

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
MONDAY, FEBRUARY 7, 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 Monday, February 7, 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, Planning & Economic Development Director Chancer McLaughlin, Police Chief Stephen Dollinger, Stormwater Administrator Beth Brown and Public Works Director Don Sisko. Also present was Town Attorney Dan Hartzog, Jr.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Pastor Ellen McCubbin-Hope Mills United Methodist Church, followed by the Pledge of Allegiance led by Mayor Jackie Warner.

Mayor Warner requested a moment to recognize Douglas Byrd Coach Bob Paroli who passed away.

1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.

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

2. OFFICIAL COMMENTS.

Commissioner Scarola thanked everyone for attending.

Commissioner Mitchell thanked Town Manager Meszaros and other Town staff for providing him with a tour around Hope Mills to become familiarized with the Town limits and ongoing projects.

Commissioner Legge recognized Parks & Recreation Athletics/Maintenance Supervisor Stephen Kessinger for being awarded 2021 District Director of the Year for Dixie Youth Softball and requested prayers for his brother who is hospitalized with cancer.

Mayor Warner read a letter naming Pat Hall as Historian Emeritus for the Town of Hope Mills and granting her Emeritus status with the Historical Committee. Mayor Warner requested the Board approve her recommendations.

Motion made by Commissioner Legge, seconded by Commissioner Scarola and carried unanimously, to designate Pat Hall as Historian Emeritus for the Town of Hope Mills and Emeritus status on the Historical Committee.

3. PRESENTATIONS:

- a. Presentation on a Senior Citizen Committee by Elizabeth Blevins.

Ms. Elizabeth Blevins provided the Board with information regarding a Senior Citizen Committee and requested the Board's consideration in establishing it as a Town committee.

Motion made by Commissioner Mitchell, seconded by Commissioner Marley and carried unanimously, to approve the formation of a Senior Citizen Committee to be referred to as the Sunshine Committee.

4. PUBLIC HEARINGS: NONE

5. PUBLIC COMMENTS: None.

6. CONSENT AGENDA:

- a. Consideration of Approval of Draft Minutes from the January 3, 2022 Closed Session Meeting.
- b. Consideration of Approval of Draft Minutes from the November 15, 2021 Closed Session Meeting.
- c. Consideration of Approval of Draft Minutes from the January 18, 2022 Regular Board of Commissioners Meeting.
- d. Acceptance of Schnabel Engineering's Inspection of Hope Mills Dam, Annual Report.
- e. Consideration of Resolution R2022-01 Disposing of Surplus Vehicles 34, 115, 118, 129, 149, 151 and 139.
- f. Consideration of Approval of Nominating Committee recommendations.
- g. Consideration of BA #19 21.22 for New Planning Position Approved on November 15, 2021.

“END OF CONSENT AGENDA”

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

7. OLD BUSINESS:

- a. Discussion and Consideration of CSX Requirements Related to Insurance and Signal Improvement Requirements at the Johnson St. Rail Crossing - Options as Requested by the Board on January 18th.

Public Works Director Don Sisko presented this item.

Commissioner Legge inquired the Town’s recommendation. Public Works Director Sisko responded with the amount of traffic that is coming in and out of Rockfish Road from the side streets, it would be prudent for someone to conduct an impact study, traffic count and future development study. Creating a flow plan for the streets would relieve some of the congestion. A one-way traffic flow may be a future option considering the amount of vehicular traffic that will continue to increase with future development.

Discussion ensued.

Motion made by Commissioner Marley, seconded by Commissioner Mitchell and carried unanimously, to table discussions until a later date when additional information is provided.

8. NEW BUSINESS:

- a. DEV-002-22. Consideration of the Circle K (Elk & Legion Rd); C1(P) Site Plan Review; Hope Mills Zoning Ordinance; Zoned: C1(P); Acreage: 2.51 ac. +/-; Located at 4173 Legion Road; submitted by Circle K Stores Inc. (Developer) and Bowman (Engineer) (Hope Mills).

Planning & Economic Development Director Chancer McLaughlin remarked the applicant is proposing to construct a 5,200 square foot Circle K gas station with egress/ingress provided off of Legion and Elk Roads. The development is slated for 25 parking spaces and 8 double loaded gas pumps, with a privacy fence proposed along the southern property line.

Motion made by Commissioner Mitchell, seconded by Commissioner Marley and carried unanimously, to approve DEV-022-22 Consideration of the Circle K (Elk & Legion Rd); C1(P) Site Plan Review; Hope Mills Zoning Ordinance; Zoned: C1(P); Acreage: 2.51 ac.

+/-; Located at 4173 Legion Road; submitted by Circle K Stores Inc. (Developer) and Bowman (Engineer) (Hope Mills).

