

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
MONDAY, MARCH 2, 2020 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 2, 2020 at 7:03 p.m.

GOVERNING BODY 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, Public Works Director Don Sisko, Deputy Public Works Director Bruce Clark, Stormwater Administrator Beth Brown, Stormwater Technician II Tyler Riddle, and Planning & Economic Development Director Chancer McLaughlin. Also present was Attorney Katie Barber-Jones.

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 Legge, seconded by Commissioner Marley and carried unanimously, to approve the agenda as presented with the exception of Consent item j; Consideration of Approval of Budget Amendment #13 in the amount of \$16,607,300 to the Capital Project Fund for the purpose of constructing the new John W. Hodges Public Safety Center, moved to New Business.

2. PRESENTATIONS.

- a. Introduction of and Comments by, Justin B. Hembree, Mid-Carolina Council of Governments.

Mr. Justin Hembree thanked the Board for allowing him to attend to introduce himself. Mr. Hembree previously worked for Land of Sky Regional Council in Asheville and recently started with Mid-Carolina Council of Governments in December 2019.

Mr. Hembree gave a brief explanation of the Council of Governments decision to rebuild the regional council. The decision to rebuild was in an effort to create an organization that can provide services specifically to local governments such as grant writing or land-use planning services, but also to identify issues on the regional level.

b. Business of the Month Presentation to Southern Oaks Animal Hospital.

Mayor Warner with the help of nominator Ron Maury, presented Southern Oaks Animal Hospital with the Small Business Community Service Award.

c. Paving Survey Presentation by the Kercher Group, Inc.

Mr. Steve Lander provided an overview of the Kercher Group, Inc. and their projects within the state as well as the data analytics utilized to rate roadways. Mr. Lander reviewed the results of the paving conditions survey of Town owned roadways by aid of PowerPoint presentation. Of the 62.6 miles of Town roads, 28% are in good condition, 45% are in fair condition, and 27% are in poor condition. Providing for an “average” overall rating.

Mayor Warner inquired if Kercher identified the roads and to what level they are in need of engineering. Mr. Lander responded they are noted as line segments on a graph that identify the road segment, maintenance activity, and the associated cost estimates.

Commissioner Legge inquired of Finance Director Holland the amount currently available in Powell Bill Funds. Finance Director Holland responded \$46,000.

Commissioner Legge inquired if crack sealing is a possible solution for several of the Town roadways. Mr. Lander responded that it depends on the severity of the cracks and referenced transverse cracks which are sealable versus box cracks.

Commissioner Bellflowers inquired if there is a priority list of roads the Town needs to repair and if so, how the data from Kercher’s research impacts that list. Mr. Lander responded the Town does have a list that is a byproduct of Kerchers analysis. Commissioner Bellflowers inquired if previous surveys have been conducted for the Town. Town Manager Adams and Mr. Lander responded in the affirmative.

d. Multiple Sclerosis Awareness Week Proclamation.

Mayor Warner read the proclamation for Multiple Sclerosis Awareness Week.

e. Town Charter Day Proclamation.

Mayor Warner read the proclamation for Town Charter Day.

3. PUBLIC HEARINGS.

- a. Public Hearing on Proposed Annexation 2020-01 Caliber Collision - Located at Camden Road & George Owen Road, Cumberland County, NC, PIN: 0415-51-2968.

Mayor Warner opened the public hearing for Annexation 2020-01 at 7:50 p.m.
Mayor Warner called for comments for or against Annexation 2020-01. There were none.

Motion made by Commissioner Bellflowers, seconded by Commissioner Edwards and carried unanimously, to close the public hearing.

Mayor Warner closed the public hearing for Annexation 2020-01 at 7:50 p.m.

- Consideration of Approval of Proposed Annexation 2020-01 Caliber Collision.

Motion made by Commissioner Bellflowers, seconded by Commissioner Edwards and carried unanimously, to approve Annexation 2020-01 Caliber Collision - Located at Camden Road & George Owen Road, Cumberland County, NC, PIN: 0415-51-2968, based upon the memo from Plan Review staff as conditions of approval.

