

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
MONDAY, AUGUST 19, 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, August 19, 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, Parks & Recreation Director Lamarco Morrison, Police Chief Joel Acciaro, Deputy Fire Chief Steve Lopez, Chief Building Inspector Ray Reeves, Deputy Public Works Director Bruce Clark, Development & Planning Administrator Chancer McLaughlin and Stormwater Administrator Beth Brown. Also present was Town Attorney Dan Hartzog, Jr.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Pastor Michael McGill, Grace Place Christian Church, 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 a closed session pursuant to NCGS §143-318.11 (a)(3) to consult with the Attorney on matters within the Attorney-Client privilege relating to the parking lot at the former golf course property.

2. PRESENTATIONS.

- a. Pat Caulder Award Presentation for 2018 and 2019.

Mayor Pro Tem Mitchell and Commissioner Legge awarded Caleb Holland and Jacob Sports with the 2018 and 2019 Pat Caulder Awards on behalf of the Historic Preservation Commission.

- b. Suicide Awareness Month Proclamation 2019.

**TOWN OF HOPE MILLS
PROCLAMATION RECOGNIZING
SUICIDE PREVENTION AWARENESS MONTH**

WHEREAS, on average, 20 active-duty service members, veterans, and members of the National Guard and Reserve die by suicide each day—many of whom have risked their lives to protect our freedom while deployed, often multiple times, to areas of prolonged conflict.

WHEREAS, rates for our countries First Responders are approximately 20% higher than that of the general public and throughout the general public nationally, there is a suicide attempt every 28 seconds.

WHEREAS, suicide is a public health challenge that causes immeasurable pain among individuals, families, and communities across the country.

WHEREAS, connecting veterans and first responders with each other, with civilians, and with their communities through a range of activities, including physical activity, community service, and disaster response efforts—promoting a stronger sense of belonging and purpose.

WHEREAS, mental health and crisis support services are critical for people showing signs of suicide risk in their thoughts or behavior, requiring involvement from the broader community to reach Veterans where they live and thrive—before they reach a crisis point.

WHEREAS, Veterans and their loved ones can call the Veterans Crisis Line at **1-800- 273-8255 and Press 1**, or chat online at **VeteransCrisisLine.net**, or send a text message to **838255** to receive free, confidential support 24 hours a day, 7 days a week, 365 days a year.

WHEREAS, if you or someone you know is in an emergency, call 911 immediately. Or, if you are in crises or are experiencing difficult suicidal thoughts, call the National Suicide Hotline at **1-800-273-8255**.

NOW, THEREFORE, BE IT RESOLVED that I, Jackie Warner, Mayor of the Town of Hope Mills, do hereby proclaim September, 2019, as **Suicide Prevention Awareness Month** in the Town of Hope Mills encouraging all citizens to look out for their family, friends and neighbors and urging those who are experiencing a crisis to seek help.

This the 19th day of August, 2019

JACKIE WARNER, Mayor

c. Update on the John W. Hodges Public Safety Building.

Finance Director Drew Holland provided an update on the John W. Hodges combined Police and Fire Public Safety Building. Finance Director Holland commented staff is currently awaiting build-design quotes for the temporary Police station. Initially staff planned to utilize funds from the USDA Loan to renovate the temporary Police Station but determined the funds would not be available unless the same contractor was used to build the Public Safety Facility as well. Fortunately, the lease for the temporary Police Station

can be covered by the USDA Loan. The final submittal for the USDA Loan is October of 2019.

Finance Director Holland commented the current construction cost for the Public Safety building alone is estimated to be \$12,885,500. In total the project will be around \$16 million, though Finance Director Holland is actively working to lower the costs. Once deigns have been finalized, project bids will be advertised in December with construction projected to begin in January or February 2020.

Commissioner Bellflowers inquired the initial proposed, monthly payment for the Public Safety Facility. Finance Director Holland responded originally when the project was projected to cost around \$12 million the payment would have been roughly \$717,000 per year, for 25 years. If the final cost is \$15 million, the yearly payment for 35 years would be \$750,000 at 3.5%.

Commissioner Larson inquired a plan of action if bids are higher than \$16 million. Finance Director Holland responded staff would have to opt for value engineering or other ways to cut costs.

3. MANAGER'S REPORT.

Town Manager Adams provided an update on the following items:

Rockfish Road Sidewalk Project: A meeting was held today, Monday August 19th with representatives of McGill Associates, Charles Hughes Construction, and NCDOT. McGill & Associates is working with the Contractor to rewrite the change order, which will be validated by NCDOT. McGill is working on the scheduling and traffic control plan, which must be reviewed and approved by NCDOT.

