

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
MONDAY, JULY 18, 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, July 18, 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, Development Services Director Chancer McLaughlin, Public Works Director Don Sisko, Fire Chief Chuck Hodges, Police Chief Stephen Dollinger, Stormwater Administrator Beth Brown and Parks & Recreation Director Lamarco Morrison. 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.

1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.

Motion made by Commissioner Mitchell, seconded by Commissioner Legge and carried unanimously, to table Public Hearing item e. until the September 19th meeting, to remove item c. Consideration of approval of USDA beaver contract from the Consent Agenda moved to New Business item b., and the addition of New Business item c. Consideration of accepting the proposal from Carolina Parks & Play for the purchase and installation of the Municipal Park Splashpad for an amount not to exceed \$371,233.76 and authorize the Town Manager to execute the purchase using Sourcewell Cooperative Purchasing Contract #010521-LSI with Aquatix.

2. OFFICIAL COMMENTS.

Mayor Pro Tem Dr. McCray thanked all who supported the Prime Movers Family Day event and thanked Starbucks for donating coffee and pastries to the volunteers.

Commissioner Legge thanked Parks & Recreation staff for the July 4th events.

Commissioner Mitchell remarked Post Commander and Korean War veteran Jacob Roth passed away.

Mayor Warner remarked former Mayor of Linden, Marie. Butler passed away, and noted the South View 50th Homecoming Anniversary is coming up.

3. PRESENTATIONS:

- a. Recognition of Alizdair Ray.

Mayor Warner presented a certificate of recognition to Alizdair Ray for his academic and athletic achievements.

- 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 Facility. The building is still on schedule to be occupied by September.

- Approval of Change Orders.

Mr. Garner provided a detailed breakdown of the change order items included in the agenda packet. Change order features six items: receptacles for appliances in evidence intake, make up air for Fire Department kitchen, demo/retro fit, added millwork in processing room, additional access control and paging/speaker system. These items total \$74,735, to come from the contingency fund.

Commissioner Scarola inquired if the costly stove is a necessity. Deputy Fire Chief Steve Lopez responded the stove is necessary when the building is operating as the Emergency Operations Center and fully staffed. Commissioner Scarola inquired about the requested changes to the processing room. Police Chief Stephen Dollinger responded the changes would allow Officers to remain in Hope Mills and not have to travel to Cumberland County for processing of violators.

Motion made by Commissioner Legge, seconded by Commissioner Mitchell and carried unanimously, to approve change order

4. PUBLIC HEARINGS:

- a. Moratorium – Public Hearing to Determine if a Temporary Moratorium Should be Placed on Certain Types of Business While Overlay Districts are Considered.

Development Services Director Chancer McLaughlin presented this item.

Motion made by Commissioner Legge to open the public hearing.

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

Mayor Warner called for comments for or against the temporary moratorium. There were none.

Motion made by Commissioner Legge to close the public hearing.
Mayor Warner closed the public hearing at 7:35 p.m.

Motion made by Commissioner Mitchell, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to implement the temporary moratorium on certain types of businesses.

- b. **Case ZNG-006-22:** Rezoning of 14.87+/- acres from R6A Residential to R5A Residential/CZ Conditional Zoning or to a more restrictive zoning district, located west of Elk Park Drive, on the south side of NC 59 (N Main Street), north of Hunting Ridge Road on REID 0414063928000, submitted by Rodney Sherrill on behalf of Elk Park Development LLC (owner).

Development Services Director McLaughlin remarked this request for a 198 multi-family residential development is located off of Elk Drive behind the existing Walmart Supercenter.

Commissioner Mitchell suggested perimeter fencing to provide a buffer for nearby land owners.

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

Mayor Warner opened the public hearing for Case ZNG-006-22 at 7:48 p.m.

Mayor Warner called for comments for or against Case ZNG-006-22.

Ms. Sally Bailey, 5857 Hunting Ridge Road, Hope Mills, NC. Ms. Bailey was not opposed to the development but inquired what could be done about the light pollution and discussed additional developments.