4. PUBLIC COMMENTS. None.

5. CONSENT AGENDA:

- a. Consideration of Approval of Closed Session Meeting Minutes from December 5, 2019.
- b. Consideration of Approval of Closed Session Meeting Minutes from December 16, 2019.
- c. Consideration of Approval of Closed Session Meeting Minutes from January 6, 2020.
- d. Consideration of Approval of Closed Session Meeting Minutes from February 3, 2020.
- e. Consideration of Approval of Special Meeting Minutes from December 5, 2019.
- f. Consideration of Approval of Regular Meeting Minutes from February 17, 2020.
- g. Consideration of Approval of Training for Officer Morgan, Officer Lawson & Officer Antunez at the Justice Academy in Salemburg, NC. Training to last more than five days requires Board approval. Total cost for both is \$339.00.
- h. Consideration of Approval of Training for Sgt. Brad Allee to Attend Taser Instructor School in Walterboro, SC. Out of state travel requires Board approval. Total cost \$639.90.

- i. Consideration of Approval to Surplus Police Vehicle #148, a 2013 Chevrolet Caprice. The repair cost is \$10,000 which exceeds the blue book value of \$6,625.
- j. Moved to New Business.

“END OF CONSENT AGENDA”

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

6. NEW BUSINESS:

- a. **NON-Public Hearing** Case No. 20-021. Consideration of the Kika Mini Market; C1(P) Site Plan Review; Hope Mills Zoning Ordinance; Zoned: C1(P); Acreage: 0.63 ac. +/-; Located at 3425 N Main Street (NC HWY 59); submitted by Julio Soto & Abel Goris (Developer). (Hope Mills).

Planning & Economic Development Director Chancer McLaughlin presented this item. Mr. McLaughlin commented the site features an existing vacant commercial structure which has approximately 121 feet of frontage along North Main Street. The proposed project consists of a convenience store utilizing the existing structure with a 900 square foot addition in the rear.

Discussion ensued regarding the requirement of sidewalks for the proposed project and other projects within the Town.

Motion made by Commissioner Marley, seconded by Commissioner Edwards and carried unanimously, to approve Case No. 20-021. Consideration of the Kika Mini Market; C1(P) Site Plan Review; Hope Mills Zoning Ordinance; Zoned: C1(P); Acreage: 0.63 ac. +/-; Located at 3425 N Main Street (NC HWY 59); submitted by Julio Soto & Abel Goris (Developer) (Hope Mills).

- b. Consideration of Appointment of Board of Adjustment and Historic Preservation Commission new members.

Mayor Pro Tem Dr. McCray commented the Nominating Committee recommended appointing Mr. Jerel McGeachy, Sr. to the Board of Adjustment, and Ms. Teresa Davis and Ms. Casey Farris to the Historic Preservation Commission.

Motion made by Commissioner Bellflowers, seconded by Commissioner Marley and carried unanimously, to appoint Mr. Jerel McGeachy Sr. to the Board of Adjustment and Ms. Teresa Davis and Ms. Casey Ferris for the Historic Preservation Commission.

- c. Consideration of Approval of Parking and Temporary Driveway, Golfview Greenway.

Town Manager Adams provided a timeline of the updates provided on the temporary parking lot and correspondence with NCDOT. Town Manager Adams commented the previous Board placed a cap of \$25,000 on the surveying and engineered design of the parking lot. As those items have been completed under cost, the project is ready to be put out for bid as our Memorandum of Understanding with JMN of NC is set to expire in September and the owners have not indicated they are willing to negotiate extending the agreement.

Commissioner Edwards commented the Town has many other projects to complete and she was not in favor of use of funds on a driveway that would be temporary. Town Manager Adams commented the temporary driveway location could potentially become the permanent location and added to the master plan for the golf course property.

Public Works Director Don Sisko commented after consulting with NCDOT, the temporary driveway location was chosen based upon its distance between other roadways and driveways as future use may trigger the requirement for signalization.

