

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
MONDAY, MARCH 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, March 15, 2021 at 7:05 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, Parks & Recreation Director Lamarco Morrison, Police Chief Joel Acciaro, Public Works Director Don Sisko, and Planning & Economic Development Director Chancer McLaughlin. Also present was Town Attorney Dan Hartzog, Jr. and Interim Town Manager Bill Zell.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Dr. Ron Godbolt, Word of Truth Ministry, Inc., followed by the Pledge of Allegiance led by Mayor Jackie Warner.

1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.

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

2. PRESENTATIONS.

- a. Recognition of Town Manager Melissa Adams on her Upcoming Retirement.

Mayor Warner presented Town Manager Melissa P. Adams with an engraved clock honoring her dedicated years of service to the Town and acknowledged her many accomplishments during nearly thirty years of municipal government experience.

Town Manager Adams remarked she will miss working alongside all of the Town staff.

- b. Proclamation of March 31, 2021 as VFW Auxiliary “Honoring Our Mission to Serve Veterans, Day”.

Mayor Warner read the proclamation for the VFW Auxiliary “Honoring Our Mission to Serve Veterans Day.”

- c. Brief Update by Parks and Recreation Director Lamarco Morrison on the Design Build for a Freestanding Restroom at the Thomas Campbell Oakman Chapel.

Parks & Recreation Director Lamarco Morrison commented in order to bring the Thomas Campbell Oakman Memorial Chapel into ADA compliance, it will need to feature two restrooms for men and women with an elevated, covered walkway from the Chapel to the restrooms. The design-build contact is for \$136,420 with an approximate 12-week turn around time.

3. PUBLIC HEARINGS.

- a. Public Hearing on the Intention to Close the Crampton Road Right of Way from the Crenshaw Dr. Intersection to the Par Four Village Property.

Mayor Warner opened the public hearing for the closure of Crampton Road at 7:25 p.m.

Mayor Warner called for comments for or against the closure.

Ms. Maria, 5717 Crenshaw Drive, Hope Mills, NC. Ms. Maria spoke in favor of closing Crampton Road so her neighborhood may remain peaceful.

Mr. Richard Luetgenau, 5758 Crenshaw Drive, Hope Mills, NC spoke in favor of closing Crampton Road.

Mr. Michael Seals, 3616 Crampton Road, Hope Mills, NC. Mr. Seals thanked Town staff and the Board for voting to begin the process to close Crampton Road and is in favor of closing Crampton Road.

Ms. Julia Warfel, 3509 Crampton Road, Hope Mills, NC. Ms. Warfel inquired if one of the Par 4 property owners has access to the property without the use of Crampton Road. Mayor Warner responded the property owners are working on a shared driveway that will be accessed off of Golfview Road.

Mr. Eddie Maynor, 3718 Floyd Drive, Hope Mills, NC. Mr. Maynor commented the homeowners main focus has been to maintain the integrity of the neighborhood and thanked the Board and staff for their willingness to serve the community and requested they unanimously vote to close Crampton Road.

Motion made by Commissioner Bellflowers, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to close the public hearing.

Mayor Warner closed the public hearing at 7:34 p.m.

Motion made by Commissioner Bellflowers, seconded by Commissioner Marley and carried unanimously, to approve Ordinance S2021-03 to permanently close Crampton

Road right-of-way from the Crenshaw Drive intersection to Par Four Village property effective March 15, 2021.

- b. **Case P21-11:** Rezoning of 2.54+/- acres from C(P) Planned Commercial, M(P) Planned Industrial and R10 Residential to C1(P) Planned Local Business or to a more restrictive zoning district, located at the southeast quadrant of the intersection of SR 1132 (Legion Road) and NC 162 (Elk Road), submitted by David Murray, Legion Road Investments, LLC; Queensway, LLC; CE Properties, LLC and Dorothy M. & Edward R. Riddle (owners) and Peter Doster (agent). (Hope Mills).

Planning & Economic Development Director Chancer McLaughlin commented the applicant is proposing a 5,200 square foot Circle K convenient store with vehicular access off of Legion Road and Elk Road and cross lateral access to the adjacent industrially zoned parcel. The proposed design contemplates 30 on-site parking spaces and will accommodate 9 double sided pumps. There are two proposed dumpster pads and the site will maintain 50 front yard setbacks off both Legion and Elk Roads. A deceleration lane is also proposed along Legion Road to comply with NCDOT standards.

