

**MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS**  
**February 6, 2025——7:00 PM**  
**REGULAR MEETING**

**MEMBERS PRESENT**

Mayor Martin L. Jones, Commissioner Wood, Commissioner Ralph Vogt, Commissioner Pirro, and Commissioner Horne

**STAFF PRESENT**

Connie Veeder/Town Clerk, Admin. Assistant Whitney Barlow, Chief Tracy Jackson, and Attorney Donald Hudson

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Dr. Jimmy Atkinson from Stedman Baptist Church led the invocation and Mayor Jones led the Pledge of Allegiance.

**ADOPTION OF AGENDA**

The Town Clerk asked to add an item to the Old Business in the agenda concerning the annexation of the property for Sweetgrass Subdivision. Commissioner Pirro made a motion to add the annexation to the old business and Commissioner Vogt seconded the motion. The full board was unanimous with the motion. Mayor Jones called for the adoption of the agenda. Motion was made by Commissioner Horne to adopt the agenda. Commissioner Wood seconded the motion. Motion passed unanimously by the board.

**CONSENT AGENDA**

Approval of December 5, 2024 – Closed Session Minutes  
Approval of January 2, 2025 – Regular Meeting Minutes  
Approval of January 2, 2025 – Closed Session Minutes  
Approval of January 14, 2025 – Special Meeting Minutes  
Approval of January 14, 2025 – Closed Session Minutes  
Approval of Budget Amendments – BA2025-3 and BA2025-4

Commissioner Pirro made a motion to adopt the minutes and budget amendments and Commissioner Vogt seconded the motion. Motion passed unanimously by the board.

**PRESENTATIONS** -- Rayshonia Manuel with Cumberland County Financial Services gave a short presentation discussing the Cumberland County Development five-year strategic plan. Mrs. Manuel asked the people to visit the county website and complete a survey to help decide what needs are out there from the communities. There are also applications for housing rehab for low to moderate housing areas that anyone can complete for help.

**PUBLIC HEARING-** Mayor Jones called for a motion to go into public hearing. Commissioner Wood made the motion and Commissioner Vogt seconded the motion. The board entered into public hearing to hear Case ZON-24-0038 Rezoning 1.5 +/- acres at 7651 Clinton Road. Joel Schultz from Cumberland County Planning presented the rezoning case. There were no comments or questions from the board or audience after the presentation. Commissioner Wood made a motion to approve the rezoning of 7651 Clinton Rd. to C(P) Planned Commercial District

and find the request consistent with the adopted land use plan. Commissioner Pirro seconded the motion and the board unanimously approved.

**PUBLIC COMMENT** – None

**OLD BUSINESS**

- a) Updated on speed bump for Raspberry Road. The town clerk shared with the board that there was a miscommunication between the office staff and the maintenance staff. A second speed bump is not needed on this road.
- b) Update on 2025-2026 Biennium Legislative Goals. The town clerk shared a copy with the board showing the legislative goals that were chosen state wide for the 2025-2026 year.
- c) Fire Flow Update- Mayor Jones and the board did not have an update on this ongoing issue.
- d) The official annexation of the Sweetgrass property was approved in June of 2024. Since this vote the property has been rezoned to meet the town's zoning ordinance. It was originally approved as an R7.5 and R10 zoning. The town's ordinance does not have the R7.5 zoning. The town's ordinance has an R6 zoning. The owners wanted to get the new zoning approved for the annexation to move forward. Commissioner Vogt made a motion to approve the new R6 zoning for the Sweetgrass property and Commissioner Horne seconded the motion. The board was unanimous in approving the R6 zoning.

**NEW BUSINESS** –

- a) The board was given a form to choose a primary appointee and an alternate appointee to the Mid Carolina COG Board of Delegates. Commissioner Wood spoke up and said he would be the primary appointee. Commissioner Pirro made a motion to approve and Commissioner Vogt seconded. The full board approved. Commissioner Pirro spoke up and said he would be the alternate appointee. Commissioner Wood made a motion to approve and Commissioner Vogt seconded the motion. The full board approved.
- b) Approve 2024 Delinquent Property Tax Report. The board reviewed the list. Commissioner Horne made the motion to approve the 2024 tax lien list for advertising by the county. Commissioner Wood seconded the motion and the full board approved.
- c) A copy of the current Stedman Fire Department contract was given to the board for review.

**STAFF REPORTS/BOARD OF COMMISSIONERS**

- a) Town Clerk's Report – Town Hall will be closed February 17, 2025 in honor of Presidents Day. A copy of a quote for Mid Carolina COG services to help the town get the Code of Ordinances together and organized. The quote is for \$5000 for the services over a two-year period and billed quarterly. Commissioner Wood made a motion to move forward with hiring the COG for the services and Commissioner Pirro seconded the motion. The board was unanimous in approving the use of the COG for the services.
- b) Chief of Police Report – Chief Jackson reported 5 crimes, 12 traffic stops, and 6 warranted tickets
- c) Stedman Fire Department –Chief Walker reported 54 calls in the district, 4 fire and 9 EMS. Also wanted to stress the dry season so be cautious when burning.
- d) Code Enforcement – None.

- e) Planners Report – None
- f) Mayor and Board of Commissioners –Commissioner Wood wanted to remind everyone about the Spring sports signups is underway. The Opening Day parade is going to be April 5<sup>th</sup> this year.

**CLOSED SESSION- None**

**ADJOURNMENT**

A motion was made by Commissioner Horne to adjourn the meeting and seconded by Commissioner Pirro to adjourn the February 6, 2025 meeting at 8:10 pm.



## STEDMAN BOARD OF COMMISSIONERS MEETING

### PROPOSED AGENDA

February 6, 2025 @ 7:00 P.M.

REGULAR MEETING

STEDMAN TOWN HALL

5110 Front Street, Stedman, NC

#### 1. CALL TO ORDER

#### 2. INVOCATION – Dr. James Atkinson

#### PLEDGE OF ALLEGIANCE

#### 3. ADOPTION OF AGENDA –*Addition or Deletion*

(All additions, add to New Business, requires majority vote of Board to consider)

**POTENTIAL ACTION:** Motion to adopt the agenda

#### 4. CONSENT AGENDA-

Items on the consent agenda are considered routine or have been thoroughly discussed previously. A member of the Board of Commissioners may request that an item be removed from the consent agenda for further discussion under New Business or at a later time.

- a.) Approval of December 5, 2024 – Closed Session Minutes
- b.) Approval of January 2, 2025 – Regular Meeting Minutes
- c.) Approval of January 2, 2025 – Closed Session Minutes
- d.) Approval of January 14, 2025 – Special Meeting Minutes
- e.) Approval of January 14, 2025 – Closed Session Minutes
- f.) Approval of Budget Amendments – BA2025-3 and BA2025-4

**POTENTIAL ACTION:** Motion to adopt the Consent Agenda as presented or as amended

#### 5. PRESENTATIONS – Tye Vaught with Cumberland County Development

#### 6. PUBLIC HEARING – Case ZON-24-0038 Rezoning 1.5 +/- acres 7651 Clinton Rd.

**POTENTIAL ACTION:** Approve rezoning of 7651 Clinton Rd. to C(P) Planned Commercial District

#### 7. PUBLIC COMMENT

*Each speaker is asked to limit comments to 3 minutes and the total comment period will be 15 minutes or less. Anyone desiring to speak must sign up with the Town Clerk by 6:55 p.m. The Board will not take action on an item that is presented during the Public Forum.*

#### 8. OLD BUSINESS –

- a. Update on speedbump for Raspberry Rd.
- b. Update on final 2025-2026 Biennium Legislative Goals
- c. Update on Fire Flow Issues
- d. Update Sweetgrass Annexation

**9. NEW BUSINESS –**

- a. Primary Appointee and Alternate Appointee to the Mid Carolina COG Board of Delegates

**POTENTIAL ACTION:** Motion to appoint delegates

- b. Approve 2024 Delinquent Tax Report

**POTENTIAL ACTION:** Motion to approve for advertising 2024 tax liens

- c. Review Structure of Stedman Fire Department Contract

**POTENTIAL ACTION:** None

**10. STAFF REPORTS/BOARD OF COMMISSIONERS**

- a. Town Clerk Report
- b. Chief of Police Report
- c. Stedman Fire Department-
- d. Code Enforcement Report
- e. Planners Report
- f. Mayor & Board of Commissioners

**11. CLOSED SESSION - None**

**12. ADJOURNMENT**



## Town of Stedman Budget Amendment

Fiscal Year 2024-2025  
Budget Amendment # BA2025-04

**BE IT ORDAINED** by the Governing Board of the Town of Stedman, North Carolina, that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2025:

Section 1: To amend the **Water Fund and Powell Bill Fund**, the appropriations are to be changed as follows:

EXPENDITURE				
Account Code	Department	Description	Decrease	Increase
30-720-04	Administration	Professional Services		\$ 2,600
30-720-59	Administration	Bank/Credit Card Fee		\$ 1,200
30-820-46	Sewer Operations	Sewer O/M		\$ 52,815
30-820-45	Sewer Operations	Contracted Services		\$ 38,000
30-720-57	Administration	Miscellaneous	\$ 3,800	
30-999-00	Contingency	Contingency	\$ 12,815	
30-810-45	Operations	Water O/M	\$ 78,000	
40-570-08	Powell Bill	Longevity		\$ 992
40-570-06	Powell Bill	Group Insurance	\$ 992	
Totals			\$ 95,607	\$ 95,607

**Reason(s) for the above request is/are as follows:**

To cover additional costs that were not budgeted and to cover continued increases in sewer waste management. increases of expenses due to sewer system issues.

