

Town of Eastover - Town Council Meeting
Tuesday, June 9, 2015 7:00 p.m.
Eastover Community Center
x**Mayor Charles G. McLaurin, Presiding**
Council Members: Lawrence J. Buffaloe, **x**Willie S. Geddie,
xCheryl C. Hudson, Randy P. Lee,
xBenny M. Pearce, and **x**Sara E. Piland

MINUTES OF MEETING – June 9, 2015

Mayor Charles G. McLaurin, Council Members Willie Geddie, Sara Piland, Cheryl Hudson, and Benny Pearce were in attendance at the June 9, 2015, Eastover Town Council Meeting. Also in attendance were Attorney Tim Smith, Mr. Matt Rooney Cumberland County Planning & Inspections Department, Mr. Kim Nazarchyk Town Manager, and Ms. Jane Faircloth Town Clerk/Finance Officer. Absent from the meeting were Council Members Randy Lee, Lawrence Buffaloe, and Attorney Neil Yarborough. Council Members Randy Lee and Lawrence Buffaloe submitted a Written Waiver of Notice prior to the meeting. A quorum was present.

I. Call to Order:

Mayor Charles McLaurin called the June 9, 2015 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 Willie Geddie gave the invocation and led in the Pledge of Allegiance.

III. Approval of Agenda:

Mayor McLaurin asked for a motion to approve/disapprove the Agenda as stated.

Council Member Sara Piland made a motion to approve the Agenda as stated. The motion was 2nd by Council Member Willie Geddie. The vote was unanimous for approval.

IV. Public Comments:

None.

V. Consent Agenda:

Mayor McLaurin asked for a motion to approve/disapprove the Consent Agenda as stated.

Council Member Cheryl Hudson made a motion to approve the Consent Agenda as so stated. The motion was 2nd by Council Member Benny Pearce. The vote was unanimous for approval.

VI. Discussion Agenda:

Agenda Item #1:

PUBLIC HEARING: Fiscal Year 2015-2016 Budget (July 1, 2015- June 30, 2016)

Mayor McLaurin **Opened** the Public Hearing for FY 2016 Budget for the Town of Eastover.

Mr. Kim Nazarchyk, Town Manager briefed the Council on the FY 2016 Budget for the Town of Eastover.

Mr. Nazarchyk stated that the proposed FY16 (2015-2016) General Fund Budget is \$1,618,625, and would be an increase of \$152,950 (10.4%) over the FY15 (2014-2015) Budget adopted by the Council the previous year. The Increase was due to additional revenues from Ad Valorem, NC Franchise, and Local Option Sales Taxes.

The Town will continue funding of its five basic services (Police, Fire, Parks & Recreation, Street Lighting, and Zoning). Additionally, Street Maintenance will be an added service this year.

The Budget will focus on construction of the New Town Hall, completion of the Storm Water Runoff Study, and renovation of the Community Center. It also includes \$116,000 (7.0) into the Fund Balance (reserves), and additional 78 days of funding for Police Protection if needed, and a 2.0% COLA for the two part-time maintenance employees.

The 2015-2016 Budget is balanced as required by State law, and the tax rate will remain at \$0.205 per \$100.00 of valuation. Total assessed value for property in the Town is \$229,152,461.

The Capital Fund Budget is \$85,000. When established in June 2013, this is the minimum amount of transfer authorized by Council. In previous years, Council has waited until the Auditor presented the completed report for previous fiscal year end before funding the Capital Reserve Account, and presently, the account has a balance of \$400,000.

Mr. Nazarchyk stated that there was limited discussion on the Budget.

Council Member Cheryl Hudson made a motion to **Close** the Public Hearing. Council Member Sara Piland 2nd the motion. The vote was unanimous (5-0).

Council Member Cheryl Hudson made a motion to approve the 2015-2016 (FY16) Budget Ordinance as presented. The motion was 2nd by Council Member Cheryl Hudson. The vote was unanimous for approval (5-0).

