

MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS
June 1, 2023-----7:03 PM
REGULAR MEETING

MEMBERS PRESENT

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

STAFF PRESENT

Town Clerk Connie Veeder, Attorney Donald Hudson, Deputy White

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 Lee to adopt the agenda. Commissioner Pirro seconded the motion and the motion to adopt the agenda was passed unanimously by the board.

CONSENT AGENDA

May 4, 2023 – Regular Meeting Minutes – Commissioner Pirro made a motion to accept the minutes as written which was seconded by Commissioner Wood and was passed unanimously by the board.

PRESENTATIONS – Mike Mekhael gave a presentation asking if the Town would allow him to open a used car lot at 7213 Clinton Rd. Mr. Mekhael spoke of having an existing business in Charlotte at this time. He would like to be open to appointments and also talked about just having a small office with a restroom on the property along with the vehicles that would be for sale. The board was accepting of the idea just asked that Mr. Mekhael go through the county to get the proper permit paperwork completed and the county would send it back to the town for a vote.

PUBLIC FORUM – None

OLD BUSINESS –

- a) Annexation Resolution for Creekside: The Certificate of Sufficiency was presented by the Town Clerk to the town attorney stating that the two lots in question of annexation into Creekside is contiguous to the Town. Attorney Hudson presented the Board with a Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S 160A-31. The attorney will post the hearing in the newspaper and we will post it on our bulletin board outside the Town Hall. The hearing will be July 13, 2023 at our next board meeting. The form needs to be signed by the Mayor and the Town Clerk.
- b) The name that was presented to the board for the candidate representing Stedman on the Cumberland County Planning Board is Todd Mobley. Mayor Jones talked with Mr. Mobley and accepted the position to represent Stedman if the board approved. Commissioner Wood made a motion to approve Todd Mobley as the town representative

for this position and Commissioner Lee seconded the motion. The board voted unanimously to approve the appointment of Todd Mobley to this position.

- c) The Inflow & Infiltration study and its funding needed was mentioned just to keep it in our minds to continue checking with the Mid Carolina COG and RWA to get help with funding this project. Mayor Jones stated that Justin Hembree is working on funding for this project through a state program. The town will continue to collect information on this project and bring it forward at the town meetings.
- d) Progress on the funding for the new addition to the town hall. Mayor Jones has requested a second bid for the project and Diane Wheatley has asked for the funding for the town. More information will be shared as it is received.
- e) 152 Carol Street development of the duplex unit was discussed. There was confusion about what the county was needing to approve this project. Our board approved the plans in April, 2023. Mr. Horne was talking with the county again to see what was needed.

NEW BUSINESS –

- a) The Yard Sale Ordinance was presented to the board. The ordinance needed to be revisited due to a yard sale event that took place at Crumpler's Automotive. The ordinance states that everyone in the town limits has to have a permit to have a yard sale. Each resident is limited to 4 yard sales per year. The permit is required by the town to be displayed at the event. If a business owner allows individuals or groups to have a yard sale on their business property, the business owner is responsible for obtaining the permit for the event. After the discussion Commissioner Horne made a motion to approve the ordinance and the motion was seconded by Commissioner Lee. The ordinance was adopted with a unanimous vote by the board.
- b) 2023-2024 Budget was presented to the board for approval. The revenues and expenses were increased for the new budget year due to extra fees being collected and the increased price of supplies and materials. The salary for the prior police chief was adjusted to show the cost of the Cumberland County Sheriff's Deputy, Officer White. More than likely the budget will be adjusted during the upcoming year to purchase a new garbage truck. The expenses that we are incurring to keep the current truck running are increasing. A new truck with a side arm to empty the bins will be what is researched. This will allow only one man on the truck and frees the other maintenance employee free to take care of other needs. The town will look into providing another trash bin for each resident so the trash will not be out on the streets as well. After the discussions Commissioner Pirro made a motion to approve the new budget and Commissioner Wood seconded the motion. The board voted unanimously to adopt the new 2023-2024 budget.
- c) A request was brought before the board to add two federal holidays to the list of paid holidays for the town staff. Columbus Day and President's Day were added to the list to give town employees 14 paid holidays per year. A motion was made by Commissioner Pirro to approve the addition of the two holidays and Commissioner Lee seconded the motion. The board voted unanimously to add the two holidays to the town's paid holidays.
- d) There are 3 open seat positions on our Board of Commissioners. Will Marsh, Billy Horne, and Mark Lee. Billy Horne and Mark Lee will be seeking reelection. Will Marsh was originally appointed by the board to the seat but will be transitioning off due to living outside the town limits.

STAFF REPORTS/BOARD OF COMMISSIONERS

- a) Town Clerk's Report – The Town Hall will be closed Monday and Tuesday, July 3rd and 4th in observance of Independence Day. This information will be advertised on our website and it will be placed on the bills that will go out on June 30th. Due to the holiday, our regular BOC meeting will be held on July 13th at 7 pm.
- b) Chief of Police Report – None
- c) Stedman Fire Department –None
- d) Planners Report – None
- e) Code Enforcement Report
- f) Mayor and Board of Commissioners: Commissioner Wood mentioned to the board about asking the Volunteer Fire Department to attend our monthly meetings or at least send a report into the office to be presented at our meetings. Commissioner Pirro asked about the progress of annexing the residents from the carwash down to Hwy. 24 at the light into the city. Mayor Jones stated that letters would need to be mailed to the residents to have a voluntary annexation. Attorney Hudson added that involuntary annexations are almost impossible.

ADJOURNMENT

A motion was made by Commissioner Horne to adjourn the meeting and seconded by Commissioner Lee to adjourn the June 1, 2023 meeting at 7:52 pm.