

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
MONDAY, AUGUST 15, 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, August 15, 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 Holand, Public Works Director Don Sisko, Police Chief Stephen Dollinger, Deputy Police Chief Brad Dean, Chief Building Inspector Kenny Tatum, Development Services Director Chancer McLaughlin and Stormwater Administrator Beth Brown. Also present was Town Attorney Dan Hartzog, Jr.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Deacon Pat Snyder, 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 Marley and carried unanimously, to approve the agenda as presented with the addition of presentation item c. moved to a. Recognition of the Hope Mills 2022 “O” Zone Baseball team for the Runner-Up finish in the 2022 Dixie Youth Baseball World Series, and Consent Agenda item g. Consideration of approval of draft minutes from the May 17, 2022 Special Board of Commissioners meeting, and consent agenda item e. Consideration to Accept State Funding for Stormwater Projects and Approve Resolution R2022-22 and Budget Amendment #BA5. We originally asked for \$300,000 and are now receiving \$600,000 in ARPA Funds through the State of North Carolina moved to New Business item a.

2. OFFICIAL COMMENTS.

Commissioner Legge expressed his pride in the 12U boys’ baseball team.

Commissioner Mitchell thanked everyone for attending the meeting.

Commissioner Marley congratulated the baseball team.

Mayor Warner remarked Team Hope Mills, comprised of Board members and Town staff, will volunteer their time with other local agencies on August 25th to pack 35,000 meals with the United Way of Cumberland County at Snyder Baptist Church.

3. PRESENTATIONS:

- a. Recognition of the Hope Mills 2022 “O” Zone Baseball Team for the Runner-Up Finish in the 2022 Dixie Youth baseball World Series.

The Board of Commissioners presented plaques to the Hope Mills 12U baseball team.

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

Mr. Scott Garner of Garner Brown Architects provided an update on the progress of the public safety building that is still on schedule and on budget. The sewer line as-builts that will allow the connection to PWC will be turned in tomorrow. The rear concrete driveway was placed last week, the heating and air conditioning is being finished with placement of thermostats, plumbing fixtures, light fixtures and various flooring materials are being placed. The builders project the building to be turned over by mid-September, though the architects foresee occupancy in October.

- c. Proclamation of 9/11 as a Day of Service in Hope Mills.

Mayor Warner read the proclamation for 9/11 Day of Service and Remembrance.

4. PUBLIC HEARINGS:

- a. **Case ZNG-011-22:** Rezoning of 1.19+/- acres from C1(P) Planned Local Business to R5 Single Family or to a more restrictive zoning district; located at 4092 Professional Drive on REIDs 0414833058000; submitted by Longleaf Properties (agent) on behalf of Cumberland County Hospital System, Inc (owner).

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

Motion made by Commissioner Mitchell to open the public hearing for Case ZNG-011-22.

Mayor Warner opened the public hearing for Case ZNG-011-22 at 7:27 p.m.

Mayor Warner called for comments for or against Case ZNG-011-22. There were none.

Motion made by Commissioner Mitchell to close the public hearing.

Mayor Warner closed the public hearing at 7:27 p.m.

Motion made by Mitchell, seconded by Commissioner Scarola and carried unanimously, to approve Case ZNG-011-22 rezoning from C1(P) Planned Local Business to the R5 Residential District and finds: a. The approval is an amendment to the adopted Southwest Cumberland Land Use Plan map for the R5 Area and that the Board of Commissioners should not require any additional requests or application for amendment to said map for this request; b. the following conditions were considered in amending the Zoning Ordinance (zoning map) to meet the development needs of the community. As the Mixed-Use Land Use designation does contemplate the facilitation of residential development a single-family residential use is compatible with the multifamily residential development on the existing adjacent R5 zoned parcel. c. approval of the request is reasonable and in the public interest as the proposed use would be in harmony with the overall surrounding area, will be in line with existing surrounding zoning, and because the site has access to public utilities.

5. PUBLIC COMMENTS:

Mr. Tom Anastasi, 99 Meadowmist Drive, Garner, NC. Mr. Anastasi spoke in reference to the Sheetz gas station Case No. DEV-015-22 and provided a history of the company.

6. CONSENT AGENDA:

- a. Consideration of Approval of Draft Minutes from the August 1, 2022 Regular Board of Commissioners Meeting.
- b. Consideration of Approval of Town Manager Signing Annual Storm Drain Cleaning Contract 2022-2023. This contract is with Intragrade in the amount of \$100,00 and is included in the current budget.
- c. **Non-hearing Case No. DEV-015-22.** Consideration of Sheetz Gas Station; C(P) Planned Commercial District; Site Plan/Development Review; Hope Mills Zoning Ordinance; Zoned: C(P); Acreage: 10.62 ac. +/-; Southeast corner of Chickenfoot Road and US HWY 301 Service Road on REIDs 0423122980000; submitted by Cameron Company, LLC (owner) & Rivers & Associates (agent).
- d. Consideration of 2022-2023 On-Call Engineering List Approval.
- e. Moved to New Business.
- f. Acceptance of the July, 2022 Financial Report.
- g. Consideration of Approval of Draft Minutes from the May 17, 2022 Special Board of Commissioners Meeting.

“END OF CONSENT AGENDA”

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

7. OLD BUSINESS: None

8. NEW BUSINESS:

- a. Consideration to Accept State Funding for Stormwater Projects and Approve Resolution R2022-22 and Budget Amendment #BA5. We originally asked for \$300,000 and are now receiving \$600,000 in ARPA Funds through the State of North Carolina.

Commissioner Scarola inquired if the funding has to go to Stormwater. Finance Director Holland responded the money is marked for Stormwater and it is a very minimal amount considering the numerous projects.

Motion made by Commissioner Mitchell, seconded by Commissioner Scarola and carried unanimously, to accept state funding for Stormwater projects and approve Resolution R2022-22 and budget amendment #BA5.

9. REPORTS AND INFORMATION ITEMS:

- a. Manager's Report.

Town Manager Meszaros provided a copy of the Manager's report included in the agenda packet. Town Manager Meszaros remarked the Board may need to hold a special meeting if the bids for the municipal parking lot come in soon.

Discussion ensued regarding a staff member serving as liaison to the Hope Mills Chamber of Commerce.

- b. Reminders.

- August 22, 2022 Parks and Recreation Committee at 6:30PM in the Recreation Center.
- August 23, 2022 Appearance Commission at 6:30PM in the Recreation Center.
- August 25, 2022 Veterans Affairs Committee at 6:00PM in the Recreation Center.
- September 1, 2022 Prime Movers at 6:00 PM in Town Hall or Remotely.
- September 5, 2022 LABOR DAY HOLIDAY Town offices closed.
- September 14, 2022 Historic Preservation Committee at 6:00 PM in the Parks and Recreation Center

- c. Department Monthly Reports.

- Fire Department, July, 2022
- Police Department, July, 2022
- Permitting, July, 2022
- Stormwater Department, July, 2022
- Parks and Recreation, June/July, 2022
- Public Works, July, 2022

10. STAFF COMMENTS.

11. ADJOURNMENT.

Motion made by Commissioner Mitchell to adjourn the meeting.

Mayor Warner adjourned the meeting at 7:43 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling CMC, NCCMC
Town Clerk