Discussion ensued regarding the location of the driveway on the site plan versus the recommended permit location provided by NCDOT.

Commissioner Bellflowers suggested the map be sent back to Crawford Design Company for review/correction.

Mayor Warner commented a cost estimate from Crawford Design was not included and would be helpful in moving forward.

Motion made by Commissioner Legge, seconded by Commissioner Bellflowers and carried unanimously, to authorize staff to contact Crawford Design and request the site plan drawings be corrected; submit the correct map to NCDOT for review; and once completed, bring the project back before the Board for bids.

- d. Consideration of Approval of Budget Amendment #13 in the amount of \$16,607,300 to the Capital Project Fund for the purpose of constructing the new John W. Hodges Public Safety Center.

Town Manager Adams commented though numerous updates on the public safety facility have been provided, not all residents keep up with the meetings or read the minutes to stay up to date on the progress.

Commissioner Legge commented he requested this item be moved from the consent agenda so the Board may discuss this item for the public's knowledge.

Commissioner Bellflowers commented he received calls from residents inquiring as to why a \$16 million project would be placed on the consent agenda.

Motion made by Commissioner Legge, seconded by Commissioner Marley and carried unanimously, to approve Budget Amendment #13 in the amount of \$16,607,300 to the Capital Project Fund for the purpose of constructing the new John W. Hodges Public Safety Center.

7. REPORTS AND INFORMATION ITEMS:

a. Reminders.

- Tuesday, March 3, 2020 **Election Primary** - Hope Mills Parks and Recreation and other polling places.
- Wednesday, March 4, 2020 Special Public Information Meeting on **Historic Tax Incentives Workshop** with Jeff Adolphsen at 6:00 p.m. in the Luther Board Room.
- Friday, March 6, 2020 Board of Commissioners **Budget Retreat** at Rockfish Camp and Retreat from 8:30 a.m. to 3:30 p.m.
- Monday, March 9, 2020 **Chamber of Commerce Luncheon** 12:30-2:00 p.m. at Parks and Recreation.
- Wednesday, March 11, 2020 **Historic Preservation Commission** 5:00 p.m. at Parks and Recreation.
- Monday, March 16, 2020 **Mayor's Youth Coalition** 6:00 p.m. at Town Hall in the front conference room.
- Monday, March 16, 2020 **Board of Commissioners** regular meeting 7:00 p.m. in the Luther Board room at Town Hall.

b. Manager's Report.

Town Manager Adams provided the following report:

Rockfish Road Sidewalk Project: Still on target for the estimated start date of May 25th.

Johnson Street Sidewalk Project: NCDOT is currently working on the Right of Way Certification. Nothing new to report.

The Fountain Lane property: Survey has been completed, and mapping was received. However, the mapping was incomplete and has been sent back to be re-worked.

Former Episcopal Parish House vacant lot: A six-foot chain-link fence, to match the fencing already in place in the rear of the Memorial Chapel is being installed this week.

Thomas Campbell Oakman Memorial Chapel: The steeple repair has been completed and a timer has been installed for the lights this week. The timer is being set for 6:00 p.m. until 11:00 p.m. and will be readjusted for observance of daylight savings. Public Works

staff is in the process of compiling a punch list for the Chapel for inclusion at the March 6th Budget Retreat.

Timeline on Trade Street Museum: Public Works is currently obtaining quotes for the removal of several trees in order to facilitate ADA parking. The site plan has been sent to Cumberland County for Consideration. Public Works Staff is in the process of compiling a punch list for inclusion in the March 6th Budget Retreat.

Public Works has completed the inspections for the Street (Streets, Sidewalks, & Stormwater) acceptance for Blackbridge Subdivision Phase I. A punch list has been sent to the developer. Nothing new to report.

Repairs to the Veterans Monument: Public Works has contacted a company in Goldsboro to provide a quote for repair to the monument. Public Works is trying to coordinate with the company in order to provide this information to the elected at the March 6th Budget Retreat, for inclusion in the 2020-2021 FY Budget; as this could be a very costly repair. Nothing new to report.

