

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
TUESDAY, JANUARY 18, 2022, 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 Tuesday, January 18, 2022 at 7:00 p.m.

GOVERNING BOARD MEMBERS PRESENT

Mayor Jackie Warner, Mayor Pro Tem Dr. Kenjuana McCray, Commissioners Jerry Legge, Bryan Marley, Grilley Mitchell and Joanne Scarola.

STAFF PRESENT

Town Manager Scott Meszaros, Town Clerk Jane Starling, Finance Director Drew Holland, Parks & Recreation Director Lamarco Morrison, Planning & Economic Development Director Chancer McLaughlin, Public Works Director Don Sisko and Police Chief Stephen Dollinger. Also present was Town Attorney Dan Hartzog, Jr.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Commissioner Grilley Mitchell, followed by the Pledge of Allegiance led by Mayor Jackie Warner.

1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.

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

2. OFFICIAL COMMENTS.

Commissioner Legge thanked Town staff for their hard work in the midst of the pandemic and requested prayers for those affected by covid.

Commissioner Mitchell thanked Town staff for their hard work and anticipates a successful year.

Commissioner Marley remarked he was happy to be in attendance.

Commissioner Scarola wished her mother in New York a happy birthday.

Mayor Pro Tem Dr. McCray thanked Commissioner Mitchell and those who attended the Prime Movers Day of Service Clean-Up event.

Mayor Warner requested everyone keep Mr. George in their prayers as his wife passed away.

3. PRESENTATIONS:

- a. Public Safety Building Project Update Presented by Scott Garner, Architect.

Mr. Scott Garner of Garner Brown Architects remarked the builder received the first shipment of roofing materials and they anticipate this will help the project move back to the regular schedule as it has been at a standstill due to inclement weather conditions and lack of materials. The completion of the roof and front glass work will allow for the interior work to begin.

- b. Proclamation of January 23, 2022 through January 29, 2022 as Hope Mills School Choice Week.

Mayor Warner read the proclamation for Hope Mills School Choice Week.

- c. Proclamation of Friday February 4, 2022 as National Wear Red Day in Hope Mills.

Mayor Warner read the proclamation for National Wear Red Day.

- d. Proclamation of February 2022 as Black History Month in Hope Mills.

Mayor Warner read the proclamation for Black History Month.

4. PUBLIC HEARINGS:

- a. **ZON-21-0026:** Rezoning from M(P) Planned Industrial District (County) to M(P) Planned Industrial District (Town) on 21.10 +/- acres or more restrictive zoning district; located at 103 Tom Starling Road; submitted by the Town of Hope Mills (agent) on behalf of Sky 107, LLC (owner).

Mayor Warner opened the public hearing at 7:17 p.m.

Mayor Warner called for comments for or against Case ZON-21-0026. There were none.

Motion made by Commissioner Marley, seconded by Commissioner Legge and carried unanimously, to close the public hearing.

Mayor Warner closed the public hearing for Case ZON-21-0026 at 7:17 p.m.

Motion made by Commissioner Marley, seconded by Commissioner Legge and carried unanimously, in Case ZON-21-26, the Town of Hope Mills Board of Commissioners approves the initial zoning request from County M(P) Planned Industrial District to Town M(P) Planned Industrial District. The Board finds the request is consistent with the Southwest Cumberland Land Use Plan which calls for Industrial and Open Space at this location. The Board further finds that approval of this request is reasonable and in the

public interest because the Town of Hope Mills M(P) Planned Industrial District would allow industrial uses at an intensity that would be compatible and in harmony with the surrounding land use activities and zoning.

- b. **ZON-21-0027:** Rezoning from A1 Agricultural District and C3 Heavy Commercial District (County) to R6 Residential District (Town) on 43 .78 +/- acres or more restrictive zoning district; located at 771 Chicken Foot Road; submitted by The Town of Hope Mills (agent) on behalf of Charles and Nancy Maxwell (owners).

Mayor Warner opened the public hearing at 7:21 p.m.

Mayor Warner called for comments for or against Case ZON-21-0027. There were none.

Motion made by Commissioner Marley, seconded by Commissioner Mitchell and carried unanimously, to close the public hearing.

Mayor Warner closed the public hearing for Case ZON-21-0027 at 7:21 p.m.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Marley and carried unanimously, in Case ZON-21-27, the Town of Hope Mills Board of Commissioners approves the initial zoning request the A1 Agricultural District and C3 Heavy Commercial District (County) to the R6 Residential District (Town) on 43.78 acres or to a more restrictive zoning district; located a 771 Chickenfoot Road.

