

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
MONDAY, FEBRUARY 15, 2021 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 15, 2021 at 7:02 p.m.

GOVERNING BOARD MEMBERS PRESENT

Mayor Jackie Warner, Mayor Pro Tem Dr. Kenjuana McCray, Commissioners Jessie Bellflowers, Pat Edwards, Jerry Legge and Bryan Marley.

STAFF PRESENT

Town Manager Melissa Adams, Town Clerk Jane Starling, Finance Director Drew Holland, Public Works Director Don Sisko, Planning & Economic Development Director Chancer McLaughlin, Police Chief Joel Acciardo and Deputy Stormwater Administrator Tyler Riddle. 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.

1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.

Motion made by Commissioner Legge, seconded by Commissioner Marley and carried unanimously, to approve the agenda as presented with the addition of Presentations item a. Presentation from Jerel McGeachy, Chair of the Prime Movers Committee related to Black History; Consent Agenda item e. Consideration of passing Resolution R2021-09 ordering the Tax Administrator to advertise the Town residents tax liens; and Old Business item d. Consideration to allow contract to be signed for Board Room staff desk to be enlarged. The amount is \$9,000. Budget for this project is from previously described COVID funds distributed by Cumberland County.

2. PRESENTATIONS.

- a. Presentation from Jerel McGeachy, Chair of the Prime Movers in reference to Black History.

Mr. Jerel McGeachy, Chairman of the Hope Mills Prime Movers Committee presented a slideshow of the Prime Movers and Hope Mills Parks & Recreations “Did U Know” Black History Month initiative that features informational signs located along the Municipal Walking Trail.

3. PUBLIC HEARINGS.

- a. **Case P21-06:** Rezoning of 0.47+/- acres from O&I(P) Planned Office and Institutional to C1(P) Planned Local Business or to a more restrictive zoning district, located at 3533 North Main Street, submitted by Ronnie Godbolt on behalf of Word of Truth Ministry (owner) and Debra E. Joas (agent). (Hope Mills).

Planning & Economic Development Director Chancer McLaughlin commented the applicant is proposing to internally renovate the existing structure to open a beauty salon and there is no exterior construction contemplated with this request. The applicant operates two separate established beauty salons in Hope Mills and desires to combine them into one facility. The existing parking spaces will be maintained as the existing parking lot has been recently resurfaced. All handicap access to the site and structure will also be maintained.

Commissioner Legge remarked he is concerned for future traffic issues.

Commissioner Bellflowers remarked he is not in favor of the proposed C1(P) rezoning due to the increase in traffic in a residential area.

Mayor Warner opened the public hearing for Case P21-06 at 7:23 p.m.

Mayor Warner called for comments for or against Case P21-06.

Town Clerk Starling read the following comment submitted to the Town Clerk's Office: Ms. Brenda Cameron 4823 Cameron Road, Hope Mills, NC. Ms. Cameron wrote in opposition of the proposed rezoning citing dangerous traffic conditions.

Mr. Rod MacLean 5435 Fountain Lane, Hope Mills, NC. Mr. MacLean spoke in opposition of the proposed rezoning citing traffic concerns, lack of ease of access and a cramped roadway.

Mr. John Malzone, Fayetteville/Cumberland County Realtor representing buyers. Mr. Malzone spoke in favor of the proposed rezoning stating the buyers agreed to prevent future buyers from placing a gas station in the current location.

Ms. Debra Joas, the buyer, spoke in the favor of the proposed rezoning and reviewed her military background and her current barber shops and hair salons, all ranking highly in the yearly Best of Fayetteville awards.

Motion made by Commissioner Legge, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to close the public hearing for Case P21-06.

Mayor Warner closed the public hearing at 7:42 p.m.

Motion made by Commissioner Legge, seconded by Commissioner Bellflowers, to deny Case P21-06 rezoning and the motion failed to pass, 2 to 3.

Motion made by Commissioner Marley, seconded by Commissioner Edwards and carried 3-2, in Case P21-06, the Town of Hope Mills Board of Commissioners vote to approve the rezoning from O&I(P) Planned Office and Institutional to C1(P) Planned Local Business and find: a. The approval is an amendment to the adopted current Southwest Cumberland Land Use Plan (2013) map; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request; b. the following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the parcel meets the location criteria for “Light Commercial” as defined in the Land Use Policies Plan (2009) and the parcel was previously developed as a nonresidential use; c. and this rezoning approval is reasonable and in the public interest because the district requested is in harmony with surrounding zoning on the N. Main Street corridor and existing land uses.