East Patterson Street Embankment: The gabion barriers are failing and the rip rap has begun to slide off the embankment. Public Works has been in contact with two engineering firms concerning this issue. We received \$22,305.00 from FEMA to repair the top portion due to Hurricane Florence. Currently we are asking for a time extension on the expenditure of that funding due to the failure of the gabion barriers and the toe of the embankment; as it is not safe to work to repair the top portion until the bottom portion is addressed. Next steps; we are looking into grant funding and additional FEMA money and will be looking at engaging an engineer to begin the data collection in order to design a repair.

We have contracted with Vaughn & Melton to conduct a structural inspection of the pedestrian bridge over the dam spillway, which has not been done in over six years.

Public Works is currently gathering and evaluating bids for repairs to the sidewalks (in accordance with the ADA Transition Plan) on both sides of the road along S. Main Street between Lakeview and E. & W. Patterson Street.

Update on Temporary Police Station: Work is still progressing at a good rate. The dry walls are up for the majority of the facility and are painted. Some interior finishing work is ongoing. The reception/records room is complete. Spectrum is scheduled to install the internet hookups the week of March 10th. The internet hookups are essential for the operation of the phones and the Records Management System, (RMS) along with the already installed fiber line. The network infrastructure, security cameras and related hardware are in the process of being installed. We continue to have a target date of the end of March to vacate operations at the current facility.

Code Enforcement: Due to vacations and training during the last two weeks, 26 code violation notices for junk vehicles, public nuisance, zoning violations, and abandoned structure, were given out in the following neighborhoods; Golf Acres, Fairway Forest, Parrish Heights, State Street Area, Steeplechase, Village Green, Rockfish Woods, Crest Hill, Eaglewood Forest, and South Hampton. Sign sweeps are being conducted weekly by Code Enforcement.

The following Fire Department personnel were recently recognized at the annual Heartfelt Banquet held at Manna Church-Cliffdale Road on February 25, 2020:

- Captain William Evers
 - Firefighter Lewis Cervera
 - Firefighter Johnathon Eason
 - Firefighter Nick Prough
 - Firefighter Colton Strickland
- Our Fire Department personnel were recognized for their response to a drowning dispatch at Fantasy Lake that occurred on the afternoon of Saturday, June 22, 2019. On our department's arrival, firefighters found an adult male who had been pulled from the water by park employees; the victim was in cardiac arrest. HMFD personnel began life saving measures that included CPR as well as defibrillation (shocking) the patient back into a survivable heart rhythm. Due to the actions of our personnel, the patient regained spontaneous respirations prior to the arrival of EMS. The patient who was alive but remained unconscious was transported by ambulance to Cape Fear Valley Health Systems where he was treated by medical staff. The patient made a full recovery and was discharged from the hospital several days later.
 - The Heartfelt Banquet was established 3-years ago to recognize local survivors of cardiac arrest and to acknowledge the "Care Team's" (First Responders, Nurses, Doctors, Therapist and associated personnel) skill, proficiency and determination to save the patient's life.
 - During the banquet, the survivors and their families are reunited with the personnel who treated the patient from the 911 field response until discharge from a medical facility. I am proud to say the HMFD personnel have been recognized at this event for the last two years.

Reminder: The Department of the Army, Special Warfare 1st Special Forces Command (Airborne), will be conducting a training exercise in our area from March 2 – March 27, 2020, June 1 – June 26, 2020, and August 10 – September 4, 2020. The Army personnel will wear civilian clothing and will display proper military ID. The training is meant to be nondescript so that they will not be noticed.

For their annual *Sound the Alarm* event, the Sandhills Chapter of the American Red Cross will be installing 400 free smoke alarms in Hope Mills on April 21, 22, 23, and 25, 2020. A rally will be held on Saturday, April 25th at the Parks & Recreation Center. Red Cross staff will be providing information about the *Sound the Alarm* event and scheduling appointments to install the free smoke detectors at Hope Mills *Ag Day* on Saturday, April 4, 2020. Appointment options include: 8:00 a.m.- 12:00 p.m. or 1:00 p.m. – 5:00 p.m. For more information visit soundTheAlarm.org/ENC.

