

**Town of Eastover - Town Council Meeting  
Tuesday, June 11, 2024, 7:00 p.m.  
Eastover Community Center**

**x☐ Mayor Charles G. McLaurin, Presiding.  
Council Members: ☐x Cheryl C. Hudson, x☐ J. Lawrence Buffaloe,  
x☐ M. Stan Crumpler, ☐ Bruce R. Sykes, x☐ Kimberly F. McPhail,  
and x☐ Frederick A. Williams**

**MINUTES OF MEETING – June 11, 2024**

Mayor Charles G. McLaurin, Council Members: Kimberly McPhail, J. Lawrence Buffaloe, Cheryl C. Hudson, Frederick A. Williams, and M. Stan Crumpler attended the June 11, 2024, Eastover Town Council Meeting. Council Member Bruce R. Sykes was absent from the meeting. A quorum was present at the Town Council Meeting. Also, in attendance were Mr. Donald Hudson, Town Attorney, Mr. Ronald Autry, Town Administrator, and Ms. Elizabeth S. Bass, Town Clerk.

**I. CALL TO ORDER:**

Mayor Charles McLaurin called the June 11, 2024, Eastover Town Council meeting to order at 7:00 p.m. and welcomed all in attendance.

**II. INVOCATION/PLEDGE OF ALLEGIANCE:**

Council Member Frederick Williams gave the invocation and Pledge of Allegiance.

**III. APPROVAL OF AGENDA:**

Mayor Charles McLaurin asked for a motion to approve/disapprove the agenda as presented. Council Member Kimberly McPhail made a motion to approve the agenda as presented. The motion was seconded by Council Member Lawrence Buffaloe. The vote was 6-0 for approval.

#### **IV. PUBLIC COMMENTS:**

**Members of the public may address the Town Council on items not listed on the printed agenda. Please state your name and address and observe the three (3) minute time limit. The total comment period will be 15 minutes or less. Citizens should sign up with the Clerk to speak prior to the start of the meeting.**

Ms. Shirley McLaurin, Baywood Road, Eastover, N.C.

Ms. Shirley McLaurin stated that the concert on June 8<sup>th</sup> went really well. She said her concern was for the new residents moving to the Town of Eastover getting information about the Town. She stated that there should be a way to let new residents know about the events in the Town of Eastover, such as, Eastover Civic Club, Eastover Garden Club, Concerts, Etc. She suggested local businesses, Eastover Town Hall, Eastover Sanitary District, Eastover Fire Department, and local churches make a flyer with this information and put it into a goody bag for new residents that could possibly be given when they sign up for water/sewer.

#### **V. CONSENT AGENDA:**

- 1. Consider approval of the Town Council Meeting Minutes for May 14, 2024.**
- 2. Consider approval of the Closed Session Minutes for May 14, 2024.**
- 3. Consider approval of the Work Session Minutes for June 4, 2024.**
- 4. Consider approval of the April 2024 Financial Reports.**

Mayor McLaurin asked the Council if they had any questions concerning the Consent Agenda. There were none. Mayor McLaurin asked for a motion to approve/disapprove the Consent Agenda as stated.

Council Member Stan Crumpler made a motion to approve the Consent Agenda as stated. The motion was seconded by Council Member Cheryl Hudson. The vote was 6-0 for approval.

## **VI. DISCUSSION AGENDA:**

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

#### **FAMPO: FAMPO Boundary Assessment Update**

Mr. Kelvin Raeford, with Fayetteville Area Metropolitan Planning Organization, (FAMPO), stated that the FAMPO 2050 travel demand model boundary was expanded in 2023 to include all of Cumberland and Hoke Counties, a majority of Harnett County, and portions of Robeson and Moore Counties. He stated that on May 9, 2024, the Fayetteville Metropolitan Planning Organization's FAMPO Transportation Advisory Committee (TAC) voted to expand its Urban Area Boundary. He would like the Town Council to approve the boundary expansion and sign the Memorandum of Understanding (MOU) as a participating FAMPO Local Government/Party.

