

**Town of Eastover - Town Council Meeting
Tuesday, September 9, 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 – September 9, 2014

Mayor Charles G. McLaurin, Council Member's Cheryl C. Hudson, Sara E. Piland, Willie S. Geddie, Randy P. Lee, Benny M. Pearce, and Lawrence J. Buffaloe were in attendance at the September 9, 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, and Mr. Neil Yarborough, Town Attorney were also present. Mr. Matt Rooney, Cumberland County Planning and Inspections Department, was absent from the Town Council Meeting as there were no cases being presented to the Council.

I. Call to Order:

Mayor McLaurin called the September 9, 2014 meeting of the Eastover Town Council to order at 7:00 p.m. and welcomed all in attendance.

Mayor McLaurin welcomed Boy Scout Cameron Gates from Troop 745. Boy Scout Gates was attending the Town Council Meeting to work on earning his merit badge concerning government.

II. Invocation/Pledge of Allegiance:

Council Member Lee gave the invocation and led the attendees in the Pledge of Allegiance.

III. Approval of Agenda:

Mayor McLaurin asked for a motion to approve, disapprove, or amend the Agenda as stated.

Council Member Hudson made a motion to approve the Agenda as stated. The motion was 2nd by Council Member Buffaloe. The vote was unanimous for approval.

IV. Public Comments:

Mayor McLaurin asked the Clerk if anyone had signed up for public comments. The Clerk replied that no one has signed up to speak.

V. Consent Agenda:

1. Consider approval of the Minutes for the August 12, 2014 Town Council Meeting.
2. Consider approval of the July 31, 2014 Financial Report.

Mayor McLaurin asked for a motion to approve, disapprove, or amend the Consent Agenda as stated.

Council Member Piland made a motion to approve the Consent Agenda as stated. The motion was 2nd by Council Member Lee. The vote was unanimous for approval.

VI. Discussion Agenda:

Agenda Item #1

Discussion of Agreement Between the Town of Eastover and Eastover Community Ball Park Association, Inc.

The Town Manager stated that the Council had requested that the Town Attorney review the “draft” lease agreement between the Town of Eastover and the Eastover Community Ball Park Association, Inc. (ECPA). The Town Council wanted a stipulation added to the lease agreement that if the Eastover Community Ball Park Association, Inc. does not adhere to the previous agreement, the Town of Eastover can terminate the lease agreement. The Town Attorney added Section 3, Parts M through Q and Paragraph’s 3-6. In the event the ECPA violates the lease agreement, the Town of Eastover can provide a ten (10) days written notice of termination on the lease to the ECPA.

Council Member Hudson made to motion to have Mayor Charles McLaurin, Council Member’s Lawrence Buffaloe and Benny Pearce take this lease agreement to the Eastover Community Ball Park Association Council to get an approval on the lease agreement. The vote was 2nd by Council Member Piland. The vote was unanimous for approval.

Agenda Item #2

Discussion of Contract with LSV Partnership, Architects/Planners, AIA.

The Town Manager submitted the pre-architectural review to United States Department of Agriculture (USDA). Last week the USDA requested additional clarification on some of the building figures provided by the architect and operating expenses provided by the Town Manager. Once that is completed, the Town of Eastover will be able to sign the contract with LSV Partnership.

The Town Manager stated that last year the architect provided a fee estimate of approximately 8-10% of costs. Normally the fee ranges are between 8-10%, but if the architect handles the design and bidding process that adds additional percentages to the cost. Based on the submission to USDA, the architect’s final percentage fee is 10.2% of the costs.

The Town Manager stated that if the Council approves awarding the contract to LSV, the architect will prepare the final contract. The architect and Town Manager might need to provide additional information to USDA and they may need to adjust the fee range. The Town Attorney also needs to review the final documents.

Council Member Lee made a motion to approve the contract with LSV Partnership. The motion was 2nd by Council Member Hudson. The vote was unanimous for approval.

VII. RECEIVE MAYOR'S UPDATE.

Mayor McLaurin stated that on Monday night at the Community Watch meeting, he provided the Eastover residents with "Eastover North Carolina" automobile decals. The Eastover residents were very excited and the Mayor stated that this is a good way to promote the Town of Eastover.