Agenda Item #2:

CASE NO. 99-101: CONSIDERATION OF THE JEN’S AUTOMOTIVE INC., LAFAYETTE HOME IMPROVEMENTS, GET YOUR SHINE ON UNLIMITED AND NELLIE’S TREASURE CHEST; REQUEST FOR A C(P)(CCOD) SITE PLAN AND GROUP DEVELOPMENT REVIEW, COUNTY ZONING AND SUBDIVISION ORDINANCES AND EASTOVER SUPPLEMENTAL AMENDMENTS; ZONING: C(P)(CCOD); TOTAL ACREAGE: 2.74+/-; LOCATION: 3741, 3747 & 3763 DUNN ROAD (US HWY 301). (EASTOVER)

Mr. Matt Rooney from the Cumberland County Planning & Inspections Department briefed the Council on Case No. 99-101. He stated that the developer is requesting approval of a change in use for the “Get Your Shine on Unlimited” a tanning salon, and “Nellie’s Treasure Chest” a thrift store, businesses with their related proposed attached signs. He stated that the change in uses are for a proposed event planning service with a salon located in the structure next to the grocery store and a thrift store in the building closest to the intersection of Dunn Road & Middle Road.

Mr. Rooney stated that the developer is also requesting approval of the refacing of the existing freestanding sign for the existing “Jen’s Automotive Inc. and the “LaFayette Home Improvements” businesses in addition to two separate attached signs. Norris Flooring is also in this mix of buildings and signs. He stated that the property has 540.00’ feet +/- of road frontage along SR 1728 (Middle Road) and 380.00’ feet +/- of road frontage along US HWY 301 (Dunn Road). Water and sewer will be provided by the Eastover Sanitary District.

The Council asked about the tall sign, and Mr. Rooney stated that it was grandfathered in. The developer will only be changing the names on the existing signs.

The Council expressed concern about the tires, windows and other items placed in front of the thrift store for display. They all agreed that condition #10 on the site related condition sheet be changed to read “Outside storage of goods, equipment, material and display of merchandise is prohibited”.

Mayor McLaurin asked for a motion to approve or disapprove Case No. 99-101.

Council Member Sara Piland made a motion to approve Case No. 99-101 with the following condition; that Site-Related Item #10 read as follows: “Outside storage of

goods, equipment, material and display of merchandise is prohibited”. Council Member Benny Peace 2nd the motion. The vote was unanimous for approval (5-0).

Agenda Item #3:

Approval of 2014-2015 Budget Amendment.

Mr. Nazarchyk briefed the Council on the 2014-2015 Budget Amendment. Mr. Nazarchyk stated that Property Tax collections and Local Sales Taxes have exceeded projection, and this would amend the budget ending June 30, 2015 by \$331,700., for an amended 2014-2015 Budget of \$2,051,475.

Council Member Cheryl Hudson made a motion to approve the Amended 2014-2015 budget as presented. Council Member Sara Piland 2nd the motion. The vote was unanimous for approval (5-0).

Agenda Item #4:

Consider approval of the McFadyen & Sumner CPAs PA, Audit Contract for Fiscal Year 2015 for the Town of Eastover.

Mr. Nazarchyk briefed the Council on the upcoming Audit (FY15) for the Town of Eastover. He stated that McFadyen & Sumner CPAs, PA will be auditing the Town again this fiscal year, and the contract is presented for your approval. The cost is \$500 greater than last year, to bring it in line with other towns. The total cost of the Audit Contract is \$8,250.

Council Member Cheryl Hudson made a motion to approve the Audit contract with McFadyen & Sumner for FY 2015. Council Member Willie Geddie 2nd the motion. The vote was unanimous for approval (5-0).

Agenda Item #5:

Consider a Resolution to Adopt Revisions to the Cooperation Agreement to Participate in the Cumberland County Community Development Block Grant Program.

Mr. Nazarchyk briefed the Council on the revision to the Cumberland County Development Block Grant Program. He stated the Town of Eastover joined the Cumberland County Block Grant in 2008. Cumberland County is asking the Town to accept the revision to this 2008 Agreement. He stated that a unit of general government may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange

for any other funds, credits or non-Federal consideration, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended.

Mayor McLaurin asked for a motion to approve or disapprove the revision to the Cumberland County Block Grant Agreement.

Council Member Sara Piland made a motion to approve adoption of revision to the Cumberland County Development Block Grant Program as presented. Council Member Cheryl Hudson 2nd the motion. The vote was unanimous for approval (5-0).