After some discussion, Council Member Cheryl Hudson made a motion to approve the MOU with the new boundaries. Council Member Kim McPhail seconded the motion. The vote was 6-0 for approval.

### **Agenda Item #2:**

#### **Public Hearing: ZON-24-0015: Rezoning from RR Rural Residential District to A1 Agricultural District or to a more restrictive zoning district for 2.3 +/- acres; located at 3484 Beard Road, submitted by Ronnie Autry (Agent) on behalf of the Town of Eastover (Owner).**

Mayor Charles McLaurin opened the Public Herring.

Mr. Timothy Doersam, Cumberland County Planning and Zoning, stated that Case ZON-24-0015 is a rezoning case to change the parcel from RR Rural Residential District to A1 Agricultural District or to a more restrictive zoning district for 2.3+/- acres; located at 3484 Beard Road, submitted by Ronnie Autry (Agent) on behalf of the Town of Eastover (Owner).

In Case No. ZON-24-0015, the Cumberland County Joint Planning Board recommends approval of the rezoning request from RR Rural Residential District to A1 Agricultural District. The staff finds that the request is consistent with the Eastover Land Use Plan, which calls for "Suburban Density Residential" at this location. The Staff also finds the request is reasonable and in the public interest as it is compatible to and in harmony with surrounding land use activities and zoning.

Mayor Charles McLaurin asked if anyone signed up to speak for or against Case Zon-24-0015. No one signed up to speak.

Mayor Charles McLaurin asked for a motion to close the public hearing. Council Member Cheryl Hudson made a motion to close the public hearing. The motion was seconded by Council Member Kim McPhail. The vote was 6-0 for approval.

Council Member Stan Crumpler made a motion to approve Case No. ZON-24-0015 for reasonableness in the public interest because the district requested is in harmony with the adjacent existing land uses and surrounding zoning. Council Member Lawrence Buffaloe seconded the motion. The vote was 6-0 for approval.

Council Member Stan Crumpler made a motion to approve the text amendment in Case No. ZON-24-0015 for Consistency with the Eastover Land Use Plan which calls for “suburban density residential” at this location. Council Member Cheryl Hudson seconded the motion. The vote was 6-0 for approval.

### **Agenda Item #3:**

#### **Public Hearing: FY 25 Budget**

Mayor Charles McLaurin opened the public hearing.

Mr. Ronald Autry told the council that in the proposed 2024-2025 budget the Town will continue to provide six basic services: Fire and police protection, parks and recreation services, streetlights, zoning, and street maintenance. Expansions will continue to be made at Eastover Community Park and upgrades at Talley Woodland Park. At a minimum, the other four services will remain at the current level of delivery.

The priorities are:

- **Safety:** The Town continues to contract with the Eastover and Vander Fire Departments for fire protection in their respective districts for \$0.15 per \$100 valuation. This is an increase of \$0.05 to coincide with the Cumberland County Fire tax rate. An additional \$0.005 goes to fund the Eastover Fire Department Heavy Rescue and the county Fire Chief’s Special Fund.

The Town of Eastover has contracted with the Cumberland County Sheriff’s Office for a designated deputy from 8:00AM – 5:00PM, Monday through Friday. Coverage for the remaining hours is provided by the deputies on routine patrol for this part of the county. Funds have been budgeted to hire additional deputies for the Town as needed for special events and dual coverage is funded during the month of December.

- **Parks & Recreation:** The Town owns a forty-acre facility (Eastover Community Park), which is leased to the Eastover Community Parks Association, Inc (ECPA). The Town has an agreement with the City of Fayetteville for the Fayetteville-Cumberland Parks and Recreation Department (FCPR) to manage the recreational programs (baseball – soccer- football) at the Eastover Community Park.