Mr. James Faddis, 2156 Sir Michael Drive, Hope Mills, NC. Mr. Faddis spoke in regard to road conditions and traffic impacts.

Mr. John Welch, property backs up to the property in question. Mr. Welch remarked he would like to see a development that improves the area.

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

Mayor Warner closed the public hearing at 8:00 p.m.

Motion made by Mayor Pro Tem Dr. McCray, seconded by and carried unanimously, to approve Case ZNG-006-22 rezoning from R6A Residential to R5A Residential/CZ Conditional Zoning and find: a. the approval is consistent with the adopted Southwest Cumberland Land Use Plan map for medium density residential and that the Board of

Commissioners and the Board is requesting an addition of a buffer sufficient to protect the privacy of adjoining landowners; b. the following change in conditions was considered in amending the Zoning Ordinance (zoning map) to meet the development needs of the community: the proposed number of units capped at 198 will limit any negative impacts of the surrounding area with respect to increase traffic; and c. 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.

- c. **Case ZNG-008-22:** Rezoning of 7.36+/- acres from C(P) Planned Commercial & O&I(P) Office and Institutional to C(P) Planned Commercial/CZ Conditional Zoning & O&I(P) Office and Institutional/CZ Conditional Zoning or to a more restrictive zoning district, located at the northeastern intersection of S. Main Street and E. Patterson Street, south side of Lakeview Road on REID 0414646657000, submitted by Town of Hope Mills (agent) on behalf of Town of Hope Mills (owner).

Development Services Director McLaughlin remarked the request is for the facilitation of the Heritage Park Master Plan that includes a resurfaced parking lot, a detached public restroom, and the development of Heritage Park.

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

Mayor Warner opened the public hearing for Case ZNG-008-22 at 8:13 p.m.

Mayor Warner called for comments for or against Case ZNG-008-22.

Dr. Lewis Oatman, 5575 Hallwood Drive, Hope Mills, NC. requested the Boards consideration in bringing Citizens Academy back as a recurring theme is citizens lack of awareness of how Town processes work.

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

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

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Mitchell and carried unanimously, to approve Case ZNG-008-22 rezoning request from C(P) Planned Commercial and O&I(P) Office and Institutional to the C(P) Planned Commercial/CZ Conditional Zoning and O&I(P) Office and Institutional/CZ Conditional Zoning districts and finds the request consistent with the Southwest Cumberland Land Use Plan designation of “open space” and “mixed use” as park development is recommended in this area. Approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding existing uses and zoning.

- d. **Case ZNG-009-22:** Rezoning of 10.08+/- acres from RR Rural Residential/CZ Conditional Zoning for indoor recreation for profit & other specific requested allowed uses to RR Rural Residential/CZ Conditional Zoning for indoor recreation for profit & other specific requested allowed uses or to a more restrictive zoning district; located at 4221 Black Bridge Road on REIDs 0403872458000; submitted by Charlotte and Thurston Robinson (agent) on behalf of Charlotte and Thurston Robinson (owner).

Development Services Director McLaughlin remarked the proposed request is for the TJ Robinson Center to add an additional use as a daycare.

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

Mayor Warner opened the public hearing for Case ZNG-009-22 at 8:20 p.m.

Mayor Warner called for comments for or against Case ZNG-009-22. There were none.

Motion made by Commissioner to close the public hearing.

Mayor Warner closed the public hearing at 8:20 p.m.

Motion made by Commissioner Mitchell, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to approve Case ZNG-009-22, rezoning request from the RR Rural Residential/CZ Conditional Zoning for indoor recreation for profit & other specific requested allowed uses to RR Rural Residential/CZ Conditional Zoning for indoor recreation for profit & other specific requested allowed uses and finds the request consistent with the Southwest Cumberland Land Use Plan (2013) designation of "Medium Density Residential" and "Suburban Residential" as recreational development is recommended in this area. Approval of the request is reasonable and in the public interest because the district requested is in harmony with surrounding existing uses and zoning.

