

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
MONDAY, JUNE 20, 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 20, 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, Police Chief Stephen Dollinger, Development Services Director Chancer McLaughlin, Public Works Director Don Sisko, Parks & Recreation Director Lamarco Morrison, and Stormwater Administrator Beth Brown. Also present was Town Attorney Dan Hartzog, Jr.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Pastor Michael Mathis, Mission Field Ministries, followed by the Pledge of Allegiance led by Mayor Jackie Warner.

1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Mitchell and carried unanimously, to approve the agenda as presented with Consent Agenda items c. and d. moved to New Business.

2. OFFICIAL COMMENTS.

Commissioner Scarola remarked Mayor Pro Tem Dr. McCray was honored at the Juneteenth celebration on Sunday.

Mayor Pro Tem Dr. McCray thanked Commissioner Scarola for her support in attending the Juneteenth festivities and acknowledged the wonderful Juneteenth events held throughout the County.

Commissioner Legge thanked everyone for attending.

Commissioner Mitchell thanked everyone for attending and wished everyone a Happy Father's Day.

Mayor Warner echoed the comments of her fellow Board members and thanked Pastor Mathis for leading the invocation.

3. PRESENTATIONS:

- a. A Proclamation Designating July as Park and Recreation Month in the Town of Hope Mills.

Mayor Warner read the proclamation designating July as Park and Recreation month in the Town of Hope Mills.

- b. Public Safety Building Project Update Presented by Scott Garner, Architect.

Mr. Scott Garner of Garner Brown Architects provided an update on the Public Safety Building. Mr. Garner remarked construction is moving along and the contractor anticipates the building will be ready to be occupied by October. Phase 3 will then be to demolish the existing fire station.

- Approval of Change Orders.

Mr. Scott Garner remarked change order number 8 consists of three items. The first item is a BDA system which allows for internal communications with radios and cell phones at a cost of \$66,102. The next item is a credit of \$879 for communications hardware that will be installed by the Towns IT contractors. Lastly, the third item is for removal of the modular building that was located behind the former police station, at a cost of \$9,775.

Discussion ensued regarding the removal of the modular building.

Motion made by Commissioner Marley, seconded by Mayor Pro Tem Dr. McCray to approve change order number 8 and the motion carried 4 to 1, with Commissioner Legge voting against.

4. PUBLIC HEARINGS:

- a. Public Hearing for **Annexation A2022-05**, A Contiguous Annexation of 46.22 Acres Located at 3680 Elk Rd. If the annexation is accepted the Board is requested to authorize staff to begin initial zoning.

Motion made by Mayor Pro Tem Dr. McCray to open the public hearing for Annexation A2022-05.

Mayor Warner opened the public hearing for Annexation A2022-05 at 7:43 p.m.

Mayor Warner called for comments for or against Annexation A2022-05.

Mr. Jonathan Charleston, 201 Hay Street, Fayetteville, NC. Mr. Charleston spoke in favor of the proposed multi-family housing development on behalf of the property owner.

Mr. Charleston remarked the proposed 388 apartment units will be served by PWC water and sewer and will be done to Town standards.

Motion made by Commissioner Legge to close the public hearing.

Mayor Warner closed the public hearing for Annexation A2022-05 at 7:44 p.m.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Marley and carried unanimously, to approve Annexation A2022-05 and authorize staff to begin the initial zoning process to designate the development under the R6 district.

- b. Case **ZNG-005-22**: Initial zoning of 52.94+/- acres to R7.5 Residential and C1(P) Planned Local Business or to a more restrictive zoning district; located on the south side of SR 1003 (Camden Road), west of intersection with SR 3039 (Wipperwill Drive) on REIDs 0404048665000, 0404059166000 & 9494961873000; submitted by Stephen G. Terry on behalf of Barbara M Johnson heirs (owner) & Trae Livick on behalf of McKim & Creed, Inc. (agent).

Development Services Director McLaughlin presented this item by aid of PowerPoint presentation.