The 2024 - 2025 Budget has appropriated additional funds to complete capital improvements at the Eastover Community Park. The Town will:

- Construct an Office/Maintenance Building at Eastover Community Park

### **Budget Policy**

The Fiscal Year 2024-2025 Budget Process was approached with consideration for the goals and values of the Eastover Town Council, and statutory requirements from the State of North Carolina regarding municipal budgets:

- In accordance with North Carolina State Law, the Budget presented to you is balanced between revenues and expenditures.
- Ad Valorem Taxes:  
The Town of Eastover Tax rate will increase to \$0.255 per \$100 valuation and distributed as follows: the Town of Eastover will receive 19.61% of all Ad Valorem Taxes collected for the coming year. The remainder will be distributed as follows: 58.82% to Eastover and Vander Fire Depts, 0.588% to the County Special Fire Chief's Fund and 1.372% to the Eastover Fire Dept. Heavy Rescue, 19.61% to Fayetteville/Cumberland Parks & Recreation, and 1.80% to Cumberland County for billing and collection of property taxes. (This includes 0.30% to the state for collection of Motor Vehicle taxes.)
- Funds have been budgeted toward the Town's reserves (Fund Balance).

### **Budget Highlights**

#### **Revenues:**

- Taxes Current Year (10-301-00) are based on a 98.9% collection ratio of the \$357,000,000 (Assessed) value of Personal, Real, and Public Service properties within the Town limits.
- Local Option Sales Tax (10-345-00) will provide the major revenue for Town operations, along with the N.C. Franchise Tax (10-337-00).
- \$350,000 appropriated from Fund Balance for the construction of a Recreation/Park Office/Maintenance Building at Eastover Community Park

#### **Expenditures:**

- Appropriations to Fund Balance (10-420-90) are approximately 46.8 % of Proposed Budget.
- Police Department (10-510-00) contains additional funding for extra deputy coverage, with mileage, if warranted.
- Funding is provided for Parks & Recreation (10-620-52) continued improvements.

## **Concerns and Issues**

The 2024– 2025 Budget represents a fiscally responsible plan for the Town of Eastover to provide existing services for the coming year, and funding for the priorities listed. Revenues were projected with an increase due to the Fire Tax adjustment. Any significant changes will be reported to the Council throughout the year as quickly as they are identified.

The following are issues that could affect the Budget in the upcoming year:

- Collection of Ad Valorem Taxes in Eastover has historically been very good.
- Local Option Sales Tax that has been very strong.

After some discussion, Mayor Charles McLaurin asked for a motion to close the Public Hearing. Council Member Cheryl Hudson made a motion to close the public hearing. Council Member Lawrence Buffaloe seconded the motion. The vote was 6-0 for approval.

Council Member Cheryl Hudson made a motion to approve Fiscal Year 2025 Budget Ordinance. Council Member Stan Crumpler 2<sup>nd</sup> the motion. The vote was 6-0 for approval.

Council Member Stan Crumpler made a motion to adopt the Fiscal Year 2025 Official Budget. Council Member Lawrence Buffaloe seconded the motion. The vote was 6-0 for approval.

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

#### **Budget Amendment: NO. 2024-04**

Mr. Ronald Autry stated that Budget Amendment No. 2024-04 is to adjust year end numbers for Fiscal Year 2024. At year end of fiscal year 2023 the auditor didn't move payments from Fiscal Year 2024 back to Fiscal Year 2023, causing shortages in some accounts.

Council Member Cheryl Hudson made a motion to approve Budget Amendment No. 2024-04. The motion was seconded by Council Member Stan Crumpler. The vote was 6-0 for approval.

### **Agenda Item #5:**

#### **Cumberland County Sheriff's Contract FY 2025**

Mr. Ronald Autry stated that the Sheriff's contract has increased to \$125,000.00 for Fiscal Year 2025. He said that for the past two years the contract has been quoted short and the sheriff's office has had to cover the shortage.

