

Town of Eastover - Town Council Meeting
Tuesday, April 1, 2014, 7:00 p.m.
Eastover Community Center
x☐Mayor Charles G. McLaurin, Presiding
Council Members:
x☐Lawrence Buffaloe, x☐Willie Geddie, x☐Cheryl C. Hudson,
x☐Randy P. Lee, x☐Benny Pearce, and x☐Sara E. Piland

MINUTES OF MEETING – April 1, 2014

Mayor Charles G. McLaurin, Council Members Sara E. Piland, Willie Geddie, Randy P. Lee, Benny Pearce, Lawrence Buffaloe, and Cheryl C. Hudson were in attendance at the April 1, 2014 Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Mr. Kim Nazarchyk, Town Manager, Ms. Jane Faircloth, Town Clerk, Ms. Debra Schmidt, Administrative Assistant, Mr. Matt Rooney, Cumberland County Planning & Inspections Department, and Mr. Thomas Neville, Town Attorney, were also in attendance.

I. Call to Order:

Mayor Charles G. McLaurin called the April 1, 2014 meeting of the Eastover Town Council to order at 7:00 p.m. and welcomed all in attendance. Mayor McLaurin provided a warm welcome to Boy Scout Conner McLaurin for his attendance at the April 1, 2014 Town Council Meeting. Boy Scout Conner McLaurin from Scout Troop 745 is working towards his scout merit badge.

II. Invocation/Pledge of Allegiance:

Council Member Sara E. Piland asked all in attendance to observe a moment of silence and led the attendees in the Pledge of Allegiance.

III. Approval of Agenda:

Council Member Cheryl C. Hudson made a motion to approve the Agenda as stated. The motion was 2nd by Council Member Sara E. Piland. The vote was unanimous for approval.

IV. Public Comments:

None.

V. Consent Agenda:

1. Consider approval of the Minutes for March 4, 2014 Town Council Meeting.
2. Consider approval of the February 28, 2014 Financial Report.

Council Member Sara E. Piland made a motion to approve the Consent Agenda as stated. The motion was 2nd by Council Member Cheryl C. Hudson. The vote was unanimous for approval.

VI. Discussion Agenda:

Agenda Item #1

CASE NO. 14-033. CONSIDERATION OF THE RICHARD G. AUTRY PROPERTY: GROUP DEVELOPMENT REVIEW, COUNTY ZONING ORDINANCE; ZONING: RR; TOTAL ACREAGE: 1.87 +/-; LOCATION: 2872 JAMES DAIL ROAD (SR 1828) (EASTOVER).

Mr. Matt Rooney from Cumberland County Planning & Inspection Department; presented **Case No. 14-033**. Mr. Matt Rooney stated that the developer is requesting approval of a manufactured home to be placed on the property with an existing home. It is considered a group development because it has two or more structures on the property. Mr. Matt Rooney also stated that if the developer wants to add another mobile home on the existing property, the developer will have to submit the proposal to the Council for approval.

Council Member Willie Geddie stated that the mobile home is already on the property. Mr. Matt Rooney stated that until property zoning permits, water plan, and Cumberland County Health Department permits are all submitted and approved, technically it is in violation.

Mr. Matt Rooney stated that the Cumberland County Health Department must approve sewer plans prior to application for any permits. Mr. Matt Rooney also said that site and soil evaluations must be conducted on the property and the developer must provide a site-specific address and tax parcel number at the time of the building/zoning permit application.

Council Member Sara E. Piland made a motion to approve the Group Development Review on **Case No. 14-033** subject to the owner meeting all the conditions provided by the Cumberland County Planning Staff. The motion was 2nd by Council Member Randy P. Lee. The vote was unanimous for approval.

Agenda Item #2

Presentation and Update regarding Eastover Town Hall design by Mr. Chris Frank, LSV Partnership.

Mr. Chris Franks, Architect, LSV Partnership, presented two design charts for the future Eastover Town Hall building. In January 2014, questionnaires were sent out to the Eastover community and staff. He stated that they have held 3 (three) months of meetings and working groups with the building committee. He provided the Town Council members with a packet containing narrative details from the workshops, including site plan, space requirement summary, and wire diagram summary. The "Bubble" diagram was displayed at the third workshop. It basically lays out the rooms adjacent to one another on one level. It was noted that a lot of space needs to be incorporated in the design for records storage.

Council Member Sara E. Piland asked the Town Manager what could the Town afford on construction of the future Town Hall and would like to see an amortization scale. She is in favor of a two story Town Hall building. Mr. Kim Nazarchyk stated that the Town can afford \$1.4 Million. He stated that he is in the process of providing the last 5 (five) years of statements to United States Department of Agriculture (USDA). The USDA will finance up to 40 (forty) years and in general conversation 6000 to 6200 feet is acceptable.

Mr. Kim Nazarchyk reminded the Town Council Members that they have a Budget and Planning session scheduled for April 15, 2014 at 3 p.m. The Town Manager will provide amortization numbers for decision making at this session. The Town Council Members can work and vote on the future Town Hall design at this meeting.