Discussion ensued.

Motion made by Commissioner Mitchell to open the public hearing for Case ZNG-005-22.

Mayor Warner opened the public hearing for Case ZNG-005-22 at 7:59 p.m.

Mayor Warner called for comments for or against Case ZNG-005-22. There were none.

Motion made by Commissioner Marley to close the public hearing.

Mayor Warner closed the public hearing for Case ZNG-005-22 at 7:59 p.m.

Motion made by Commissioner Marley, seconded by Commissioner Mitchell and carried unanimously, to approve Case ZNG-005-22 initial zoning request to R7.5 Residential and C1(P) Planned Local Business and finds: a. the approval is an amendment to the adopted Southwest Cumberland Land Use Plan map for the C1(P) area 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 C1(P) portion of the request is less than an acre of the overall development, will provide for the development of convenient goods and services at the lightest commercial level and is positioned with access to heavily trafficked road at the forefront of the proposed area.; c. and this rezoning approval is reasonable and in the

public interest because the site has access to public utilities, will allow a density in harmony with existing surrounding zoning and will be in line with existing surrounding uses.

5. PUBLIC COMMENTS: None.

6. CONSENT AGENDA:

- a. Consideration of Approval of Draft Minutes from the June 6, 2022 Regular Board of Commissioners Meeting.
- b. Consideration of Approval of Minutes from the May 16, 2022 Closed Session Board of Commissioners Meeting.
- c. Moved to New Business.
- d. Moved to New Business.
- e. Consideration of Approval of Resolution R2022-21 a Requirement of the NC Governors Highway Safety Program Grant Program Requested by PD.
- f. Consideration of Approval of Resolution R2022-20 per GS 160A-266 Declaring a 2004 Kawasaki/Mule Golf Cart Surplus and to be Scrapped and Sold on Gove Deals.
- g. Acceptance of the May, 2022 Financial Report.

“END OF CONSENT AGENDA”

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

7. OLD BUSINESS:

- a. Consideration to authorize the Town Manager to negotiate and execute a contract with Chavis and Sons Masonry Inc. for concrete paving at the Municipal Park outdoor basketball courts.

Parks & Recreation Director Lamarco Morrison presented this item. Mr. Morrison remarked this project is funded by ARPA funds and came in \$2,000 less than what was budgeted for. For cost savings the demolition will be done in house. Staff will begin demolition of the asphalt to prep for concrete paving after the July 4th celebration. Staff has been researching lighting and camera options for the basketball courts.

Motion made by Commissioner Marley, seconded by Commissioner Legge and carried unanimously, to authorize the Town Manager to negotiate and enter into contracts with Chavis and Sons Masonry, Inc. for concrete paving, and with Seegars Fence Company for an enclosure fence at the outdoor basketball courts at Municipal Park.

The consensus of the Board was for Town Manager Meszaros and Parks & Recreation Director Morrison to bring back price quotes at the next meeting for lighting and cameras at the basketball courts.

- b. Consideration of Accepting the proposal from Burke for the purchase and installation of the Municipal Park Inclusive Playground for an amount not to exceed \$379,935.11, and authorize the Town Manager to execute the purchase using the Cooperative Purchasing Contract #010521-BUR.

Parks & Recreation Director Morrison presented this item. Mr. Morrison remarked the Town will purchase the playground equipment outright to lock the price in and save between 7-15%. There is no projected date for completed as installation may take place in late August or early fall.

Motion made by Commissioner Mitchell, seconded by Commissioner Marley and carried unanimously, to authorize the Town Manager to negotiate and enter into a contract with Barrs Recreation using the Cooperative Purchasing Contract #010521-BUR for the purchase and installation of playground equipment for the Municipal Park Inclusive Playground.

- c. Consideration of Accepting the proposal from Carolina Recreation Design for the design, purchase and installation of a manufactured comfort station (restroom) at Heritage Park for an amount not to exceed \$155,096.08, and authorize the Town Manager to execute the purchase using the HGACBuy Cooperative Purchasing Contract #PR11-20.

