

Town of Eastover - Town Council Meeting
Tuesday, July 8, 2014, 7:00 p.m.
Eastover Community Center
x☐Mayor Charles G. McLaurin, Presiding Council Members:
x☐Lawrence J. Buffaloe, x☐Willie S. Geddie, x☐Cheryl C. Hudson,
x☐Randy P. Lee, x☐Benny M. Pearce, and x☐Sara E. Piland

MINUTES OF MEETING – July 8, 2014

Mayor Charles G. McLaurin, Council Member's Sara E. Piland, Willie S. Geddie, Randy P. Lee, Benny M. Pearce, Lawrence J. Buffaloe, and Cheryl C. Hudson were in attendance at the July 8, 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. Neil Yarborough, Town Attorney, and Mr. Robert Haigh, Cumberland County Planning & Inspections Department, were also present.

I. Call to Order:

Mayor Charles G. McLaurin called the July 8, 2014 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 Benny M. Pearce gave the invocation and led the attendees in the Pledge of Allegiance.

III. Approval of Agenda:

Mayor Charles G. McLaurin asked for a motion to approve, disapprove, or amend the Agenda as stated. Council Member Cheryl C. Hudson made a motion to approve the Agenda as stated. The motion was 2nd by Council Member Lawrence J. Buffaloe. The vote was unanimous for approval.

IV. Public Comments:

Mr. Danny Matthews from the Eastover Fire Department stated that their Board of Director's have changed their annual Board Elections to the second (2nd) Thursday night in January. This will allow the Board of Director's six (6) months to get their annual budget formulated, completed and meet County and State requirements. They changed the number of Board officials from seven (7) to five (5) members. Mr. Matthews further stated that they have changed their monthly meeting to the first (1st) Tuesday of each month so they can attend the Eastover Town Council monthly meetings.

V. Consent Agenda:

1. Consider approval of the Minutes for the June 3, 2014 Town Council Meeting.
2. Consider approval of the Minutes for the June 3, 2014 Closed Session Minutes.
3. Consider approval of the Minutes for the June 17, 2014 Special Town Council Planning and Budgeting Meeting.
4. Consider approval of the May 31, 2014 Financial Report.

Mayor Charles G. McLaurin asked for a motion to approve, disapprove, or amend the Consent Agenda as stated. Council Member Sara E. Piland made a motion to approve the Consent Agenda as stated. The motion was 2nd by Council Member Willie S. Geddie. The vote was unanimous for approval.

VI. Discussion Agenda:

Agenda Item #1

CASE NO. 14-081. CONSIDERATION OF THE EARTH PETROLEUM V., INC. & EUROCAN ENTERPRISES, INC. PROPERTY. REQUEST FOR A SUBDIVISION REVIEW, COUNTY ZONING ORDINANCE AND EASTOVER SUPPLEMENT; ZONING: C(P); TOTAL ACREAGE: 6:30+/-; LOCATION: 3930 & 3934 GOLDSBORO ROAD (US HWY 13) (EASTOVER).

The Town Manager introduced Mr. Robert Haigh from the Cumberland County Planning and Inspections Department. Mr. Robert Haigh presented **CASE NO. 14-081**. Mr. Haigh stated that the developer is requesting approval to divide one lot into a two lot subdivision. The subject property has 247.51' feet of road frontage along US HWY 13 (Goldsboro Road), but takes its access off of SR 1863 (Pembroke Lane). This subdivision follows all the conditions set forth in the ordinance and the Cumberland County Planning & Inspections Staff have submitted this for approval by the Eastover Town Council. Mr. Haigh stated that before any new commercial development can be started on this property, the owner will have to submit the site plan to the Cumberland County Planning & Inspections Department and the Town Council for review and approval.

Mayor Charles G. McLaurin asked for a motion to approve or disapprove **CASE NO. 14-081**. Council Member Lawrence J. Buffaloe made a motion to approve **CASE NO. 14-081** as presented as long as the owner meets the conditions mandated by the Cumberland County condition sheet. The motion was 2nd by Council Member Sara E. Piland. The vote was unanimous for approval.

Agenda Item #2

Presentation by Mr. Jim Dougherty with the Rural Land Use Advisory Commission (RLUAC).