Fountain Lane House: We are still awaiting a response from the notification of demolition from the State DHHS before proceeding with obtaining bids for demolition.

Trade Street Museum Update: A drawing has been completed in order to make the building ADA compliant and has been reviewed by the HPC. The next step is completing a Request for Proposals (RFP) and then to obtain proposals. I have identified this project as a top priority moving forward this budget year. Now that the Public Works Department has a Deputy Public Works Director, it will remove some of the burden from Public Works Director Don Sisko and things should be able to move a little more expeditiously on this project.

Maintenance for the Episcopal Church property: Public Works has removed some limbs from some of the trees around the property and has removed a tree directly next to the Parish House that has been causing some damage. Scan Electric conducted an inspection of the electrical components at the Episcopal Church on Thursday, August 8th, in order to have the electricity turned on. This is required when a property has had power off for more

than six months. There are a number of items identified by Scan Electric that will need to be completed before electricity may be reconnected. Scan Electric has submitted a proposal for the required work; we are in the process of obtaining another quote.

Parish House Update: Public Works has completed all demolition requested by Lysaght & Associates. Mark Blankinship of Lysaght & Associates will be here Tuesday, August 20, 2019 at 8:30 a.m. to meet with Public Works Director Don Sisko to complete the structural inspection of the Parish House.

Heritage Park Master Plan: The Board of Commissioners accepted the proposal from McAdams for the Heritage Park Master Plan at the Monday, July 15, 2019 Regular Meeting. A Public Kick Off Meeting involving the HPC, Appearance Committee and the Parks & Recreation Committee is tentatively scheduled for Thursday, September 26th at 6:00 p.m. at the Parks & Recreation Center. Currently the Parks & Recreation Department is creating a flyer for public information and to market this meeting to as many of the citizens as possible. The flyer will be emailed to the "Sunshine List", placed on the Town's Website and Social Media pages, marquees, as well as, placed at different locations around town.

Parks & Recreation Director Lamarco Morrison has completed a draft of an RFP to partner with a company that rents canoes, kayaks and paddle boats to operate at Town Lake. We are hoping to place this item on the September 9, 2019 Agenda for discussion and possible consideration.

Parks & Recreation staff has sent out a survey to the participants of the 2019 Parks & Recreation Summer Camp Program. The survey results will assist staff in determining the future planning, additions to, or adjustments for the program. This is following one of the recommended actions within our recently completed Parks & Recreation Comprehensive Plan.

The Parks & Recreation Staff has prepared a Fall Sports Revenue Report. Soccer participation has increased from 321 participants in FY 2018-2019 to 372 participants for FY 2019-2020; an increase in revenue of \$1,530.00. Fall baseball has increased from 101 participants to 115 participants; an increase in revenue \$420.00. Football participation has increased from 82 participants to 98 participants; an increase in revenue of \$480.00. Cheerleading participation has increased from 51 participants to 55 participants; an increase in revenue of \$120.00. The total increase in revenue from FY 2018-2019 to 2019-2020 Fall Sports is \$2,550.00. We anticipate growth will continue in greater numbers for all sports and programs with the implementation of the online registration later on this year.

Town Staff clears drains before adverse weather and after heavy rain events to make certain that the roadways stay clear of debris and rainwater. Staff has noticed a tremendous amount of lawn debris entering the roadways. With over 6000 inlets in Town, we would like to request that residents remove yard debris and dispose of it properly. This debris can create a roadway safety issue and keep drains from flowing freely during rain events. We

are in the process of conducting a public awareness campaign. The Town maintains drains throughout the year by cleaning the lines however some pipes are smaller sized and take longer to drain.

ADA Transition program - Stewart, Inc.: Representatives of Stewart have completed their assessments. Public Notices have been completed and posted. The public surveys are active on social media and the website. Staff is in the process of completing our self-assessments for facilities and programs which will be submitted to Stewart, Inc.

Rockfish/C. Wayne Collier flooding issue: We have scheduled a follow-up meeting with all parties to discuss options and see if they have any recommendations on Thursday, August 29th.

Update on the new phone system: All phones were installed on Wednesday, August 14th and we went live with the new system on Thursday, August 15th.

The new carpet for Town Hall is scheduled to be installed over the Labor Day Holiday. Due to the potential issues with having staff and public in the building while carpet is being taken up and new carpet installed, which will begin on Friday, August 30th, the Town Hall only, will be closed for business that day - Friday, August 30th. The Public Works Department, Fire Department, Police Department and Parks & Recreation Department will all remain open on Friday, August 30th. Notices will be posted tomorrow, Tuesday, August 20th to our social media pages, website and on the building, so that the public will be made aware of the closing.

