrod Court, Parkton, NC. Ms. Cooper commented in opposition of the requirement that committee applicants be in harmony with the Board and non-married couples.

Mr. Bruce Armstrong, 5431 Thompson Circle, Hope Mills, NC. Mr. Armstrong commented he is strongly against the merger of Hope Mills Parks & Recreation programs with Cumberland County.

Mr. Ronald Maury, 4753 Legion Road, Hope Mills, NC. Mr. Maury commented couples founded the Veterans Affairs Commission and should be allowed to continue to serve on the committee together.

Ms. Julia Gilmore, 5531 Heather Street, Hope Mills, NC. Ms. Gilmore encouraged the Board to carefully consider the policy's they set in place such as the rule against couples serving on the same committees as they may discourage participation all together.

Mr. Grilley Mitchell, 4056 William Bill Luther Drive, Hope Mills, NC. Mr. Mitchell commented those in a leadership role should make informed, not personal decisions, as they affect the community.

**5. CONSENT AGENDA:**

- a. Consideration of Approval of the Minutes from the January 14, 2019 special meeting.
- b. Consideration of approval of the Minutes from the February 4, 2019 regular meeting.
- c. Consideration of approval of the Minutes from the February 4, 2019 closed session meeting.
- d. Consideration of authorizing the Town Manager to execute contracts for the Fourth of July event with two companies, Draughon Brothers, Inc. a three-year contract for sound and lighting and a one-year contract to East Coast Pyrotechnics, Inc. for the fireworks show.
- e. Consideration of authorizing the Town Manager to execute the contract with Odom Roofing in the amount of \$36,750.00 plus the cost of rotten sheeting and fascia replacement. Authorize the Town Manager to make non-substantial changes to the contract. Our Finance Director believes this will be a FEMA reimbursable cost.
- f. Consideration of approval of resolution number 2019-05 for disposal of equipment and accept insurance proceeds, approve budget amendment #8 for \$14,425.
- g. Consideration of the Police Department's Jacobs Creek Traffic Study and recommendation of three way stop signs.
- h. Consideration of approval Sgt. Dean and Det. Hamilton to attend Officer Involved Shooting School, the total costs for both are \$2249 and is currently budgeted.

- i. Acceptance of the January, 2019 Financial Statements.

**“END OF CONSENT AGENDA”**

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

**6. OLD BUSINESS:**

- a. Consideration of changes to Boards, Committees, and Commissions appointment process rules and proposed amendment to Appearance Commission Ordinance.

Attorney Hartzog commented he drafted a single, incorporated policy procedure to replace the old, conflicting policies. Attorney Hartzog noted one area the Board may wish to change is a broadly stated portion which allows the Mayor to make appointments or nominations. Mayor Warner responded the only nominations she has made are to single-function committees, not the regular committees.

Discussion pursued in regard to appointing vacancies on the Board of Commissioners and Rules 38 and 39 of Trey Allen’s Suggested Rules of Procedure for a City Council.

Commissioner Edwards commented the Town’s Rules of Procedure have allowed the Mayor to make appointments to committees for many years without issue and was not in favor of changing that rule.

The consensus of the Board was for Attorney Hartzog to bring back differently worded options the Board may choose from at the next regular meeting.

- Discussion of hopemills.net article and appointments process; as requested by Mayor Pro Tem Mitchell.

Mayor Pro Tem Mitchell addressed an article which mentioned the Town’s Veterans Affairs Commission being examined in regard to a recently approved policy which restricts married couples from serving on the same committees.

- Consideration of Veterans Affairs Commission Voting Changes; as requested by Commissioner Bellflowers.

Commissioner Bellflowers commented his motion to approve an exception to the committee policy to allow Veterans Affairs Commission Liaisons from the VFW and American Legion to have voting rights during the February 4, 2019 meeting was tabled to allow the Town Attorney to research North Carolina General Statutes to determine voting rights.

Attorney Hartzog noted the difference between committees and commissions. A committee serves in an advisory capacity whereas a commission is something created by statute and has specific, designated statutory authority granted by the Board. Attorney Hartzog commented though the Veterans Affairs Commission has been referred to as a commission and committee for many years, it has no statutory authority and has been functioning as a committee. Attorney Hartzog saw no statutory authority for a municipality to create a Veterans Affairs Commission and recommended it be referred to as a committee.

Attorney Hartzog commented it is at the Boards discretion to determine voting rules and there is no prohibition from making an exception for the Veterans Affairs Committee.

Discussion pursued regarding the fairness of changing the rules for one committee and not others.

