

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES
FRIDAY MARCH 11, 2022, 8:30 A.M.
ROCKFISH CAMP AND RETREAT CENTER**

Mayor Jackie Warner called the special meeting of the Hope Mills Board of Commissioners to order on Friday, March 11, 2022 at 8:30 a.m.

GOVERNING BOARD MEMBERS PRESENT

Mayor Jackie Warner, Mayor Pro Tem 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, Chief Building Inspector Kenny Tatum, Fire Chief Chuck Hodges, Public Works Director Don Sisko, Assistant Public Works Director Bruce Clark, Stormwater Administrator Beth Brown, Parks & Recreation Director Lamarco Morrison, Planning & Economic Development Director Chancer McLaughlin, and Police Chief Stephen Dollinger.

ADDITIONAL PRESENT

Reporter Ivy Schofield with the Fayetteville Observer, Casey Perry Retreat Center Director, Ted Cole with Davenport & Company, Rick Rochetti, and Randy Hume Director of Fayetteville Area System of Transit (FAST).

1. MEETING START – INTRODUCTION

Mayor Warner opened the meeting at 8:30, Rockfish Camp and Retreat Center Director Casey Perry introduced himself as the new director, welcomed the group and gave everyone a business card. Town Manager Meszaros welcomed everyone and turned the meeting over to Finance Director, Drew Holland.

2. CIP OVERVIEW

Finance Director Drew Holland explained that the Capital Improvement Plan (CIP), which he distributed, contains everything the Town would like to do in the next five years. He stated it is a planning tool and there is no way to complete everything in the list. He invited the Commissioners to call him with any questions.

3. FINANCIAL UPDATE

Finance Director Drew Holland introduced the item and stated he does not have all the information he normally provides in the update due to Cumberland County changing software. He explained that the next time the county does a revaluation for property taxes will be in 2025.

- Property Tax – The value of 1 cent of property has increased by 0.29%. 1 cent of tax results in \$125,043 of property tax. Property Tax for the next fiscal year is estimated at \$5,078,345 an increase of \$99,587 from the prior year.

- Motor Vehicle Tax - for the next fiscal year is estimated at \$756,673 an increase of \$68,788 from the prior year.
- Recreation Tax-The recreation tax for the next fiscal year is estimated at \$643,726, an increase of \$24,759 from the prior year.
- Sales Tax – The sales & use tax for the next fiscal year is currently estimated at \$4,622,207, an increase of \$313,618 from the prior year.

This item is provided for information only.

4. **ADDITIONAL PARKING TOWN HALL/PARKS & RECREATION CENTER**
Finance Director Drew Holland introduced the item and stated that the USDA will allow the cost of the additional lot to be drawn from the contingency funds of the current Public Safety Center loan. There were preliminary design drawings provided. It could be included in phase III of the current project. The suggested layout is the same as the park masterplan had recommended. This would be a contract amendment with Gleeson. Discussion ensued.

Motion made by Commissioner Mitchell seconded by Commissioner Scarola and passed unanimously, to move forward with the parking lot addition.

5. **STORMWATER PROJECTS UPDATE**
Stormwater Administrator Beth Brown presented and gave updates on the status of the Lillian Place project, the Stormwater Master Plan and Trenchless repair technology. Discussion ensued.

6. **PUBLIC WORKS UPDATE**
This item was presented by Public Works Director Don Sisko, with additional comments provided by Assistant Public Works Director Bruce Clark. The first update presented was the Johnson St Sidewalk project. Discussion ensued.

Motion made by Commissioner Scarola, seconded by Commissioner Legge and passed unanimously, to discontinue the Johnson St sidewalk project.

Director Sisko gave an update on the chapel stating that weatherization is complete and the building is climate controlled. Additional items needed are the addition of ADA/building code compliant restrooms, ADA compliant access to stage area and back rooms, and propane tank remediation. Commissioner Marley read a list provided by the Historic Preservation Committee (HPC) of items they would like to see completed. He went on to provide a list of events the HPC wishes to sponsor which total \$5,000. Discussion ensued. The Trade Street building use was questioned and it was explained that the square footage of the building would not allow more than one person per 100 sq ft and the estimate is 600 sq ft. To upfit it for use as an office space would require extensive wiring, phone line and internet access. Discussion ensued.

Motion made by Commissioner Marley, seconded by Commissioner McCray and passed 4 to 1, with Commissioner Scarola voting against, to sell the Trade Street house and bring the decision back to a regular board meeting on consent agenda for final approval.

Discussion continued with the history of the East Patterson Steet erosion. An explanation was provided of the continuation of creek clearing in Big Rockfish Creek and Little Rockfish Creek to continue mitigating the effects of future storm events. Also, it was explained that the Woodland Hills subdivision stormwater system is inadequate. All three of these projects are receiving state budget funds.

Assistant Public Works Director Bruce Clark, explained the incremental ADA transition plan to eventually include town wide compliance. All new construction is code compliant for ADA requirements.

Director Sisko answered additional questions about Public Works activities.

7. LUNCH 12:00 noon

Mayor Warner called the meeting back to order at 12:45 PM.

8. PARKS AND RECREATION PROJECTS UPDATE

Parks & Recreation Director Lamarco Morrison presented updates on the Chapel site bathrooms, an ADA accessible playground, the splash pad at Municipal Park, and the Heritage Park plan.

9. GENERAL OBLIGATION BOND FOR PARKS AND RECREATION AND STREETS

This item was presented by Ted Cole from Davenport & Company. He provided an outline of the process of issuing of General Obligation (GO) Bonds for Parks and Recreation projects and Town wide street improvements for a possible bond referendum in the fall of 2023. Next steps in the schedule are:

- Spring 2022 - Projects finalized, present initial dept capacity affordability and funding options for consideration and guidance.
- Fall 2022 – Refine/update debt capacity and funding options to develop a preliminary plan of financing.
- Spring 2023 – Present preliminary plan of financing and finalize debt capacity affordability and funding options and consider selection of a preferred funding option.
- Fall 2023 – Referendum for vote if preferred action is GO Bonds and begin legal action to effect bond referendum (approx. 6 months)
- Spring 2024– Finalize projects bids and permitting before issuance of GO bonds.

Discussion ensued.

Consensus was to continue with the process.

10. STRATEGIC PLAN SUMMARY

Rick Rochetti presented an update on the strategic plan study and stated he would bring the final version to the April 2nd BOC meeting. Discussion ensued.

Mayor Warner called for a recess from 2:32p.m. until 2:45p.m.

11. FAYETTEVILLE AREA SYSTEM OF TRANSIT

This item was presented by Randy Hume, Director of FAST. He provided a handout which depicted route options.

- a Hope Mills-Fayetteville Connector
 - o Express Bus
 - o Cape Fear Valley Medical Center & Cross Creek Mall
 - o Extension to Fort Bragg, Amazon, & Spring Lake
- b Hope Mills Circulator
 - o Retail Areas
 - o Town Hall/Recreation Center
 - o Multiple Operating Options

Discussion ensued.

Consensus on transportation was to move forward with the Connector version.

Town Manager Scott Meszaros mentioned code enforcement fines are frequently unpaid and staff would like to look at partnering with a collection agency. Discussion ensued.

Consensus was to move forward with finding a collection agency.

12. ADJOURNMENT.

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

Mayor Warner adjourned the meeting at 3:35 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling CMC, NCCMC
Town Clerk