The Town received thank you letters from Greater Life of Fayetteville, Inc. recognizing Officers Summers, Rolland, Phillips and Vaughn as well as Parks & Recreation employee Paulette Hobbs for providing great support during their Annual Cupid 5K Fun Run/Walk Fundraiser that was held on February 15, 2020.

Parks & Recreation Director Lamarco Morrison will be attending the Southeast NC Regional Trails Plan - Mid-Carolina Region Stakeholder Workshop scheduled for Wednesday, March 11, 2020 from 1:00 – 3:00 p.m. in Harnett County.

The North Carolina Department of Environmental Quality is hosting a Community Information Session in Hope Mills regarding Chemours Corrective Action Plan to prevent and remediate PFAS contamination. The session is scheduled for Thursday, March 12, 2020 at 6:00 p.m. at Hope Mills Middle School.

I have been invited to attend the Mid-Carolina Council of Governments first Managers Lunch on March 24, 2020 from 11:30 a.m. – 1:00 p.m. Additional information regarding location and other details will follow.

The Mid-Carolina Senior Games are scheduled for April 8-27, 2020 on Fort Bragg. To kick off the event the 34th Annual Torch Lighting Ceremony will take place at Hercules Fitness Center on Fort Bragg at 9:00 a.m. on April 8th. The SilversStriders Fun Walk; field events; Silver Arts Visual, Literary and Heritage Art Displays, health and fitness fair, and much more will follow the opening ceremony.

I failed to mention in my Managers update on February 17th that the Artwork of Yolanda Burse celebrating Black History Month displayed was a collaboration with the Hope Mills Creative Arts Council. I attended their February meeting – and plan to attend regular future monthly meetings and report on Art Council activities within my Manger's Report.

c. Committee Liaisons update on Committee Activities.

- Commissioner Pat Edwards- Appearance Committee, Mid-Carolina Council of Government

Commissioner Edwards requested Chairman Cathy Johnson provide an update from the recent Appearance Committee meeting. Ms. Johnson commented the committee held

their first meeting in which they elected officers; heard a presentation for Heritage Park; discussed Community Day scheduled for May 2; voted to order two lampposts with attached planters to be placed near the vacant land of the former Parish House; make improvements to the gazebo; work on the Memorial Garden and start a garden club.

Discussion ensued regarding committee updates being provided by Committee Chairs and Vice Chairs.

Motion made by Commissioner Edwards, seconded by Commissioner Legge and carried unanimously, to allow Committee Chairs to provide updates/presentations during the presentations portion at the beginning of Board meetings.

- Commissioner Jerry Legge - Historic Preservation Commission, RLUAC (Regional Land Use Appearance Committee).

Commissioner Legge commented he has not attended a Historic Preservation Commission meeting as he is not aware of their meeting schedule.

Commissioner Legge commented RLUAC discussed global warming at their recent meeting.

Commissioner Bellflowers commented the Historic Preservation Commission met on February 19th and elected officers; Parks & Recreation Director Lamarco Morrison provided a presentation on the Heritage Park Master Plan; and Public Works Director Don Sisko provided an update on the museum. Commissioner Bellflowers commented Planning & Economic Development Director Chancer McLaughlin provided documents and reviewed the goals and objectives with the Commission. The Commission also discussed the Mill Reunion, submission of the PARTF Grant, attending the Historic Tax Credits Workshop on March 4, and historical artifacts.

Discussion ensued regarding the appointment of the Town Historian as the Commission will discuss the position at their next meeting.

- Commissioner Bryan Marley-Veterans Affairs

Veterans Affairs Committee Chairman Grilley Mitchell provided an update on their recent meeting.

