

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING
MONDAY MARCH 20, 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, March 20, 2017, at 7:02 p.m.

GOVERNING BOARD MEMBERS PRESENT

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

GOVERNING BOARD MEMBERS ABSENT. None.

STAFF PRESENT

Town Manager Melissa Adams, Interim Town Clerk Deborah Holland, Finance Director Drew Holland, Chief Building Inspector David Ray Reeves, Parks & Recreation Director Kenny Bullock, Public Works Director Hector Cruz, Fire Chief Chuck Hodges, Deputy Fire Chief Steve Lopez, Police Chief Joel Acciaro, Stormwater Administrator Beth Brown, Development & Planning Administrator Chancer McLaughlin. Also in attendance were Attorney Dan Hartzog and Ed Byrne of Cumberland County Planning Board.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Pastor 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 Commissioner Legge, seconded by Mayor Pro Tem Gorman and carried unanimously, to approve the agenda as presented.

2. PRESENTATIONS:

- a. Proclamation in support of Alizdair Sebastien Ray as a Student Library Ambassador to the National Library Legislative Day in Washington, D.C. on May 1-2, 2017.

Mayor Warner read and presented the proclamation to Mr. Ray and his family.

- b. Charles Gardner, Sr. and Charlie Gardner.

Charlie Gardner presented their request for a waiver of annexation requirement in connection with adding an additional 8” waterline for fire protection services. The waterline addition will serve a fire protection system for a mill that is located within the MIA area. The current fire protection services pump water from Beaver Creek. Charlie Gardner commented that PWC

would be a more reliable source of water for fire protection versus the creek.

Charles Gardner commented that he purchased the mill in the late 90's and there were no problems with water for fire protection until the recent storms. Mr. Gardner commented PWC would be a more reliable source of water in case of a fire.

- c. Jessie Bellflowers, Chairman of Lake Advisory Committee, will be presenting recommendations from the committee to the Board of Commissioners for the Eel Ladder and Counter and will give an update of the recent Gazebo Meeting and recommendations concerning swim/beach and recreational areas.

Jessie Bellflowers commented that the Lake Advisory Committee recommends the Board approve the DIY full length Eel Ladder, totaling \$30,000, and photo counter for a total of \$37,000. Mr. Bellflowers commented that the NC Sea Grant falls into a partnership with UNC-P. After the last meeting, Town Manager Adams made contact with John Roe at UNC-P regarding the eel monitoring and data assistance opportunity. Mr. Bellflowers commented that UNC-P has graduate and undergraduate students willing to work with us. Though neither Mr. Roe nor UNC-P will work with the Town on the design or implementation of the eel ladder. Mr. Bellflowers commented that the system must be in place before UNC-P begins working with us. Discussion pursued and the Board decided to add the monetary amount to the grant application.

Motion made by Mayor Pro Tem Gorman, seconded by Commissioner Legge and carried unanimously, to approve the Lake Advisory Committee recommendation for the DIY full length eel ladder, approximately \$30,000, and counter for \$7,000, totaling approximately \$37,000.

Mr. Bellflowers presented the updates from the recent Contractor Gazebo Meeting. The Lake Advisory Committee recommended the following improvements to the recreational areas of the Lake Park at the cost of the Town:

- Extending the pier area five to six feet.
- Improving the floating boat ramps.
- Adding a kayak launch beside the boat ramp.
- Improving the concrete bulkhead attached to the pier area.
- Swim area will remain where it was but will be graded down and sod will be added. White sand will be added at the top to create a beach area. Also some type of bulkhead will need to be created to prevent erosion.

Mr. Bellflowers remarked that a retaining wall was requested but was not a viable option. The Lake Advisory Committee also recommended a floating fishing pier in the Lake Park. Mr. Bellflowers commented that the swimming area is contingent based on the water quality when the lake returns. Lastly, Mr. Bellflowers reported on Jeff Smith's recommendation of partnering with the NC Wildlife Commission to designate the lake as an NC Wildlife Access Point in efforts to gain prestige. Mr. Smith's second recommendation was to encourage the Town to create portage points so non motorboat users can navigate Little Rockfish Creek in its entirety. Discussion pursued among the Board and it was decided to inspect the pier prior to the next meeting.

3. PUBLIC HEARINGS:

a. Proposed amendments to Article II Hope Mills Lake Sec. 62-31 – 62-100. Sec. 62-101-62-120 Reserved.