Section 2: Copies of this budget amendment shall be furnished to the Town Clerk/Finance Director for her direction.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025 by the Stedman Board of Commissioners.

\_\_\_\_\_  
Martin L. Jones, Jr.  
Mayor

\_\_\_\_\_  
Connie P. Veeder  
Town Clerk



## Town of Stedman Budget Amendment

Fiscal Year 2024-2025  
Budget Amendment # BA2025-03

**BE IT ORDAINED** by the Governing Board of the Town of Stedman, North Carolina, that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2025:

Section 1: To amend the General Fund, the appropriations are to be changed as follows:

EXPENDITURE				
Account Code	Department	Description	Decrease	Increase
10-420-04	Administration	Professional Services		\$ 25,000
10-420-09	Administration	Longevity/Bonus		\$ 1,001
10-420-14	Administration	Travel & Schools		\$ 1,500
10-420-17	Administration	Code Enforcement Services		\$ 15,000
10-420-26	Administration	Advertising		\$ 2,000
10-420-54	Administration	Insurance & Bonds		\$ 2,000
10-420-57	Administration	Miscellaneous		\$ 5,786
10-420-58	Administration	Sales Tax Cumb. County Share		\$ 25,500
10-510-09	Police	Longevity/Bonus		\$ 500
10-510-17	Police	Maint & Repair Vehicles		\$ 500
10-510-31	Police	Police Auto Supplies/Gas		\$ 2,500
10-510-33	Police	Department Supplies		\$ 300
10-510-36	Police	Uniforms		\$ 1,800
10-510-45	Police	Contracted Serv/Deputies		\$ 28,000
10-510-46	Police	Contracted Services/Fuel		\$ 800
10-560-06	Streets	Group Insurance		\$ 8,700
10-560-09	Streets	Longevity/Bonus		\$ 260
10-560-15	Streets	Dept. Material & Supplies		\$ 3,000
10-580-09	Sanitation	Longevity/Bonus		\$ 500
10-999-00	Contingency	Contingency	\$ 124,647	
Totals			\$ 124,647	\$ 124,647

**Reason(s) for the above request is/are as follows:**

To amend the General Fund budget to cover additional costs that were not budgeted. Contingency is decreased to 5% of the Fiscal Year budget per General Statutes.

Section 2: Copies of this budget amendment shall be furnished to the Town Clerk/Finance Director for her direction.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025 by the Stedman Board of Commissioners.

\_\_\_\_\_  
Martin L. Jones, Jr.  
Mayor

\_\_\_\_\_  
Connie P. Veeder  
Town Clerk

## Budget vs Actual (Summary)

Town of Stedman  
2/6/2025 2:53:21 PM

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Period Ending 2/5/2025

### 10 GENERAL FUND

Description	Budget		YTD	Variance	Percent
<b>Revenues</b>					
	1,450,908		518,300.82	(932,607.18)	36%
Revenues Totals:	1,450,908	0.00	518,300.82	(932,607.18)	36%
<b>Expenses</b>					
ADMINISTRATION	291,732		212,463.40	79,268.60	73%
POLICE	291,613		230,225.04	61,387.96	79%
FIRE	105,872		52,935.54	52,936.46	50%
STREET	120,047		80,931.01	39,115.99	67%
SANITATION	348,386		55,195.43	293,190.57	16%
PARKS & RECREATION	2,000		877.80	1,122.20	44%
SPECIAL APPROPRIATIONS	94,066		0.00	94,066.00	
CONTINGENCY	197,192		11,544.20	185,647.80	6%
Expenses Totals:	1,450,908	0.00	644,172.42	806,735.58	44%
10 GENERAL FUND Totals:			(125,871.60)		



## Budget vs Actual (Summary)

Town of Stedman  
2/6/2025 2:53:21 PM

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Period Ending 2/5/2025

### 40 POWELL BILL FUND

Description	Budget		YTD	Variance	Percent
Revenues					
	65,051		45,621.30	(19,429.70)	70%
Revenues Totals:	65,051	0.00	45,621.30	(19,429.70)	70%
Expenses					
POWELL	65,051		31,711.47	33,339.53	49%
Expenses Totals:	65,051	0.00	31,711.47	33,339.53	49%
40 POWELL BILL FUND Totals:			13,909.83		

## Budget vs Actual (Summary)

Town of Stedman  
2/6/2025 2:53:21 PM

Page 2 Of 3

Period Ending 2/5/2025

### 30 WATER FUND

Description	Budget		YTD	Variance	Percent
<b>Revenues</b>					
	892,343		595,287.27	(297,055.73)	67%
Revenues Totals:	892,343	0.00	595,287.27	(297,055.73)	67%
<b>Expenses</b>					
SPECIAL APPROPRIATIONS	56,588		0.00	56,588.00	
WATER ADMINISTRATION	101,940		47,561.93	54,378.07	47%
WATER OPERATIONS	276,000		82,169.92	193,830.08	30%
WASTEWATER OPERATIONS	445,000		435,609.42	9,390.58	98%
CONTINGENCY	12,815		0.00	12,815.00	
Expenses Totals:	892,343	0.00	565,341.27	327,001.73	63%
30 WATER FUND Totals:			29,946.00		

## **PUBLIC HEARING**

1. CALL FOR MOTION TO GO INTO PUBLIC HEARING
2. CALL JOEL SCHULTZ FROM CUMBERLAND COUNTY PLANNING TO PRESENT
3. CALL FOR QUESTION OR COMMENT
4. CALL FOR MOTION TO CLOSE PUBLIC HEARING
5. BOC DISCUSSION
6. CALL FOR VOTE

PLEASE HAVE COMMISSIONER STATE:

MOVE TO APPROVE THE REZONING OF 7651 CLINTON RD. TO C(P) PLANNED COMMERCIAL DISTRICT AND FIND REQUEST CONSISTANT WITH THE ADOPTED LAND USE PLAN

# Town of Stedman

**\*\* NOTICE OF PUBLIC HEARING \*\***

**BOARD OF COMMISSIONERS (BOC)**

**Case ZON-24-0038: Rezoning**

<b>BOC Hearing Date:</b>	<b>February 6, 2025</b>
<b>Time:</b>	<b>7:00 PM, or shortly thereafter</b>
<b>Meeting Location:</b>	5110 Front St. Stedman, NC 28391
<b>Hearing Item:</b>	Rezoning, 1.50 +/- Acres
	From: R10 Residential District
	To: C(P) Planned Commercial District

January 21, 2025

Dear Property Owner(s):

The Town of Stedman Board of Commissioners will hold a public hearing on Thursday, February 6, 2025, beginning at 7:00 P.M. or shortly thereafter, in the Town Hall, located at 5110 Front Street in Stedman, NC and will hear the following:

**ZON-24-0038:** Rezoning from R10 Residential District to C(P) Planned Commercial District or to a more restrictive zoning district for one parcel comprising 1.50 +/- acres; located at 7651 Clinton Road, submitted by Carlos Jack Horne (Agent) on behalf of Sandy Creek Land Company LLC (Owner).

A sketch map identifying the location of the above referenced property, shown in a cross-hatched pattern, appears on the reverse side of this letter.

