

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
MONDAY, JUNE 06, 2022 7:00 P.M.
LUTHER BOARD MEETING ROOM**

Mayor Jackie Warner called the regular meeting of the Hope Mills Board of Commissioners to order on Monday, June 6, 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, Development Services Director Chancer McLaughlin, Public Works Director Don Sisko, Parks & Recreation Director Lamarco Morrison, Stormwater Administrator Beth Brown, and Police Chief Stephen Dollinger. Also present was Town Attorney Dan Hartzog, Jr.

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.

Mayor Warner remarked Commissioner Marley would be arriving late.

1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.

Motion made by Commissioner Legge, seconded by Commissioner Mitchell and carried unanimously, to approve the agenda as presented with the addition of New Business item C. discussion of a workshop session for overlays and Consent Agenda items f, g, and h moved to New Business.

2. OFFICIAL COMMENTS.

Commissioner Legge expressed his gratitude for all who attended the meeting and his hope that the budget will meet all necessary functions for the Town.

Commissioner Mitchell thanked Parks & Recreation, the VFW, and American Legion for a successful Memorial Day event

Mayor Warner remarked the Veterans Memorial Relocation Committee has met twice and updated Representative Szoka and Senator deViere have both agreed to request \$300,000 for the Town's Veterans Memorial Park.

Mayor Pro Tem Dr. McCray remarked FTCC graduated their first trade skills class through South View last month. Mayor Pro Tem Dr. McCray invited everyone to attend the Juneteenth festivities that begin in Hope Mills at Dirt Bag Ales on June 16th to the downtown Fayetteville events that run June 18 through June 19.

Commissioner Scarola thanked everyone for attending the meeting and complimented the Memorial Day Ceremony.

3. PRESENTATIONS:

- a. Proclamation of June 25-26 as “Amateur Radio Operator Recognition Day.”

Mayor Warner read the proclamation for Amateur Radio Operator Recognition Day and presented it to the president of the Amateur Radio Society.

- b. Proclamation of June 19, 2022 as “Juneteenth” in the Town of Hope Mills and Recognition of Mayor Pro Tem McCray as the First Elected Black Official in Hope Mills.

Mayor Warner read the proclamation for Juneteenth in Hope Mills. Mayor Warner recognized Mayor Pro Tem Dr. McCray as the first elected black official in Hope Mills and noted she will be honored at the Juneteenth Jubilee Heritage Brunch in Fayetteville on June 19th.

4. PUBLIC HEARINGS:

- a. Public Hearing for FY 2022-2023 Budget.

Discussion ensued regarding the transfer of funds within a departments account that cause no fiscal impact.

Discussion ensued regarding the language in section 3.a. of the budget ordinance. Town Attorney Hartzog recommended the following language: the Budget Officer upon request of the Department Head may transfer amounts between line-item expenditures within a department without a formal vote of the Town Council, however a report should be presented to the Town council on a quarterly basis, depending on the Town Manager’s recommendation.

Mayor Warner reviewed the bus service partnership included in the budget.

Motion made by Mayor Pro Tem Dr. McCray to open the public hearing.

Mayor Warner opened the public hearing for fiscal year 2022-2023 budget at 7:27 p.m.

Mayor Warner called for comments for or against the proposed budget. There were none.

Motion made by Mayor Pro Tem Dr. McCray to close the public hearing for fiscal year 2022-2023 budget.

Mayor Warner closed the public hearing for fiscal year 2022-2023 budget at 7:27 p.m.

- After completion of the Public Hearing, the Board of Commissioners may or may not adopt the proposed Budget Ordinance and Fee Schedule. A final copy of the proposed FY 2022-2023 Budget Book will be handed out at the meeting.

Motion made by Commissioner Mitchell, seconded by Commissioner Legge and carried unanimously, to approve the fiscal year 2022-2023 Budget Ordinance and fee schedule with the suggested changes in section 3.a.

- b. Public Hearing for Annexation A2022-04. A contiguous annexation containing 6.00 acres, more or less, on Corporation Dr. and owned by Beers N Trees LLC.

Development Services Director Chancer McLaughlin presented this item noting the owners operate Dirtbag Ales and Dirty Whiskey.

Discussion ensued regarding parking and traffic that an addition to the current business will generate.

Motion made by Mayor Pro Tem Dr. McCray to open the public hearing for Annexation A2022-04.

Mayor Warner opened the public hearing for Annexation A2022-04 at 7:37 p.m.