*Motion made by Commissioner Bellflowers to approve an exception to the committee policy to allow Veterans Affairs Committee Liaisons from the VFW and American Legion to have voting rights whether or not they resident in the Town limits and the motion passed 3 to 2 with Mayor Pro Tem Mitchell and Commissioner Larson voting against.*

b. Consideration of Sign ordinance amendments.

Development & Planning Administrator Chancer McLaughlin presented this item. Mr. McLaughlin commented the following changes came from the February 7, 2019 work session: a six-month period to repair damaged signs; a max size of 16 square feet for temporary real estate signs; 90-day allowance for temporary banners and a two-tier approach for ground, monument signs. The proposed Sign Ordinance does not include pole signs.

Commissioner Edwards commented a majority of the signs on Main Street are pole signs that would be grandfathered in but if the ordinance prohibited pole signs, a business would be ineligible to apply for a variance. Mr. McLaughlin responded it is at the Boards discretion as to whether they would like to include pole signs in the ordinance.

Commissioner Larson commented in opposition of a sixteen square foot max size for temporary real estate signs as she felt that is too large.

Commissioner Bellflowers inquired what recourse a business would have if they could not apply for a variance and their specific circumstances, such as topography of location, would be ill-suited for a monument sign in lieu of a pole sign. Mr. McLaughlin responded that issue would likely be very minimal but staff is weighing viable candidates for variances and there are concessions in the language of the ordinance.

*Motion made by Mayor Pro Tem Mitchell to approve the Sign Ordinance amendments and the motion carried 4 to 1, with Commissioner Edwards voting against.*

Commissioner Edwards commented she voted in opposition of the Sign Ordinance Amendments as she wished for pole signs to be included in the ordinance for business owners seeking variances.

**7. NEW BUSINESS:**

- a. Non-Public Hearing - Case No. 19-012. Consideration of the Traemoor Village Common Area & Lot 105 Traemoor at Lakewood Section Three; Zero Lot Line Subdivision Review; Hope Mills Subdivision Ordinance; Zoned: R10 & MXD/CUD; Acreage: 6.99 ac. +/-; Located at 2805 Meadowmont Lane (SR 4609); submitted by William M. & Angela V. Wright (Developer) and Larry King & Associates (Surveyor). (Hope Mills)

Development & Planning Administrator McLaughlin presented this item. Mr. McLaughlin commented this county property has come before the Board due to the common area piece in the rear of the property which requires approval from the Town for a zero-lot line.

*Motion made by Mayor Pro Tem Mitchell and carried unanimously, to approve Case No. 19-012 Consideration of the Traemoor Village Common Area & Lot 105 Traemoor at Lakewood Section Three; Zero Lot Line Subdivision Review; Hope Mills Subdivision Ordinance; Zoned: R10 & MXD/CUD; Acreage: 6.99 ac. +/-; Located at 2805 Meadowmont Lane (SR 4609); submitted by William M. & Angela V. Wright (Developer) and Larry King & Associates (Surveyor). (Hope Mills).*

- b. Consideration of Authorizing the Town Manager to negotiate a contract to engage an Engineer to design a site plan for NCDOT review and approval for a driveway permit on the golf course property; and an engineered design to be submitted to NCDOT.

Town Manager Adams commented the Board approved the reopening of the former golf course property at their November 5, 2018 meeting for the purpose of allowing citizens to walk and hike beginning April 30, 2019. As part of this process, the Town has to apply to NCDOT for a driveway permit.

Mayor Warner inquired the estimated cost for the design of a site plan and to build a driveway. Town Manager Adams responded the site plan design may cost an estimated \$10,000 to \$15,000 and the cost of a driveway would be determined after the site plan was completed.

Discussion pursued regarding authorizing the Town Manager to negotiate a contract to engage an engineer to design a site plan but placing a cap on the design cost.

Public Works Director Don Sisko informed Town Manager Adams a survey would need to be conducted as well.

*Motion made by Commissioner Bellflowers to authorize the Town Manager to negotiate and execute a contract to engage an engineer to design a site plan, including a parking lot, for NCDOT review and approval for a driveway permit with a survey on the golf course property along with an engineered design to be submitted to NCDOT with a cap of \$25,000 and the motion carried 4 to 1, with Commissioner Edwards voting against.*

- c. Discussion and consideration of Parks & Recreation Merger, as requested by Commissioner Legge.

Commissioner Legge remarked he is in opposition of a proposed merger with the County and spoke on the tax revenues the Town would lose.

Mayor Pro Tem Mitchell commented the Town does not have the resources the county has and is not in favor of discontinuing discussions of a merger with the County until we have collected all the facts needed to make an informed decision.

Commissioner Edwards remarked she would like to keep the Hope Mills Parks & Recreation programs intact.