Mr. Mitchell commented the Committee, VFW and Venturing Crew are partnering with the Red Cross to install free smoke alarms for the community. In 2020 the Committee plans to improve the Veterans Memorial through partnerships and hold the Veterans Outreach in June. Mr. Mitchell commented a memorial for Ms. Jean Clark will be held at the VFW on March 21, 2020 at 1:00 p.m.

- Mayor Pro Tem Dr. McCray- Parks & Recreation Advisory Commission, Cumberland County Air Quality Stakeholders Committee

Mayor Pro Tem Dr. McCray commented the Air Quality Stakeholders Committee has not met since January. Mayor Pro Tem Dr. McCray commented the Parks & Recreation Advisory Committee has not yet elected their officers. The committee discussed the deadline to register for Spring Sports; the number of registered wrestlers (45) which is the highest in the county; the softball and baseball tournaments the Town will host in June; and the Semi-Pro (basketball) Fayetteville Panthers use of the Hope Mills gym. The Committee also discussed April 4th as it will feature Spring Sports opening day, Breakfast with the Bunny, and an Easter Egg Hunt. Parks & Recreation Director Lamarco Morrison presented the Heritage Park Maser Plan to the Committee and requested a letter of support for the PARTF Grant. Dr. McCray commented the \$20,000 from First Citizens Bank that she reported on during the previous liaison update may not be used for a marquee as it is specifically earmarked for landscaping.

- Mayor Jackie Warner- Mayor’s Youth Leadership Committee, FAMPO TPB (Transportation Policy Board), FCEDC Municipal Advisory Meeting Liaison

Mayor Warner commented Parks & Recreation Director Morrison presented to the Mayor’s Youth Leadership Committee during their previous meeting. The Mayor’s Youth Leadership Committee held a special meeting this evening. The Committee is working on public service announcements for the Town’s April 18th Litter Sweep to be used on the Town website, Facebook and YouTube.

Mayor Warner commented she attended a Tier 1 meeting which was merely an update for all municipalities.

8. STAFF COMMENTS.

9. OFFICIAL COMMENTS.

Commissioner Legge thanked Mayor Pro Tem Dr. McCray for the update on Parks & Recreation. Commissioner Legge commented he attended a Dixie Youth Meeting in regard to the upcoming tournaments that will be held at Brower Park and noted he will be the Chainman for that tournament.

Commissioner Marley acknowledged the Fire Fighters that were recognized on the Manager’s Report as their quick response and skills saved a life, which rarely happens in that particular scenario.

Mayor Pro Tem Dr. McCray thanked everyone for attending, seconded Commissioner Marley in that the Town has a wonderful staff and encouraged everyone to vote on March 3.

Commissioner Edwards commented in agreement with Mayor Pro Tem McCray as she is proud of the Town staff.

Commissioner Bellflowers thanked the citizens that submitted applications to serve on Town committees and commended Public Works Director Sisko and Deputy Director Clark as well as Parks & Recreation Director Morrison for his Heritage Park presentation during the Historic Preservation Commission meeting.

Town Manager Adams showcased the plaque for the Thomas Campbell Oakman Memorial Chapel that is to be installed this week.

Commissioner Bellflowers commented the newly installed timed lights for the chapel have received favorable comments.

Mayor Warner commented Hope Mills United Methodist Church is holding a *Common Ground Benefit* concert in support of UNC Transplant Center on Saturday, March 7, 2020 at 7:00 p.m.

10. CLOSED SESSION:

- a. Closed Session called pursuant to NCGS 143-318.11-(a)(5) acquisition of Real Property.
- b. Closed Session called pursuant to 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)(5) concerning the acquisition of real property and pursuant to NCGS 143-318.11 (a)(3) for attorney-client privilege.

Mayor Warner instructed the board to assemble in the Front Conference Room at 9:19 p.m.

At 9:46 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.

11. ADJOURNMENT.

Motion made by Commissioner Legge, seconded by Commissioner Bellflowers and carried unanimously, to adjourn the meeting.

Mayor Warner adjourned the meeting at 9:47 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling CMC, NCCMC
Town Clerk