Mayor Warner opened the public hearing at 7:47 p.m.

Jeff Smith, 5301 Camden Road, spoke in reference to the Article II ordinances. Mr. Smith suggested the following recommendations:

- All lake access and amenities free of charge.
- Partner with NC Wildlife Resource Commission to designate the lake as a NC Wildlife Resource Area.
- Creation of portage points to make Little Rockfish Creek fully accessible.
- Establish one set of park hours.

Alice Smith, 5301 Camden Road, Fayetteville, supports request to make the Lake Park a Public & Wildlife Park.

Rod MacLean, 5435 Fountain Lane, commented that the Lake Advisory Committee ordinance amendments were well written and will serve the community for years to come. Mr. MacLean requested the Boards consideration to accept the Lake Advisory Committee amendments.

Al Ferri, 4014 Craigwood Lane, requested the Board consider what actual Hope Mills residents have to say.

Meg Larson, 3752 Marantha Drive, commented that she is against the lake being free to residents outside of Hope Mills. Ms. Larson commented that she is required to pay double for most amenities in Fayetteville and believes non- residents should be required to do the same when visiting Hope Mills.

Joshua Jackson, Hope Mills resident, commented that he is in favor of a free public park.

Neil Smith commented that when canoeing, he has encountered signs that read, “Hope Mills Residents Only” and finds it very off-putting as it is a national stream. Mr. Smith commented that NC Wildlife Commission is interested in building a dock and boat ramp for the lake and the Board should take that into consideration.

Motion made by Mayor Pro Tem Gorman, seconded by Commissioner Legge and carried unanimously, to close the public hearing regarding the proposed amendments to Article II Hope Mills Lake.

Mayor Warner closed the public hearing at 8:18 p.m.

Commissioner Edwards inquired if there would be a charge for swimming and if it was limited to residents of Hope Mills residents only. Mayor Warner responded that the swimming area will be free of charge and open to anyone. Commissioner Legge commented that he received a call regarding the allowance of swimming off a private pier or dock. Attorney Hartzog responded that swimming is limited to designated swimming areas. Commissioner Marley inquired of the Wildlife Commission's offer to build piers and other park amenities and commented that he'd like to look into that further.

Motion made by Mayor Pro Tem Gorman, seconded by Commissioner Legge and carried unanimously, to approve the ordinance as presented by Lake Advisory Committee recommendation with amended language.

Motion made by Commissioner Legge, seconded by Commissioner Marley and carried unanimously, to authorize Lake Advisory Committee Chair to contact NC Wildlife Federation in reference to Wildlife Preserve Funding.

- b. Case No. P17-09 Initial zoning of 12.03+/- acres to R7.5 Residential or to a more restrictive zoning district; located west of Oak Haven Rd, north of Racking Horse Road; submitted by Valley End II, LLC (Owner) (Hope Mills).

Chancer McLaughlin presented Case No. P17-09, commenting that in terms of the initial zoning process, the first step is to annex it then recommends a zoning designation to the county. The final step in the process is to designate R7.5 as the zoning specification for the subject property.

Mayor Warner opened the public hearing at 8:32 p.m. and called for any comments from the citizens. There were no comments.

Motion made by Commissioner Marley, seconded by Mayor Pro Tem Gorman and carried unanimously, to close the public hearing regarding Case No. P17-09.

Mayor Warner closed the public hearing at 8:32 p.m.

Motion made by Commissioner Marley, seconded by Commissioner Legge and carried unanimously, to approve Case No. P17-09 for the initial zoning of R7.5.

Motion made by Commissioner Marley, seconded by Commissioner Edwards and carried unanimously, that the approval of the initial zoning of R7.5 is consistent with the 2030 Growth Vision Plan and Southwest Cumberland Land Use Plan.

Motion made by Commissioner Marley, seconded by Commissioner Edwards and carried unanimously, the initial zoning of R7.5 is reasonable and in the public interest because the district requested for the subject property generally meets or exceeds the location criteria of the adopted Land Use Policies Plan.