Parks & Recreation Director Morrison remarked the Town bought the prefab restroom outright from Carolina Recreation Design and they will be responsible for installation.

Discussion ensued regarding the zoning for the entire project.

Motion made by Commissioner Marley, seconded by Commissioner Legge and carried unanimously, to authorize the Town Manager to negotiate and enter into HGACBuy Cooperative Purchasing Contract #PR11-20 with Carolina Recreation Design for the purchase and installation of a comfort station at Heritage Park for the amount not to exceed \$155,096.08.

8. NEW BUSINESS:

- a. Consideration of Placing a Moratorium on Particular Types of Business While Working on Overlay Districts.

Development Services Director McLaughlin presented this item. Mr. McLaughlin gave a brief overview of moratoriums. Mr. McLaughlin remarked the proper plan of action would be to hold a public hearing on July 18th.

Motion made by Commissioner Marley, seconded by Commissioner Mitchell and carried unanimously, to hold a public hearing on moratoriums on July 18, 2022, and move the work session to the August 1, 2022 regular meeting.

- b. Consideration of our Clean Water Education Partnership (CWEP) by Stormwater Administrator Beth Brown.

Stormwater Administrator Beth Brown presented this item. Ms. Brown remarked the Town has been a member of the Clean Water Education Partnership since 2008. The membership meets one of the Town's state mandated Stormwater Permit requirements as it covers advertising.

- c. Consideration of Approval of Budget Amendment #30 in the Amount of \$50,000 for Increasing Fuel Expenditures.

Discussion ensued regarding the increase in fuel costs which prompted this budget amendment to cover fuel costs for the remainder of the fiscal year.

Motion made by Commissioner Marley, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to approve Budget Amendment #30.

- d. Consideration of Approval of Budget Amendment #31 in the Amount of \$55,000 for Contract.

Motion made by Commissioner Marley, seconded by Commissioner Legge to approve Budget Amendment #31 in the amount of \$55,000 for contract, and the motion carried 4 to 1, with Mayor Pro Tem Dr. McCray voting against.

9. REPORTS AND INFORMATION ITEMS:

- a. Manager's Report.

Town Manager Meszaros provided a report in the agenda packet.

Discussion ensued regarding the Town's mosquito control program.

- b. Reminders.

- Thursday June 23, 2022 at 6:00 PM **Veterans Affairs Committee** in the Parks and Recreation Center.
- Monday June 27, 2022 at 6:30 PM **Parks and Recreation Committee** in the Parks and Recreation Center.
- Tuesday June 28, 2022 at 6:30 PM **Appearance Commission** in the Parks and Recreation Center.
- Thursday June 30, 2022 10:00-1:30 **Town Hall Day for our Summer Campers** in Town Hall offices.
- Monday July 4, 2022 **HOLIDAY** Town offices closed.
- Thursday July 7, 2022 at 6:00 PM **Prime Movers** in the Luther Board Room at Town Hall.
- Monday July 11, 2022 at 6:00 PM **Sunshine Committee** in the Parks and Recreation Center.
- Monday July 18, 2022 at 6:00 PM **Board of Commissioners Special Work-session Meeting** for Overlay Districts in the Luther Board Room.
- Monday July 18, 2022 at 7:00 PM **Board of Commissioners Regular Meeting** in the Luther Board Room.

c. Department Monthly Reports

- Fire Department, May, 2022
- Police Department, May, 2022
- Permitting, May, 2022
- Parks & Recreation, May, 2022
- Stormwater Department, May, 2022
- Public Works Department, May, 2022
 - (1) Sanitation
 - (2) Service Garage
 - (3) Buildings & Grounds
 - (4) Street

10. STAFF COMMENTS.

11. ADJOURNMENT.

Motion made by Commissioner Legge to adjourn the meeting.

Mayor Warner adjourned the meeting at 8:46 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling CMC, NCCMC
Town Clerk