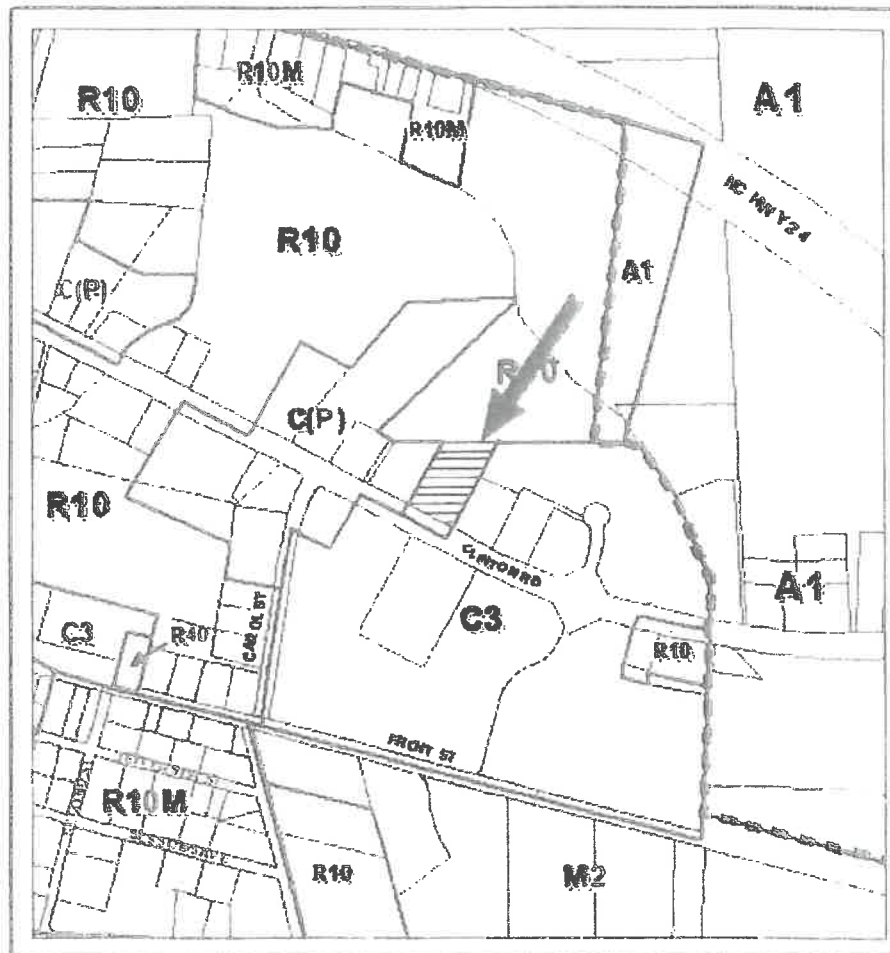
A copy of the rezoning application can be viewed by the public at the Department of Planning and Inspections, Room 103, 130 Gillespie Street, Fayetteville, NC, from 8:00 AM to 4:30 PM weekdays but excluding holidays. If you have questions regarding the Planning Board recommendation or the rezoning application for this case or the upcoming Commissioners meeting, please call the Planning Department at (910) 678-7627.

**MAP INSERTED ON PAGE 2 (BACKSIDE)**



NORTH CAROLINA

Planning & Inspections Department



REID: 0495-39-5266-000

## REQUEST REZONING R10 TO C(P)

ACREAGE: 1.50 AC. +/-

HEARING: ZON-24-0038



(Not to Scale)



ncgtrdnc.org

**REQUEST**

**Rezoning R10 to C(P)**

Applicant requests a rezoning from R10 Residential District to C(P) Planned Commercial District for approximately 1.50 acres located at 7651 Clinton Rd. Currently, the parcel contains a single-family home and two accessory structures. The intent of the property owner is to convert the existing primary structure into an office for a construction company. Parcels abutting to the north and west are owned by the same property owner as that for this rezoning request, and the adjacent western parcel is presently zoned for commercial use.

**PROPERTY INFORMATION**

**OWNER/APPLICANT:** Sandy Creek Land Company, LLC (Owner); Carlos Jack Horne (Applicant)

**ADDRESS/LOCATION:** Refer to Exhibit "A", Location and Zoning Map. REID number: 0495395266000.

**SIZE:** The parcel contains approximately 1.50 acres. Road frontage along Clinton Road is 200 feet. The property is approximately 380 feet in length at its deepest point.

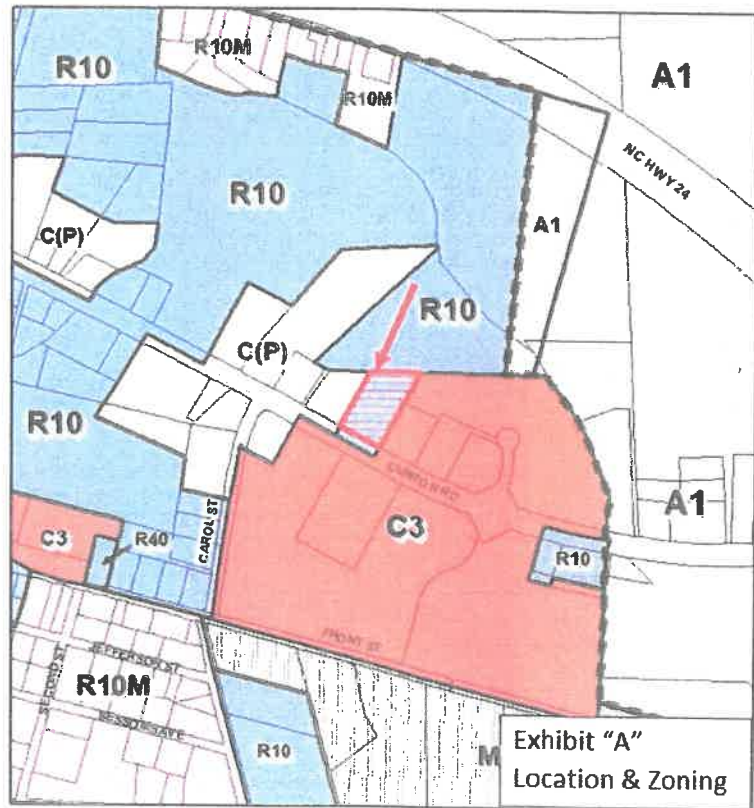
**EXISTING ZONING:** The subject property is currently zoned R10 Residential District. This district is designed primarily for single family dwellings on medium sized lots with lot areas of 10,000 square feet or more.

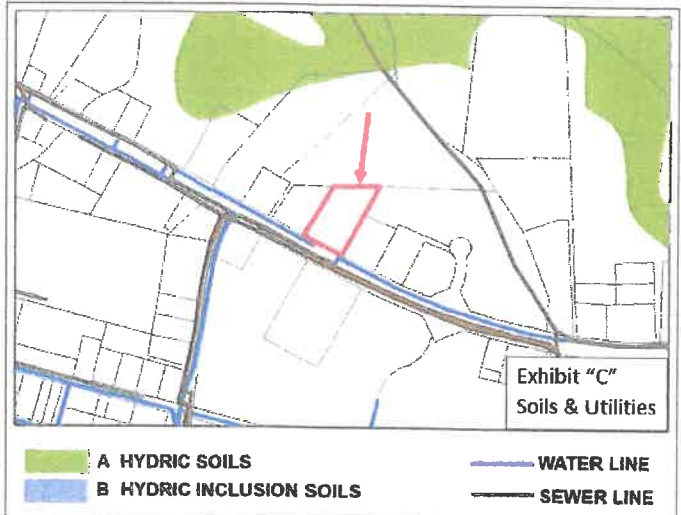
**EXISTING LAND USE:** The subject parcel currently contains a primary structure and two accessory structures located on it. Exhibit "B" shows the existing use of the subject property.

**SURROUNDING LAND USE:** Exhibit "B" illustrates the following:

- **North:** Farmland
- **East:** Commercial and farmland
- **West:** Storage facility
- **South:** Commercial and farmland

**OTHER SITE CHARACTERISTICS:** The site is not located in a Watershed or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates no presence of hydric or hydric inclusion soils at the property.



