

**Town of Eastover - Town Council Meeting
Tuesday, December 7, 2010, 4:00 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 – December 7, 2010

Mayor Charles G. McLaurin, Council Members, Sara Piland, Willie Geddie, Donald Hudson, Lawrence Buffaloe, Cheryl Hudson, and Benny Pearce were in attendance at the December 7, 2010 Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Also in attendance were, Mr. John Jackson, Town Attorney, Mr. Kim Nazarchyk, Town Manager. Ms. Jane Faircloth, Town Clerk was absent from the meeting.

I. Call to Order:

Mayor Charles McLaurin called the December 7, 2010 meeting of the Eastover Town Council to Order at 4:00 p.m. and welcomed all in attendance.

II. Invocation / Pledge of Allegiance:

Council Member Cheryl Hudson gave the invocation and led the attendees 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 2nd by Council Member Willie Geddie. The motion was carried unanimously.

IV. Public Comments:

None.

V. Consent Agenda:

1. Consider approval of the November 2, 2010 Town Council Minutes.
2. Consider approval of Budget Adjustment dated December 7, 2010.
3. Consider approval of the October 31, 2010 Financial Report.

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

VI. Discussion Agenda:

Agenda Item #1:

Briefing by Mr. Morgan Johnson, Chairman Eastover Sanitary District concerning negotiations with PWC and phase II of the sewage project.

Mr. Johnson informed the Council that the Water Projects are on track and should be completed by March 2011. He stated that the Sewer Phase II is on track for application, which all depends on grant availability. Mr. Johnson stated that the PWC contract clause states that either party can cancel with the proper notification. He stated that PWC wants to get out of the service contract. Mr. Johnson stated that many service providers have contacted him about the service.

Agenda Item #2:

Briefing by Mr. Joel Strickland from the Mid-Carolina Council of Governments, regarding water runoff and impervious surfaces.

Mr. Strickland from the Mid-Carolina Council of Governments briefed the Council on Low Impact Development & Planning Strategies. He stated that the purpose is to create and implement land use development strategies and standards to protect healthy environmental watershed amenities and resources. He stated that the desired results of implementation is new development standards that will lessen possible negative impacts to area streams, lakes, wetlands and floodplains.

Mr. Strickland stated that the **proposed development regulations** are as follows:

- a. Open space requirements (conservation of natural areas/emerging quality of life issue).
- b. Revise parking standards (reduction of impervious surfaces).
- c. Promote alternative impervious surface materials (parking, sidewalks and driveways).
- d. Enhanced buffer systems (waterway protection areas).
- e. Landscape requirements (natural vegetative screening).

The **Open Space requirements** are as follows:

- a. Conservation of natural emerging quality of life issues.
- b. Clustering development together.

Revise Parking Standards are as follows:

- a. Reduction of impervious surfaces.
- b. Permeable parking.
- c. Smaller lots divided by vegetation.

Promote alternatives to impervious surface materials:

- a. Parking, sidewalks, driveways, etc.
- b. Examples: pervious concrete, porous asphalt, and gravel.

Enhanced buffer systems:

- a. Waterway protection areas.
- b. Vegetative buffer zones that reduces runoff and stabilizes soils.

Landscape Requirements:

- a. Natural vegetative screening.
- b. Improve appearances.
- c. Provides more pervious surfaces for water to be absorbed.

Mr. Strickland stated that these are things the Town should consider in the planning of our Downtown District.

Agenda Item #3:

Audit presentation by McFadyen & Sumner, CPAs PA, Mr. David Maxwell, CPA.

Mr. David Maxwell, CPA of the McFadyen & Sumner CPAs PA Firm presented to the Council the results of the Town of Eastover's annual audit report for Fiscal Year 2009-2010. Mr. Maxwell stated that they have audited the financial statements of the governmental activities and each major fund of the Town of Eastover, NC, as of and for the year ended June 30, 2010, which collectively comprise the Town's basic financial statements as stated in your audit report. Mr. Maxwell stated that we did get a clean bill of health for this fiscal year 2009-2010 audit.