4. PUBLIC COMMENTS: None.

5. CONSENT AGENDA:

- a. Consideration of the minutes of February 6, 2017 Regular Meeting.
- b. Consideration of the minutes of February 20, 2017 Regular Meeting.
- c. Consideration of the minutes of February 28, 2017 Special Meeting.
- d. Consideration of the minutes of March 4, 2017 Special Budget Retreat Meeting.
- e. Consideration to accept the February, 2017 Financial Statements.
- f. Consideration of approval of Officer Dillon and Detective Hurtt to attend Police Law Institute and Detective Jones to attend Crime Scene Investigations at the NC Justice Academy in Salemburg, NC from May 8-19, 2017 at a total cost of \$327.00.
- g. Consideration of approval of purchase of Ice Machine for the Parks & Recreation Center at a cost of \$7,482.80, currently budgeted.
- h. Consideration of approval of Mid-Carolina Area Agency on Aging contract for funding of the Seniors Program in the amount of \$4,833.00 and authorize the Town Manager to execute the contract.
- i. Consideration of approval of Mid-Carolina Area Agency on Aging Block Grant for Senior Programs supplies of \$5,000.00 with a matching \$555.00 from Town Funds making a total of \$5,555.00.
- j. Consideration to approve Resolution No. 2017-09 Accepting the Report of Unpaid Taxes and Charging the Tax Collector to Advertise the Tax Liens.
- k. Consideration of renewal of Mutual/Automatic Aid Agreement in Fire Protection with US Army, Fort Bragg and authorize Mayor Warner to execute the agreement.

Motion made by Mayor Pro Tem Gorman, seconded by Commissioner Marley and carried unanimously, to approve the consent agenda as presented.

6. OLD BUSINESS:

- a. Reappointment of Board Liaison to RLUAC and Action Pathways, Inc.

Mayor Warner requested Commissioner Marley to continue attending RLUAC meetings. Mayor Warner inquired when Action Pathways meet. Ms. Adams responded that they meet bimonthly. Mayor Warner inquired if a Board member would attend the Action Pathways meetings as a

liaison. Mayor Warner appointed Commissioner Legge to the role of liaison and Commissioner Marley as alternate for the Action Pathways, Inc. meetings.

7. NEW BUSINESS:

- a. Consideration of Case No. 17-024 Site Plan Subdivision Review; Acreage 0.43 ac +/-; Located at 5613 Rockfish Road (SR 1112); submitted by Marco Garcia (Developer). (Hope Mills)

Mr. McLaughlin presented the site plan review for Case No. 17-024. Mr. McLaughlin commented that the applicant is requesting approval of a beauty salon which is to be located within the existing structure. Due to the fact that the structure and the parking are in existence, landscaping will not be required for this development. The installation of sidewalks and parking spaces are required for this development. Mr. McLaughlin commented that the Town of Hope Mills Staff is recommending approval of the proposed site plan review.

Motion made by Commissioner Marley, seconded by Commissioner Edwards and carried unanimously, to approve Case No. 17-024 Site Plan Subdivision Review.

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.

Town Manager Adams reported on the following ASI project progress since the last meeting:

- An approximate total of 46 cubic yards of concrete were poured.
- To date, ASI has poured approximately 2,580 cubic yards of dam structure concrete and is approximately 53% complete with all dam concrete.
- Started formwork and rebar installation for R5 sidewall.
- Continued the Stage 2 concrete demolition.
- Completed excavation and removal of material for sub grade of Stage 2 Grade Beam.
- Continued earthwork at right embankment.
- Continued earthwork and grading of upstream diversion channel.

ASI Construction Progress for next 2 weeks:

- Continue Stage 2 demolition. Demolition is anticipated to be complete in first week of April.
- Continue earthwork of the right embankment.
- Install formwork and rebar and poured concrete for the R5 sidewall and Stage 2 Grade Beam.
- Formwork and rebar for right crest concrete cut off wall.

Carl Sims spoke in reference to the Hope Mills Lake/Dam project. Mr. Sims recommended the following improvements be completed in the lake area prior to the addition of water:

- Gentle Slope.
- Clean up dead tree area.
- Inspect the pier.
- Make the sidewalk safe for use.
- Evaluate floating pier.
- Draft an RFP for architect.

Mr. Sims commented that the possibility of future, more costly enhancements such as extending the pier, revamping the boat ramp and adding landscaping and trees could be completed after the water is added and the above improvements are completed.

Rod MacLean commented that Commissioner Edwards requested the Lake Advisory Committee publish something to keep the public up to date on the progress of the Lake/Dam project. Mr. MacLean commented that he would like to publish something regarding a cleanup downstream in efforts to gain public interest.

b. Manager's update.

