

**Town of Eastover  
Special Town Council Meeting  
(Planning Session)  
Tuesday, March 13, 2012, at 3:00PM  
at the Eastover Community Center, 4008 School St.**

**Mayor Charles McLaurin , presiding.**

**Council Members attending: Benny Pearce, Lawrence Buffaloe,  
Sara Piland, and Willie Geddie. Absent: Cheryl Hudson and Don Hudson.**

**Also in attendance was Town Manager Kim Nazarchyk.**

**MINUTES**

Call to order was given by Mayor McLaurin.

Discussion was held on additional and/or expanded town services. Mr. Nazarchyk stated that the main request he receives is from new residents inquiring about garbage pickup. He stated that he informs them of their two options, taking to the county site or having a private company pickup for them. He has not had any complaints. After discussion, it was determined that offering this service would be very expensive and would result in a tax increase. The Council is not in favor of that.

Additional street lighting was discussed, and the Council's original thought on lighting was to provide lights along the main business district on Dunn Road, between Beard Road and Murphy Road. The intent was not to put on every street, and this again could not be done with the current \$0.05 tax rate.

Much discussion centered around one of the Town's core values, recreation. Comments were offered on how the Town could be involved with the growth of the Eastover Ball Park, and also the possibility of cultural arts being available at that location in the future. Mayor McLaurin and Council Members Buffaloe and Pearce will have conversations with the Eastover Ball Park Association Board of Directors to try and develop a long term plan of mutual assistance.

Mr. Nazarchyk stated that he will continue to budget for extra coverage by the Cumberland County Sheriff's Department, but usage will be on an "as needed basis". He will also create a capital reserve account in the 2012-2013 budget to begin setting aside money for construction

of a future Town Hall, and funding for a study on storm water runoff will be in next year's budget.

Council Member Piland asked about construction of a new Town Hall, and Mr. Nazarchyk stated that he was under the impression that the Council was not interested in starting this during the coming fiscal year. Mr. Nazarchyk stated he thought it was two years out, which would allow the Town to budget some reserves to help with cost and lower the amount needed to borrow. Mrs. Piland replied that now would be a good time to begin with interest rates at an all time low, and the availability of contractors.

The Council discussed the Town of Eastover's current annexation restrictions, and although the Town has no interest in annexing at this time, it was decided that the Town Manager would meet with Atty. John Jackson and Matt Rooney from Cumberland County Planning to prepare for a planning session to refresh the Council on those points.

Mr. Nazarchyk provided the Council with two types of performance evaluation forms, both recommended by the North Carolina League of Municipalities. The Council will review and make suggestions as to which form to use, or possibly customize a form for Eastover. Going forward the Council will annually review the Town Manager's performance in April.

The Town Manager and Council Member Piland led a discussion regarding policies and ordinances for development in Eastover. The Council is already working with Cumberland County Planning on our core business district, but concerns exist for areas that are zoned A1. The Council discussed an ordinance that would make R40 the standard for residential development, and anything below R40 would require a Density Development Conditional Use Plan with no zero lot lines. This would allow the Council, and residents, the opportunity to see exactly what would be constructed on the property. Mr. Buffaloe offered that we would need to be considerate of what was on surrounding property.

Mr. Nazarchyk informed the Council of Atty. Jackson's recent letter, to the local governments he represents, regarding prayer at Council meetings. Mr. Jackson had been contacted by Kathryn Parker of the North Carolina ACLU. He said that he has received no formal complaint, but it is apparent that the ACLU has taken an increased interest locally in this matter. Mr. Jackson states that he will support the Council in whatever decision it makes, but as our Town Atty. he is bound to recommend that we adopt and follow the procedures which resulted from the Forsyth County Prayer case. In this ruling, local government must offer invocational prayers

that are “nonsectarian both in policy and practice”. A copy of the Prayer Policy of the City of Fredericksburg, which has been ruled acceptable, was attached. That policy states “...will open its legislative meetings by offering the official prayer to a non-denominational “God” without invoking the name of a specifically sectarian or other denominational deity.” Mr. Nazarchyk advised the Council that in follow up discussion with Atty. Jackson, he (Mr. Nazarchyk) determined that the Council has four (4) options:

- 1) Continue the current practice and risk legal action.
- 2) Adopt and enforce the City of Fredericksburg policy.
- 3) Eliminate prayer completely from our Council meetings.
- 4) Offer a moment of silence at the beginning of Council meetings.

Discussion followed, and no decision was reached at this time. Although Council members present were totally against the ruling, they recognize that it is the law of the land.

Before adjourning, priorities for the coming year were listed:

- Establish zoning and planning for our core business district.
- Create and enact an ordinance showing R40 to be our standard for residential development, and anything less will allow no zero lot lines, and will require a Density Development Conditional Use Site Plan.
- Complete study to determine options for dealing with surface water runoff.
- Establish Capital Reserve Account for our future town hall.

Motion to adjourn was made by Mr. Buffaloe and seconded by Mrs. Piland. Vote was 5-0 in favor of adjourning.

Respectfully submitted,

ATTEST:

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C. Kim Nazarchyk, Town Manager

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Jane F. Faircloth, Town Clerk