- b. Non-Public Hearing Items - Case 21-011.** Request for a Zero Lot Line Subdivision Review, Hope Mills Subdivision Ordinance; Zoning: R6; Total Acreage: 0.52 Ac. +/-; Location: 4209 Haskell Dr & 4210 Buckhurst Dr; Submitted by Sammie Blount (OWNER). (HOPE MILLS).

Motion made by Commissioner Marley, seconded by Commissioner Edwards and carried 4-1, to approve Case 21-011 Request for a Zero Lot Line Subdivision Review, Hope Mills Subdivision Ordinance; Zoning: R6; Total Acreage: 0.52 Ac. +/-; Location: 4209 Haskell Dr & 4210 Buckhurst Dr; Submitted by Sammie Blount (owner) (Hope Mills).

4. PUBLIC COMMENTS.

Mr. Grilley Mitchell, 4065 William Bill Luther Drive, Hope Mills, NC. Mr. Mitchell thanked the Board and Town staff for the repairs at Veterans Monument and encouraged other committees to help the Veterans Affairs Committee with future work.

5. CONSENT AGENDA:

- a. Consideration of Fire Department Request to Purchase a “Roll N’ Rack” Large Diameter Hose Roller in the Amount of \$2,455.00; Included in the Current Budget. This manufacturer is a sole source provider.
- b. Consideration of Stormwater Inventory Mapping System Update, Currently Budgeted in the Amount of \$7,645.00.
- c. Consideration of Approval of Regular Meeting Minutes from February 1, 2021.
- d. Acceptance of Financial Reports for January, 2021.
- e. Consideration of Approval of Resolution R2021-09 ordering the Tax Administrator to Advertise the Town residents Tax Liens.

“END OF CONSENT AGENDA”

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

6. OLD BUSINESS:

- a. Discussion of the Veterans Affairs Committee Operating Procedure and Consideration of an Update to Rule 39 of the Hope Mills Board Policy.

Town Attorney Hartzog commented he and Town Clerk Starling reviewed Rule 39 and found no reason why the liaisons from the VFW and American Legion would not be able to serve as Chair, Vice Chair or Secretary.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Marley and carried unanimously, to adopt Rule 39 to allow a resident in the Town’s MIA to serve on all committees.

- b. Consideration of Budget Amendment for ADA Renovation to the Lake Park Concession Building.

Finance Director Drew Holland commented there is \$46,000 remaining in project fund to do the renovation and \$35,700 from the vacant Construction Manager position; \$88,300 will be taken from fund balance to complete the rest of the project. The Budget Amendment will be in the amount of \$124,000.

Motion made by Commissioner Bellflowers, seconded by Commissioner Edwards and carried unanimously, to approve Budget Amendment #9 in the amount of \$124,000.

- c. Consideration to Allow Contracts to be signed for Key-Fob access to Town Hall/Parks & Rec Buildings in the amount of \$42,907 and \$25,075 for the Digital Sign at Lake Park (corner of S. Main St and Lakeview Rd). Budget for these projects is from previously described Covid funds distributed by Cumberland County.

Finance Director Holland reviewed the entry points of fob access for the Town Hall and Parks & Recreation Buildings and the noted several years ago the quote for fob access just for Town Hall was roughly \$30,000; both buildings were quoted at \$42,907. COVID funds will be used for this project as it eliminates touching doors.

The second contract in the amount of \$25,075 will be used to purchase a digital sign that will be housed in the current marquee facade at the lake.

Motion made by Commissioner Legge, seconded by Commissioner Bellflowers and carried unanimously, to approve contracts to be signed for Key-Fob access to Town Hall/Parks &

Recreation Buildings in the amount of \$42,907 and \$25,075 for the Digital Sign at Lake Park (corner of S. Main St and Lakeview Rd). Budget for these projects is from previously described Covid funds distributed by Cumberland County.

- d. Consideration to allow contract to be signed for Board Room staff desk to be enlarged. The amount is \$9,000. Budget for this project is from previously described COVID funds distributed by Cumberland County.

Motion made by Commissioner Bellflowers, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to allow contract to be signed for Board Room staff desk to be enlarged. The amount is \$9,000. Budget for this project is from previously described COVID funds distributed by Cumberland County.

