

**Town of Eastover - Town Council Meeting  
Tuesday, October 4, 2011, 7:00 p.m.  
Eastover Community Center**

**x☐ Mayor Charles G. McLaurin, Presiding Council Members: x☐ Lawrence Buffaloe,  
x☐ Willie Geddie, x☐ Cheryl Hudson, x☐ Donald Hudson, x☐ Benny Pearce,  
and x☐ Sara Piland**

**MINUTES OF MEETING – October 4, 2011**

Mayor Charles G. McLaurin, Council Members, Cheryl Hudson, Willie Geddie, Sara Piland, Lawrence Buffaloe, Donald Hudson, and Benny Pearce were in attendance at the October 4, 2011 Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Also in attendance was Ms. Patti Speicher, and Mr. Tom Lloyd from the Cumberland County Planning & Inspections Department, Mr. John Jackson Town Attorney, Mr. Kim Nazarchyk Town Manager, and Ms. Jane Faircloth, Town Clerk. Mr. Matt Rooney from the Cumberland County Planning & Inspections Department was absent from the Meeting.

**I. Call to Order:**

Mayor Charles McLaurin called the October 4, 2011 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 Lawrence Buffaloe gave the invocation and led in the Pledge of Allegiance.

**III. Approval of Agenda:**

Council Member Sara Piland made a motion to approve the agenda as stated. The motion was 2<sup>nd</sup> by Council Member Cheryl Hudson. The motion was approved unanimously.

**IV. Public Comments:**

No public comments.

**V. Consent Agenda:**

1. Consider approval of the September 6, 2011 Town Council Minutes.
2. Consider approval of the September 15, 2011 Special Town Council Minutes.
3. Consider approval of the August 31, 2011 Financial Report

Council Member Donald Hudson made a motion to approve the Consent Agenda as stated. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffaloe. The motion was approved unanimously.

## **VI. Discussion Agenda:**

### **Agenda Item #1:**

**CASE No. 11-096. CONSIDERATION OF THE EAST COAST CARWASH, PROPERTY, REQUEST FOR A SUBDIVISION & C(P) SITE PLAN REVIEW, COUNTY SUBDIVISION AND ZONING ORDINANCES; ZONING: C(P); TOTAL ACREAGE: 2.12 +/-; LOCATION 3162 & 3168 MURPHY ROAD. (EASTOVER)**

Ms. Pattie Speicher briefed the Council on Case No. 11-096. She stated that the developer is requesting approval for a two lot subdivision and site plan for a carwash on Lot #1. She stated that this property is located next to the EPCO Station on Murphy Road. The property has 430.00' feet of road frontage along SR 1832 (Murphy Road). She stated that this property will be served by the Eastover Sanitary District for the water and sewer. Ms. Speicher stated that the revised site plat approval, along with the \$25 revision fee. She said landscaping must be provided in accordance with Section 1102 N. Landscaping, County Zoning Ordinance. Ms. Speicher stated that Lot #1 is .054 acre for the car wash, and Lot #2 is 1.58 acres and will be on a different Case. She stated that 85% of the water used at the car wash will be recycled; therefore there is no need for waste water (Condition #5) for recycle. There is a buffer next to the residential area. Both lots will be served by one driveway and each lot is zoned C(P).

A motion to approve according to the conditions was made by Council Member Cheryl Hudson. The motion was 2<sup>nd</sup> by Council Member Sara Piland. The motion was approved unanimously.

### **Agenda Item #2:**

#### **Briefing by Mr. Morgan Johnson, Chairman of the Eastover Sanitary District.**

Mr. Johnson updated the Council on the progress and changes of the Eastover Sanitary District. He stated that the new office building will be completed by the end of the month. He stated that the new District Manager Ms. Connie Spell came on board October 1, 2011. Ms. Spell has vast experience in water system management and is highly respected in Cumberland County. ESD will not have to provide Health Insurance or retirement to Ms. Spell, as she already has benefits from the Town of Stedman. This will save ESD money.

Mr. Johnson stated that water was activated on Friday and is now available East of I-95 for residents. Letters have been sent out to the new customers informing them that they can now hook-up to the water system. He stated that they are in the process of setting up the phone system in the new office, and paving will start tomorrow. Mr. Johnson stated that ESD has a three year lease for the office building, after that they will purchase the current building or build a better one.

Mr. Johnson stated that he is proud to have water East of I-95. He also stated that 60% of the new customers have paid their application fee and the availability fee is \$19.64 per month.

He stated that the average household of two will pay a water bill of \$35.00 to \$45.00 per month.

**Agenda Item #3:**

**Discussion of emergency water connection with PWC.**

Mr. Nazarchyk stated that it will cost approximately \$50,000 to \$60,000 dollars to have an emergency line installed for the Fire Department from PWC. He stated that there will also be a monthly fee. This information was provided by the Hobbs Upchurch Engineer to the Town Manager. Mr. Nazarchyk stated that PWC requires a formal request from the Town before responding to the cost of the equipment, hookup, and monthly fee. Council Member Sara Piland stated that this will assist in resolving the Fire Department's issue with the water. Mayor McLaurin stated that the Town is willing to pay. The Council decided to table this issue at this time until Mr. Nazarchyk can provide more definite information.