- e. **Case ZNG-010-22:** Initial zoning of 82.50+/- acres to R5 Single Family and C2(P) Planned Service and Retail or to a more restrictive zoning district, located 655 feet east of the intersection of Rockfish Road and Waldos Beach Road and 560 feet west of the intersection of Camden Road and Wipperwill Drive on REIDs 9494961873000, 9494863275000, 9494765995000, & 9494951997000, submitted by Trae Livick (agent) on behalf of Barbara M Johnson Heirs (owner).

Tabled until September 19th regular meeting.

5. PUBLIC COMMENTS: None.

6. CONSENT AGENDA:

- a. Consideration of Approval of Draft Minutes from the June 20, 2022 Regular Board of Commissioners Meeting.
- b. Consideration of Approval of Draft Minutes from the June 6, 2022 Closed Session Board of Commissioners Meeting.
- c. Moved to New Business as item b.
- d. **Case No. DEV-013-22.** Consideration of Camden Preserve; R7.5 Single Family and C1(P) Planned Local Business District; Zero Lot Line Subdivision Review; Hope Mills Zoning Ordinance; Zoned: R7.5 & C1(P); Acreage: 52.94 ac. +/-; 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).
- e. **Case No. DEV-014-22.** Consideration of Insite Gas Station; C(P) Planned Commercial District; Site Plan/Development Review; Hope Mills Zoning Ordinance; Zoned: C(P); Acreage: 6.28 ac. +/-; located at the southwestern intersection of Fisher Road (SR1107) and Bingham Drive (SR 1141) on REIDs 0405568102000 and 0405661103000; submitted by Insite Real Estate (owner) & Onsite Civil Group of the Carolinas (agent).
- f. Consideration of Approving Ordinance No. NS2022-04; an ordinance declaring a road closure for the South View High School Homecoming 50th Anniversary Parade.

“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:

- a. Consideration to Authorize the Town Manager to Approve Change Order #1 with DK & Sons Construction Company, Inc. for Asphalt Paving and Storm Drainage at the Thomas Campbell Oakman Chapel.

Motion made by Commissioner Legge, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to authorize the Town Manager to approve Change Order #1 with DK & Sons Construction Company, Inc. for asphalt paving and storm drainage at the Thomas Campbell Oakman Memorial Chapel.

8. NEW BUSINESS:

- a. Consideration of Approval of Nominating Committee recommendations.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Mitchell and carried unanimously, to appoint Mr. James Faddis to the Appearance Committee.

- b. Consideration of approval of USDA beaver contract.

Motion made by Commissioner Mitchell, seconded by Commissioner Scarola and carried unanimously, to approve the USDA beaver contract.

- c. Consideration of accepting the proposal from Carolina Parks & Play for the purchase and installation of the Municipal Park Splashpad for an amount not to exceed \$371,233.76 and authorize the Town Manager to execute the purchase using Sourcewell Cooperative Purchasing Contract #010521-LSI with Aquatix.

Discussion ensued regarding the location of the splashpad and development of the golf course.

Motion made by Commissioner Marley, seconded by Commissioner Mitchell and carried unanimously, to accept the proposal from Carolina Parks & Play for the purchase and installation of the Municipal Park Splashpad for an amount not to exceed \$371,233.75 and authorize the Town Manager to execute the purchase using Sourcewell Cooperative Purchasing Contract #010521-LSI with Aquatix.

9. REPORTS AND INFORMATION ITEMS:

- a. Manager's Report.

Commissioner Scarola inquired if the Town plans to implement ADA access for entry into Town Hall. Public Works Director Don Sisko responded the Town has an ADA Transition Plan in place that has been completed in phases. ADA access for Town Hall rear lobby doors is on the list.

Town Manager Meszaros and Public Works Director Sisko will determine the cost to retrofit the doors and bring back before the Board.