Commissioner Marley commented he was contacted by residents that were concerned as to whether the proposed development would have a privacy fence. Planning & Economic Development Director McLaughlin responded the applicant has the ability to do a buffer as it is a requirement but he will speak with them regarding a privacy fence.

Mayor Warner opened the public hearing for Case P21-11 at 7:42 p.m.

Mayor Warner called for comments for or against Case P21-11.

Mr. Peter Doster, 132 Bethel Oaks, Clemmons, NC. Mr. Doster commented he is the Civil Engineering Consultant representing Circle K and available to answer any questions.

Mayor Warner commented the concern for safety of high school aged students crossing Elk Road or Legion Road was raised. Mr. Doster commented his client has a proposed crosswalk connecting the roadway sidewalk to their building and the site will be well lit.

Motion made by Commissioner Marley and carried unanimously, to close the public hearing for Case P21-11.

Mayor Warner closed the public hearing at 7:47 p.m.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Marley and carried unanimously, to approve Case P21-11 rezoning from C(P) Planned Commercial, R10 Residential, and M(P) Planned Industrial to C1(P) Planned Local Business and finds the request consistent with the Southwest Cumberland Land Use Plan (2013) designation of Heavy Commercial and Light Industrial. The Heavy Commercial designation is designed to provide for shopping needs of the immediate neighborhood and traveling

public and is usually located near major intersections. Approval of the request is reasonable and in the public interest as the district requested is in harmony with surrounding existing land uses, zoning, and the site is located at a heavily trafficked intersection.

- c. **Case P21-14:** Rezoning of 1+/- acres from R10 Residential to C(P) Planned Commercial or to a more restrictive zoning district, located at the southwest corner of the intersection of SR 1246 (Elwood Drive) and NC 59 (Hope Mills Road), submitted by Joseph and Trina Riddle & Paul Joseph and Mary Hazel Dietzen (owners). (Hope Mills).

Planning & Economic Development Director McLaughlin commented the subject property is an assemblage of two properties. The applicant is considering dividing the two parcels into the Mill Village

Mayor Warner opened the public hearing for Case P21-14 at 7:53 p.m.

Mayor Warner called for comments for or against Case P21-14.

Mr. Joseph Riddle, property owner, provided a background on the subject property.

Motion made by Commissioner Marley and carried unanimously, to close the public hearing for Case P21-14.

Mayor Warner closed the public hearing at 7:56 p.m.

Motion made by Commissioner Marley, seconded by Commissioner Marley and carried unanimously, to approve Case P21-14 rezoning request from R10 Residential to C(P) Planned Commercial and finds the request consistent with the Southwest Cumberland Land Use Plan (2013) designation of Heavy Commercial and Low Density Residential. The Heavy Commercial designation provides for the shopping needs of the immediate neighborhood and the traveling public. Both designations desire public water and sewer. Approval of the request is reasonable and in the public interest as the district requested is in harmony with surrounding existing land uses and zoning.

- d. **Case P21-15:** Rezoning of 0.18+/- acres from R6 Residential to R15 Residential/CZ Conditional Zoning for recreation/amusement public/private (not operated as a business for profit) or to a more restrictive zoning district, located at 5439 Fountain Lane, submitted by Chancer McLaughlin on behalf of the Town of Hope Mills (owner). (Hope Mills).

Planning & Economic Development Director McLaughlin commented the Town is looking to consolidate this parcel with the Hope Mills Lake property to utilize it as parking and also as a secondary access point for vehicular traffic. The use of the lot is also associated with current improvements to the existing Big T's establishment with approximately 10

parking spaces anticipated on this parcel. 6-foot privacy fences are proposed along both side property lines to comply with buffering requirements.

Mayor Warner opened the public hearing for Case P21-15 at 8:02 p.m.

Mayor Warner called for comments for or against Case P21-15.

Mr. Rod MacLean, 5435 Fountain Lane, Hope Mills, NC. Mr. MacLean spoke in opposition of Case P21-15 stating Fountain Lane is only 20-feet wide and not a thoroughfare; which it will become if approved. Mr. MacLean requested a gate, lighting, and additional police patrolling in the area.

Mayor Warner commented a pedestrian sidewalk is in the works for Fountain Lane, Main Street and Johnson Street.

Discussion ensued regarding entering and exiting Fountain Lane for boat parking.

Motion made by Commissioner Marley and carried unanimously, to close the public hearing for Case P21-15.

