

MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS

June 5, 2025-----7:00 PM

REGULAR MEETING

MEMBERS PRESENT

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

STAFF PRESENT

Connie Veeder/Town Clerk, Whitney Barlow, Chief Jackson, and Attorney Donald Hudson

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Jones led the Invocation and the Pledge of Allegiance.

ADOPTION OF AGENDA

Commissioner Horne made a motion to adopt the June 5th proposed agenda and Commissioner Lee seconded the motion and the board voted unanimously to adopt June 5, 2025 proposed agenda.

CONSENT AGENDA

- a.) Approval of May 1, 2025 – Regular Meeting Minutes
- b.) Adoption of the 2025-2026 Budget Ordinance
- c.) Approval of Resolution 2025-10 Amended Customer Service Policies & Procedures
- d.) Approval of Revised Application for Water/Sewer Services

Commissioner Lee made a motion to adopt four items on the consent agenda and Commissioner Wood seconded the motion. Motion passed unanimously by the board.

PRESENTATIONS – Diane Wheatley was in attendance at the meeting and spoke to the board on the following issues:

1. Referendum to allow alcohol sales in the town. Mrs. Wheatley provided contact information for Benjamin Popkin, Special Advisor to the ABC Commission for the town to call and get clarification about putting the referendum on the election ballot in November.
2. Changing the town charter. In order to change the town charter to allow alcohol sales in the town, the board has to approve a resolution allowing the change to the charter and send it to Mrs. Wheatley to be voted on by the legislature.
3. Reappropriating \$250,000 grant funding for building expansion to funding for our water and sewer infrastructure repairs. Mrs. Wheatley was not able to get the funding reappropriated. She stated that the town needs to use the funding to make improvements and renovations to the existing town hall with the funding.

Kimberly Moffett with the Mid Carolina Council of Government was in attendance and shared the progress of updating our Code of Ordinance for the town. She shared some examples of how

the code of ordinance is beginning to come together. She also told the board that she would be emailing documents to the board for them to review. She asked that they complete their review by the end of August.

PUBLIC HEARING- None

PUBLIC COMMENT – Joseph Manuel spoke to the board concerning the draining issues that are occurring around Stedman. He has been in touch with the state and has been helping clean out some of the problem areas around the county.

Michelle Currie spoke to the board concerning the town's Ordinance Related to the Keeping of Livestock. She is concerned and annoyed about one of her neighbors that has a rooster, chickens, goats, and dogs that roam through the neighborhood. The rooster wakes her from her sleep. She asked the board to review the ordinance and update to the current time frame to not allow these types of situations in the town limits.

OLD BUSINESS

- a) Fire Flow Update for Creekside- The developer is considering installing sprinkler systems in the homes. The town clerk suggested that the town hire an engineer to review all problem areas with fire flow so the town will be able to move forward with correcting the issues and the developers can move forward with the new subdivisions.
- b) Update on KRG Sewer Repair- The town is in the process of finding funding for the repair of the sewer. Wilson Ebert with ProCoat, Inc. also visited the town and viewed the lift stations and wet wells along with manholes where there is huge infiltration. The company is also sending a quote for repairs for those as well. The town clerk let the board know that she is waiting to hear if the towns FEMA application is being moved to the next level of consideration for \$1.8 million dollars in funding.

NEW BUSINESS –

- a.) Timothy Doersam presented CASE NO REV-25-0009 which is a revised site plan to add a second classroom hut to the school grounds at Stedman Elementary. Commissioner Pirro made a motion to approve the plans for the hut on the school grounds and Commissioner Lee seconded the motion. The board unanimously approved the plans.
- b.) Old Fayetteville Insurance Group was presented to the board as our new insurance broker. Also presented was a quote from the group showing the new rates for the town employees' insurance costs. Commissioner Lee made a motion to approve the change of insurance broker and the new rates for group insurance and Commissioner Pirro seconded the motion. The board unanimously approved the change.
- c.) A new Revert-to-Owner contract was presented to the board for approval. The contract will allow the town to automatically move the names of the owners of the rental properties to the account when tenants move out of the property. Commissioner Pirro made a motion to approve the addition of the Revert-To-Owner Contract to the towns utility billing policies and procedures. Commissioner Wood seconded the motion and the board unanimously voted to approve the contract.

STAFF REPORTS/BOARD OF COMMISSIONERS

- a) Town Clerk's Report –
 - Deadline to run for re-election/election begins July 7th – July 18th
 - Officer Jackson has contacted Pat Preslar, the education outreach officer with the ABC Board to come speak at informational meetings concerning the pros and cons of selling alcohol in the town limits
 - Letters are being mailed out June 6th informing residents of the rate increases for services
 - Myself and Whitney are gathering information to apply for a PARTF grant to upgrade Ernest Freeman Park. We have met with a company that will develop potential plans and help apply for the grant
- b) Chief of Police Report – Chief Jackson reported several incidents involving arrests for drug possession, weapons, DUI, etc. for the month.
- c) Stedman Fire Department – 28 calls for the month of May, one incident at Party in the Park, and the department is getting ready for the 4th of July fireworks
- d) Code Enforcement – None.
- e) Planners Report – None
- f) Mayor and Board of Commissioners –Mayor Jones spoke about Party in the Park and the great attendance at the event.

CLOSED SESSION- None

ADJOURNMENT

A motion was made by Commissioner Horne to adjourn the meeting and seconded by Commissioner Lee to adjourn the June 5, 2025 meeting at 7:50 pm.