

MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS
July 11, 2024-----7:00 PM
REGULAR MEETING

MEMBERS PRESENT

Mayor Martin L. Jones, Commissioner Billy Horne, Commissioner Mark Lee, Commissioner Paul Pirro, Commissioner Ralph Vogt, and Commissioner Wood

STAFF PRESENT

Connie Veeder, Town Clerk/Finance Officer, Whitney Barlow, Attorney Donald Hudson, and Police Chief Tracy Jackson

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Jones led the invocation and the Pledge of Allegiance.

ADOPTION OF AGENDA

Mayor Jones called for adoption of the agenda. Motion was made by Commissioner Wood to adopt the agenda. Commissioner Vogt seconded the motion. Motion passed unanimously by the board.

CONSENT AGENDA

June 6, 2024 Regular Meeting Minutes- Commissioner Pirro made a motion to adopt the meeting minutes and Commissioner Lee seconded, the board was unanimous in approval.

PRESENTATIONS – A representative from Thompson, Price, Scott, Adams auditing firm presented the town’s 2023 Audit. A full audit and summary was given to the board members.

Tye Vaught presented the Amended Cooperative Agreement from Cumberland County Community Development Block Grant Program and Home Investment Partnership Program. Mr. Vaught was asking the town to renew the agreement for the October 2024-September 2027 time period. This agreement will help get Cumberland County certified and save the community time if assistance is needed. Mayor Jones called for a motion to approve. Commissioner Wood made a motion to approve the agreement and Commissioner Vogt seconded. The board was unanimous in approving the new agreement.

PUBLIC HEARINGS –None

PUBLIC FORUM - None

OLD BUSINESS –

- a) Mrs. Veeder updated the board on fire flow issues with the hydrants in front of Creekside subdivision. The flow issue has halted the new phase of the development from progressing. Mrs. Veeder will set up a meeting with all parties involved to come up with a solution to this problem.
- b) An update was given on the open burning issue from last month meeting. Mrs. Veeder shared copies of frequently asked questions and a list of items that can be burned by

residents. All these documents were printed from ncair.com and NC Department of Environmental Quality websites. Commissioner Wood spoke to the board about mailing this information and more out to residents just as a reminder to them. The town will also look on the forestry website to get more information to include with this mailing. Commissioner Pirro stated that when residents call in inquiring, the staff should have them call the fire department to go check the address where the burning is occurring. Mayor Jones called for a motion. Commissioner Wood made a motion to complete a mailing out to all residents reminding them about the rules and dangers of open burning. Commissioner Vogt seconded the motion. The board was unanimous in the vote to approve.

- c) Jefferson Street properties demolition and removals- The town received quotes from Joseph's Tree Removal and Land Management, Rivers Fabrication Company, Theoplus Miller, M.H.S., and C & H Site Clean-up for this job. The board reviewed the quotes, discussed, and decided to hire Joseph's Tree Removal and Land Management to complete the work. Commissioner Lee made a motion to approve the hiring of Joseph's Tree Removal and Land Management to complete the demolition and clean up for the two Jefferson Street properties and Commissioner Pirro seconded the motion. The board was unanimous in the approval.
- d) A list of sewer disconnections was shared with the board. The accounts are more than 90 days past due. Two of the accounts need to be disconnected. Our ORC Tracy Miller can disconnect and/or reconnect the sewers at a rate of \$40 each. Commissioner Wood made the motion to move forward with the disconnection after a final letter is mailed (regular mail & certified) to the resident emphasizing the seriousness of disconnection, contacting the health department, and tagging the door with a 5 day warning with a final date of disconnection of the resident's sewer. Commissioner Vogt seconded the motion and the full board was unanimous in the vote.
- e) The town attorney, Mr. Hudson, presented the Water and Sewer Connection Ordinance for Service Outside the Corporate Limits to the board. The ordinance repeals and replaces the ordinance that was adopted January 6, 2005. Commissioner Wood made a motion to approve the update and Commissioner Vogt seconded the motion. The board was unanimous in the vote.

NEW BUSINESS –

- a) The board approved hiring of retired and current law enforcement officers for night time coverage outside of agreement with Cumberland County Sheriff's Department. Commissioner Lee made a motion to approve and Commissioner Pirro seconded the motion. The board was unanimous in approval.
- b) Next steps for 5135 & 5177 Sessoms Ave. code enforcement, Commissioner Wood made a motion to hire an outside lawn service to cut the grass at these two addresses, the town will pay the cost, bill the customer and place a lien on the property in the future. Commissioner Pirro seconded the motion and the board's vote was unanimous on this decision.
- c) Mrs. Veeder asked the board to consider a System Development Fee Study (SDF). The study will help the town determine if the proper amounts are being charged to customers for FIF, TAP, and other fees. ARPA funds can be used and according to one vendor it

should not cost more than \$20,000. The board asked for three or more quotes to make the final decision.

- d) Case #LLA-0061-24, 124 & 136 Wade Stedman Road Exempt Subdivision was approved with no questions or comments. Commissioner Pirro made a motion to approve with no comments. Commissioner Vogt seconded the motion and the board voted unanimously to approve.
- e) Case #MOD-0001-24, 509 Vander Road, Johnson Non-Profit Assembly was approved with no questions or comments. Commissioner Lee made a motion to approve with no comments. Commissioner Vogt seconded the motion and the board voted unanimously to approve.
- f) Commissioner Wood addressed the board about the potential to purchase the land that the county school owns at Stedman Elementary. Wood would like to develop the land with pickle ball courts, more ball fields, an outdoor theater, etc. with the potential of renting it out to the parks and rec for revenue. A motion was not made to vote upon, just discussion about the possibility.
- g) The board discussed remodeling the old garbage truck into a dump truck and selling the rear loader from the back of the old garbage truck to make money to help pay for the expense of the remodel. One quote was shared with the board. Commissioner Lee made the motion to move forward with the remodel and the sell by collecting more quotes for the work. Commissioner Wood seconded the motion and the board was unanimous.

STAFF REPORTS/BOARD OF COMMISSIONERS

- a) Town Clerk's Report – Lighting struck the DVR for the camera system. Mrs. Veeder presented a quote to replace the 8 port DVR with a 16 port DVR due to new camera's being added to the system when the new conference room is added.
- b) Chief of Police Report – Chief Jackson has scheduled his swearing in ceremony for Tuesday, July 16, 2024 at 6 pm. Asked the board to consider getting the lawyer to draft an ordinance with civil fines charged to speeders on town streets. The collections for Falcon Children's Home are going great.
- c) Stedman Fire Department – Mayor Jones shared that the fire department insurance rating was lowered by all the improvements they have done like the training tower that has been built and the flags that were placed on the poles reminding about smoke detector checks.
- d) Planners Report – None
- e) Code Enforcement Report – None
- f) Mayor and Board of Commissioners – Commissioner Pirro shared the possibility of purchasing an ad in the athletic book at Cape Fear to support the athletics program. He also had Nina Morton introduce herself as the GOP chairperson at 210 E. Russell St., Fayetteville. 10 am – 4 pm are the hours. Candidate signs and literature can be picked up at this office. Cumberland GOP is having an event on July 19, 2024 with a guest speaker, steak dinner and live auction with Matt Hagan paintings.

ADJOURNMENT

A motion was made by Commissioner Horne to adjourn the meeting and seconded by Commissioner Lee to adjourn the July 11, 2024 meeting at 8:25pm.