A meeting was held on Thursday, August 15th with Grace Lawrence and other representatives from the Rural Planning Center Division of NC Department of Commerce, and included staff, Mayor Warner, Mayor Pro Tem Mitchell, as well as members from FCEDC, Cumberland County Planning staff, and Ms. Pat Hall as the representative of the Joint Planning Board. The next steps in the process will be; the Rural Planning Center will send the Town a MOU and a Resolution of Support to approve and adopt. Representatives will schedule a tour of the focus areas to take place in September; and the first initial meeting of the working group will take place in October. The purpose of the first initial meeting is an introduction to the process and general outline of process and plan. More specifically to; define the areas; plan objectives and mission statement; and begin discussion of land use categories.

Sidewalks and Mother-In-Law suites: Staff is currently working with Cumberland County staff to draft language to address redundant sidewalk regulations in residential subdivisions as well as how to address mother in law suites in the zoning code.

Code Enforcement: Staff contacted several businesses in Hope Mills over the past few days to notify them of code enforcement violations tied to flag signs and outdoor displays and are working with business owners to come into compliance. A recent code violation off of

Labonte Drive for a fence that was installed without a permit was brought into compliance when the homeowner was approved for a zoning and building permit.

Political Campaign Signs: Staff issued the Explanation of Political Campaign Signs to all candidates for the upcoming election cycle that provides information on the placement of campaign signs within the Town of Hope Mills limits on Friday August 16th.

NCDOT Grant: Staff submitted the grant application for the NCDOT Bicycle and Pedestrian Grant for the fall 2019 cycle. The grant is an 80/20 match and is a request to facilitate funds for a planning study for pedestrian connectivity throughout the Town of Hope Mills.

FAMPO Grant: Staff is also gearing up for the submission of the annual FAMPO Transportation Alternatives Grant for sidewalks. This is the grant that has produced the Rockfish Road, Johnson Street, and Main Street (across from the lake) sidewalk projects. Staff will coordinate with Public Works to determine the location of the next sidewalk project when the application period opens in a few months.

The recently awarded grant across from Hope Mills Lake is for a total of \$445,540 and includes:

- a. The installation of a new sidewalks along the southwest side of N. Main Street (across from the lake) from the intersection of Johnson Sts/Fountain Lane and Main and the intersection of Trade Street/Lakeview Road and Main.
- b. The installation of a new cross walks at the intersection of Johnson Street/Fountain Lane and Main.
- c. Full pedestrian upgrades at the intersection of Trade Street/Lakeview Road and Main including crosswalks, pedestrian signalization, and stop lights.
- d. A raised midblock pedestrian crosswalk.

Last week was the official launch of the Hartzog Law Group. Congratulations to our Town Attorney, Dan Hartzog, Jr.

On Friday, August 16, 2019, Best Lawyers in America (c) recognized HLG Attorneys for their accomplishments. Best Lawyers selects its recipients based on an exhaustive peer-review survey and has become recognized as the definitive guide to legal excellence. Dan Hartzog Jr. was recognized by Best Lawyers in the field of Municipal Law.

On August 3, 2019, Dan Hartzog Jr. was elected to serve on the Board of Directors for the North Carolina Association of Municipal Attorneys. The Association seeks to encourage cooperation among municipal attorneys, provide opportunities to exchange information and experiences, and keep members informed on current issues and developments in municipal law.

4. PUBLIC HEARINGS.

- a. **Case No. P19-34:** Rezoning of 1.38+/- acres from R6A Residential to C(P) Planned Commercial or to a more restrictive zoning district; located in the northeastern quadrant of the intersection of SR 1138 (Applebury Lane) & SR 1141 (Cumberland Road); submitted by Roy and William Player on behalf of the Mary Elaine Player estate (owner). (Hope Mills).

Development & Planning Administrator Chancer McLaughlin presented this item. The subject properties exist as 3 parcels that comprise a total of 1.38 acres of land located along the northeastern portion of the intersection of Cumberland Road and Applebury Lane.

Mayor Warner opened the public hearing at 7:43 p.m.

Mayor Warner called for comments for or against Case P19-34.

