

MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS
January 25, 2024-----6:30 PM
Growth Plan Meeting

MEMBERS PRESENT

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

STAFF PRESENT

Connie Veeder, Town Clerk/Finance Officer

CITIZENS PRESENT

There were 9 citizens attending the meeting.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Jones led the invocation and the Pledge of Allegiance.

OPENING REMARKS

Mayor Jones opened the meeting stating that this was an informal meeting to plan and discuss the next steps to the growth of Stedman. Putting together a plan will help the future leaders of Stedman understand the thought process of the past leadership. There will be more meetings to come.

DISCUSSION

Mayor Jones shared about the three new housing developments that are coming to Stedman. One of the developments will begin in the next 60-90 days. Commissioner Pirro shared his thoughts on the fact that the town needs to balance the high and low pricing of houses. Most of the developments that are coming are zero lot line. The benefit of having some developments with bigger lot sizes will only benefit the market and the residents that are already living in and around Stedman.

Mayor Jones shared that the town had a meeting with WithersRavenel Engineers and Samantha Wullenwaber from the Mid Carolina Council of Government concerning the I & I Study to check our water and sewer infrastructure. With this study the engineers are going to help secure funding for an Asset Inventory and Assessment study (AIA). There has also been a meeting with the Cumberland County School System Executive Director of Auxiliary Services about combining the primary and elementary schools into one school. The potential location could be at the current location of the primary school. There has also been communication with the Cumberland County Economic Development group about potential land for commercial developments.

Commissioner Pirro brought up a discussion about the town purchasing tracts of land so Fayetteville could not acquire more land near Stedman.

The full Board of Commissioners agreed that Stedman's smalltown feel needs to stay but would like to see more businesses come to downtown such as small two to three story strip malls that

would be able to house offices or sandwich shops on the top levels. They also agreed that with the growth there would need to be more police presence to patrol the area. The commissioners also discussed the possibility of having developers include speedbumps in their plans for the housing areas. This would require editing our existing subdivision ordinance.

CITIZENS COMMENTS

The citizens were able to share some of their thoughts about the growth of the town and the surrounding area. The names of the citizens were not recorded. Here were their ideas/thoughts:

1. Asking the developers to provide amenities to strengthen areas of recreation for young people such as playgrounds, walking trails, pools, etc. within the new developments.
2. The citizens realize you can't and won't make everyone happy.
3. Strict enforcement of the laws and having the courts held accountable may be able to prevent speedbumps on our streets.
4. An upgraded and expanded sports complex would be a great addition to the town and bring in more revenue.
5. Alcohol sales could bring in more revenue for the town. Maybe the board should put it out for the citizens to vote for or against.
6. Most people go out of town on the weekends due to the fact that there are no amenities offered to keep them in town for recreation, eating, fun, etc.

PROPOSED WISH LIST

1. New water tower
2. Lift station upgrades
3. Annexation towards Food Lion, Autryville, and northside of Hwy. 24
4. Purchase land to expand existing park
5. Another public pool
6. Commercial developments
7. Signage on Hwy 24 to get people downtown
8. Alcohol Sales

Mayor Jones commented that this meeting was a great first meeting and asked the board when we should meet again. The board decided to meet Thursday, February 29, 2024 at 6:30 pm. The meeting was adjourned at 7:57 pm.