Mayor Warner closed the public hearing at 8:15 p.m.

Motion made by Commissioner Bellflowers, seconded by Commissioner Edwards and carried unanimously, to the rezoning request from R6 Residential to R15 Residential/CZ Conditional Zoning for recreation/amusement public/private (not operated as a business for profit) to include the conditional zoning conditions and the site plan, and include the condition to add lighting. The Board finds the additional parking is needed and the subject property is vacant and available for public use.

4. PUBLIC COMMENTS.

Mr. Grilley Mitchell, 4056 William Bill Luther Drive, Hope Mills, NC. Mr. Mitchell thanked Town Manager Adams and Public Works Director Sisko for the improvements done to the Veterans Park and acknowledged the Town is moving in a positive direction.

Mr. Rod MacLean, 5435 Fountain Lane, Hope Mills, NC. Mr. MacLean remarked he would like to hear from the Mayor, Commissioners and Town staff regarding the upcoming election due to the census. Mayor Warner responded the Town is not affected by the census therefore an election will be held.

5. CONSENT AGENDA:

- a. Consideration of Approval of Regular Meeting Minutes for March 1, 2021.

- b. Consideration of Budget Amendment #10 for Mutual Assistance agreement with the Cumberland County Sheriff's Office as discussed Friday March 5th at the Budget Retreat.
- c. Consideration of Acceptance of the Financial Report for February 2021.

“END OF CONSENT AGENDA”

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

6. OLD BUSINESS: None

7. NEW BUSINESS:

- a. Consideration of Accepting the bid proposal in the Amount of \$19,740 from Cardinal Landscaping the installation of a rain garden at Town Lake.

Parks & Recreation Director Morrison commented the project is consistent with the use of the funds from First Citizens Bank that were to be used to beautify the area in front of the lake and to address a drainage issue.

Discussion ensued.

Motion made by Commissioner Edwards, seconded by Commissioner Legge and carried unanimously, to accept the bid proposal from Cardinal Landscaping for the installation of a rain garden at Town Lake and authorize the Town Manager to execute the contract for \$19,740.

- b. Discussion and consideration regarding re-naming the Town of Hope Mills Veterans Memorial Park, as requested by Commissioner Bellflowers.

Commissioner Bellflowers commented after Jim Clark passed the VFW wished to honor him in a memorial monument. During the last meeting he felt the Board was premature in making the motion to rename Hope Mills Veterans Memorial Park and requested the Board consider rescinding that vote and leaving the current name out of respect for all veterans.

Commissioner Marley commented as liaison to the Veterans Affairs Committee, he was asked to bring that request before the Board at the last meeting. Commissioner Marley suggested the Board send this item back to the Veterans Affairs Committee for a recommendation before rescinding their motion from the March 1 meeting.

The consensus of the Board was to refer this item back to the Veterans Affairs Committee.

- c. Update on the Main Street Conference by Economic Development and Planning Director Chancer McLaughlin as requested by Mayor Warner.

Planning & Economic Development Director McLaughlin remarked this year marked the 20th Annual Main Street Conference. The focus was on downtown revitalization and focused on marketing strategies to increase traffic to main street merchants and stimulating local businesses.

- d. Discussion of an Update from the NLC's Community and Economic Development Committee, as requested by Mayor Warner.

Mayor Warner commented the NLC Community and Economic Development Committee meeting was focused on advocating economic development not just for the state of North Carolina but all states.

- e. Discussion of Economic Recovery Update from the National League of Cities Congressional City Conference March 7-9, 2021, as requested by Mayor Warner.

Mayor Warner reviewed the funds that will be allotted to the Town.

8. REPORTS AND INFORMATION ITEMS:

- a. Manager's Report.

Town Manager Adams provided the following report:

Johnson Street Sidewalk Project: McGill & Associates has completed the 100% drawings and specifications. The updated engineers estimates and the 2019 environmental documents have been sent back to McGill & Associates to be updated. The NEPA Consultation form was submitted to NCDOT and has been approved.

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. Autry Grading conducted a site visit the week of March 1st. They have indicated they will evaluate the distance and slope, as well as, the utilities in place and will submit an estimate.

Fountain Lane Parking Lot Project: Del Crawford of Crawford Design Company has completed the design for the parking lot. Public Works is scheduled to review the final design with Del Crawford on Tuesday, March 16th.

Schnabel Engineering Dam Instrumentation: This project has been completed.