Mr. Roy Player, 2811 Southwinds Circle, Sevierville, NC and William Player, 501 Whippoorwill Lane, Raeford, NC, spoke in favor of the rezoning. Mr. Roy Player commented his family has owned the property since 1964. Roy and his brother William took the property over in 2017 after their mothers passing. The Player's would like the property to be put to good use and help the community grow

Mr. Albert Norton, 2936 George Owen Road, Fayetteville, NC, spoke in favor of the proposed rezoning. Mr. Norton commented he owns 13 acres of land behind the Circle K gas station at the corner of Hope Mills Road and Cumberland Road. A piece of that property abuts to the Player's property. Mr. Norton was denied rezoning of his property in the past and urged the Board to allow the proposed rezoning in an effort to help the Town grow and place money in the Town coffers.

Mayor Warner called for comments against Case P19-34. There were none.

Motion made by Commissioner Legge and carried unanimously, to close the public hearing for Case P19-34.

Mayor Warner closed the public hearing at 7:50 p.m.

Motion made by Commissioner Edwards and carried unanimously, to approve Case P19-34 rezoning from R6A Residential to C(P) Planned Commercial and find the request is consistent with the adopted Southwest Cumberland Land Use Plan (2014) which calls for "heavy commercial" at this location, C(P) Planned Commercial is designated as a heavy commercial district; and further find that approval of the request is reasonable and in the public interest because the district requested is in harmony with the surrounding zoning and existing land uses and may provide further access to the large adjacent C(P) zoned tract to the north.

Motion made by Commissioner Legge and carried unanimously, to reconsider the rezoning for Mr. Norton's property, previously Case P17-45, to be heard at the September 9, 2019 regular meeting.

5. PUBLIC COMMENTS.

Beth Cooper, 4413 Goldenrod Ct, Parkton, NC. Ms. Cooper commented on her concern for the articles and social media posts in which Board members have placed blame on the Mayor for delaying projects when in fact they have striped her of any power.

6. CONSENT AGENDA:

- a. Consideration of Approval of Regular Meeting Minutes from August 5, 2019.
- b. Consideration of Approval of Parks and Recreation Senior Staff (Lamarco Morrison, Stephen Kessinger and Anne Evanco) attending the 2019 North Carolina/South Carolina Recreation and Park Association (NCRPA) Joint Conference in Myrtle Beach, South Carolina. Cost is \$1,729.78 and is currently budgeted.
- c. Consideration of Approval of Ernie Fisher (DBA Southeastern Athletic Officials Association) contract for 2019-2020 to provide athletic officials; funding was approved in the 2019-2020 fiscal budget.
- d. Consideration of a Third-Party Encroachment Agreement for sidewalks tied to a proposed Chick-Fil-A.
- e. Acceptance of the July 2019 Financial Statements.

“END OF CONSENT AGENDA”

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

7. OLD BUSINESS:

- a. Update from Police Chief regarding a traffic/speed study for Thoroughbred Trail and Jockey Whip Lane in Steeplechase Subdivision.

Town Manager Adams commented the Board of Commissioners voted to table this item at the August 5, 2019 meeting in order for the Police Chief to gather further information; specifically, the length of the Street was requested. Additional signage is currently in the process of being installed. The Police Departments recorded data does not meet the minimum threshold of the guidelines for installation of speed calming devices. Therefore, staff does not recommend going against our own policy.

- b. Discussion and consideration in moving forward with a driveway permit and parking lot with a survey on the Golf Course Property along with an engineered design to be submitted to NCDOT with a cap of \$25,000; previously approved at the February 18, 2019 meeting.

Town Manager Adams commented a map was included in the agenda packet that featured the proposed location of the temporary driveway and parking lot, as well as, an area to be comprised of crush and run, which would allow access to the storage building on the property from the cart path. The highlighted area was approved by the Department of Transportation as it is the flattest area on the property and would not require earthen or grading work.

Mayor Warner inquired if the proposed area was included in the plan in which NCDOT recommended placement of a driveway. Town Manager Adams responded it would be a temporary driveway with the option to make the location permanent. The area NCDOT identified was farther down Golfview Road.

Commissioner Edwards suggested the Board delay any actions on the temporary driveway in order to allow the future Board to make the decision. Town Manager Adams commented this item needs to be addressed soon.

Commissioner Larson commented in favor of moving forward with a temporary driveway as residents will have a green space to walk in. Commissioner Bellflowers and Mayor Pro Tem Mitchell were also in agreement in moving forward with the temporary driveway in order to access the storage building on the property and as access to the property was promised to residents.

Motion made by Commissioner Legge to approve moving forward with the temporary driveway permit and parking lot survey 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.

