

**Town of Eastover - Town Council Meeting
Tuesday, February 2, 2010, 7:00 p.m.
Eastover Community Center
Mayor Charles G. McLaurin, Presiding Council Members: Lawrence Buffaloe, Willie
Geddie, Cheryl Hudson, Donald Hudson, Benny Pearce, and Sara Piland**

MINUTES OF MEETING – February 2, 2010

Mayor Charles G. McLaurin, Council Members Lawrence Buffaloe, Donald Hudson, Sara Piland, Willie Geddie, Cheryl Hudson, and Benny Pearce were in attendance at the February 2, 2010 Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Also in attendance was Mr. Matt Rooney from the Cumberland County Joint Planning & Inspections Department, Mr. John Jackson, Town Attorney, Mr. Kim Nazarchyk, Town Manager, and Ms. Jane Faircloth, Town Clerk.

I. Call to Order:

Mayor Charles McLaurin called the February 2, 2010 meeting of the Eastover Town Council to order at 7:00 p.m. and welcomed all in attendance.

II. Invocation / Pledge of Allegiance:

Council Member Sara Piland gave the invocation and led the attendees in The Pledge of Allegiance.

III. Approval of Agenda:

Council Member Sara Piland made a motion that the Agenda be approved as stated. The motion was 2nd by Council Member Donald Hudson. The motion was carried unanimously.

IV: Oath of Office: Town Manager and Town Clerk

Attorney John Jackson, Notary Public administered the Oath of Office to Mr. C. Kim Nazarchyk, Town Manager and Ms. Jane F. Faircloth, Town Clerk.

V. Public Comments:

There was no public announcement.

VI. Consent Agenda:

1. Consider approval of the January 5, 2009 Town Council Minutes.
2. Consider approval of the December 31, 2009 Financial Report.

Council Member Donald Hudson made a motion to approve the Consent Agenda as stated. The motion was 2nd by Council Member Cheryl Hudson. The motion was carried unanimously.

VII. Discussion Agenda:

Agenda Item #1:

Briefing by Mr. Morgan Johnson, Chairman Eastover Sanitary District.

Mr. Morgan Johnson gave the Town Council an update on the Eastover Sanitary District water projects. Mr. Johnson stated that the projects are in the red tape phase now, and they are on track to award the contract by March 2010. Mr. Johnson said the ground breaking will be sometime in March. He stated that Phase III of the project will be going to USDA for approval in the next few days.

Agenda Item #2:

Public Hearing Case No. P10-01: Rezoning of 2.01 +/- Acres from A1 Agriculture to R40A Residential or to a more Restrictive Zoning District, Located at 2290 Tom Geddie Road; Submitted and Owned by Alonza C. & Gwendolyn M. Edwards.

Mr. Matt Rooney of the Cumberland County Planning & Inspections Department gave a briefing on Case No. P10-01 to the Town Council. Mr. Rooney stated that the property has frontage of 248.19' +/- on SR 1721 (Tom Geddie Road) and the initial zoning is A1. He stated that the surrounding areas are zoned North RR & A1; South RR, R40 & A1; East A1; West A1. Mr. Rooney stated that the Planning & Inspections Staff recommends approval of the R40A Residential District. He stated that the district requested is consistent with the 2030 Comprehensive Plan, which calls for "rural" and "community growth areas" at this location. He stated that the request will ensure comparable lot sizes with the one acre lots currently recommended for this area in the Eastover Land Use Policies Plan and the pending Northeastern Cumberland Study. Mr. Rooney stated that there are no other districts considered suitable for this request.

Council Member Sara Piland made a motion to approve Case No. P10-01 as recommended by the Cumberland County Planning Board and as presented by Mr. Rooney. The motion was 2nd by Council Member Lawrence Buffaloe. The vote was unanimous.

Agenda Item #3:

Sub-Division Review – Case No. 09-041: Zero Lot Line Subdivision Review; Owner Mary J. Holofchak; Property Location: South Side of SR 1831 (Baywood Road), South East of I-95.

Mr. Matt Rooney from the Cumberland County Planning & Inspections Department briefed the Town Council on Case No. 09-041. Mr. Rooney stated that the developer is requesting approval of a two lot, zero lot line subdivision. The property has 150.94 feet of road frontage along SR 1831 (Baywood Road). He stated the request is for a two acre lot and a 14.38 acre lot and is currently zoned A1. He said the remaining parent tract will be limited for any future drive connections by the N.C. Department of Transportation and will be required to serve any future lots by an internal street system. The Eastover Sanitary District's water system has not been constructed in this location at this time. Mr. Rooney stated the development plat/plan submitted to the Planning Department is conditionally approved as submitted and is subject to the conditions stated on the condition sheet.