Library Stormwater Improvement Project: The concrete pad for the bench at the Friends of the Hope Mills Library Park has been contracted and will be poured this week or next week depending on weather.

Autry Grading has completed the Town Hall sidewalk project.

Update on the ADA renovation to the building owned by the Town and rented by Big T's at the Lake Park: The slab and wall demolition has been completed. The majority of the plumbing and electrical demolition has been completed. The plumbing installation has begun.

PARKS & RECREATION:

Park Development:

- Town Lake Park - HMPR has received a responsive bid for the rain garden at Town Lake. The bid will be presented to the Board of Commissioners at the March 15th meeting for approval.
- Heritage Park - The survey crews from McAdams are currently preparing the boundary and topographic survey which will be used to generate the base map for the design.
- Municipal Park Splashpad -The Board of Commissioners approved the conceptual design for the proposed splashpad at the 2021 budget retreat. McAdams has been given notice to proceed with the site plan and civil drawings for the splashpad.
- HMPR staff met with JCE Engineering on March 11th to inspect the existing storage room in the concession stand; JCE will provide recommendations on how to penetrate the existing structure to bring in the pump equipment and plumbing for the splashpad.

Programs and Special Events

The following programs and events are being offered this Spring:

Programs

- March 55+ classes are ongoing. Most classes are already filled, but the waiting list is available.
 - 55+ Line Dance
 - Beginner - Tuesdays @ 11:30am: 9/9
 - For Fun:
 - Mondays @ 1pm: 9/9 (2 W/L)
 - Mondays @ 2:15pm: 9/9
 - Wednesdays @ 1pm: 9/9 (2 W/L)
 - Wednesdays @ 2:15pm: 9/9
 - 55+ Functional Fitness (Chair Exercise)
 - Tuesdays @ 10am: 9/9
 - Thursdays @10am: 8/9
 - 55+ Strong Bones
 - Tuesdays @ 1pm: 9/9
 - Thursdays @ 1pm: 7/9
 - 55+ Yoga
 - Tuesdays @ 2:15pm: 9/9
 - Thursdays @ 2:15pm: 9/9

- ****New 55+ Class: Cardio Drumming** – Wednesdays beginning April 7th from 12:00 p.m. – 12:30 p.m. at Brower Park.
- March Craft Kits are available for pickup. Participants can register online.
- **Kids in Sports:**
 - Spring Break Sports-A-Thon
 - Smaller groups and one-on-one classes will be offered during the day at the golf course.

Special Events

- *Saturday, March 27th - Pictures with the Easter Bunny & Pancake To-Go Breakfast.*
 - *Egg Your Yard - Easter Grab Bag Event*
 - Register Now until March 22
 - 8:00 a.m.-9:30 a.m.: 6/75
 - 9:30 a.m. – 11:00 a.m.: 20/75
 - Egg Your Yard: 10/200
- *Sunday, April 4th - Easter Sunrise Service (Sunrise: 6:58 a.m.)*
 - Town Hall Gazebo
 - Inclement Weather location: Rec Center Gym
- *Saturday, April 17th - NEW! Town Wide GARAGE Sale – In conjunction with Spring Litter Sweep*
 - Sponsored by Hope Mills Chamber
 - Rain Date: Saturday, April 24
- *Friday, April 30th – Saturday, May 1: ****Virtual Miss Hope Mills Cotton Pageant**** - 130th Anniversary*
 - Confirmation of Judges – Miss Fay State University confirmed
 - Register Now until April 11
 - 2 Registered (age group 3-5 F, and age group 6-12 F)
- *Sunday, May 2 – Concert at the Lake*
 - Rain Date: Sunday, May 9th
- *Monday, May 31 – Veterans Memorial Day Ceremony*
- *Saturday, June 12 - PetFest*
- *Saturday, July 3rd – July 4th Celebration*
 - *Imagine Circus, Guy Unger Band, Food Trucks, Fireworks, Beer/Wine Garden*

Other

- 130th Celebration has its own webpage: <https://www.townofhopemills.com/469/130th-Celebration>
 - *All information pertaining to 130th Celebration can be found on webpage*
- Trail Signs – To celebrate Women’s History Month, temporary commemorations have been installed along the Municipal Park Trail.
- Sponsorship opportunities are now available.
 - Banner Sponsorship & Flags of Hope Display Flags available now for purchase
 - *Flags of Hope Display will be put out no later than March 26th*
- 3 – 6’ black benches purchased for Veteran Affairs Memorial

Athletics

Coed basketball clinics finished Saturday, March 6. There was a total of 52 participants for the weekly clinics, and 128 participants for the 4 Saturday.