Mr. Maxwell stated that we have a very good audit and is pleased to inform the Council of this report. He stated that our cash balance in FY 2008 was \$133,285, FY 2009 was \$473,941 and in FY 2010 our cash balance is \$785,556. All of these funds are unrestricted. The Powell Bill funds will be restricted going forward. He stated that our revenues for 2009-2010 were \$1.26M and the expenditures were \$967K.

Mr. Maxwell commended the Town for such immaculate records and assistance during this audit. He stated that he was surprised and pleased that the Town had done so well with the Southern Software Accounting System its first year of use.

Agenda Item #4:

Briefing by Mr. Matt Rooney concerning Zoning Ordinance for the Town of Eastover.

Mr. Matt Rooney presented to the Council a Core Area Overlay (CAO) District outline. He said the purpose of the district is to protect the public health, safety and welfare in the vicinity of the Dunn Road within the Town of Eastover by lessening conflicts between residential and non-residential land uses, and by promoting compatible quality development. Specifically, the requirements of the overlay are intended to:

- a. Protect surrounding neighborhoods from being adversely affected by inappropriate or poor quality development.
- b. Allow for compact development, providing adequate room for parking, landscaping and buffering.
- c. Create more attractive, pedestrian-friendly developments, less dominated by the automobile.

d. Minimize traffic impacts through specified land uses, access management, traffic calming, street improvements, intersection improvements and other means.

Mr. Rooney covered the following in his briefing:

- a. Applicability and Permits Required.
- b. Permitted Land Uses and General Requirements.
- c. Permitted Land Uses for New Non-Residential Development.
- d. Numerical Performance Standards.
- e. Building Heights and Roof Forms.
- f. Parking.
- g. Landscaping Requirements.
- h. Buffering Requirements.
- i. Sidewalks.

The Town Council decided to discuss further the Core Area Overlay District (CAO) to develop a public ordinance on January 4, 2011; hold a work shop session for the Council on the CAO District on January 11, 2011; and to hold a Public Input on January 27, 2011 to discuss the CAO District.

Agenda Item #5:

Discuss log buildings.

Mayor McLaurin stated that he will look into the cost and use of the log buildings and get back to the Council on this issue. The Holmes family has agreed to donate the log buildings to the Town. Council Member Sara Piland stated that this should be done with private funds not the Town. Some of the Clubs could sponsor moving and restoring the buildings.

Agenda Item #6:

Discuss additional police coverage.

Mayor McLaurin stated that we need additional police coverage on Friday and Saturday nights from 12-8 AM. There seems to be problems with vandalism, break-ins, and mail boxes destroyed etc. at these times. Deputy Dave Ables recommended Friday and Saturday nights for extra coverage. The Council will consider and make a decision at a later date.

VII. Receive Mayors Update:

Mayor McLaurin stated that the new ball park is ready and they need \$6,200 to complete the fence. Council Member Sara Piland made a motion to grant the Eastover Ball Park \$6,200 to complete the fence. The motion was 2nd by Council Member Cheryl Hudson. The motion carried unanimously. Mayor McLaurin stated that the Ball Park is one of the greatest assets in Eastover and it is funds well spent.

Mayor McLaurin stated that he and Ms. Judy McLaurin have built a flea to drop for New Year's Eve Celebration. A 30 foot pole will be erected from which to drop the flea at midnight. This will be a celebration for New Year Eve. He stated that concessions will be available by the Eastover Fire Department Ladies Auxiliary. This will be some good clean family fun and no alcohol beverages are allowed. The public is invited to attend.

VIII. Receive Council Members Updates:

None.

IX. Receive Town Managers Update:

Mr. Nazarchyk received a bill from the UNC School of Government for \$407.00. This is an annual membership fee. Council Member Benny Pearce made a motion to approve the payment of this bill to SOG. The motion was 2nd by Council Member Donald Hudson. The motion was approved unanimously.

X. Consider a motion to adjourn.

Mayor Charles McLaurin asked for a motion to adjourn. Council Member Benny Pearce made a motion to adjourn the meeting at 5:15 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