

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES
TUESDAY, FEBRUARY 19, 2019, 5:30 P.M.
BILL LUTHER BOARD MEETING ROOM**

Mayor Jackie Warner called the Special meeting of the Hope Mills Board of Commissioners to order on Tuesday, February 19, 2019 at 5:38 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, Executive Assistant/Deputy Town Clerk Tiffany Gillstedt, Public Works Director Don Sisko, Fire Chief Chuck Hodges, Deputy Fire Chief Steve Lopez, Police Chief Joel Acciardo, Stormwater Administrator Beth Brown and Development & Planning Administrator Chancer McLaughlin. Also present was Town Attorney Dan Hartzog, Jr and PWC Customer Relations Mark Brown.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.

Motion made by Commissioner Legge and carried unanimously, to approve the agenda as presented with the addition of presentations item b; public comments.

2. PRESENTATIONS.

- a. The purpose of discussion of proposed, “Donut Hole” Annexations and the recommendations from the Town of Hope Mills Plan Review Committee.

Development and Planning Administrator Chancer McLaughlin presented this item by aid of PowerPoint slides. Mr. McLaughlin remarked the Board approved Resolution 2018-03 in support of local legislation pertaining to “donut hole” properties at the February 5, 2018 regular Board of Commissioners meeting. Mr. McLaughlin presented an overview of six focus areas Planning Staff has studied for the past year; outlining their existing conditions. The list of areas are as follows:

- Area 1: Traemoor Village
- Area 2: Kensington Village
- Area 3: C. Wayne Collier
- Area 4: Camden Road
- Area 5: I-95 Industrial

Area 6: S. Main Street

These six areas encompass a total of 2,773.72 acres of land and follow the recently amended Town of Hope Mills Municipal Influence Area 10-and 20-year plan boundaries.

Mr. McLaughlin commented focus area 4: Camden Road, was designated as an NC Opportunity Zone by the North Carolina Department of Commerce. This program has the potential to attract investment capital into low income areas.

Mr. McLaughlin included a recommendations summary from the Inspections, Planning & Development, Stormwater, Public Works and Police & Fire Departments in his Legislative Annexation Analysis Report as these departments were instrumental in the year long study of the focus areas. Mr. McLaughlin remarked the Town is working with PWC to identify specific areas to extend water and sewer services. General Statutes allot three and one half years for the Town to provide services to the areas they wish to annex into the Town.

Mayor Pro Tem Mitchell inquired if Town staff had conducted a cost benefits analysis and determined turn-around time for due diligence. Development & Planning Administrator McLaughlin responded each department recommended the Town hire an engineering firm to conduct a feasibility study. Mr. McLaughlin commented we have until March 24, 2019 to determine whether we want to move forward by way of adopting a resolution and engaging legislation to accept a bill on the proposed areas. Subsequently, the Town would have two years to collect data.

Commissioner Bellflowers inquired whether staff prioritized the six focus areas. Mr. McLaughlin responded there was no hierarchy; staff determined the six areas and it would be at the Board's discretion to recommend priority.

Mayor Pro Tem Mitchell inquired the cost to survey the proposed areas and requested an estimated cost per area. Mr. McLaughlin responded staff anticipates surveying to cost upwards of a quarter of a million dollars. Mayor Pro Tem Mitchell commented our budget cannot cover all of the areas.

Commissioner Larson commented not all areas noted in the analysis are true donut holes. Mr. McLaughlin responded that was the reason staff did not provide specific recommendations, rather raw data.

Commissioner Bellflowers recommended the Board hold a public hearing and be prepared to make a decision at the March 18, 2019 Board meeting to meet the March 24, 2019 deadline for submission. Mayor Warner responded the Board may make the decision to collect data but not annex and recommended a public hearing by area.

Commissioner Legge recommended the Town focus on areas surrounded by Town property making it less difficult to provide service to those areas.

Stormwater Administrator Beth Brown commented the Board will need to provide the specific information they are requesting if they wish for staff to engage an engineering firm. Mayor Warner suggested the Board email their questions to staff and inquired whether PWC offers cost estimates to extend services.

Mark Brown, head of Customers Relations for PWC was present to answer questions. Mr. Brown remarked PWC does not provide estimates to extend water and sewer but they will assist in identifying the lines and understanding what the General Statute allows. Mr. Brown commented PWC will help the Town determine if the cost estimates are worth pursuing in regard to the water and sewer portion.

b. Public Comments.

Neil Yarborough, 115 E. Russell Street, Fayetteville, NC. Mr. Yarborough spoke in opposition of the proposed donut hole annexations on behalf of the four volunteer fire departments that participate in the Town's Mutual Aid Agreement. Mr. Yarborough noted each of these fire departments are funded by tax districts the people voted in and stated each fire department is against these annexations.

Mayor Warner commented the Town will not move forward without doing our due diligence and holding a public hearing on each focus area.

Mohamed Temraz, 4981 Brown Road, Hope Mills, NC. Mr. Temraz spoke in opposition of the proposed donut hole annexations on behalf of himself and his neighbors commenting they do not have services; they are self-sufficient and wish to remain that way as they are military retirees living off fixed incomes and do not want to pay taxes.

Neil Smith, 5301 Camden Road, Hope Mills, NC. Mr. Smith spoke in opposition of the proposed donut hole annexations remarking he has owned three acres of property in Town, his wife's beauty salon, for 25 years and has paid \$30,000 in taxes and has never received services.

Sam Brown, President of the Board of Directors for Stoney Point Fire Department, spoke in opposition of the proposed donut holes annexations as he lives on Brown Road located off of Camden which would be directly affected by this and he wishes to remain living as he is.

Mayor Warner allowed Ronny Marley, Fire Chief for Pearce's Mill Fire Department to inquire PWC's cost to connect water and sewer for developers. Mr. Brown responded a developer is responsible for extending water and sewer mains and the necessary infrastructure on site. Once the work is completed to PWC's specifications, they would permit it and assume ownership and maintenance. As far as connection fees, PWC assesses main, lateral and facility investments charges. If the Town opts to install the mains and infrastructure, an individual would only be responsible for facility investments fees. Mr. Marley inquired the cost to provide PWC water and sewer to individuals. Mr. Brown responded PWC does not extend water and sewer down private roads unless a homeowner's association accepts responsibility for maintaining the road. The cost to extend the lines would then be shared among the residents

Mayor Warner encouraged residents to contact the Commissioners with any questions concerning the proposed donut hole annexations.

The consensus of the Board was to study the Legislative Annexation Analysis Report, email questions to staff and bring back recommendations of the true donut hole areas the Town wishes to pursue at the March 18, 2019 regular Board of Commissioners meeting. Staff will research the estimated cost to survey the focus areas.

3. ADJOURNMENT.

Motion made by Mayor Pro Tem Mitchell and carried unanimously, to adjourn the meeting.

Mayor Warner adjourned the meeting at 7:08 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling, CMC
Town Clerk