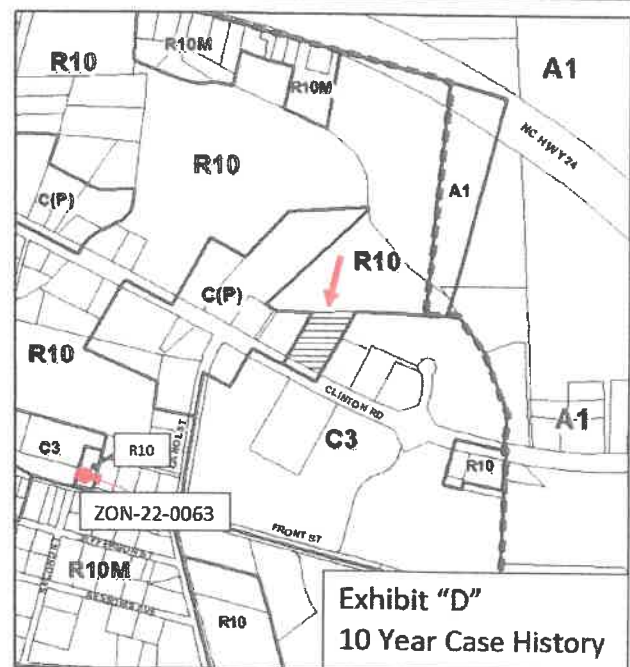


### TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the following rezone cases within the past ten years:

ZON-22-0063: C3 to R10; Approved

**DEVELOPMENT REVIEW:** Prior to converting the existing primary structure to an office or expansion of the site, a site plan review must be submitted for review by the Cumberland County Current Planning Division and approved by the Town of Stedman for compliance with the Town's Subdivision and Zoning Ordinances.



### DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	R10 (Existing Zoning)	C(P) (Proposed)
Front Yard Setback	30 feet	50 feet
Side Yard Setback	10 feet	30 feet
Rear Yard Setback	35 feet	30 feet
Lot Area	10,000 sq. ft.	N/A
Lot Width	75'	N/A

### Development Potential:

Existing Zoning (R10)	Proposed Zoning (C(P))
8 dwelling units	0 dwelling units

- Lot count may be rounded-up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.



## COMPREHENSIVE PLANS:

This property is located in the Stedman Area Land Use Plan (2020). The future land use classification of the property is "Commercial". The associated zoning districts for "Commercial" are C1, C(P), & C3.

**The proposed rezoning request is consistent with the adopted land use plan.**

### Commercial Development Goals:

The proposed request meets rezoning requirements and preferences for the C(P) Commercial District as outlined on Page 48 of the Stedman Area Land Use Plan (2020).

- The property has access to public water and sewer.
- The property has direct access to a collector street.
- The property is not located in a predominately residential area.
- The property is located on a sufficient site that provides adequate area for buffering, screening, and landscaping.

### FUTURE LAND USE CLASSIFICATION

Development Goals, Objectives, and Notes:

- "RECOMMENDATION 2: Facilitate quality, attractive, well designed commercial development with supporting infrastructure that will help to create a sense of place, supports the needs of the community and enhances economic opportunity for area residents" (Stedman Area Land Use Plan 2020, p. 58).
- "Provide sufficient zoned commercial areas to accommodate the needs of County residents" (Cumberland County Land Use Policies Plan 2009, p.6).



## IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

**UTILITIES:** Water and sewer lines are available near the subject property. It is the applicant's responsibility to determine if this utility provider will serve their development. Utilities for water and sewer are shown on Exhibit "C".

**TRAFFIC:** According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property, at 7651 Clinton Road, is located outside of FAMPO boundaries.

### SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Stedman Primary	162	146
Stedman Elementary	358	268
Mac Williams Middle	1164	1174
Cape Fear High	1476	1598

**ECONOMIC DEVELOPMENT:** Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no objection to the proposal.



**EMERGENCY SERVICES:** Cumberland County Fire Marshal's office has reviewed the request and has no objections to the rezoning request. A commercial building permit will be required to complete a change of occupancy from residential to commercial.

**SPECIAL DISTRICTS/ OVERLAY DISTRICTS:**

Special Districts			
Fayetteville Regional Airport Overlay:	<input type="checkbox"/>	Averasboro Battlefield Corridor:	<input type="checkbox"/>
Five Mile Distance of Fort Liberty:	<input type="checkbox"/>	Eastover Commercial Core Overlay District:	<input type="checkbox"/>
Voluntary Agricultural District (VAD):	<input type="checkbox"/>	Spring Lake Main Street Overlay District:	<input type="checkbox"/>
VAD Half Mile Buffer:	<input type="checkbox"/>	Coliseum Tourism Overlay District:	<input type="checkbox"/>

**CONDITIONS OF APPROVAL:** This is a conventional zoning. There are no conditions proposed at this time.

**STAFF RECOMMENDATION**

In Case ZON-24-0038, Planning and Inspections staff **recommends approval** of the rezoning request from R10 Residential District to C(P) Planned Commercial District. Staff finds that the request is consistent with the Stedman Area Land Use Plan which calls for "Commercial" at this location. The request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:  
Notification Mailing List  
Application

## ATTACHMENT – MAILING LIST

ROBERTSON ENTERPRISES INC  
PO BOX 1769  
MERCHANTVILLE, NJ 08109

DEVANE, DANIEL H:DEVANE, ALICE S  
1504 CANE CREEK DR  
GARNER, NC 27529

HORNE, BILLY D:HORNE, FAY J  
PO BOX 205  
FAYETTEVILLE, NC 28302

HORNE, BILLY D:HORNE, FAY J  
PO BOX 205  
FAYETTEVILLE, NC 28302

WEST, TOMMY O  
4733 CEDAR CREEK RD  
FAYETTEVILLE, NC 28312

CRUMPLER, RICHARD L  
1693 AVA RD  
AUTRYVILLE, NC 28318

AUTO WASH ENTERPRISES LLC  
PO BOX 766  
SPRING LAKE, NC 28390

SANDY CREEK LAND COMPANY LLC  
PO BOX 616  
STEDMAN, NC 28391

TOWN OF STEDMAN  
P O BOX 220  
STEDMAN, NC 28391

PALMER, NELLIE STRICKLAND:TAYLOR,  
STRICKLAND:GILLIS, ELAINE  
PO BOX 293  
STEDMAN, NC 28391

TRUSTEES OF STEDMAN LODGE #730 A  
F & A M  
PO BOX 37  
STEDMAN, NC 28391

AUTRY, JAMES SAMUEL:AUTRY,  
MELANIE GAY:MCCULLEN, MARY A  
6638 MAXWELL RD  
STEDMAN, NC 28391

STEDMAN BAPTIST CHURCH OF  
STEDMAN NC INC  
PO BOX 190  
STEDMAN, NC 28391

SANDY CREEK LAND COMPANY LLC  
PO BOX 616  
STEDMAN, NC 28391

AUTRY, JAMES: AUTRY, MELANIE:  
MCCULLEN, MARY  
6638 MAXWELL RD  
STEDMAN, NC 28391

SANDY CREEK LAND COMPANY LLC  
PO BOX 616  
STEDMAN, NC 28391

EZZELL, J W  
7606 CLINTON RD  
STEDMAN, NC 28391

PALMER, EARLE STRICKLAND:TAYLOR,  
STRICKLAND:GILLIS, ELAINE:HILL,  
RHONDA  
PO BOX 293  
STEDMAN, NC 28391

FRAZEE, GEORGE: FRAZEE, MELINDA  
7799 CLINTON RD  
STEDMAN, NC 28391

J W SEALEY & ASSOC INC  
PO BOX 99  
WADE, NC 28395

DOLGEN CORP LLC  
100 MISSION RDG  
GOODLETTSVILLE, TN 37072

## ATTACHMENT: APPLICATION



### Town of Stedman

#### Planning & Inspections Department

#### Application for REZONING REQUEST TOWN OF STEDMAN

CASE #: \_\_\_\_\_

PLANNING BOARD  
MEETING DATE: \_\_\_\_\_

DATE APPLICATION  
SUBMITTED: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

The following items are to be submitted with the completed application:

1. A copy of the *recorded* deed and/or plat;
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered; and
3. A check made payable to "Cumberland County" in the amount of \$ \_\_\_\_\_  
(See attached Fee Schedule).

#### Rezoning Procedure:

1. Completed application submitted by the applicant.
2. Notification to surrounding property owners.
3. Planning Board public hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. Town of Stedman Board of Commissioners' public hearing (approximately four weeks after Planning Board public hearing)
6. If approved by the Board of Commissioners, rezoning becomes effective immediately.

The County Planning Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process. For further questions, call (910)678-7603 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

**NOTE:** Any revisions, inaccuracies or errors to the application may cause the case to be delayed and will be scheduled for the next available board meeting according to the board's meeting schedule. Also, the application fee is *nonrefundable*.

**TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COMMISSIONERS OF STEDMAN, NC:**

I (We), the undersigned, hereby submit this application, and petition the Board of Commissioners to amend and to change the zoning map of the Town of Stedman as provided for under the provisions of the Stedman Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from R10 to MF
2. Address of Property to be Rezoned: 7651 Clinton Rd Stedman NC 28391
3. Location of Property: 7651 Clinton Rd Stedman NC 28391
4. Parcel Identification Number (PIN #) of subject property: 0495395266  
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 1.50 Frontage: 200' Depth: 332'
6. Water Provider: Well: \_\_\_\_\_ PWC: \_\_\_\_\_ Other (name): Town of Stedman
7. Septage Provider: Septic Tank \_\_\_\_\_ PWC \_\_\_\_\_
8. Deed Book 1735, Page(s) 0392, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: \_\_\_\_\_
10. Proposed use(s) of the property: Operations Office for  
construction company
11. Do you own any property adjacent to or across the street from this property?  
Yes X No \_\_\_\_\_ If yes, where? 7639 Clinton Rd Stedman NC 28391
12. Has a violation been issued on this property? Yes \_\_\_\_\_ No X

A copy of the recorded deed(s) and/or recorded plat map(s) must be provided. If the area is a portion of a parcel, a written legal description by metes and bounds, showing acreage must accompany the deeds and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

*The County Planning Staff is available for advice on completing this application; however, they are not available for completion of the application.*

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

C. Jack Horne

NAME OF OWNER(S) (PRINT OR TYPE)

501 Rob Road Stedman NC 28391

ADDRESS OF OWNER(S)

Jackhorne@hbc-inc.com

E-MAIL

910 309 8844

HOME TELEPHONE #

910 309 8844

WORK TELEPHONE #

NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

ADDRESS OF AGENT, ATTORNEY, APPLICANT

E-MAIL

HOME TELEPHONE #

WORK TELEPHONE #

C. Jack Horne

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY  
OR APPLICANT

SIGNATURE OF OWNER(S)

**The contents of this application, upon submission, becomes "public record."**

# 2025-26 NCLM Legislative Goals

## **RESILIENT INFRASTRUCTURE**

- **Establish long-term funding streams that adequately address water, sewer, stormwater, transportation and other infrastructure needs.**
  - Infrastructure – including roads, water, sewer, stormwater, parks and beaches – is critical to economic development and job creation.
  - Many cities in the state are growing, creating a constant need for investment to keep pace with population growth; many cities and towns also have aging infrastructure that must be replaced.
  - Creating long-term and more permanent funding streams for infrastructure will ensure adequate investments so that North Carolina thrives now and into the future.
- **Expand state transportation funding streams for construction and maintenance of municipal and state-owned secondary roads.**
  - Current Powell Bill and other state funding is not adequate to address transportation needs, particularly as they affect municipal and state-owned secondary roads.
  - In many cities and towns, major commuting corridors are not receiving the level of investment needed to keep pace with traffic.
  - More investment is needed for these roads if existing residents are to embrace business and residential growth.
- **Create incentives that encourage and adequately fund regionalized water and sewer solutions.**
  - A number of municipal water and sewer systems continue to financially struggle with deferred maintenance needs.
  - These challenges came about largely due to population and job losses in rural areas, leading to an erosion of taxpayer and ratepayer bases.
  - While legislators and municipalities have begun to address these issues with the creation of the Viable Utility Reserve and the use of ARPA funding, state estimates show needs still exceed expenditures by several billion dollars.

## **HEALTHY FINANCES**

- **Expand funding opportunities for disaster resiliency and recovery efforts.**
  - North Carolina has faced a number of damaging natural disasters in recent years, including the unprecedented storm that devastated the western part of the state in the fall of 2024.
  - To fully recover from these natural disasters requires a broad approach that focuses on infrastructure, housing and economic losses.
  - Federal assistance and private insurance will not be enough to address these ongoing, critical needs or mitigate damage when future disasters hit.

- **Provide local revenue options beyond the property tax.**
  - Roughly 40 percent of municipal general fund revenue is generated by local property taxes.
  - Cities have little to no authority to raise significant revenue in other ways.
  - A lack of diverse, local tax options can affect economic growth, as well as cause large swings in revenue based on economic changes.
- **Expand incentives and funding for local economic development.**
  - Funding is simply inadequate in many cities and towns to encourage job growth.
  - State grants and incentives are often targeted in ways that fail to assist the areas in greatest need of job creation.
  - Maintaining or expanding funding for film tax credits, major industrial site development, downtown development and renewable energy tax credits helps cities and towns across the state.

## **UPLIFTING UNDERSERVED COMMUNITIES**

- **Support technical assistance programs to assist municipalities with securing or maintaining grants or other necessary municipal resources.**
  - Many municipalities do not have the resources to seek or administer grants, even as that source of funding could help meet the needs of residents.
  - State, federal and other grant funding offers a significant opportunity for cities and towns to improve infrastructure or enhance services.
  - Providing technical assistance to these municipalities can provide them with access to grant funding, providing resources not otherwise available to them.

## **VIBRANT COMMUNITIES & NEIGHBORHOODS**

- **Preserve authority for extraterritorial jurisdiction to ensure that growth is well-planned and investments by homeowners and business owners are protected.**
  - A community's land-use planning tools, including ETJ, are vital as infrastructure investments are made that pave the way for economic growth.
  - Protecting homes and businesses from incompatible uses continues to be an important feature of ETJs. As of 2022, at least 14 counties in North Carolina had no zoning restrictions, with several others being only partially zoned.
  - Protecting neighborhoods from incompatible uses ultimately protects the value of residents' homes and property.
- **Update the annexation petition thresholds to make voluntary annexations easier to initiate.**
  - Voluntary annexation by petition currently requires 100 percent consent from all property owners, a threshold that can be impossible to meet even if a majority of property owners can benefit by utilizing their property for business or residential purposes.
  - Lowering the threshold from 100 percent represents a middle ground that would still reflect the will of property owners but not handicap communities' ability to economically thrive.
  - The ability of a city or town to grow and reflect its urban footprint is vital to its financial health; city services are relied on by residents whether they live in or near municipal boundaries.

## **ADAPTIVE MUNICIPAL OPERATIONS**

- **Protect the ability of municipal elected officials, acting on behalf of local voters, to determine election formats, districts and other election matters currently under their purview.**
  - Locally-elected municipal officials are best positioned to understand the wishes of local voters and how those should be applied to local election matters.
  - In many areas, residents prefer to avoid political polarization when it comes to the practical tasks of municipal government.
  - Locally-elected municipal officials are in their communities every day and accessible to voters.

## Mid-Carolina Regional Council Board of Delegates

From Justin Hembree <jhembree@mccog.org>

Date Wed 1/29/2025 2:35 PM

To Justin Hembree <jhembree@mccog.org>

Cc Samantha Wullenwaber <swullenwaber@mccog.org>; Marybeth Haire <mhaire@mccog.org>

 1 attachment (51 KB)

Mid-Carolina Board of Delegates Appointment Form.pdf;

Good afternoon. Hope this finds you well.

During its meeting on January 23, 2025, the Mid-Carolina Board of Directors took action to establish/re-establish a Board of Delegates for the Council. Understanding that our region's success depends on strong collaboration among all of our member governments, the Board of Directors wants to foster more opportunities for elected officials from across the region to engage with each other, share best practices, network, and collaboratively identify strategies for addressing shared challenges.

The Mid-Carolina Regional Council Board of Delegates will consist of one elected official from each member government. The plan is for the Board of Delegates to meet four times per year, with the first meeting being the Council's Annual Meeting and Regional Dinner on March 27, 2025. Plans are also in place to include "partner" members from key community organizations and institutions.

Please use the attached form to indicate your unit of government's primary appointee and alternate appointee to the Board of Delegates. Two items to note. First, if your unit of government has an elected official that serves as a member of the Council's Board of Directors, that person may also serve as a primary or alternate member of the Board of Delegates. However, this is by no means required. Second, please use an appointment process that suites your governing body. There are not specific requirements in the Council's bylaws regarding appointments to the Board of Delegates, only appointments to the Board of Directors. Please email the completed form to Mary Beth at [mhaire@mccog.org](mailto:mhaire@mccog.org).

As always, please feel free to reach out if you need additional information or have questions.