7. NEW BUSINESS:

- a. Consideration to Authorize the Town Manager to Execute a Contract with Autry Grading Inc. in the Amount of \$28,674 for the Installation of Sidewalk at Town Hall.

Finance Director Holland commented the drainage for the downspout gutters are included in the price.

Motion made by Commissioner Legge, seconded by Commissioner Edwards and carried unanimously, to authorize the Town Manager to execute a contract with Autry Grading Inc, in the amount of \$28,674 for the installation of a sidewalk at Town Hall.

- b. Consideration of Resolution R2021-07 in Support of the installation of a signalized full-movement and pedestrian-friendly entrance at the main driveway to Village Shopping Center.

Mayor Warner read a letter from the Village Shopping Center owner and remarked this would be at no cost to the Town.

Motion made by Commissioner Legge, seconded by Commissioner Edwards and carried unanimously, to approve Resolution R2021-07 in support of the installation of a signalized full-moment and pedestrian-friendly entrance at the main driveway to Village Shopping Center.

- c. Consideration of Entering a Contract to Employ an Interim Town Manager.

The Board tabled the discussion until March 1, 2021.

- d. Discussion of the Town's Panhandling Ordinance; as Requested by Mayor Warner.

Mayor Warner requested this item be added to the agenda as she has received numerous complaints regarding panhandlers approaching mainly females' vehicles. Mayor Warner remarked the Panhandling Ordinance is in place and she requested this item to urge residents to dial 911 first, versus contacting the Board.

Police Chief Acciaro acknowledged the Town is experiencing an increase in panhandling due to the current economic situation. Chief Acciaro commented 911 is not just for typical emergencies, residents may dial 911 for immediate police related services.

Discussion ensued regarding getting the word out to residents and local shelters/food kitchens.

8. REPORTS AND INFORMATION ITEMS:

a. Manager's Report.

Town Manager Adams provided the following report:

Johnson Street Sidewalk Project: McGill & Associates are working to complete 100% drawings. In addition, McGill is working on the utility verifications that are required. The CSX Licensing Agreement is in process (this has to be completed by the Town, due to crossing of the railroad tracks). CSX has acknowledged receipt of the funds for the licensing agreement. McGill & Associates recently conducted a site visit and has had some recent correspondence with PWC regarding utility certifications. No new updates.

Replacement of the multi-purpose trail (the Jack White Bike Path): We will be replacing the entire path beginning at the Lake Park entrance and ending at the corner of Lakeview Road. Public Works is looking at possibly re-engaging the process for RFPs in the Spring of 2021.

Fountain Lane Parking Lot Project: Del Crawford of Crawford Design Company has presented an initial design to Public Works. Currently he is working on a site plan, which will have to go before the Board of Commissioners, as the parking lot is a change of use.

Schnabel Engineering Dam Instrumentation: The conduit and the circuitry are 100% complete.

Due to illness, Schnabel Engineering had to postpone the scheduled site visit to install the dam instrumentation. At this time, it has not been rescheduled.

The lake lowering did begin on Monday, January 11, 2021. However, we have had a significant amount of rain and it has taken longer to achieve the desired level of approximately 101' ASL (above sea level). Public Works will try to maintain the lower level consistently for a period of two weeks. Depending on the amount of rain received

between now and then, Public Works may try to begin raising the lake level beginning approximately around February 24th, 2021.

All prep work was completed; the existing fencing was removed and tree removal/trimming was completed. The fence installation at the Veterans Memorial Park began on February 10, 2021.

Library Stormwater Improvement Project: The fence for the Friends of the Hope Mills Library Park (around the infiltration basin) was delivered Tuesday, February 8th. Staff will be meeting with Duneland Signs about the plaque and sundial on Wednesday, February 9th. Depending on the weather, fence installation will be scheduled for the week of February 15, 2021.

The Public Works Staff has contracted with Cleaning Breeze, a company that provides a 30-day antimicrobial barrier treatment for the Town Hall building that will reduce the spread of infections associated with mold, fungi, hepatitis, noroviruses including COVID-19. This contract was a direct result of the recent Building Business Capacity Event that the Town of Hope Mills hosted, in conjunction with PWC.