Town Manager Melissa Adams provided the following updates from Public Works regarding NCDOT improvements:

- Several calls came in regarding the HWY 59 Improvement Project and it was reported that they will begin building the concrete medians on the portion of the project between Camden Road and Rockfish Road.
- The construction of the medians will result in restricting traffic flow to one lane north bound and one south bound.
- The construction of the median on the portion between Golfview and Rockfish Road will be a bit more complicated due to road width constriction and may result in nightshift work.

Sidewalk Project Update:

- Awaiting approval of plans for Rockfish Road sidewalk with an anticipated plan to be set in place by the end of March, 2017.
- Funding authorization for the Johnson Street Sidewalk Project was received from the Programs Management Office in Raleigh on March 13, 2017 and an RFQ was sent out.
- McGill Associates have received the survey data for the road repair project and are awaiting the geotechnical results regarding the hurricane affected areas of Thoroughbred Trail, Davis Street, E. Patterson, and River Road. In the meantime, Public Works Director Cruz has been working on preparing temporary repair plans for each of the affected areas.
- Crenshaw speed bump work began on March 20, 2017.

- The HR Department reported that all applicants have been notified that the vacant permanent Town Manager position has been put on hold for a year or more.
 - Employee Wellness Fair is set for May 25, 2017 from 10:00 a.m. to 2:00 p.m.
 - Gatso USA contacted Ms. Adams regarding the Red Light Camera Legislation and inquired of scheduling a meeting to present their equipment and back office support.
 - Easter Bunny Breakfast is Saturday, April 1, 2017 from 8:30 a.m. to 11:00 a.m. followed by an Easter Egg Hunt and Easter crafts.
 - The Easter Sunrise Service is Sunday, April 16, 2017 at 7:00 a.m. at the gazebo between Town Hall and the Parks & Recreation Center.
 - The National Day of Prayer is Thursday, May 4, 2017 at 12:00 p.m. in front of Town Hall.
 - The Citizens Academy begins on Thursday, April 6, 2017 at 6:30 p.m.
- Town Attorney Invoices.

Mayor Pro Tem Gorman presented the Town Attorney Invoices and suggested that Attorney T. C. Morphis be relieved of his duties and in turn, the duties to be assigned to Town Attorney Hartzog.

Motion made by Mayor Pro Tem Gorman, seconded by Commissioner Legge to relieve Attorney T.C. Morphis of his duties and assign duties to Town Attorney Hartzog and the motion was carried with a vote of three ayes with Mayor Warner voted yes for the tiebreaker and two noes by Commissioner Edwards and Commissioner Marley. .

- MBP Invoices

Mayor Pro Tem Gorman commented on the MBP invoices remarking that at the rate MBP is billing the Town; we will run out of funding before the project is completed. Mayor Warner inquired if there were options available to reduce the cost. Finance Director Holland responded that MBP is funded based on the current contract. Town Manager Adams commented the cost from MBP has reduced significantly each month since September of last year and she believes that MBP is working with us to keep the costs down.

- Household Hazardous Waste Collection, Spring Litter Sweep Clean Up, Shred Event and Medicine Drop on March 25, 2017.

Town Manager Adams commented that the Household Hazardous Waste Collection event will run from 9:00 a.m. to 1:00 p.m. in the Town Hall parking lot and that she will be helping Ms. Brown.

c. Department Monthly Reports

- Fire Department, February, 2017
- Police Department, February, 2017

- Inspections Department, February, 2017
- Parks & Recreation, February, 2017
- Stormwater Department, February, 2017
- Public Works Department, February, 2017
 - Sanitation
 - Service Garage
 - Buildings & Grounds
 - Street

9. STAFF COMMENTS. None.

10. OFFICIAL COMMENTS.

Commissioner Legge inquired of the opening of Lowe's and the progress of the turn lane. Commissioner Legge encouraged everyone to attend the Spring Sports Opening Day on April 8, 2017.

Mayor Warner commented that the Sales Tax Distribution Committee will be meeting on April 12, 2017 at 8:00 a.m.

11. ADJOURNMENT.

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

Mayor Warner adjourned the meeting at 9:21 p.m.

Jackie Warner, Mayor

ATTEST:

Deborah Holland
Interim Town Clerk