Agenda Item #6:

Consider Contract for Powell Bill digital map.

Mr. Nazarchyk briefed the Council on the Contract for the Powell Bill digital map. He stated that he had requested three bids for the Powell Bill Contract. The companies were Hobbs & Upchurch, 4D Site Solutions and LKC Engineering. The only company that responded was 4D Solutions at a cost of \$550.

Mayor McLaurin asked for a motion to approve or disapprove the contract with 4D Solutions at a cost of \$550.

Council Member Cheryl Hudson made a motion to approve the contract with 4D Site Solutions for the digital Powell Bill Map at a cost of \$550. Council Member Willie Geddie 2nd the motion. The vote was unanimous for approval (5-0).

Agenda Item #7:

Consideration of Street Closing.

Attorney Charles Brittain briefed the Council on the proposed street closure. Attorney Brittain informed the Council that the property the street is located and owned by Andy & Patricia Smith, 3316 Flea Hill Road, Eastover, NC 28312. Attorney Brittain stated that he is making a formal request to the Town Council to begin the process necessary for consideration of formally closing a roadway here in Eastover. This is an unused roadway which borders the Smith property and also runs along a border of property owned by Rodger and Catherine Bain per Cumberland County tax records. The road also touches property owned by Wingate Properties, LLC. This road was formerly known as Old Raleigh Road and Stage Road.

Attorney Brittain requested that the Town Council begin the process to consider closing this roadway. He stated that he had discussed this process with his clients, and neighboring land owners and they are prepared to work with the Town in getting this matter resolved.

Mr. Nazarchyk informed Attorney Brittan that the road closure request must be published in the newspaper for four consecutive weeks and a Public Hearing must be held. We could have this accomplished by the July 14, 2015 Town Council Meeting. The land owners must pay for these advertisements. The Town will set up an escrow account for the deposits of this cost, received from the land owners.

Mayor McLaurin asked for a motion to establish a date for the Public Hearing on the street closure request.

Council Member Sara Piland made a motion to set a Public Hearing on the street closure for July 14, 2015 at the regular Town Council Meeting. Council Member Benny Perce 2nd the motion. The vote was unanimous for approval (5-0).

Agenda Item #8

Briefing by Architect Mr. Chris Frank.

Architect Mr. Chris Frank presented the Council with three drawings (front, rear, and interior) of the proposed Town Hall. Mr. Frank stated that he had visited Methodist University to look at an HVAC system that would offer more versatility within our building, and would eliminate some of the mechanical parts found in traditional systems. The system is more quiet, and has less vibration. It would be more expensive to install, but savings over the years would greatly offset the initial cost. He stated that he will provide more information after discussing with the project engineer.

Mr. Frank asked that a Committee be appointed to provide guidance to him on interior design. After discussion by Council, Council Members Cheryl Hudson, Benny Pearce, and Mayor McLaurin were appointed as the Committee for Interior Design. Mr. Frank asked that their first meeting be scheduled for 10:00 a.m. on Monday, June 15, 2015 at the Town Hall.

VII. RECEIVE MAYOR'S UPDATE.

Mayor McLaurin stated that there will be an Executive Session Tuesday June 23, 2015 at 3:00 p.m. for the evaluation of the Town Clerk and Town Manager.

Mayor McLaurin asked for a motion to approve this meeting. Council Member Benny Pearce made a motion to approve the Executive Session. Council Member Sara Piland 2nd the motion. The vote was unanimous for approval (5-0).

Mayor McLaurin stated that a meeting with Parks & Recreation will be held to set future projects for the Ball Park. Date of the meeting to be determined.

Mayor McLaurin stated that Council Member Randy Lee may have to have a lung transplant.

VIII. RECEIVE TOWN COUNCIL UPDATE.

None.

IX. RECEIVE TOWN MANAGER’S UPDATE.

None.

X. CONSIDER A MOTION TO ADJOURN.

Mayor McLaurin asked for a motion to adjourn.

Council Member Cheryl Hudson made a motion to adjourn at 7:55 p.m. The motion was 2nd by Council Member Benny Pearce. The vote was unanimous for approval.

Town of Eastover

Charles G. McLaurin, Mayor

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