- c. **NON-HEARING P12-55.** Request for a site plan review, Hope Mills Zoning Ordinance; Zoning: MXD/CUD; Total Acreage: 1.19 acres +/-; Location: Traemoor Village (Outparcel 3); Submitted by Chandler Hunt (Engineer) on behalf of HCC Investments, LLC (Owner). (Hope Mills).

Planning & Economic Development Director McLaughlin remarked the proposal is located in the existing Traemoor Village Shopping Center and anticipates the development of a drive through car wash. The proposed site is 1.19 acres in size with 168.21 feet of lot frontage and space for approximately 17 cars. The proposed structure is 3,816 square feet in size with sidewalks proposed along Rockfish Road and Town Center Drive.

Commissioner Mitchell inquired if the owners will be required to separate water and oil to prevent environmental issues. Stormwater Administrator Beth Brown responded that is a requirement.

Motion made by Commissioner Marley, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to approve Case P12-55.

5. PUBLIC COMMENTS: None.

6. CONSENT AGENDA:

- a. Consideration of Approval of Draft Minutes from the January 3, 2022 Regular Board of Commissioners Meeting.
- b. Consideration of Approval of Bid Award to Hine Sitework for the Lillian Place Drainage Project which was instructed by the Board of Commissioners in January of 2021.
 - Budget Amendments #17 & #18 for \$31,775 & \$157,400 respectively.
- c. Acceptance of December 2021 Financial Report

“END OF CONSENT AGENDA”

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

7. OLD BUSINESS:

8. NEW BUSINESS:

- a. Discussion and Consideration of CSX Requirements Related to Insurance and Signal Improvement Requirements at the Johnson St. Rail Crossing.

Public Works Director Don Sisko reviewed the two change requirements associated with CSX and the Town’s options.

Discussion ensued.

The consensus of the Board was for Public Works Director Sisko to bring a detailed recommendation back before the Board at the next meeting.

9. REPORTS AND INFORMATION ITEMS:

- a. Manager’s Report.

Town Manager Meszaros provided a copy of the Manager’s Report in the agenda packet.

Town Manager Meszaros reported the Town extended the existing lease contact for the temporary Police station for 6 additional months.

- b. Reminders.

- Monday Jan. 24, 2022 @ 6:30pm **Parks and Rec. Committee** meeting in the Recreation Center.

- Tuesday Jan. 25, 2022 @ 6:30pm **Appearance Commission** meeting in the Recreation Center.
- Thursday Jan. 27, 2022 @ 6:00pm **Veterans Affairs Committee** meeting in the Recreation Center.
- Thursday Feb. 3, 2022 @ 6:00pm **Prime Movers** meeting via zoom.
- Monday Feb. 7, 2022 @ 6:00pm **Mayors Youth Leadership** Council in the Luther Board Room.
- Monday Feb. 7, 2022 @ 7:00pm **Board of Commissioners Regular Meeting** in the Luther Board Room.

c. Department Monthly Reports.

- Fire Department, Dec., 2021
- Police Department, Dec., 2021
- Permitting, Dec., 2021
- Parks & Recreation, Dec., 2021
- Stormwater Department, Dec., 2021
- Public Works Department, Dec., 2021
 - (1) Sanitation
 - (2) Service Garage
 - (3) Buildings & Grounds
 - (4) Street

10. STAFF COMMENTS.

11. CLOSED SESSION.

- a. Closed Session Requested by Mayor Pro Tem McCray and Called Pursuant to NCGS 143-318.11 (a) (6) to Discuss a Personnel Matter and NCGS 143-318.11 (A) (3) Attorney Client Privilege.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Marley and carried unanimously, to conduct a closed session pursuant to NCGS 143-318.11 (A)(6) to discuss a personnel matter and NCGS 143-318.11 (A)(3) to consult with the Town Attorney on matters within the attorney-client privilege.

The Board assembled in the front conference room at 8:06 p.m.

At 8:54 p.m. Mayor Warner called the regular meeting back to order.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Marley 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.

Commissioner Mitchell inquired if the Board would be able to attend a Strategic Planning meeting on Friday, February 11.

The consensus of the Board was to attend a Strategic Planning meeting on Friday, February 11, 2022 from 9:00 a.m. to 2:00 p.m.

Mayor Warner invited her fellow Board members to the next Mayor's Coalition meeting in Eastover.

12. ADJOURNMENT.

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

Mayor Warner adjourned the meeting at 8:56 p.m.