Council Member Sara Piland asked about the two cuts of the property. Mr. Rooney stated that they are trying to prevent additional driveways.

Council Member Donald Hudson made a motion to approve Case No. 09-041 as presented by Mr. Rooney. The motion was 2nd by Council Member Lawrence Buffaloe. The motion was carried unanimously.

Agenda Item #4:

Presentation by Mr. Matt Rooney concerning the development plan for a commercial district.

Mr. Matt Rooney from the Cumberland County Planning & Inspections Department gave a presentation concerning the proposed development plan for a commercial district. Mr. Rooney presented the Town Council with a document that has the land uses and the zoning classifications. Mr. Rooney stated that the downtown area should be zoned C(P) which is the heaviest commercial zoning. He stated to allow for future growth or expansion of the commercial district, at some point you should be considering extending areas for potential commercial growth. Mr. Rooney showed the Council an Ariel view of the proposed commercial district. Mr. Rooney stated that Ball Park Road and the area at Armstrong School are heavy traffic areas and possibly should be considered in the commercial district. He stated that the commercial district should possibly be extended down to the Rock Hill Road area.

Mayor McLaurin stated that we all agree that Dunn Road will be the main commercial district. Council Member Sara Piland stated that we can all agree that Dunn Road and possibly some of the other areas as stated by Mr Rooney, or a combination thereof could be considered. Council Member Piland stated that she would like quaint shops for this area, and the Big Box stores at the I-295 Interchange. Council Member Sara Piland stated she felt we should create a new district and specify what we want, and the process of getting a new district other than the ones on this list. Mr. Rooney stated the next step is to start talking about specifically what uses we are going to promote in this downtown central district.

Mr. Rooney stated the Council should take the time to go through the list of zoning classifications he handed out to the Council and to determine what kinds of things you want

and do not want in the downtown district. He said the next step in the process would be for us to reconvene and get some feedback from the Council. He stated at that point we could start thinking about signage, landscaping, and other things of that nature. Council Member Piland stated that the people of Eastover need to be involved.

Council Member Benny Pearce stated, can we adopt a vision. Mr. Rooney stated that Mr. Pearce is talking about changing the Zoning Ordinance.

Council Member Willie Geddie made a motion that the Town holds a Community Forum to get the community's concerns of the proposed downtown district. The motion was 2nd by Council Member Sara Piland. The motion was carried unanimously.

Agenda Item #5:

Discuss Door Replacement for the Community Center.

Mr. Kim Nazarchyk, Town Manager briefed the Town Council on the upgrade for the Community Center to meet the Fire Marshall's Office fire codes. He stated that he had received two bids for the upgrade and they were from Mr. Ryan Blackwell / Atlantic Services and Mr. Chuck Furr / Furr Construction Co. Inc. He stated that the bid from Atlantic Services was in the amount of \$6,175.00, and the bid from Furr Construction Co., Inc. was in amount of \$3,262.00. Mr. Nazarchyk stated that Atlantic Services included 3 commercial steel doors with exit bars and lockable door handles on the outside, and to install 3 lighted exit lights and cost include materials and labor. He stated that Furr Construction Co. Inc. would install 3 fiberglass doors, 3 lighted exit lights, and subcontractors/suppliers have agreed to donate some of the labor, time and materials in assisting in this upgrade of the community building. He stated that the Fire Marshall has approved the fiberglass doors, in lieu of the steel doors. He also stated that this construction could be accomplished in a one week timeframe. He said this improvement to the building would increase the maximum capacity from 49 to 121 people.

Attorney Jackson asked if we have the funds in an account in the budget to pay for this work without doing a Budget Amendment. Council Member Cheryl Hudson stated that funds have been budgeted for maintenance and there are enough funds to cover the cost without a Budget Amendment. Attorney Jackson also stated that the contractors must show proof of insurance and a copy should be included with their bids.

Council Member Lawrence Buffaloe made a motion to award the contract to Furr Construction Co. Inc. in the amount of \$3,262.00; and to authorize the Town Manager to execute a purchase order/contract to meet the Fire Marshall's recommendation. The motion was 2nd by Council Member Donald Hudson. The motion was carried unanimously.

Agenda Item #6:

Discuss floor cleaning/waxing for the Community Center.

