

Town of Eastover - Town Council Meeting
Tuesday, January 12, 2016, 7:00 p.m.
Eastover Community Center
x☐Mayor Charles G. McLaurin, Presiding Council Members: x☐Lawrence Buffaloe,
x☐Stan Crumpler, x☐Cheryl Hudson, x☐Randy Lee,
x☐Benny Pearce, and x☐Lee Hedgecoe

MINUTES OF MEETING – January 12, 2016

Mayor Charles McLaurin, Council Members: Cheryl Hudson, Lawrence Buffaloe, Stan Crumpler, Benny Pearce, Lee Hedgecoe, and Randy Lee were in attendance at the January 12, 2016, Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Also in attendance were Mr. Matt Rooney, Cumberland County Planning & Inspections Department, Attorney Neil Yarborough, Mr. Kim Nazarchyk, Town Manager, Ms. Jane Faircloth, Town Clerk, and Ms. Elizabeth Bass, Administrative Assistant.

I. Call to Order:

Mayor Charles G. McLaurin called the January 12, 2016 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 Pearce gave the invocation and led in the Pledge of Allegiance.

III. Approval of Agenda:

Council Member Cheryl Hudson made a motion to approve the agenda. The motion was 2nd by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

IV. Public Comments:

None.

V. Consent Agenda:

1. Consider approval of the Minutes for December 8, 2015 Town Council Meeting.
2. Consider approval of the November, 2015 Financial Report.

Council Member Lawrence Buffaloe made a motion to approve the Consent Agenda as presented. The motion was 2nd by Council Member Stan Crumpler. The vote was unanimous for approval.

VI. Discussion Agenda:

Agenda Item #1:

Presentation by Mr. David Maxwell from McFadyen & Sumner CPAs, PA concerning Fiscal Year 2015 Audit for the Town of Eastover.

Mr. David Maxwell stated Eastover received a clean audit for 2015. He stated the Town's cash flow was positive. Mr. Maxwell said the Powell Bill Account has increased. Revenues in 2014 were approximately \$1,530,000 and in 2015 increased approximately to \$1,586,000 for the Town of Eastover. That is an increase of approximately \$56,000. There are two big components of revenue for the Town of Eastover: Sales Tax, which makes up approximately 42% and Property Tax, which makes up approximately 40%.

Mr. Maxwell stated the expenditures for 2015 have risen because of the land purchases the Town has made. The Town had an approximate \$314,000 increase in expenditures from 2014. There are 3 major components of expenditures for the Town of Eastover: Public Safety-Police/Fire, which makes up approximately 33%, General Government, which makes up approximately 33%, and Cultural & Recreational, which makes up approximately 31%.

Mr. Maxwell presented a 5 year Departmental Expenditure Comparison Chart for the Town. As expected there was a spike in General Government but that was due to the land purchases and storm water studies. Public Safety, Transportation, Economic & Physical Development, and Cultural & Recreational have relatively stayed the same over the last 5 years.

Per Mr. Maxwell the Town of Eastover is stacking up well against their peers. The average Fund Balance Available (FBA) for the peer group is 72.50%, Eastover is at 226.68%. Mr. Maxwell stated Eastover is "far outpacing peers in reserves". The tax rate average is .3104% and the Town of Eastover is at .2050%. Mr. Maxwell said the Town of Eastover is in an excellent position.

Overall Mr. Maxwell said the Town of Eastover is in "VERY FINE SHAPE". He thanked the Town Council for their involvement. He also thanked the Town Clerk and Town Manager for their precise record keeping and stated he was pleased and satisfied with the quality of work from the Town of Eastover. Mayor McLaurin and the Town Council thanked the Town Clerk and Town Manager as well.

Council Member Lee Hedgecoe made a motion to approve the Fiscal Year 2015 Audit for the Town of Eastover. The motion was 2nd Council Member Cheryl Hudson. The vote was unanimous for approval.

Agenda Item #2:

Case No. 12-014 CONSIDERATION OF SHREE GANESHJI, LLC PROPERTY, REQUEST FOR A CI(P) (CCOD) SITE PLAN REVISION REVIEW FOR A CHANGE IN USE TO RELIGIOUS WORSHIP, COUNTY ZONING ORDINANCE & EASTOVER SUPPLEMENTS; ZONING: CI(P) (CCOD); TOTAL ACREAGE: 1.19+/-; LOCATION: 3353 DUNN ROAD (US HWY 301). (EASTOVER)

Mr. Matt Rooney debriefed the Council on the change of use to a worship center. There is no need for expansion and the parking is adequate. The worship center has a sign that is 8 ft. x 2 ft. and will be attached to the building. The seating capacity in the building is for 30 people. If an overflow occurs there is sufficient parking. Council Member Randy Lee asked if the owners of the worship site understood the sign conditions. Mr. Rooney stated he had given the owners all documentation needed. Town Manager Kim Nazarchyk asked if the property was connected to sewer lines. Mr. Rooney stated the site plan review has all information about sewer. The site plan review states the developer is responsible for getting sewer lines set up. Before the lines can be installed the plans must be approved by Eastover Sanitary District. Mr. Rooney stated if the Council wanted to continue they could make a motion to approve as proposed.