Council Member Hudson made a motion to authorize the Town Manager to purchase additional "Eastover North Carolina" automobile decals for distributing to the Eastover residents. The motion was 2nd by Council Member Piland. The vote was unanimous for approval.

Mayor McLaurin said that on October 2, 2014, the Town of Eastover is going to host a "Picnic in the Park". This is a reward for the Civic Club which performed a lot of hard work during Heritage Day and for the Community Watch participants. Mr. Daniel West has volunteered to set up a band in the Talley Woodland Park. The Mayor, Council Member Lee and Mr. Nail have the lead on this event.

Council Member Lee and Mr. Nail put down pallets of sod at the new gazebo located in Talley Woodland Park. Council Member Lee stated that he was able to save the Town of Eastover some money. Council Member Lee had a friend install the waterproof electrical receptacles and wiring at the gazebo in Talley Woodland Park. Mr. Billy Greenhill with Billy Greenhill Electric provided this service free of charge, saving the Town of Eastover over \$1,500.00.

Mayor McLaurin stated that the Garden Club is going to plant flower pots and work on creating a mini-botanical garden in the park. This will be a beautiful place in the future for the Town of Eastover residents.

Mayor McLaurin gave a warm welcome to Mr. Gary Whaley who just moved from Autryville to the Town of Eastover. Mr. Whaley worked with the Cumberland County School System and served with the Armed Forces.

Mr. Ronald Strickland voiced his concerns regarding the Eastover rest home, motel and the convenience store. Mr. Strickland would like to see these areas improved or demolished. The Town Manager stated that he has had frequent conversation with Social Services.

VIII. RECEIVE TOWN COUNCIL UPDATE

Council Member Piland discussed her concerns regarding the commercial chicken plant industry. This industry will bring a lot of jobs to Cumberland County, but the environmental impact and quality of life is a big concern. She stated that the City of Fayetteville and Council are listening a lot more to the concerns of the communities. Council Member Piland thanked the Town Manager for sending a letter on behalf of the Town of Eastover to the City of Fayetteville and the Cumberland County Board of Commissioners. This letter is requesting a public discussion be held so that the complete scope of this project is made known to all the citizens of Cumberland County. The Town of Eastover is a rural area and a lot of resident's have farms with chickens and livestock. Council Member Piland would like to see some type of Town ordinance which controls the volume of chicken houses.

Council Member Hudson made a motion to authorize the Town Attorney to research preparing an ordinance on commercial poultry houses and swine ordinances for the Town of Eastover. The motion was 2nd by Council Member Piland. The vote was unanimous for approval.

IX. RECEIVE TOWN MANAGERS UPDATE.

Mr. Kim Nazarchyk, Town Manager, stated that he will have the contract with Diamond Construction ready for signature by the end of the week or first of next week. Diamond Construction is going to pave School Street for the Town of Eastover. It is approximately 3 ½ (three and one-half) weeks out, but will be only be a one (1) day process and not interfere with the school system.

Mayor McLaurin asked the audience to please leave the Town Council Meeting at this time, as the Council was going into **Closed Session**.

X. CLOSED SESSION in Accordance with GS 143-318.11(a)(3) Attorney Client Privilege.

Mayor Charles G. McLaurin asked for a motion to go into **Closed Session in accordance with GS 143-318.11(a)(3) Attorney Client Privilege**.

Council Member Piland made the motion to go into **Closed Session** in accordance with **GS 143-318.11(a)(3)**. The motion was 2nd by Council Member Lee. The vote was unanimous in favor of the **Closed Session**.

Motion was made by Council Member Pearce to adjourn the **Closed Session** and 2nd by Council Member Hudson at 7:58 p.m. The vote was unanimous for approval.

Mayor McLaurin stated that the Council will now return to **Regular Session**.

X. CONSIDER A MOTION TO ADJOURN.

Mayor McLaurin asked for a motion to adjourn. Council Member Buffaloe made the motion to adjourn at 8:00 p.m. The motion was 2nd by Council Member Hudson. The vote was unanimous for approval.

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

Town of Eastover

Charles G. McLaurin, Mayor

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