Take care,  
Justin

**Justin B. Hembree**  
Executive Director  
Mid-Carolina Regional Council  
6205 Raeford Rd. | Fayetteville, NC 28304  
Office: 919-323-4191  
Cell number: 828-772-7947



**MID-CAROLINA  
REGIONAL COUNCIL**

*Creative Regional Solutions*

[www.mccog.org](http://www.mccog.org)





## **BOARD OF DELEGATES APPOINTMENT FORM**

**Member Government:**

**Primary Delegate Name:**

**Primary Delegate  
Position/Title:**

**Primary Delegate Email:**

**Primary Delegate Phone:**

**Alternate Delegate Name:**

**Alternate Delegate  
Position/Title:**

**Alternate Delegate Email:**

**Alternate Delegate Phone:**

Joseph R. Utley, Jr.  
Tax Administrator



Amy B. Kinlaw  
Chief of Assessment  
and Collections

Tami K. Botello  
Chief of Real Estate  
and Mapping

Office of the Tax Administrator

TO: Mayor Martin L. Jones, Town of Stedman

FROM: Joseph R. Utley, Jr., Tax Administrator

DATE: January 23, 2025

RE: Delinquent Taxes for Year 2024

**BACKGROUND:** North Carolina General Statute 105-369 requires the Tax Administrator to report unpaid taxes for municipalities for the current fiscal year that are liens on real property by the second Monday in February. The purpose of the reporting is to allow you to order the Tax Administrator to advertise the tax liens.

Enclosed please find the list of real property delinquent taxes for your municipality that is required to be posted at the city or town hall of each municipality by North Carolina General Statute 105-369(c).

Upon receipt of your order, I will advertise the tax liens by publishing each lien at least one time in one or more of the local newspapers having general circulation in the County. The statute requires that advertisement period to occur during the period of March 1<sup>st</sup> through June 30<sup>th</sup>.

Per General Statute 105-369(e), at any time during the advertisement period any parcel may be withdrawn from the list by payment of the taxes plus accrued interest to the time of payment and a proportionate part of the advertising fee to be determined by the Tax Administrator. Thereafter the Tax Administrator shall delete that parcel from any advertisement or subsequent advertisement, but the Tax Administrator is not liable for failure to make the deletion.

**RECOMMENDATION:** Accept the report of unpaid taxes for the current fiscal year that are liens on real property and charge the Tax Administrator to advertise the tax liens.

JU/LS

Date run: 1/23/2025 8:48:16 AM  
Data as of: 1/23/2025 4:58:44 AM

TR-452 Delinquent Bills Report

NCPTS V4

Report Parameters:

Source Type: REI  
Tax Year: 2024  
Default Sort-By: Bill #, Amount Due, Taxpayer Name  
Grouping: Source Type, Tax District

Tax District:

STEDMAN

Bill #	Taxpayer Name	Bill Description	Amount Due	Source Type
SOURCE TYPE: REI TAX DISTRICT: STEDMAN				
0001087706-2024-2024-0000-00-REG	ALKHUTHUR, YOUSUF	THE OAKS @WINWOOD SEC 3 PT 3 LO51 PL0144-0191	503.04 REI	
0000480337-2024-2024-0000-00-REG	ATKINSON, IVA	ATKINSON & HANCOCK TR LO3 SE01 PL0085-0020	57.60 REI	
0000399109-2024-2024-0000-00-REG	AUTRY, JAMES SAMUEL	22.39 ACS & BLDG	704.32 REI	
0000505750-2024-2024-0000-00-REG	AUTRY, JAMES SAMUEL	0.71 AC LD	247.64 REI	
0000505730-2024-2024-0000-00-REG	AUTRY, R S HEIRS	1 LT	4.90 REI	
0000480471-2024-2024-0000-00-REG	AUTRY, ROBERT S III	ROBERT S AUTRY III RECOMB LO6A SE01 PL0128-0145	855.68 REI	
0000399868-2024-2024-0000-00-REG	AVERITT, CLARENCE B JR	1 HOUSE & LOT	340.48 REI	
0000399247-2024-2024-0000-00-REG	AYERS, ELEANOR HALL	J C BRYANT DIV LO26 27 28 2 SE01 PL0014-0072	177.60 REI	
0000653350-2024-2024-0000-00-REG	BAUER, PATRICIA J	OAKS AT WINDWOOD LO7 SE01 PL0119-0018	517.76 REI	
0000476160-2024-2024-0000-00-REG	BERNFELD, DANIEL S	ALLENDALE LO75 SE01 PL0116-0051	563.84 REI	
0000399398-2024-2024-0000-00-REG	CARTER, JAMES O	ROSEWOOD PARK LO68 SE02 PL0040-0025	29.51 REI	
0000399052-2024-2024-0000-00-REG	CASTRO, CALIXTO	0.20 AC LOCKAMY LAND WITH RES	170.56 REI	
0000399119-2024-2024-0000-00-REG	CRUMPLER, RICHARD L	BLAKE FARMS INC RECOMB LO2 SE01 PL0091-0034	1,072.20 REI	
0000399283-2024-2024-0000-00-REG	DARDEN, WALTER EDWARD	J D SESSOMS LO164 165 16 SE01 PL0011-0040	58.83 REI	
0000399366-2024-2024-0000-00-REG	DILLON, BRIAN C	ROSEWOOD PARK LO34 SE02 PL0040-0025	96.80 REI	
0000399134-2024-2024-0000-00-REG	EZZELL, J W	.69 ACRE F N SESSOMS LD	397.58 REI	
0000399105-2024-2024-0000-00-REG	FANN, CATHY M	RAY FANN SE01 PL0046-0058	714.24 REI	
0000399261-2024-2024-0000-00-REG	GARNER, JAMES M	J D SESSOMS LO32 33 SE01 PL0011-0040	16.00 REI	
0000399273-2024-2024-0000-00-REG	GIBBS, EDWARD	J D SESSOMS LO107 108 10 SE01 PL0011-0040	55.45 REI	
0000480490-2024-2024-0000-00-REG	GILLIS, BETTY ELAINE S	.67 ACS AVERITT & LOCKAMY LD	48.00 REI	
0000003888-2024-2024-0000-00-REG	HCC INVESTMENTS LLC	HORNE TURF FARMS LLC LOPT 1 SE01 PL0114-0037	4,252.60 REI	
0000013163-2024-2024-0000-00-REG	HCC INVESTMENTS LLC	CREEK SIDE LO1 SE01 PL0115-0170	86.40 REI	
0000013182-2024-2024-0000-00-REG	HCC INVESTMENTS LLC	CREEK SIDE LO71 SE01 PL0115-0170	86.40 REI	
0000013183-2024-2024-0000-00-REG	HCC INVESTMENTS LLC	CREEK SIDE LO72 SE01 PL0115-0170	86.40 REI	