Mayor Warner called for comments for or against Annexation A2022-04. There were none.

Motion made by Mayor Pro Tem Dr. McCray to close the public hearing.

Mayor Warner closed the public hearing for Annexation A2022-04 at 7:38 p.m.

Motion made by Commissioner Scarola, seconded by Commissioner Mitchell and carried unanimously, to approve Annexation A2022-04 and authorize staff to begin the initial zoning process to designate the development under the C(P) Planned Commercial district.

5. PUBLIC COMMENTS:

Mr. James Faddis, 2156 Sir Michael Drive, Hope Mills, NC. Mr. Faddis spoke regarding Applegate Road collapsing due to semi-trucks that would frequently park on it.

6. CONSENT AGENDA:

- a. Consideration of Approval of Draft Minutes from the May 16, 2022 Regular Board of Commissioners Meeting.
- b. Consideration of Approval of Draft Minutes from the March 11, 2022 Special Board of Commissioners Meeting.
- c. Consideration to Accept Budget Amendment BA# 27 Receiving Federal ARPA Funding in the Amount of \$5,051,050.
- d. Consideration to Accept Budget Amendment BA# 28 for General Fund Expenditures Including Additional Election Costs and Lake Park Additional Parking Lot in the Amount of \$97,500.
- e. Consideration to Accept Budget Amendment BA#29 for Fuel Expenditures in the Amount of \$16,000.
- f. Moved to New Business.
- g. Moved to New Business.
- h. Moved to New Business.
- i. Consideration of Acceptance of Streets and Infrastructure in Valley End Phase 2 and adoption of Resolution R2022-18.

“END OF CONSENT AGENDA”

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

7. OLD BUSINESS: NONE

8. NEW BUSINESS:

- a. Consideration of Approval of the Cumberland County Joint Planning Board Draft By-Laws.

Development Services Director McLaughlin remarked he is in support of the draft by-laws clarifying that though the Town took over planning functions we still rely on the County for Planning Board services.

Motion made by Commissioner Mitchell, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to approve the Cumberland County Joint Planning Board By-Laws.

- b. Consideration of Resolution R2022-19 setting a public hearing date for annexation A2022-05, 3680 Elk Rd.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Legge and carried unanimously, to approve Resolution R2022-19 setting a public hearing date of June 20, 2022 at 7:00 p.m. for Annexation A2022-05, 3680 Elk Road.

- c. Discussion of a workshop session, as requested by Mayor Pro Tem Dr. McCray.

Mayor Pro Tem Dr. McCray recommended a workshop regarding overlays be held before the July 18th regular meeting.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Legge and carried unanimously, to hold a workshop for overlays at 6:00 p.m. on July 18, 2022.

- d. **NON-HEARING Case No. DEV-010-22.** Consideration of Discount Tire; C(P) Planned Commercial District; Development Review; Hope Mills Zoning Ordinance; Zoned: C(P); Acreage: 1.02 ac. +/-; Located at 2880 Hope Mills Road; submitted by Donaville Group, Inc. (Developer) on behalf of Halle Properties, LLC (Owner).

Development Services Director McLaughlin presented this item. Mr. McLaughlin remarked the developer is proposing the construction of a 9,998 square foot Discount Tire facility. A total of 38 parking spaces will be provided.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Mitchell and carried unanimously, to approve Case No. DEV-010-22.

- e. **NON-HEARING Case No. DEV-011-22 (P12-55)** – Outparcel 2: Initial zoning of 39.43+/- acres to MXD Mixed Use Development/CUD Conditional Use District or to a more restrictive zoning district; located on the southeast side of SR 1108 (Lakewood Drive) and on the north side of SR 1112 (Rockfish Road); Owned by Traemoor Village Owner’s Association Inc. and HCC Investments, LC (Hope Mills).

Development Services Director McLaughlin presented this item. Mr. McLaughlin remarked this is for a proposed Taco Bell that will be located next to the car wash being constructed next to the Harris Teeter fuel station.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Scarola and carried unanimously, to approve Case No. DEV-011-22.

- f. **NON-HEARING Case No. DEV-012-22** Consideration of Mavis Tires; C2(P) Planned Service and Retail District; Development Review; Hope Mills Zoning Ordinance; Zoned: C2(P); Acreage: 0.79 ac. +/-; Located at 5510 Waldos Beach

Drive; submitted by Buckel Design Group, LLC (Developer) on behalf of Venture Properties VI, LLC (Owner).