Council Member Stan Crumpler made a motion to approve the Cumberland County Sheriff's Contract for FY 2025. The motion was seconded by Council Member Lawrence Buffaloe. The vote was 6-0 for approval.

**Agenda Item #6:**

**S. Preston Douglas FY 2024 Audit Contract**

Mr. Autry stated the Audit Contract is for a total of \$15,000.00. He said the as long as the auditor does not have to do a special audit of grant funds the Town should not pay more than \$11,500.00. If a special audit is done it will cost an additional \$3,500.00.

Council Member Cheryl Hudson made a motion to approve S. Preston Douglas FY 2024 Audit Contract. The motion was seconded by Council Member Stan Crumpler. The vote was 6-0 for approval.

**Agenda Item #7:**

**McGeachy, Hudson, and Zuravel Attorney Contract**

Mr. Donald Hudson, Town Attorney, stated the contract with McGeachy, Hudson, and Zuravel is the same contract as FY 2024 contract. He said there were no changes for the Fiscal Year 2025 contract.

Council Member Cheryl Hudson made a motion to approve McGeachy, Hudson, and Zuravel Attorney contract for Fiscal Year 2025. The motion was seconded by Council Member Stan Crumpler. The vote was 6-0 for approval.

**Agenda Item #8:**

**Animal Services Ordinance**

Mr. Ronald Autry said that he is waiting for a response from Cumberland County Manager, Mr. Clarence Grier, concerning changing the language in the animal ordinance. Council Member Stan Crumpler stated that he had also spoken with the County Manager about following ADA guidelines, and he is waiting for a response.

Mr. Donald Hudson stated that he will request a meeting with the Cumberland County attorney. Once he receives some meeting dates, he will let Mr. Autry know.

**VII. RECEIVE MAYOR'S UPDATE:**

- There are some trees that need to be removed at Tally Woodland Park
- The Gazebo at Tally Woodland Park needs upgrading
- Community Watch was held Monday, June 10<sup>th</sup> and went very well. Jamie is doing a good job.
- The shuttle service at the concert was greatly appreciated by the attendees
- The air conditioner at the Town Hall caught fire and a new unit has been installed

**VIII. RECEIVE TOWN COUNCIL UPDATE:**

- Time to start scheduling bands for next year’s concert series. The Fayetteville Cumberland Co. Art’s Council will help with some grants. A small committee should be formed to help Council Member Stan Crumpler with planning the concerts. People are requesting a variety of bands.
- On September 29, 2024, there will be a gospel sing at the Amphitheater.
- Council Member Crumpler was asked to continue with the booking of bands for next year. He stated that Rivermist is already booked for June 25, 2025.

**IX. RECEIVE TOWN ADMINISTRATOR’S UPDATE:**

Updates on Eastover Projects:

- **Pickleball Courts:** Completed! Waiting on two windscreens. Still looking to find better pricing for shade canopies.
- **Basketball Courts:** Court has been striped, still waiting for Parks & Rec to install goals
- **Bathroom/Concession Stand:** Completed!
- **Amphitheater:** Waiting on Awning Installation
- **Fencing around Park, Dog Park, and Basketball Court:** waiting on quotes after brush cutting is completed. Contractor to begin Wednesday morning
- **Maintenance Building:** Waiting on plans from Jenkins Engineering
- **Streetlights:** NCDOT has approved the streetlights on Church Street and Duke Energy should have lights installed by the end of July. Baywood Road, South End to Rockhill Road-still in design stage by Duke Energy

**X. Closed Session:**

**CANCELLED**



**XI. CONSIDER A MOTION TO ADJOURN:**

Mayor Charles McLaurin asked for a motion to adjourn.

A motion to adjourn was made by Council Member Cheryl Hudson at 7:51 p.m. The motion was second by Council Member Lawrence Buffaloe. The vote was 6-0 for approval.

**Town of Eastover**

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**Charles G. McLaurin, Mayor**

**Attest:** \_\_\_\_\_, **Town Clerk**  
**Elizabeth S. Bass**