8. NEW BUSINESS:

- a. **(Non-Public Hearing Item) Case No. 19-080:** Consideration of the Thomas Foldesi Property; C3 Site Plan Review; Hope Mills Zoning Ordinances; Zoned: C3; Acreage: 1.15 ac. +/-; Located at 2727 & 2731 Hope Mills Road (NC HWY 59); submitted by Thomas Foldesi (Owner) and George Rose (Engineer). (Hope Mills).

Development and Planning Administrator Chancer McLaughlin presented this item. Mr. McLaughlin commented the subject property is a 1.15-acre tract located at 2727 and 2731 Hope Mills Road and developed with the existing Cape Fear Flooring establishment and an existing 1,300+ square foot, one-story frame vacant commercial structure. The applicant is proposing to utilize the vacant one-story commercial structure on the existing

Cape Fear Flooring site for motor vehicle sales, office space for equipment rental, and a thrift store.

Motion made by Commissioner Bellowers and carried unanimously, to approve Case No. 19-080 Consideration of the Thomas Foldesi Property; C3 Site Plan Review; Hope Mills Zoning Ordinances; Zoned: C3; Acreage: 1.15 ac. +/-; Located at 2727 & 2731 Hope Mills Road (NC HWY 59); submitted by Thomas Foldesi (Owner) and George Rose (Engineer). (Hope Mills).

9. REPORTS AND INFORMATION ITEMS:

a. Reminders.

- August 26, 2019 at 6:30 p.m. **Parks and Recreation Committee Meeting** at the Parks and Recreation building.
- August 27, 2019 at 6:30 p.m. **Appearance Commission Meeting** at the Parks and Recreation building.
- September 2, 2019 **Labor Day Holiday-Town Hall Closed.**
- September 5, 2019 at 5:00 - 8:00 p.m. **Food Truck Rodeo** at the Municipal Complex.
- September 7, 2019 at 9:00 a.m. - 1:00 p.m. **“Good2Grow” Farmers Market** at the Municipal complex.
- September 9, 2019 at 5:30 p.m. **Tree Ordinance Workshop** in the Luther Board Room at Town Hall.
- September 9, 2019 at 6:00 p.m. **Festival Committee Meeting** in the front conference room at Town Hall.
- September 9, 2019 at 7:00 p.m. **Board of Commissioners Regular Meeting** in the Luther Board Room at Town Hall.

b. Department Monthly Reports

- Fire Department, July 2019
- Police Department, July 2019
- Inspections Department, July 2019
- Parks & Recreation, July 2019
- Stormwater Department, July 2019
- Public Works Department, July 2019
 - Sanitation
 - Service Garage
 - Buildings & Grounds
 - Streets

All Monthly Reports

10. STAFF COMMENTS.

Town Clerk Starling requested the Board's permission to allow her to empty the file cabinet in the Commissioner's Room in preparation for the installation of new carpeting in Town Hall.

The consensus of the Board was to allow Town Clerk Starling to empty the contents of their file cabinet.

11. OFFICIAL COMMENTS.

Commissioner Legge apologized for his absence at the August 5, 2019 meeting as he lost a close friend. Commissioner Legge congratulated Attorney Hartzog on his new law office and the Pat Caulder Award recipients.

Mayor Pro Tem Mitchell encouraged citizens to assist Town staff in clearing storm drains after heavy rain events and congratulated Attorney Hartzog on his recent award as Best Lawyer in Municipal Law.

Commissioner Bellflowers thanked everyone for attending the meeting and congratulated Attorney Hartzog.

Mayor Warner inquired if the added closed session was appropriate to discuss in closed session. Attorney Hartzog commented it would be dependent upon the subject matter and he will determine if it is appropriate for a closed session.

12. CLOSED SESSION.

- a. Conduct a closed session pursuant to NCGS §143-318.11 (a)(5) concerning the acquisition of real property and pursuant to NCGS §143-318.11 (a)(3) to consult with the Attorney on matters within the Attorney-Client privilege relating to the parking lot at the former golf course property.

Motion made by Mayor Pro Tem Mitchell and carried unanimously, to conduct a closed session pursuant to NCGS §143-318.11 (a)(5) concerning the acquisition of real property and pursuant to NCGS §143-318.11 (a)(3) to consult with the Attorney on matters within the Attorney-Client privilege relating to the parking lot at the former golf course property.

Mayor Warner instructed the Board to assemble in the Front Conference Room at 8:22 p.m.

At 8:47 p.m. Mayor Warner called the regular meeting back to order.

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.

13. ADJOURNMENT.

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

Mayor Warner adjourned the meeting at 8:47 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling, CMC, NCCMC
Town Clerk

DRAFT