0000157755-2024-2024-0000-00-REG	HCC INVESTMENTS LLC	SUE ELLEN HORNE WEST LO2B SE01 PL0099-0138	76.51 REI
0000767452-2024-2024-0000-00-REG	HCC INVESTMENTS LLC	SUE ELLEN HORNE WEST LO2A SE01 PL0099-0138	38.40 REI
0000387436-2024-2024-0000-00-REG	HORNE, CHARLES E	0.59 AC MAXWELL LD	130.59 REI
0000387436-2024-2024-0000-00-REG	HORNE, CHARLES E	0.88 AC MAXWELL LD	192.22 REI
0000398984-2024-2024-0000-00-REG	HORNE, CHARLES ERNEST	2 LTS & RES	269.12 REI
0000013177-2024-2024-0000-00-REG	JACKSON, CHRISTOPHER GLENN	CREEK SIDE LO66 SE01 PL0115-0170	589.44 REI
0000399034-2024-2024-0000-00-REG	KIRK, JAMES	1 LT & HOUSE (0.20 AC)	160.96 REI
0000398978-2024-2024-0000-00-REG	LOCKAMY, LLOYD	LOT HILLSBORO ST	60.84 REI
0000398981-2024-2024-0000-00-REG	LOCKAMY, LLOYD	1 HOUSE & LT NORINA FAIRCLOTH LD	373.44 REI
0000399062-2024-2024-0000-00-REG	MALDONADO, DAVID	L G GEDDIE LO11-14 & PT SE01 PL0007-0131	387.52 REI
0000399069-2024-2024-0000-00-REG	MALDONADO, DAVID	E P WILLIAMS LO3 SE01 PL0022-0091	32.00 REI
0000399281-2024-2024-0000-00-REG	MAXWELL, AMOS J	J D SESSOMS LO138 137 13 SE01 PL0011-0040	382.58 REI
0000398974-2024-2024-0000-00-REG	MCCALL, BETTY WILLIAMS	0.21 AC A C BULLARD LD	277.76 REI
0000399289-2024-2024-0000-00-REG	MCDANIEL, CLARISSA MAXWELL	J D SESSOMS LO229 230 23 SE01 PL0011-0040	64.00 REI
0000399103-2024-2024-0000-00-REG	MCDUGALD, IRENE DELLA	J C BRYANT (2ND)LOT DIV UNREC LO8-10	153.13 REI
0000653259-2024-2024-0000-00-REG	NELSON, JASON	LONG BRANCH VILLAGE LO7 SE01 UN01 PL0119-0046	96.00 REI
0000653301-2024-2024-0000-00-REG	NELSON, JASON W	LONG BRANCH VILLAGE LO6 SE01 UN01 PL0119-0046	96.00 REI
0000475149-2024-2024-0000-00-REG	POPE, MICHELE TRANGUCH	ALLENDALE LO18 SE01 PL0116-0051	488.80 REI
0000753012-2024-2024-0000-00-REG	ROBERTSON ENTERPRISES INC	BILLY & FAY HORNE LO7 SE01 PL0109-0118	1,544.72 REI
0001084627-2024-2024-0000-00-REG	RUBENSTAHL, SUSAN D	ALLENDALE LO76 SE01 PL0116-0051	516.48 REI
0000399358-2024-2024-0000-00-REG	SANDY CREEK LAND COMPANY LLC	ROSEWOOD PARK LO23 SE01 PL0034-0064	244.48 REI
0000399114-2024-2024-0000-00-REG	SPELL, CHARLIE III	CHARLES D SPELL ESTATE LO2 SE01 PL0089-0129	243.35 REI
0000931603-2024-2024-0000-00-REG	SPELL, CHARLIE III	CHARLES D SPELL ESTATE LO3 SE01 PL0089-0129	26.60 REI
0000931604-2024-2024-0000-00-REG	SPELL, CHARLIE III	CHARLES D SPELL ESTATE LO1 SE01 PL0089-0129	166.01 REI
0000931611-2024-2024-0000-00-REG	SPELL, CHARLIE III	CHARLES D SPELL ESTATE LO5 SE01 PL0089-0129	39.48 REI
0000931615-2024-2024-0000-00-REG	SPELL, CHARLIE III	CHARLES D SPELL ESTATE LO7 SE01 PL0089-0129	29.76 REI
0001064672-2024-2024-0000-00-REG	TEW, GRACE JOHNSON	WINDWOOD LO50 SE01 PL0139-0062	823.04 REI
0000389278-2024-2024-0000-00-REG	TEW, MAUDE T	J D SESSOMS LO130 & 130A SE01 PL0011-0040	24.00 REI
0000653305-2024-2024-0000-00-REG	VON DELL, ROBERT JAMES	LONG BRANCH VILLAGE LOP30 SE01 UN01 PL0119-0046	508.16 REI
0000653353-2024-2024-0000-00-REG	WALTERS, LAURA MAYNOR	OAKS AT WINDWOOD LO111 SE01 PL0119-0018	590.40 REI
0000399067-2024-2024-0000-00-REG	WARD, STEPHEN CHARLES	L G GEDDIE LO30 31 32 SE01 PL0007-0131	191.82 REI
0000399351-2024-2024-0000-00-REG	YANOSIK, HOLLY ANNE	ROSEWOOD PARK LO16 SE01 PL0034-0064	276.48 REI
Subtotal			18,996.70
Total			18,996.70

STATE OF NORTH CAROLINA

CONTRACT

CUMBERLAND COUNTY

THIS AGREEMENT, made and entered into this 1st day of September, 2022, by and between The Town of Stedman, party of the first part, also referred to as Town, and the Stedman Volunteer Fire Department, Inc., party of the second part, also referred to as the Fire Department:

WITNESS ETH

THAT WHEREAS, N.C.G.S. Article 3A, Chapter 69, Section 25.6 provides that The Town of Stedman may enter into continuing contracts and pursuant to this authority The Town of Stedman may enter into a continuing contract with a volunteer fire department and may make annual appropriations of such funds as may be provided for in this contract; and

WHEREAS, in consideration of the mutual promises and agreements herein contained and pursuant to the general power and authority of the Fire Department to furnish fire protection and basic life support services and the general power and authority of The Town of Stedman to provide fire protection for its inhabitants and owners of property within the town limits, the parties hereto mutually CONTRACT AND AGREE AS FOLLOWS;

1. (a) The Fire Department agrees to furnish and provide continuing fire protection services and basic life support services to all properties lying within the Town of Stedman and within the boundaries of the STEDMAN FIRE DISTRICT (as defined in the map of the FIRE DISTRICT on record in the Department of Land Records Management of Cumberland County).  
  
(b) The Fire Department, in providing the said services, shall use its own means and methods which shall not be subject to control, direction or supervision by the party of the first part. All firefighting equipment and personnel necessary and proper for the performance of this contract shall be provided by the Fire Department at its sole cost and expense, and all persons engaged in fighting fires pursuant to the provisions of the Contract shall be subject to the exclusive control, direction and supervision of the Fire Department. The party of the first part shall not have and right or power with respect to the employment, control, direction, supervision, suspension or discharge of any person who may engage in firefighting and basic life support services to the Town for the benefit of its residents and property owners.
2. The Town will adopt such rules and regulations, by ordinance or otherwise, as may be necessary and proper to prohibit interference with personnel of the Fire Department in the discharge of their duties in fighting fires and providing basic life support services within the town, to prohibit damage to and interference with firefighting equipment and apparatus

of the Fire Department and to provide for such other rules and regulations as necessary and proper for the furtherance of the objects of this contract.

3. The Fire Department agrees to comply with the rules and regulations of the North Carolina Insurance Rating Bureau for fire protection standards and procedures. The Fire Department shall use its best efforts to keep the fire rate for insurance as low as possible. In accordance with North Carolina law.

4. Compensation for Services

(a) Base Compensation Amount and CPI Adjustment. Effective November 1, 2022, The Town will pay the Fire Department the Base Compensation Amount of One Hundred One Thousand Seven Hundred Sixty and NO/100 Dollars (\$101,760.00) for the 2022-2023 fiscal year. For each successive fiscal year, i.e., beginning July 1<sup>st</sup> and ending June 30<sup>th</sup> the Base Compensation Amount shall be adjusted based on CPI at all times during the term of this agreement, The Base Compensation Amount shall not be adjusted to increase within a single fiscal year more than 2% or decrease more than 1%. In determining the Base Compensation Amount and CPI Adjustment, the following definitions and formulas shall be applied:

(i) "Base Compensation Amount" shall mean the compensation paid by the Town to the Fire Department for fire protection and basic life Support services, adjusted in accordance with the CPI, during the periods of fiscal years 2022-2023, 2023-2024, 2024-2025, respectively, with each fiscal year beginning on July 1<sup>st</sup> and ending June 30<sup>th</sup>.

(ii) "CPI" shall mean the Consumer Price Index as published by the United States Department of Labor, Bureau of Labor Statistics. If the Manner in which the Consumer Price Index as determined by the Bureau of Labor Statistics shall be substantially revised, including, without limitations, a change in the base index year, an adjustment shall be made by the parties in such revised index which would produce results equivalent, as nearly as possible, to those which would have been obtained if such Consumer Price index had not been so revised. If the Consumer Price Index shall become unavailable to the public because publication is not readily available to enable the parties to make the adjustment referred to in this Section, then the parties shall mutually agree to substitute therefore a comparable index based upon changes in the cost of living or purchasing power of the consumer dollar published by another governmental agency.

(iii) Adjustment Formula. On or about April 1<sup>st</sup> of each year, to determine the amount of adjustment or increase/decrease based upon the CPI the Town shall calculate the adjustment of the Base Compensation Rate for the upcoming fiscal year, the adjustment date being July 1<sup>st</sup>, By multiplying the Base Compensation Rate currently in effect, by

the CPI for all items effective as of the preceding March (the "Adjustment"),

(b) All funds paid to the Fire Department by the Town shall be used to pay legitimate fire protection expenses, including without limitation debts or loans made for the purpose of purchasing firefighting equipment.

(c) The Fire Department will present to the Town Board a copy of the annual audit prepared by a Certified Public Accountant for Cumberland County.