- b. Reminders- additionally, please refer to the Town's website for the latest special event announcements <https://townofhopemills.com/> .
 - July 25, 2022 **Parks and Recreation Committee** at 6:30PM in the Recreation Center.
 - July 26, 2022 **Appearance Commission** at 6:30PM in the Recreation Center.
 - July 28, 2022 **Veterans Affairs Committee** at 6:00PM in the Recreation Center.

- August 1, 2022 **Board of Commissioners Regular Meeting** at 7:00PM in the Luther Board Room.
- August 4, 2022 **Prime Movers Committee** at 6:00PM in the Luther Board Room.
- August 8, 2022 **Sunshine Committee** at 6:00PM in the Recreation Center.
- August 10, 2022 **Historic Preservation Committee** at 6:00PM in the Recreation Center.
- August 15, 2022 **Board of Commissioners Regular Meeting** at 7:00PM in the Luther Board Room.

c. Committee Liaisons update on Committee Activities.

- Commissioner Bryan Marley - Historic Preservation Committee

Commissioner Marley commented the Historic Preservation Committee is still working on inventory and discussed the renaming of Ole Mill Days and how to draw in more participation.

- Commissioner Grilley Mitchell - Appearance Commission, RLUAC (Regional Land Use Advisory Commission) and Sunshine Committee

Commissioner Mitchell remarked the Sunshine Committee with the help of the Prime Movers, distributed surveys to seek community involvement. The Appearance Committee did not meet due to lack of a quorum.

- Commissioner Joanne Scarola – Veterans Affairs Committee

Commissioner Scarola recognized Dr. Lewis Oatman, Chairman of the Veterans Affairs Committee to provide an update.

Dr. Oatman remarked the Veterans Memorial Relocation Committee held a special meeting to discuss possible sites for the relocation of the memorial. The Committee recommends the Veterans Memorial be located in the space between Parks & Recreation and Town Hall, if the Board so chooses.

The Veterans Affairs Committee reserved tables for the upcoming Purple Heart Dinner. Additionally, a company out of South Carolina viewed the current Veterans Memorial and deemed it unmovable.

Commissioner Marley remarked he would like to task the committee to work with Town Manager Meszaros and Public Works Director Sisko to determine feasibility and provide cost estimates for the new memorial.

Discussion ensued regarding funding.

Motion made by Commissioner Legge, seconded by Commissioner Mitchell and carried unanimously, to allow the Veterans Memorial Relocation ad hoc committee to remain intact to see the memorial relocation process through.

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

Mayor Pro Tem Dr. McCray remarked the Fall Litter Sweep and Town wide Yard Sale is schedule for Saturday, September 17, 2022, and Ole Mill Days will be held on Saturday, October 29, 2022 from 4:00 p.m. – 8:00 p.m. and referred to as Bites, Boos & Brews. The Prime Movers plan to host a concert on the lake on Sunday, October 30th.

Discussion ensued regarding hosting an employee Christmas Dinner and a State of the Town dinner.

- 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 invited her fellow Board members to attend the Mayor’s Coalition meeting at PWC on August 5th.

d. Department Monthly Reports

- Fire Department, June, 2022
- Police Department, June, 2022
- Permitting, June, 2022
- Stormwater Department, June, 2022

10. STAFF COMMENTS.

Police Chief Dollinger remarked the Community meeting is scheduled for Tuesday, July 26, 2022 at 6:00 p.m. at the Recreation Center.

11. CLOSED SESSION.

- a. Closed Session called pursuant to NCGS 143-318.11 (a) (6) to discuss a personnel matter and NCGS 143-318.11 (A) (3) Attorney Client Privilege.

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 NCGS 143-318.11 (a) (3) to consult with the Attorney on matters within the Attorney-client privilege.

Mayor Warner instructed the Board to assemble in the front conference room at 9:06 p.m.

At 11.01 p.m. Mayor Warner called the regular meeting back to order.

Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Scarola 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 Mitchell and carried unanimously, to adjourn the meeting.

Mayor Warner adjourned the meeting at 11:01 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling, CMC, NCCMC
Town Clerk