- b. DEV-003-22. Consideration of the Main St. Convenience & Tobacco; C1(P) Site Plan Review; Hope Mills Zoning Ordinance; Zoned: C1(P); Acreage: 0.63 ac. +/-; Located at 345 N Main Street (NC Hwy 59); submitted by Adnan Alsaidi (Developer) (Hope Mills).

Planning & Economic Development Director McLaughlin remarked the applicant is proposing to utilize the existing commercial building for a convenience store/smoke shop. A paint shop was the previously approved use which triggered the requirement for this approval process. No exterior construction is proposed.

Discussion ensued regarding requiring sidewalks.

Motion made by Mayor Pro Tem Dr. McCray to approve DEV -003-22 Consideration of the Main St. Convenience & Tobacco; C1(P) Site Plan Review; Hope Mills Zoning Ordinance; Zoned: C1(P); Acreage: 0.63 ac. +/-; Located at 345 N Main Street (NC Hwy 59); submitted by Adnan Alsaidi (Developer) (Hope Mills) and the motion carried 4 to 1, with Commissioner Legge voting against.

Planning & Economic Development Director McLaughlin inquired if in the interest of time, the Board would be in favor of allowing non-public hearing development items to be placed on the consent agenda.

The consensus of the Board was to allow future non-public hearing Planning & Development items to be placed on the consent agenda.

9. REPORTS AND INFORMATION ITEMS:

- a. Manager's Report.

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

Town Manager Meszaros commented staff met with the Public Safety Building contractor and weather conditions have allowed the roof installation to begin.

Town Manager Meszaros recognized Police Chief Stephen Dollinger to provide an update on recent issues that have occurred at Millstone shopping center. Police Chief Dollinger remarked Hope Mills Police ran a special detail with increased presence to deter disorderly juveniles from frequenting the shops and movie theater. Arrests were made.

- b. Reminders.

- Friday February 11, 2022 @ 9:00 a.m.- 2:00 p.m. **Board of Commissioners** Strategic Planning meeting in the Luther Board Room in Town Hall.
- Monday, February 21, 2022 @ 7:00 p.m. **Board of Commissioners** regular meeting in the Luther Board Room in Town Hall.
- Tuesday, February 22, 2022 @ 6:30 p.m. **Appearance Commission** in the Recreation Center at 5766 Rockfish Rd.
- Thursday, February 24, 2022 @ 6:00 p.m. **Veterans Affairs Committee** in the Recreation Center at 5766 Rockfish Rd.
- Monday, February 28, 2022 @ 6:30 p.m. **Parks and Recreation** in the Recreation Center at 5766 Rockfish Rd.
- Thursday, March 3, 2022 @ 6:00 p.m. **Prime Movers** Luther Board Room Town Hall.

c. 1st meeting of the month Committee Liaisons update on Committee Activities.

- Commissioner Bryan Marley - Historic Preservation Committee

Commissioner Marley remarked the Historic Preservation Committee is working on their budget and will meet on February 9th.

- Commissioner Grilley Mitchell - Appearance Commission, RLUAC (Regional Land Use Advisory Commission)
- Commissioner Joanne Scarola – Veterans Affairs Committee, Cumberland County Air Quality Stakeholders Committee

Commissioner Scarola recognized Jim Morris to provide an update on the Veterans Affairs Committee.

Mr. Morris reviewed the 2021 Annual Report for the Veterans Affairs Committee, highlighting their achievements such as fence and bench replacement at Veterans Memorial Park, finalizing their first budget, providing volunteer income tax assistance and consultations and a Memorial Day ceremony renaming the Memorial Park in honor of Jim and Jean Clark.

- Mayor Pro Tem Dr. McCray - Parks & Recreation Advisory Committee, Prime Movers

Mayor Pro Tem Dr. McCray reviewed some of the updates from the Parks & Recreation Advisory Committee that Parks & Recreation Director Morrison provided in the Town Manager's Report.

The Prime Movers are collecting research on a Mr. Hodges, a significant figure in Hope Mills, as part of Black History Month as well as a story walk to be placed along the walking

trail. Additionally, they are working with a group in Fayetteville to honor Ahmaud Arbery, and planning for Women's History Month.

- Mayor Jackie Warner- Mayor's Youth Leadership Committee, Mid-Carolina Council of Governments, FAMPO TPB (Transportation Policy Board), FCEDC Municipal Advisory Meeting Liaison

Mayor Warner commented the Mayor's Youth Leadership Committee met this evening and organized a cleanup along Legion Road.

Mayor Warner remarked she was reelected Vice Chairman of FAMPO. FAMPO discussed upcoming roadway plans and transportation plans for Hope Mills.

Commissioner Mitchell requested Town vehicles be moved during Board meeting nights and to move the generator that is taking up a parking space.

10. STAFF COMMENTS.

11. ADJOURNMENT.

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

Mayor Warner adjourned the meeting at 8:20 p.m.