**Agenda Item #4:**

**Discussion of installation of Christmas Wreaths.**

Mr. Nazarchyk stated that the Town's Christmas wreaths have been ordered and will be here in the next week or two. Council Member Cheryl Hudson has rental storage space available for \$50.00 per month behind the Town Hall. Mr. Nazarchyk stated that he had received two bids from (1) Mosca Design for \$2,500 (2) Fulcher Electric for \$3,300 for hanging and taking down the Christmas wreaths for the Town. He stated that we have 22 poles wired by Progress Energy. Council Member Sara Piland stated that the residents want wreaths for Christmas, and they were proud of the flags hanging during the month of July.

Council Member Cheryl Hudson requested to abstain from the vote on the rental of the storage facility for the Town. Council Member Sara Piland made a motion to allow Council Member Cheryl Hudson to abstain from voting on the storage issue. The motion was 2<sup>nd</sup> by Council Member Willie Geddie. The motion was approved unanimously.

Council Member Sara Piland made a motion to approve the contract with Mosca Design for installation and removal of the Christmas wreaths, and to rent the storage space available behind the Town Hall for storage of the Christmas wreaths and flags from Council Member Cheryl Hudson. The motion was 2<sup>nd</sup> by Council Member Donald Hudson. The motion was approved unanimously.

**Agenda Item #5:**

**Discussion of Planning Consultant.**

Mr. Nazarchyk stated that to hire a professional consultant to assist in planning, developing and ordinances for the Commercial area for the Town of Eastover will cost approximately \$150,000 to \$175,000 thousand dollars. He stated he had talked with three different firms and that is the price range quoted by each.

Mr. Nazarchyk stated that he had met with Cumberland County Planning & Inspections

Department Director Mr. Tom Lloyd concerning assisting the Town in planning, developing, and ordinances. He stated that Cumberland County can assist us. The only cost to the Town of Eastover will be for postage (approximately \$400.00) for mailing to residents.

**Agenda Item #6:**

**Discussion of Yard Maintenance Contract.**

Mr. Nazarchyk stated that he had received five bids of which one backed out. There are Cardinal Landscaping, Snow Landscaping, Mr. Daniel West, and Twisted Oaks Lawn Maintenance. The prices range from \$11,640 to \$5,760 for the upkeep of the Community Center grounds, and the Talley Woodland Park grounds. The duties would be grass cutting removing leaves, pruning shrubs, fire ant treatments as needed. Mr. Nazarchyk stated that we could have two different companies, one for the Park and one for the Community Center grounds. Mr. Nazarchyk asked the Council to allow him until the next meeting to consider the different options, and make a recommendation. The Council decided to table this item for now.

**VII. Receive Mayors Update:**

Mayor McLaurin stated that we have a bronze plaque to be installed on a stone in the Talley Woodland Park. This plaque is to acknowledge the contributions made by Mrs. Eloise Talley for the Park. Private money has been used for the new Park, and Channel 5 has donated 46 azaleas to the Town for the Park.

Mayor McLaurin stated that he should have a price on the pavilion stage by spring.

Mayor McLaurin stated that the Community Watch will meet on 2<sup>nd</sup> Monday of the month (October 10, 2011) at the Eastover Community Center at 7:00 p.m.

Mayor McLaurin stated that the Talley Woodland Park needs some sod near the bridge to keep the rain water from washing away the soil. He stated that volunteers could help put the sod down.

**VIII. Receive Council Members Updates:**

None.

**IX. Receive Town Managers Update:**

Mr. Nazarchyk stated that all individuals running for election must take the Treasurer's Training Class.

Mr. Nazarchyk stated that we received approximately \$36,000 in Powell Bill funds from the NCDOT. This is the first of two installments. The 2<sup>nd</sup> installment will be in January 2012.

Mr. Nazarchyk stated that the auditing firm had requested more information, but at this time

had not mentioned any concerns.

Mr. Nazarchyk stated that the Deputies have been on duty from 11:00 p.m. to 5:00 a.m. for the past two weeks, and will remain so for another two weeks. Additional day time patrol will be provided during the holiday season.

Mr. Nazarchyk stated that someone threw a big flower pot at his front door, bursting the pot but not the door. He also stated that a house on Saraya Drive was broken into when the occupant left and did not activate the alarm.

**X. Consider a Motion to Adjourn.**

Mayor Charles McLaurin made a motion to adjourn the meeting at 7:45 p.m. The motion was 2<sup>nd</sup> by Council Member Donald Hudson. The motion was approved unanimously.

**Town of Eastover**

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**Charles G. McLaurin, Mayor**

**Attest:** \_\_\_\_\_, Town Clerk  
**Jane F. Faircloth**