Baseball and softball registration is complete, we have 400+ baseball registered and 150+ softball registered. We are continuing to take a few players to fill in the last few roster spots available. We will have:

Baseball

- 5 Tee Ball teams (age 5)
- 5 Junior Peewee teams (age 6)
- 8 coach pitch teams (7/8)
- 7 Minor teams (9/10)
- 4 Major teams (11/12)
- 3/possible 4 Dixie Boys teams (13/14)

Softball

- 3 Darlings teams (7/8)
- 4 Angels teams (9/10)
- 3 Ponytails teams (11/12)
- 2 Belles teams (13-15)

PLANNING AND ZONING:

Hope Mills Bicycle and Pedestrian Plan: As staff continues to work with McAdams on the Hope Mills Bicycle and Pedestrian Plan, weekly status meetings have been established between project managers for updates on progress. Members from the McAdams team met with Town Staff on March 11, 2021 for a full site visit to Hope Mills to continue their efforts at data collection. Staff has also made contact with Richie Hines with NCDOT to inquire about the inclusion of Complete Streets policies and objectives into the current plans for Rockfish Road, Golfview Road, and Camden Road STIP projects.

NC 2021 Main Street Conference: Staff participated in the 2021 NC Main Street conference from March 9-11 which was held virtually.

b. Reminders.

- March 22, 2021 at 6:30 PM **Parks and Recreation Committee** in the Recreation Center.
- March 23, 2023 at 6:30 PM **Appearance Commission** in the Recreation Center.
- March 25, 2021 at 6:00 PM **Veterans Affairs Committee** in the Recreation Center.
- March 31, 2021 from 1:00 PM until 4:00 PM **Retirement Celebration** for Town Manager Adams in the Luther Board room.
- April 1, 2021 at 6:00 PM Prime Movers Committee

- April 2, 2021 **TOWN OFFICES CLOSED for EASTER HOLIDAY.**
- April 5, 2021 at 6:00 PM **Mayor’s Youth Leadership**, Conference room/Zoom.
- April 5, 2021 at 7:00 PM **Regular Board of Commissioners Meeting** in the Luther Board Room.

c. Department Monthly Reports

- Fire Department, February, 2021
- Police Department, February, 2021
- Inspections Department, February, 2021
- Stormwater Department, February, 2021
- Public Works Department, February, 2021
 - (1) Sanitation
 - (2) Service Garage
 - (3) Buildings & Grounds
 - (4) Street

9. STAFF COMMENTS.

10. OFFICIAL COMMENTS.

Commissioner Legge thanked Town Manager Adams for her service to the Town and congratulated her on her retirement. Commissioner Legge welcomed Interim Manager Bill Zell and read a note from the Historic Preservation Committee thanking the Town for allotting funds for the Chapel.

Commissioner Marley thanked Town Manager Adams and Town staff for working to get the bicycle path completed.

Commissioner Bellflowers thanked everyone for attending and thanked the Police Department personnel that responded to a mysterious backpack at Golfview Greenway over the weekend.

Commissioner Edwards thanked Town Manager Adams for her dedicated service.

Mayor Pro Tem Dr. McCray thanked Town Manager Adams and Pastor Mathis. Mayor Pro Tem Dr. McCray noted she received a positive comment about a family’s engagement with a Hope Mills Officer which she forced to Chief Acciardo.

Mayor Warner remarked the Mayor’s Youth Leadership Committee will do a roadway cleanup from South View High School to Biscuitville on Saturday, March 27, 2021 from 1:00 – 3:00 p.m.; and thanked Town Manager Adams.

11. CLOSED SESSION.

- a. To consult with an attorney to protect the attorney-client privilege pursuant to G.S. 143-318.11(a)(3) related to property acquisition NCGS 143-318.11 (a)(5).

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner and carried unanimously to conduct a closed session pursuant to NCGS 143-318.11(a)(3) to consult with the Attorney on matters within the Attorney-client privilege and pursuant to NCGS 143-318.11 (a)(5) related to the acquisition of real property.

Mayor Warner instructed the Board to assemble in the front conference room at 9:00 p.m.

At 9:25 p.m. Mayor Warner called the regular meeting back to order.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Legge 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 9:25 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling, CMC, NCCMC
Town Clerk