Mr. Kim Nazarchyk briefed the Town Council on the stripping, and waxing the floors in the Eastover Community Center. He stated that he has two bids from contractors and they are as follows: A.R.M. Facility Services Inc. and Fairfax Cleaning Service. He stated when the Civic Club managed the building they had the floors stripped annually and had them waxed and buffed quarterly. The contractor A.R.M. Facility Services, Inc. is currently doing this job, and his bid to continue is \$607.70 annual fee, with additional requested services at \$125.00 per

visit (quarterly) (i.e. waxing & buffing), or approximately \$1000.00 per year. He stated that contractor Fairfax Cleaning Service bid is in the amount of \$410.00 annual fee for stripping and waxing, with an additional cost of \$75.00 per visit (quarterly) for waxing and buffing, approximately \$750.00 per year. Council Member Sara Piland stated that there are no specifications with the bid from Fairfax Cleaning Service. Mr. Nazarchyk stated the contract is for one year. Mr. Nazarchyk asked Mr. Bob Nail for his opinion on both contractors as he has worked with each. Mr. Nail stated that he would go with the lower bid as the contractor does good work for less.

Attorney Jackson stated that specifications should be clarified before any type of acceptance of this agreement. Attorney Jackson stated that the specifications need to be compared and determined if the selected contractor's specifications are as good as the contractor rejected.

Council Member Sara Piland made a condition of motion to authorize the Town Manager to confirm specifications for each contractor to confirm that it is alike or equivalent performance, and then prepare contract/purchase order to contractor in the amount of \$710.00. The motion was 2nd by Council Member Willie Geddie. The motion was carried unanimously.

Attorney Jackson advised the Town Council and Town Manager in public purchasing we should put the specification requirements in the specification for bids. He stated that this is a little more trouble on the front end, but saves time and head ache's later. It will help you evaluate the bid proposals later. He stated that he and Mr. Taylor put together a Purchasing Policy and he will go over this with Mr. Nazarchyk.

VII. Receive Mayors Update:

Mayor McLaurin stated that he and the Council met with DOT a few weeks ago to determine speed limits and changes to the roads. Mr. Narzachyk stated that he has asked DOT to look at the congestion at Dunn Road & Baywood Road and the speed limit and the Dobbin Holmes Road intersection.

Mayor McLaurin stated that we are going to have a Public Forum but have not decided on the date.

Mayor McLaurin stated that the Mayor's Coalition Meeting will be hosted by The Town of Eastover on Friday, February 5, 2010 at the Eastover Community Center. There will be approximately 30 people in attendance. Mayor McLaurin stated that his wife was preparing the breakfast for the event. Mayor McLaurin stated that a different town hosts this meeting each quarter. He also stated that the Mayor of each town in Cumberland County is represented at this meeting, to include the some of the Commissioners and other officials. Mayor McLaurin made a motion that the Town pay for the cost of this Mayor's Coalition Meeting breakfast. Council Members voted unanimously in favor of this motion.

Mayor McLaurin stated that the "Citizens Advisory Committee" will meet following the Town Council meeting this evening.

Mayor McLaurin stated that all Council Members, the Town Manager and himself attended the "Essential of Municipal Government" Course held in Wilmington, NC. The course consisted

of two hours of Ethics Training which is required for all elected officials

VIII. Receive Council Members Updates:

Council Member Willie Geddie stated that replacing the doors in the Community Center will meet the requirements of the American Disability Act (ADA).

IX. Receive Town Managers Update:

Mr. Nazarchyk stated that he has been working on a Travel Policy and hopes to have it available for the Council at the next meeting.

Mr. Nazarchyk stated that he is still trying to push the issue concerning the street lighting with Mr. David Vencill of Progress Energy. He stated hopefully we can get this resolved soon.

Attorney Jackson stated that he and Mr. Taylor had developed a Purchasing and Procurement Policy, and he needs to go over this policy with Mr. Nazarchyk. Attorney Jackson stated, now that the town has a permanent Town Manager the Council should consider giving the Town Manager authority to enter into bids and contracts up to \$500 to \$750.00 not to exceed a certain amount. The Town Manager and Council should always consider competitive bidding, minority bids, and all bids should be recorded. Attorney Jackson stated we should prepare an amendment to the Purchasing & Procurement Policy to include a Minority Business Policy.

X. Consider a motion to adjourn.

Council Member Benny Pearce made a motion to adjourn the meeting at 8:05 p.m. The motion was 2nd by Council Member Cheryl Hudson. The vote was unanimous.

Town of Eastover

Charles G. McLaurin, Mayor

Attest: _____, **Town Clerk**
Jane F. Faircloth