ECONOMIC DEVELOPMENT:

Hope Mills Gateway Study: Town staff is having trial runs with NC Commerce staff to test the Teams App as the new virtual platform to conduct the public focus group meetings need to solicit input from the general public and stakeholders. Staff is also polling the work group members on the date and time for the next work group meeting. Staff is also reviewing the preliminary data in the study that highlights how many dollars are coming into Hope Mills vs. how much money is leaving our municipality.

Drive Through Job Fair: Staff is currently working with the Cumberland County NC Works Employment center, the Mid Carolina Council of Governments, and Southview High School for a possible “drive thru” job fair. The goal is to make necessary connections between employers who face challenges filling certain job types and the citizens who are in search of employment opportunities.

Vacant Properties Leadership Institute: Staff is preparing a letter of intent and already has the letter of commitment to participate from the Town Manager in the Vacant Properties Leadership Institute which has a deadline of February 26, 2021 to register.

CGI Communications: Staff has officially finalized all scripts needed to begin filming with CGI communications. We are currently coordinating with them to set a date for filming in the next few weeks.

ZONING:

160D Mandate: Staff has fully executed the agreement with Triangle J Council of Governments to process and handle the 160D update to all of the Town of Hope Mills zoning ordinances. They have a timetable that begins in March and concludes in June, one

month before the state mandated deadline. Their representatives will be making all updates and presentations to the Hope Mills Board of Commissioners and the Cumberland County Planning Board.

PARKS & RECREATION:

Special Events:

- Black History Month – ‘Story Walk’ will be up by Friday, Feb. 12. Trivia signage with Black History facts will be installed on temporary signs around the walking trail at Municipal Park.
- Park staff will be attending the Fayetteville Arts Council Project Support Grants Workshop on Saturday, Feb. 13 at 10:00am. This workshop is a pre-requisite for applying for various grants.
- The Parks and Recreation Department has purchased a Yearly WebX subscription (1 Departmental Host) for P&R Department. This will enable the Department to host virtual classes and programs e.g., the Virtual Cotton Pageant.
- Staff will be creating a generic Parks & Recreation email (hmpr@townofhopemills.com) to be used for WEBX, generic comments/concerns/questions from public, on all flyers/marketing pieces, CivicRec, etc.
 - Will have an auto response – a staff member will physically get in contact with person within 48 hours.
 - Will automatically send emails to programming staff to be routed to the correct person for response.
- A schedule of upcoming Special Events is Below:

<u>Date</u>	<u>Event</u>	<u>Cost</u>	<u>Time</u>	<u>Location</u>
Saturday, March 27	Pictures with the Easter Bunny & Pancake To-Go Breakfast	\$6/person	8am-11am	HM Municipal Park
	Egg Your Yard Grab Bags <ul style="list-style-type: none"> • 20 prefilled stuff eggs in each bag handed out by Easter Bunny 	\$5/bags	11:30am-1pm	HM Municipal Park
Sunday, April 4	Easter Sunrise Service <ul style="list-style-type: none"> • Will set up 20’x20’ in case of inclement weather 	Free	Sunrise	HM Lake
Saturday, April 17	NEW! <i>Town Wide GARAGE Sale – In conjunction with spring litter sweep</i> <ul style="list-style-type: none"> • Rain Date: Saturday, April 14th • Cost includes \$10 Yard Sale Permit Fee Kids Garage sale –	\$15	8am-1pm	Town Wide

	<ul style="list-style-type: none"> • Must donate 1 toy (Organization to donate to)? <ul style="list-style-type: none"> ○ Youth Committee and its Mascot to go to all locations to collect donated toys 			
Friday, April 30 - Saturday, May 1	<i>**Virtual Miss Hope Mills Cotton Pageant**</i> <ul style="list-style-type: none"> • Added in 2 New Categories/Age Groups for Boys <ul style="list-style-type: none"> ○ Ages 3-5 and Ages 6-9 	\$50/entry \$5/ticket	6:30pm	HM Rec Center Gym
Monday, May 31	Veterans Memorial Day Service	Free	4pm	Veterans Memorial