Motion to approve site plan with conditions was made by Council Member Lawrence Buffaloe. The motion was 2nd by Council Member Cheryl Hudson. The vote was unanimous for approval.

Agenda #3

Request for closure of an unpaved portion of Old Raleigh Road, North of Beard Road.

Town Manager Kim Nazarchyk asked the Council about closing the unpaved portion of Old Raleigh Road on the North part of Beard Road. Mr. Nazarchyk stated Wingate Properties are the ones requesting the closure. Mr. Nazarchyk informed the Council if it was decided to close the road, the Town will have to have a public hearing, and at least two signs will have to be posted. Council Member Cheryl Hudson asked how many property owners were involved. Mr. Nazarchyk said there was a total of six property owners.

Motion to approve a public hearing for the closure of the unpaved portion of Old Raleigh Road, North of Beard Road was made by Council Member Randy Lee. The motion was 2nd by Council Member Cheryl Hudson. The vote was unanimous for approval.

Agenda #4

Discussion for signers on the Town of Eastover's Deposit/Checking Accounts. (General Fund, Powell Bill, and Capital Reserve Accounts)

Town Manager Kim Nazarchyk asked the Council to consider adding new signers on the checking accounts. Mr. Nazarchyk stated there are currently three signers on the accounts, the Mayor, Mayor Pro Tem, and a previous Council Member. Mr. Nazarchyk said occasionally additional signers are needed. For example if the Mayor and/or Mayor Pro Tem is on vacation at the same time. Mr. Nazarchyk suggested two Council Members, due to the locality of the Council Members' personal residences, Council Member Randy Lee and Council Member Benny Pearce.

A motion to approve Council Member Randy Lee and Council Member Benny Pearce as alternate signers on The Town of Eastover's Deposit/Checking Accounts was made by Council Member Lawrence Buffaloe. The motion was 2nd by Council Member Stan Crumpler. The vote was unanimous for approval.

Agenda #5

Discussion on replacing street lights.

Town Manager Kim Nazarchyk stated the Town currently has Sodium Vapor Street Lights and he asked the Council if they would be interested in switching to Led Street Lights. The sodium vapor lights cost approximately \$17.22 each and the Led Lights will cost approximately \$16.17 each. Mr. Nazarchyk said the Led lights will be white; currently the Sodium Vapor Lights have a yellowish tint to them. We currently have 41 street lights. Duke Energy will do the installing of these lights at a cost of \$50 each for a total of \$2,050. We will have an approximate savings of \$510 per year by switching.

A motion to approve replacing street lights with the Led Lights and paying Duke Energy to do so was made by Council Member Randy Lee. The motion was 2nd by Council Member Benny Pearce. The vote was unanimous for approval.

VII. Receive Mayors Update.

Mayor Charles McLaurin informed the Council of the Mid Carolinas Council of Government Annual Dinner on January 28th at 6:30 pm. All Council Members and one guest are invited.

Mayor McLaurin stated the City of Fayetteville does not want to agree with the other Municipalities and Towns for the Sales Tax Distribution Agreement. Mr. Neil Yarborough stated Cumberland County will have to make a decision with or without the City of Fayetteville agreeing. Mr. Yarborough shared with the Council; Cumberland County only has two choices. One is being ad valorem the other being per capita, either way they decide, Eastover Township and other municipalities stands to lose.

Mayor McLaurin Welcomed the two newest members of the Council: Council Member Lee Hedgecoe and Council Member Stan Crumpler and told them he was really glad to have them aboard.

VIII. Receive Town Council Update.

None.

VIII. Receive Town Managers Update.

Town Manager Kim Nazarchyk asked for a vote to withdraw \$150 from the Manager's Discretionary Fund. He would like to present a gift to two citizens that volunteer their time at Talley Woodland Park.

A motion to approve the withdrawal was made by Council Member Cheryl Hudson. The motion was 2nd by Council Member Randy Lee. The vote was unanimous for approval.

Mr. Nazarchyk asked the Council for a vote on replacing the refrigerator at the Eastover Community Building. He said the seal is broken causing problems. He asked the Council to allow Bob and Sarah Nail to pick out the refrigerator and do what is necessary to get the old one out and the new one put into the Eastover Community Building.

A motion to replace the refrigerator and allow Bob and Sarah Nail to handle the details was made by Council Member Benny Pearce. The motion was 2nd by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

Mr. Daniel West asked the Council if the picnic tables in Talley Woodland Park can be removed. He stated they are rotten and dangerous to Eastover citizens. He would like to remove all wooden picnic tables and replace them with aluminum picnic tables. Council Member Randy Lee asked if the new picnic tables could be anchored. Mr. West said the new tables would not be easily stolen and the perpetrator would have a difficult time getting them over the fence. Mr. West also stated the tables should be versatile.

X. Consider a Motion to Adjourn.

A motion to adjourn was made by Council Member Lawrence Buffaloe at 7:44 p.m. The motion was 2nd by Council Member Cheryl Hudson. The vote was unanimous for approval.

_____, **Administrative Assistant**
Elizabeth S Bass

Town of Eastover

Charles G. McLaurin, Mayor

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