

**Town of Eastover - Town Council Meeting  
Tuesday, April 5, 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 – April 5, 2011**

Mayor Charles G. McLaurin, Council Members, Donald Hudson, Lawrence Buffaloe, Cheryl Hudson, Willie Geddie, Sara Piland and Benny Pearce were in attendance at the April 5, 2011 Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Also in attendance was, Mr. John Jackson, Town Attorney, Mr. Kim Nazarchyk, Town Manager, Mr. Matt Rooney, Cumberland County Planning & Inspections Department, and Ms. Jane Faircloth, Town Clerk.

**I. Call to Order:**

Mayor Charles McLaurin called the April 5, 2011 meeting of the Eastover Town Council to Order at 7:00 p.m. and welcomed all in attendance.

**II. Invocation / Pledge of Allegiance:**

Town Manager Kim Nazarchyk gave the invocation.

**III. Pledge of Allegiance:**

The Boy Scouts of America, Troop 745 lead in the Pledge of Allegiance. Ms. Lisa Jayne, Merit Badge Coordinator accompanied Troop 745 to the Town Council Meeting.

**IV. 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.

**V. Public Comments:**

None.

**VI. Consent Agenda:**

1. Consider approval of the March 1, 2011 Town Council Minutes.
2. Consider approval of the February 28, 2011 Financial Report

3. Consider approval of the Budget Adjustment dated March 7, 2011.

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.

### **VII. Proclamation: Multiple Sclerosis Awareness Week – March 14-20, 2011.**

The Proclamation was read by Council Member Willie Geddie. Mr. Geddie also commented on the personal devastation Multiple Sclerosis (MS) can cause on a family, as he has a family member with MS.

### **VIII. Discussion Agenda:**

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

**Case No: 11-032. Consideration of the John & Linda Sanderson Property, Request for a C1(P) Site Plan Review, County Zoning Ordinance; Zoning: C1(P); Total Acreage 0.49 +/-; Location: 3876 Dunn Road. (Eastover)**

Mr. Matt Rooney from the Cumberland County Planning & Inspection Department briefed the Council on Case 11-032. He stated that the developer is requesting approval of two office buildings. The existing home is proposed to be converted into an office and there is a proposed future office building located toward the rear of the property. Mr. Rooney stated the plan is to convert the existing home in the first phase, with the construction of the proposed building and related off-street parking area to be constructed in the second phase at a later date. He said the property has 100.00 feet of road frontage along US HWY 301 (Dunn Road). This property has Eastover Sanitary District's water and sewer within the right-of-way of US HWY 301 (Dunn Road).

Mr. Rooney stated that the conditions of approval, C1(P) site plan sketch, aerial photo and vicinity map are in your agenda books. There are 28 conditions listed in the Site Plan Review. Condition #19 concerned the Town Council. It reads as follows: Prior to submission for approval for recombination plat, a minimum of four foot wide concrete sidewalk must be constructed along US HWY 301 (Dunn Road). Section 2305, Sidewalks, County Subdivision Ordinance).

The Town Council addressed concerns about the sidewalks. Several of the Council Members stated that the side walk should be put on the property owner's property, not on the State DOT property. If the sidewalks were put on the DOT property, the Town would have to be responsible and liable for the repairs of these sidewalks. Mr. Morgan Johnson Chairman of the Eastover Sanitary district agreed that the sidewalks should be on the property owner's property. He stated that there are water and sewer lines on both sides of Dunn Road. He also stated that this should be a consistent policy for all sidewalks in the Town.

Mr. Sanderson property owner stated that he was willing to put the sidewalk on his property and assume responsibility and liability for the sidewalk.

Council Member Sara Piland made a motion to approve Case No. 11-032 zoned C1(P) with conditions. The motion was 2<sup>nd</sup> by Council Member Donald Hudson. The motion was approved unanimously.

**Agenda Item #2:**

**Approval of Budget Amendment No. 2011-03.**

Mr. Nazarchyk discussed Budget Ordinance Amendment No. 2011-03 with the Council. Mr. Nazarchyk requested to amend the General Fund; the expenditures are to be changed as follows:

<b>Department</b>		<b>Increase</b>	<b>Decrease</b>
Administration	10-420-00	40,500	
Fire Department	10-530-00	23,220	
Street Department	10-560-00	6,990	
Parks & Recreation	10-620-00	15,040	
Total		85,750	

This will result in a net increase of \$85,750.00 in the expenditures of the General Fund. To provide the additional revenue for the above, the following revenues will be increased.