Development Services Director McLaughlin presented this item. Mr. McLaughlin remarked the applicant is proposing a 6,979 square foot tire repair facility. The site provides for a total of 35 parking spaces and will consist of a total of 8 service bays. Sidewalks are required along Waldos Beach and Rockfish Road.

Discussion ensued regarding the oversaturation of tire shops, used car lots, and vape shops in Hope Mills. Mr. McLaughlin proposed a moratorium providing language to place a hold on specific businesses in overly saturated areas until the Board sees fit.

Discussion ensued directing Development Services Director McLaughlin to provide at the next regular Board meeting a list and a draft moratorium addressing the oversaturation of specific businesses as well as an overview of incoming housing developments and population projections by area to include residential and non-residential.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Mitchell and carried unanimously, to approve Case No. DEV-012-22.

9. REPORTS AND INFORMATION ITEMS:

a. Manager's Report.

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

Commissioner Scarola inquired if any information was available regarding the addition of stakes at the roundabout area. Town Manager Meszaros responded most stakes signify temporary easements; he will be meeting with NCDOT soon to discuss the project.

Commissioner Mitchell inquired where the Town is in regard to utilizing collections agencies to penalize properties that are not in compliance with the Towns ordinances. Town Manager Meszaros responded loss revenues are a top priority of Town staff and they are working to identify a collection agency.

Discussion ensued regarding all-terrain vehicles and the decrease in panhandling.

Mayor Pro Tem Dr. McCray requested the Town reach out to NCDOT to attend an upcoming meeting to provide an update on their upcoming projects in Hope Mills.

b. Reminders.

- Wednesday, June 8, 2022 at 6:00 PM **Historic Preservation Committee** in the Parks and Recreation Center.

- Monday, June 13, 2022 at 6:00 PM **Sunshine Committee** in the Parks and Recreation Center.
- Monday, June 20, 2022 at 7:00 PM **Board of Commissioners** meeting in the Luther Board room in Town Hall.

c. Committee Liaisons update on Committee Activities.

- Commissioner Bryan Marley - Historic Preservation Committee
- Commissioner Grilley Mitchell - Appearance Commission, RLUAC (Regional Land Use Advisory Commission)

Commissioner Mitchell commented the Appearance Commission discussed decorations for the holiday season and Yard of the Month.

Commissioner Mitchell remarked he and Mayor Warner attended the RLUAC meeting in which they discussed possible funding options for the Town.

- Commissioner Joanne Scarola – Veterans Affairs Committee

Commissioner Scarola commented the Veterans Affairs Committee discussed Veterans Memorial Park and Veterans Day.

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

Mayor Pro Tem Dr. McCray commented the Prime Movers are hosting a Family Fun Day on July 16th featuring a DJ, food trucks and a photo booth. They hosted a social media campaign for Mother's Day and awarded the winner a \$50 Visa gift card; they plan to do the same for Father's Day. They continue to work closely with the Fayetteville Millennial council.

The Parks & Recreation Advisory Committee discussed the Chapel restroom construction that is moving along and Heritage Park design that is 70% complete with construction documents. Parks & Recreation staff is working with McAdams Company to write an NCDEQ Water Resources Development grant application that could possibly yield the Town \$100,000. The funds are specifically for the construction of the historical water flume, interpretive exhibits and educational materials related to the old mill. Mayor Pro Tem Dr. McCray provided additional updates on Town sponsorships for special events, summer camp registration, and sports.

- 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 held their final meeting for the year. Many students were presented cords and certificates during their graduation honoring their time on the committee.

10. STAFF COMMENTS.

11. CLOSED SESSION:

- a. Called Pursuant to 143-318.11 (a) (6): Personnel
- b. Called Pursuant to 143-318.11 (a) (5) Contract Discussion and 143-318.11 (a) (3) Attorney Client Advice

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Legge and carried unanimously, to conduct a closed session pursuant to NCGS 143-318.11 (a) (6) to discuss a personnel matter and pursuant to NCGS 143-318.11 (a) (5) contract discussion and pursuant to NCGS 143-318.11 (a) (3) attorney-client privilege.

Mayor Warner instructed the Board to assemble in the front conference room at 8:35 p.m.

At 9:50 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.

At 9:51 p.m. Mayor Warner adjourned the meeting.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling, CMC, NCCMC
Town Clerk