Mr. Jim Dougherty was absent from the July 8, 2014 Town Council Meeting. The Town Attorney advised the Town Council to wait until Mr. Jim Dougherty can explain the benefits that the Town of Eastover will receive before they consider enrollment with this service.

Council Member Sara E. Piland recommended that the Town Council wait to take any action until Mr. Jim Dougherty can reschedule and brief the Town Council on the details of the Rural Land Use Advisory Commission. The motion was 2nd by Council Member Randy P. Lee. The vote was unanimous for approval.

Agenda Item #3

Discussion of Agreement with Eastover Community Park Association, Incorporated.

Mr. Kim Nazarchyk, Town Manager, presented the "draft" lease agreement/contract between the Town of Eastover and the Eastover Community Park Association, Inc. (ECPA). This draft document is the product from discussion with the Town Attorney and the Town Manager. If the Town Council finds this lease agreeable, then the next step is to take it to the Eastover Community Park Association, Incorporated for their review and approval.

The Town Manager stated that there is an existing agreement with the Fayetteville Cumberland Parks and Recreation and Eastover Community Park Association, Incorporated. The agreement is for twenty (20) years, began in 1998 and expires in 2018. The Fayetteville Cumberland Parks and Recreation run the programs at the park and provides maintenance and upkeep at the parks.

The Town Attorney stated that the lease agreement is currently for a ten (10) year period. The Town Attorney recommended that they revise the lease agreement to put in certain restrictions and guidelines (standards of care, activities, use of property, and other restrictions).

Mayor Charles G. McLaurin asked the Town Manager to establish a meeting with members from the ECPA and some of the Town Council members to review the lease agreement and discuss some of the Town Council concerns.

Mayor Charles G. McLaurin asked for a motion to approve, disapprove or amend the Agreement with the Eastover Community Park Association, Inc. Council Member Sara E. Piland made a motion that the Council **continue** to develop the lease agreement that has been provided with the understanding that the Eastover Community Park Association, Incorporated will bring back a final document for the Council's consideration. The motion was 2nd by Council Member Cheryl C. Hudson. The vote was unanimous for approval.

IX. RECEIVE MAYOR'S UPDATE.

Mayor Charles G. McLaurin asked Council Member Randy P. Lee to provide an update on the construction of the gazebo in Talley Woodland Park. Council Member Lee said that the foundation is set, and the gazebo will be here in about three (3) weeks. Council Member Lee also stated that the base foundation is clay and about 4 ½ to 5 inches of stone.

The Mayor told the Council Members that he saw a program on television about a mailbox called “**kindred spirits**” at the Outer Banks. The Mayor asked the Council Members to consider the idea of installing a drop box at the gazebo in Talley Woodland Park and call it “**reflections**”. When Eastover residents go down to sit or visit the gazebo, they can place notes about someone that has passed away, or just happy or sad thoughts in the box.

Council Member Cheryl C. Hudson said that she has a friend at Ocean Isle that has a registered “My Free Little Library” drop box for people to exchange books. She recommended that the Town of Eastover explore the idea of installing a free little library box for books down at the gazebo in Talley Woodland Park. The readers can include little historical notes in the books and the books can travel with readers. The readers can exchange their books and the residents can go down to Talley Woodland Park to read a book while sitting in the gazebo.

X. RECEIVE TOWN COUNCIL UPDATE

None.

XI. RECEIVE TOWN MANAGERS UPDATE.

Mr. Kim Nazarchyk, Town Manager, informed the Council that our General Fund has a balance of \$2,000,001.00. The Town Manager stated that \$297,000.00 is designated for Powell Bill Funds. He also stated that \$1,700,000.00 is available for the Town of Eastover to use as needed and that the Eastover Town Council has managed the funds wisely.

The Town Manager informed the Town Council Members that he needs to establish a Special Meeting with them next Tuesday or Thursday to review the architect’s contract. The Town Manager will send the Town Council Member’s a memorandum for review with items that they will need to make a decision on at the Special Town Council meeting.

XII. CONSIDER A MOTION TO ADJOURN.

Mayor McLaurin asked for a motion to adjourn. Council Member Cheryl C. Hudson made the motion to adjourn at 7:30 p.m. The motion was 2nd by Council Member Randy P. Lee. The vote was unanimous for approval.

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

Town of Eastover

Charles G. McLaurin, Mayor

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