Programs

- Baseball FUNdamentals Tuesday evening session started this week. There are 6 of 12 spots registered for that program.
- Baseball FUNdamentals Thursday evening session begins, Tuesday, 2/11, and that class is already filled to the max of 12.
- Craft Kits to Go are now available to be purchased online via CivicRec. These are a list of activities that can be done at home in the absence of in-person arts and crafts programs/classes.
- Under Construction Fitness new session begins Wednesday the 17th, and has 3 of 9 spots registered for at this time. There are spots still available. This program is still being held indoors at Brower, but will move back outside in the spring weather permitting.
- 55+ classes for February are all filled except for a couple that are just 1 or 2 away from the max of 9. (Line Dance for Fun, Beginner Line Dance, Yoga, Strong Bones, FUNctional Fitness)

Athletics

Basketball:

- **All girls’ basketball clinics: both sessions finished this past Saturday 2/6/21. We have received very positive feedback and plan to work on additional programming in the near future with the instructor.**

- Coed basketball: This is the first week of Coed clinics. We are currently offering 4 – 1-week clinics (Tue/Wed/Thu) nights as well as 4 Saturdays of clinics. Ages are 5-16. The scheduled clinics are as follows:

Week 1 Feb 9-11

Week 2 Feb 16-18

Week 3 Feb 23-25

Week 4 Mar 2-4

- **Saturday sessions are 2/13, 2/20, 2/27, and 3/6.** The clinic cost is \$30 per weekly clinic and \$10 per Saturday session.

Baseball:

- The Athletics Division has started registration for Spring baseball and softball. Registration will be accepted until March 1st 2021.
- The HMPR Department will also host the Dixie Softball League meeting on 2/12/2021. We will also have the honor of hosting the 2021 Dixie Softball Tournament this year.
- The Parks and Recreation Department is now accepting field rentals from private organizations.

b. Reminders.

- Monday, February 22, 2021 @ 6:30 PM the Parks and Recreation Committee will meet in the Recreation Center.
- Tuesday, February 23, 2021 @ 6:30 PM the Appearance Commission will meet in the Recreation Center.
- Thursday, February 25, 2021 @ 6:00 PM the Veterans Affairs Committee will meet in the Parks and Recreation Center.
- Monday, March 1, 2021 @ 6:00 the Mayor's Youth Leadership Group will meet via Zoom.
- Monday, March 1, 2021 @ 7:00 PM the Regular Board of Commissioners Meeting will be held in the Luther Board Room.

c. Department Monthly Reports

- Fire Department, January, 2021
- Police Department, January, 2021
- Inspections Department, January, 2021
- Stormwater Department, January, 2021
- Public Works Department, January, 2021
 - (1) Sanitation
 - (2) Service Garage

- (3) Buildings & Grounds
- (4) Street

9. STAFF COMMENTS.

10. OFFICIAL COMMENTS.

Commissioner Legge thanked Town Manager Adams, Town Attorney Hartzog and all Town staff for keeping Town business moving along in the midst of a pandemic.

Commissioner Marley thanked Town Manager Adams for ensuring the fence project and repairs to the Veterans Monument were completed. Town Manager Adams acknowledge Public Works Director Sisko and Deputy Public Works Director Clark as they were responsible for making it happen.

Mayor Pro Tem Dr. McCray thanked everyone who helped the Hope Mills Prime Movers collect hundreds of valentines for seniors in local nursing homes. The Prime Movers have partnered with Pastor Michael Mathis to host a COVID testing site at Mission Field Ministries on March 6 from 9:00 a.m. to 12:00 p.m.

Commissioner Bellflowers commented the Gateway Committee has begun meeting again.

Commissioner Marley requested Mayor Warner provide an update on Crampton Road for residents who are not aware of what occurred during the February 1st meeting.

Mayor Warner remarked the Board adopted a Resolution initiating the process of closing a portion of Crampton Road. A public hearing will be held on March 15, 2021.

Planning & Economic Development Director McLaughlin commented the developers of Par 4 fully intent to partner with the Town to provide driveway access off of Golfview Road.

11. CLOSED SESSION.

- a. Closed Session Pursuant to NCGS 143-318.11. (a) (3) Attorney Client Privilege and Personnel NCGS 143-318.11. (a) (6).

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)(3) to consult with the Town Attorney on matters within the attorney-client privilege and pursuant to NCGS 143-318.11(a)(6) to discuss personnel matters.

Mayor Warner instructed the Board to assemble in the conference room at 8:42 p.m.

At 10:28 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.

12. ADJOURNMENT.

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

Mayor Warner adjourned the meeting at 10:29 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling CMC, NCCMC
Town Clerk