Commissioner Bellflowers commented the Town is still waiting for the Comprehensive Plan to be completed and no action, only discussion, has occurred concerning a merger.

Commissioner Larson commented she was not prepared to make a decision until more information had been collected.

Mayor Warner commented in opposition of relinquishing our Parks & Recreation programs to Fayetteville Cumberland County and noted interviews have taken place for the Town's vacant Parks & Recreation Director position.

Discussion pursued regarding the Town moving forward in the hiring of a Parks & Recreation Director.

*Motion made by Commissioner Legge to discontinue discussions of a merger between Hope Mills Parks & Recreation and Fayetteville Cumberland County Parks & Recreation and the motion failed 3 to 2, with Mayor Pro Tem Mitchell and Commissioners Larson and Bellflowers voting against.*

## 8. REPORTS AND INFORMATION ITEMS:

### a. Manager's report.

1. Lake Bulkhead Project: A pre-construction meeting with M & E Construction is scheduled for Wednesday, February 20<sup>th</sup>.
2. Johnson Street Sidewalk: Sidewalk plans are currently being reviewed by PWC.
3. Lake Concession Stand, Brower Park, Big T's and Herring Park roofing: Brower and Herring parks schedule for repairs was interrupted due to weather. Dates for repair work to be determined.
4. Rockfish Road Sidewalk: CAD files/computer drawings have been sent to the contractor. Scheduling re-survey to pick-up DOT changes. They are developing a new project schedule, which is expected by March 4<sup>th</sup>.
5. Walmart Stormwater Ponds: All requested work has been completed. Currently waiting to receive the as builts.
6. Trade Street Museum project: Design to Build Architecture drawings have been reviewed by HPC. HPC requested minor changes to work out with architect and gutting of kitchen for display.
7. Fountain Lane House: Still waiting on the hazardous material mitigation quote.
8. ADA Transition Program: Staff met with representatives of Stewart Inc. on February 5<sup>th</sup>. They are working on developing a scope of work to assist with establishing a self-evaluation and transition plan.
9. Former Golf Course Property: Staff has completed the earthen work for the washout repairs to the cart paths. Date to be determined for the asphalt repairs.
10. Storm debris clearing - Contractor portion completed. Remainder (with excessive dirt accumulation) to be removed by staff and area cleaned up. De-activation to follow.

### b. Reminders:

- February 19, 2019 at 5:30 p.m. **Board of Commissioners Special Meeting at Town Hall.**
- February 20, 2019 from 2:00 p.m. to 7:00 p.m. **NCLM Annual Town and State Dinner** in Raleigh.
- February 25, 2019 at 6:30 p.m. **Parks and Rec. Committee** regular meeting in the recreation center.
- February 26, 2019 at 6:30 p.m. **Appearance Commission** in the recreation center.
- February 28, 2019 at 7:00 p.m. **Veterans Affairs Commission** in the recreation center.
- March 4, 2019 at 7:00 p.m. **Board of Commissioners** regular Meeting.
- March 9, 2019 from 8:00 a.m. until 3:00 p.m. **Board of Commissioners Retreat** at Rockfish Camp.

- March 14, 2019 at 5:30 p.m. **Fayetteville Cumberland Human Relations Commission** meeting at Hope Mills in the Luther Board Room.

c. Department Monthly Reports.

**9. STAFF COMMENTS.**

**10. OFFICIAL COMMENTS.**

Commissioner Legge thanked everyone for attending and for their comments.

**11. MOTION TO CONDUCT A CLOSED SESSION: PURSUANT TO NCGS 143-318.11 (A)(6) TO DISCUSS PERSONNEL MATTERS.**

*Motion made by Mayor Pro Tem Mitchell and carried unanimously, to conduct a closed session pursuant to NCGS 143-318.11 (a)(6) to discuss personnel matters.*

Mayor Warner instructed the Board to assemble in the front conference room at 9:45 p.m.

At 10:45 p.m. Mayor Warner called the meeting back to order.

*Motion made by Mayor Pro Tem Mitchell 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 Commissioner Bellflowers to invoke Rule 14 in the Rules of Procedure and reconsider Commissioner Legge's original motion to discontinue discussions of a merger between Hope Mills Parks & Recreation and Fayetteville Cumberland County Parks & Recreation and the motion passed 3 to 2, with Mayor Pro Tem Mitchell and Commissioner Larson voting against.*

**12. ADJOURNMENT.**

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

Mayor Warner adjourned the meeting at 10:47 p.m.

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Jackie Warner, Mayor

ATTEST:

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Jane G. Starling, CMC  
Town Clerk