5. This contract entered into by the Town and Fire Department is for a term of Three (3) years, commencing on the undersigned date, and may be renewed or extended thereafter by agreement by and between the parties hereto.
6. The failure of the Fire Department to provide adequate fire protection or to comply with the laws of the State of North Carolina and the rules and regulations of the North Carolina Insurance Rating Bureau, within the capabilities and means of the Fire Department's equipment and financial conditions, shall constitute a breach of this contract. Upon such breach of the Contract, the Town shall give the Fire Department notice of such breach and thirty (30) days to cure. If the Fire Department fails to cure such breach within thirty (30) days, the Town may terminate this Contract.

IN WITNESS WHEREOF, The Town of Stedman, party of the first part, has caused this contract to be executed in its name by its Mayor, attested by the Town Clerk and the Town seal hereunto affixed, all by authority of the Stedman Board of Commissioners, duly granted at a regular meeting on September 1<sup>st</sup>, 2022 and the Stedman Volunteer Fire Department, Inc., has caused this contract to be executed in its name by its proper officers and its corporate seal hereunto affixed, all by authority of its Board of Directors duly given, as of the day and year first above written.

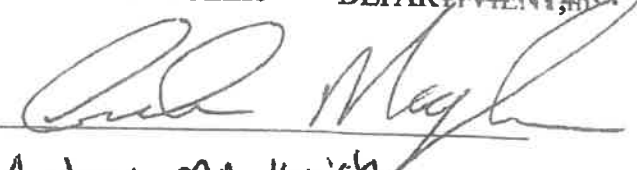
IN WITNESS WHEREOF, the Town and the Contractor have executed this Contract as of the day and year first above written.

TOWN OF STEDMAN

STEDMAN VOLUNTEER FIRE DEPARTMENT, INC.

ATTEST:

  
Connie Veeder, Town Clerk

  
Andrew Maykovich  
President, SVFD BoD

AGREEMENT BETWEEN  
**MID-CAROLINA REGIONAL COUNCIL**  
and  
**TOWN OF STEDMAN**  
for the provision of Technical Service Assistance  
Code of Ordinances

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This **AGREEMENT**, entered into on February 6, 2025, by and between Mid-Carolina Regional Council (hereinafter referred to as the "Council") and the Town of Stedman, North Carolina (hereinafter referred to as the "Local Government"); **WITNESSETH THAT:**

**WHEREAS**, the Council is empowered to provide technical assistance by the North Carolina General Statutes and by resolution passed by the Council on April 17, 1972. Technical assistance shall consist of the provisions of services as described in Attachment A, which is herein made part of this **AGREEMENT**;

**WHEREAS**, the Local Government has requested the Council to provide such technical assistance to the Local Government and;

**WHEREAS**, the Council desires to cooperate with the Local Government in every way possible to the end that the proposed activities are carried out in an efficient and professional manner:

**NOW, THEREFORE**, the parties hereto do mutually agree as follows:

1. **Personnel**

That during the period of this Contract, the Council will furnish the necessary trained personnel to the Local Government to perform the tasks outlined in Attachment A Work Program.

2. **Compensation**

That for the purpose of providing funds for carrying out this Contract, the Local Government will pay the Council \$10,000.

The Council shall invoice the Local Government on a quarterly basis beginning in April 2025. The invoices shall be split evenly and paid in July 2025, November 2025, January 2026, and April 2026.

3. **Materials/Work Product**

All materials produced will be property of the Local Government.



4. **Time of Performance**

The contract shall begin February 6, 2025.

5. **Termination/Modifications**

The Local Government may from time-to-time may request changes in the scope of work of services to be performed by the Council hereunder. Such changes, including any increases or decreases in the Council's compensation, which are mutually agreed upon by and between the Local Government and Council, shall be incorporated as written amendments to the Contract. The Local Government or the Council may terminate this AGREEMENT by giving a 15 days written notice (electronic or paper).

6. **Interest of Members, Officers, or Employees of the Council, Members of the Local Government, or Other Public Officials**

No member, officer, or employee of the Council or its agents; no member of the governing body of the locality in which the program is situated; and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the program during his or her tenure or for one year thereafter, shall have any financial interests, either direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program assisted under this Agreement. Immediate family members of said members, officers, employees, and officials are similarly barred from having any financial interests in the program. The Council shall incorporate, or cause to be incorporated, in all such contracts or subcontracts, a provision prohibiting such interest pursuant to the purpose of this section.

7. **Nondiscrimination Clause**

No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination with any program or activity funded in whole or in part with funds available under the Housing and Development Act of 1974, Section 109.

8. **Age Discrimination Act of 1975, as amended**

No qualified person shall on the basis age be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives benefits from federal financial assistance.

9. **Section 504, Rehabilitation Act of 1973, as amended**

No qualified handicapped person shall, on the basis of handicap be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.

**10. E-Verify Provision**

Pursuant to G.S. 143-48.5 and G.S. 147-33.95(9), the undersigned hereby certifies that the Contractor named below, and the Contractor's subcontractors, complies with the requirements of Article 2 of Chapter 64 of the NC General Statutes, including the requirement for each employer with more than 25 employees in North Carolina to verify the work authorization of its employees through the federal E-Verify system. E-Verify System Link: [www.uscis.gov](http://www.uscis.gov)

**Town of Stedman**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Mid-Carolina Regional Council**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_, Finance Officer      Date: \_\_\_\_\_

ATTACHMENT A  
TOWN OF STEDMAN  
TECHNICAL SERVICE ASSISTANCE  
CODE OF ORDINANCE

**Scope of Work**

The following scope of work is to complete an update to the Town of Stedman's Code of Ordinances. The services for this effort will be managed by the Council staff. The proposed process will assess the existing Code of Ordinances, historical minutes, historical ordinance amendments, and current NC General Statutes to create a consolidated up-to-date Code for the Town of Stedman.

The basic services to be provided are outlined in the steps below:

**1) Project Initiation – 4 weeks**

- Mid-Carolina Regional Council staff will meet with Town staff to review and collect copies of the existing Code of Ordinances, historical minutes, and historical ordinance amendments.

**2) Existing Code Consolidation – 15 weeks**

- Mid-Carolina Regional Council will recreate the Code of Ordinances and consolidate all historical ordinance documents. During this process our team will review all minutes and ordinances to ensure that all ordinance amendments approved by the Board of Commissioners since 2002 are included in the consolidated code.
- **Deliverables:**
  - o A draft word document version of the Town's full Code of Ordinances. This will incorporate all ordinance amendments made since 2002, which was when American Legal stopped maintaining the code for the Town.

**3) Adoption of the Consolidated Ordinance – 4 weeks**

- Mid-Carolina Regional Council will present the consolidated document of the Town's Code of Ordinances to the Board of Commissioners for re-adoption. This will be presented in strikethrough/underline format to clearly depict all changes being made. By re-adopting the ordinance in its new format, the Town will ensure that all past amendments are contained in this document. Once adopted, the Town will have a final concise copy of the Code of Ordinances to reference and to make future changes to.
- **Deliverables:**
  - o A consolidated copy of the full Code of Ordinances, updated with all language dating back to 2002, in word and PDF format. Additionally, a redline version will be provided for the Town to reference what was changed in the re-adoption.

**4) Evaluation and Drafting of Code of Ordinances – 15 weeks**

- Mid-Carolina Regional Council will evaluate the existing Code of Ordinances to identify areas in need of improvement. This will include typos, contradictories, and

discrepancies with state statutes. Please note that this will not include recommendations for changes to the Zoning or Subdivision ordinances, outside of any changes needed to address clerical errors.

- **Deliverables:**

- o An initial diagnostic report will be produced based on Mid-Carolina's evaluation of the ordinance in conjunction with best practices and state statutes.
- o A final strikethrough/underline word version of the Code of Ordinances will be provided to the Town, which will outline proposed amendments.

**5) Adoption – 4 weeks**

- Mid-Carolina Regional Council will present the proposed ordinance amendment to the Board of Commissioners during a regularly scheduled meeting. The Board will hear about the proposed changes and vote on the adoption of the updated ordinance.

**6) Delivery – 4 weeks**

- Mid-Carolina Regional Council will finalize formatting and deliver to the Town of Stedman a final copy of the updated Code of Ordinances. This will be delivered in Word and PDF formats, so that the Town can easily make changes to the ordinance moving forward when amendments are made. One hard bound copy of the codified Ordinance will also be provided to the Town.