**Revenues**

Property Taxes Current Year	10-301-00	24,700
Taxes 1 <sup>st</sup> Prior Year	10-301-01	6,200
Tax Penalties & Interest	10-317-00	1,500
Interest on Investments	10-329-00	360
Local Option Sales Tax	10-345-00	50,000
Total		85,750

The total General Fund Budget with amendment is \$1,368,192.

Council Member Cheryl Hudson made a motion to approve the Budget Amendment No. 2011-03 as stated. The motion was 2<sup>nd</sup> by Council Member Willie Geddie. The motion was approved unanimously.

**Agenda Item #3:**

**Discussion concerning a sound system for the Town.**

Mr Nazarchyk discussed purchasing a new sound system for the Town. He stated that three letters were sent out requesting bids to the following companies: (1) AVRhythm Inc.; (2) Quality Sound & Video; (3) Brooks "Pro" Sound, Lighting & Video Inc. Only two companies submitted bids and are as follows: Quality Sound & Video at \$9,354.55, and Brooks "Pro"

Sound, Lighting & Video Inc. at \$6,025.32. Mr. Nazarchyk recommended Brooks "Pro" Sound, Lighting & Video Inc. as they were the lower bidder and a reputable company. Mayor McLaurin asked for Mr Nail's opinion as he is the Town's sound system person. Mr. Bob Nail stated that he highly recommended Brooks "Pro" Sound, Lighting & Video Inc.

Council Member Benny Pearce made a motion to approve the purchase of a new sound system from Brooks "Pro" Sound, Lighting & Video Inc. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffaloe. The motion was approved unanimously.

#### **Agenda Item #4:**

##### **Discussion of HVAC system replacement at Community Building.**

Mr. Nazarchyk stated that he had send out letters requesting bids to four companies to replace the systems we currently have, which is a propane gas heat/electric air conditioning and two units. The companies are as follows, and include bids for two units: (1) Arnold Service Co. @ \$11,480, Trane 13 SEER; (2) Blackwell Heating @ \$11,719.11 Trane 2.5 ton; (3) Foust Heating & Air @ \$8,460, American Standard 13 SEER; and (4) Nathan's Heating @ \$8,870, Rudd 14 SEER. Mr. Nazarchyk recommended Foust Heating & Air at a cost of \$8,460 to replace existing units with same type, equipment (gas packs).

Council Member Lawrence Buffaloe made a motion to approve the purchase of two American Standard 13 SEER gas heating/electric air conditioning systems for the Eastover Community Center at a cost of \$8,460. The motion was 2<sup>nd</sup> by Council Member Benny Pearce. The motion was approved unanimously.

#### **IX. Receive Mayors Update:**

Mayor McLaurin stated that there will be a Community Watch Meeting at 7:00 p.m. on Monday, April 11, 2011 at the Community Center.

Mayor McLaurin stated that there will be a Civic Club Meeting at 7:00 p.m. on Thursday, April 7, 2011 at the Community Center.

Mayor McLaurin reminded everyone that Heritage Day is May 7, 2011.

Mayor McLaurin thanked the Boy Scouts of America, Troop 745 for coming to the Town Council Meeting and leading in the Pledge of Allegiance.

Mayor McLaurin stated that the split rail fence in front of Middle Road at Woodland Park, the bridge and the stone sign will be completed in time for Heritage Day. He stated that the park project has been funded by all private donations and the Civic Club. Mayor McLaurin also stated that Thurmond Trucking has also donated a lot of free work at the park. Council Member Pearce asked if we had taken care of the poison oak and fire ants at the park area. Mayor McLaurin assured him that this problem has been taken care of.

#### **X. Receive Council Members Updates:**

None.

**XI. Receive Town Managers Update:**

Mr. Nazarchyk informed the Council that he was working on the budget for FY2012.

Mr. Nazarchyk stated that the US Census for 2011 shows that we have 3628 residents and the State of NC shows that we have 3798 residents. He stated that the Powell Bill funds will be based on the US Census figure.

Mr. Nazarchyk reminded the Council that nominations for the Rick Glazier Award should be turned into the Mayor as soon as possible. He stated the award would be presented to the recipient on Heritage Day.

Mr. Nazarchyk stated that April 12-15, 2011 will be his last week of training at the UNC School of Government, and he thanked the Council for the opportunity and their support.

Attorney John Jackson stated that the Town should contact our Legislatures and ask that small towns be exempt from the bill that is being introduced to the Legislature, which makes small towns ineligible for Powell Bill funds because they do not own any streets. He stated that there are about 8 towns that do not own any streets, and Eastover is one of them.

Mr. Nazarchyk stated that he would make contact with them for the Town.

**XII. 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 7:50 p.m. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffalo. The motion was approved unanimously.

**Town of Eastover**

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**Charles G. McLaurin, Mayor**

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