Council Member Benny Pearce made a motion to authorize having the soil tested on the future Town Hall property. The motion was 2nd by Council Member Sara E. Piland. The vote was unanimous for approval

Agenda Item #3

Discussion of the Floor Contract for the Eastover Community Center.

Mr. Kim Nazarchyk, Town Manager, stated that the Eastover Town Hall has received 3 (three) solicitations for the floor maintenance contract at the Eastover Community Center. The 3 companies are Al Janitorial Supply, Hubbard's Cleaning Services, and A.R.M. Facility Services, Incorporated. Mr. Nazarchyk made a recommendation to select A.R.M Facility Services, Incorporated. A.R.M. Facility Services, Incorporated will strip, varnish and refinish the existing floors. In 6 (six) months, A.R.M. Facility Services, Incorporated will come back and buff and varnish the floors. A.R.M. Facility Services, Incorporated presented the lowest bid at an annual rate of \$1,375.00. The first payment will be \$800.00 for the initial work. The remaining balance of \$575.00 will be paid In 6 (six) months.

Council Member Benny Pearce made a motion to accept the contract as submitted. The motion was 2nd by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

Agenda Item #4

Discussion on the Yard Maintenance Contract.

Mr. Kim Nazarchyk, Town Manager, proposed that the Town of Eastover contract with Mr. Larry Ellis for yard maintenance at the Eastover Community Building and the open lot. Mr. Nazarchyk received 2 (two) solicitations for this service. Mr. Larry Ellis was the lowest bid out of 2 (two) bids received for this contract. The other bid was from Twisted Oaks, Mr. Jason Knight. Mr. Larry Ellis has agreed to perform the services and clean the property for a total amount of \$5,250.00. The Town will pay \$700.00 per month for April through November for 2 (two) monthly visits. Mr. Ellis will cut the grass twice a month, weed-eat, trim hedges, and spray for fire ants. In December, the Town will pay Mr. Larry Ellis \$350.00 for leave removal. Mr. Daniel West will continue to do routine light maintenance in the park.

Council Member Cheryl C. Hudson made a motion to approve the contract for the yard maintenance of the Community Building and open lot with Mr. Larry Ellis as stated. The motion was 2nd by Council Member Randy P. Lee. The vote was unanimous for approval.

Agenda Item #5

Discussion of encroachments at 4036 School Street and 3805 Saraya Drive.

Mr. Kim Nazarchyk, Town Manager, stated that with Town Council approval, two property owners would like to buy the encroachments. To buy the encroachment of 1493 square feet/.3 acres, the Clodfelter family will pay a total cost of \$450.00. To buy the encroachment of 546/.1 acres, the Buie family will pay \$225.00. The owners will sign a written offer to purchase the land and provide 5 percent security deposit which is required by statute. Town Attorney will place an advertisement in the paper for 10 (ten) days and if there is no any upset bid, then the Council will have final decision to accept the bid.

Council Member Benny Pearce made a motion to authorize the Town Manager to proceed as he explained. The motion was 2nd by Council Member Cheryl C. Hudson. The vote was unanimous for approval.

IX. RECEIVE MAYOR'S UPDATE.

Mayor McLaurin said the Civic Club will not be going through with moving the log cabin; but the Civic Club will put a gazebo on the Ball Park property.

Mayor McLaurin said that Ms. Helen Crumpler has been working on Heritage Day and doing an excellent job. Mayor McLaurin stated that there will be carriage rides this year on Heritage Day. He also said he would like to see Mac and Jeanette Williams take a ride in this event.

X. RECEIVE TOWN COUNCIL UPDATE

Council Member Benny Pearce suggested that the Town look into having an "Emergency Warning System" installed at the Eastover Ball Park or Fire Department. There is a need to protect the residents.

Council Member Cheryl C. Hudson reminded the members that on April 12, 2014 the Prayer Walk is being held in Fayetteville; and Open Season starts on this day at the Eastover Ball Park.

XI. RECEIVE TOWN MANAGERS UPDATE.

Mr. Kim Nazarchyk provided an update on the Incorporation of Eastover videos. He received 20 (twenty) copies, sent one copy to the Cumberland County Library, one copy to the State Archives, and one copy to the Fayetteville Visitors Bureau.

Council Member Benny Pearce stated that he did not want to make any profit and Council Member Cheryl C. Hudson said she would like to break even. The Council Members decided on ordering 50 (fifty) copies to sale to residents, Heritage Day, and other Eastover events.

XII. CONSIDER A MOTION TO ADJOURN.

A motion to adjourn was made by Council Member Randy P. Lee at 8.21 p.m. The motion was 2nd by Council Member Benny Pearce. The vote was unanimous for approval.

_____, **Administrative Assistant**
Debra R. Schmidt

Town of Eastover

Charles G. McLaurin, Mayor

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