

**MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS**  
**September 7, 2023-----7:00 PM**  
**REGULAR MEETING**

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Town Clerk Connie Veeder, Whitney Barlow, 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 Horne to adopt the agenda. Commissioner Wood seconded the motion and the motion to adopt the agenda was passed unanimously by the board.

**CONSENT AGENDA**

August 10, 2023 – Regular Meeting Minutes – Commissioner Lee made a motion to accept the minutes as written which was seconded by Commissioner Wood and was passed unanimously by the vote of the board.

**PRESENTATIONS** – None

**PUBLIC FORUM** – None

**OLD BUSINESS** –

- a) The Inflow & Infiltration study was discussed. Mayor Jones shared information about the recent teams meeting with WithersRavenel: Civil & Environmental Engineering Firm out of Cary, NC. Mr. William Cowan was the firm representative that led the meeting with other firm partners as well as Samantha Wullenwaber from the Mid Carolina COG, along with Mayor Jones, Connie Veeder, Whitney Barlow and Doug Nunnery. Mayor Jones shared the Town’s concerns with our rising sewer costs. The firm estimated a cost of \$95,000 to build a proposal and complete the work necessary to pinpoint the issues that need repair with our sewer system. The firm has asked for mapping of our sewer to get started. Samantha Wullenwaber from the COG has worked with this firm recently and she is helping us with the funding that we have earmarked for the work. Mayor Jones also mentioned that Kyle Orie, a member of the firm team will be seeking funding to help with this project as well. Mayor Jones asked the board to vote to continue the work with this firm with the stipulation of receiving a physical proposal showing the cost of the project and the work that will be completed. Commissioner Pirro made a motion to accept the continuation with the firm with the stipulation of receiving a physical proposal

as mentioned before, Commissioner Lee seconded the motion. The board unanimously voted to continue with the firm.

- b) Progress on the funding for the new addition to the town hall. The state budget has not been approved at this time. The Town should hear from Mrs. Wheatley after the budget is passed.
- c) The Cross Connection Ordinance is a work in progress. Revision work is being completed on this ordinance. We will keep it on the agenda for next month's meeting.
- d) Police Chief Position- The Town is actively seeking a new police chief for the town. At the last meeting a copy of the job description was shared with the board members to make any changes to the information. There were no changes that needed to be made. The town clerk will retype the description to make it more professional in appearance. The job will be posted on the North Carolina Association of Chiefs of Police website and the Town of Stedman Website.

An excel sheet was given to the board to show the cost of hiring a sheriff's deputy to patrol during the night time hours of 6 pm – 4 am. The board stated moving forward they would like past pay records for deputies and to show full cost of the deputy for the hours of 7 pm to 3 am at \$40 per hour. The board would like to see the total cost for 5 days and 7 days per week to make a final decision to hire night time coverage at the next board meeting.

- e) An additional clause was added to the Policy and Procedure document concerning security deposits on properties. The new clause states that developers, builders, and landlords will not have to pay a deposit on property if the property is having renovations completed or is a new construction, unless the property account is permanently in the said owner's name. Mayor Jones called for a motion. Commissioner Wood made a motion to approve the new clause in the Policy and Procedures and Commissioner Lee seconded the motion. The board voted unanimously to approve the clause.

### **NEW BUSINESS –**

- a) Blanche Street Development: Todd Mobley has reached out to the town asking for help explaining his plans for the Blanche Street development to the Cumberland County Planning Board. Mr. Mobley is asking the town to draft a letter to let the county know that the portion of Blanche Drive where his development will be is an undeveloped right of way. The plans on file are platted as a right of way. The county is looking at DOT records/standards and the street is a town owned street and DOT has no authority over the street. Mr. Hudson, the town lawyer, said drafting a letter would be okay to do. The board agreed to draft a letter to the county explaining the issue for Mr. Mobley.
- b) Tap installation agreements were presented. These agreements were drafted by the town to inform our water customers and developers/contractors that they are responsible for all charges that are billed to the town. Also to keep the accounts current with no overdue balances. The agreement also informs them that the charges may be seen several months after the installations. These charges may come in 6 months to 2 years later from our vendor. These agreements require a signature from our customers/developers to show that they are aware and will be responsible for paying the charges. Commissioner Pirro asked Mr. Hudson if the town could add a staff signature. Mr. Hudson said yes. Mayor Jones called for a motion. Commissioner Pirro made the motion to approve the installation

agreements with the added staff signature and Commissioner Wood seconded the motion. The Board voted unanimously to approve the installation agreements.

- c) A quote for the Call Multiplier was presented to the Board. Given the circumstances of the lightning hitting the sewer line a couple of weeks ago. The chaos of trying to get the word out to the town and the phone calls need to be handled differently. The Call Multiplier system will alleviate some of the chaos. It will allow us to get messages out to all of our customers at once. The specific plan that was presented was the pay per message plan. The staff thinks the 15,000 credits for \$630 per year would be the best. At the end of the year any credits that are left over will be rolled over into the new year. We can reevaluate the usage and change the plan at the time if needed. The mayor called for a motion. Commissioner Wood made a motion to approve the purchase of the Call Multiplier system. Commissioner Lee seconded the motion and the Board voted unanimously to approve the purchase of the program.
- d) Mike Rutan- RPO Boundary Discussion- Mr. Rutan was not in attendance at the meeting. Mayor Jones shared that he would be attending a meeting soon to explain the RPO Boundary. Mayor Jones also shared that the Fayetteville Area Transit Authority is offering services that Mike Rutan's operation already offers the Town for free. The Town will probably be approached soon by the Fayetteville group asking for a fee to be a part of their group. Both groups come in and help place sidewalks, bike paths, green areas, etc.

#### **STAFF REPORTS/BOARD OF COMMISSIONERS**

- a) Town Clerk's Report – The Rural Water Association has a workshop/training on September 20<sup>th</sup> about the lead and copper rule revisions and grant writing for funding. Whitney and I would like to attend. The office will be closed that day due to the all-day training.
- b) Chief of Police Report – None
- c) Stedman Fire Department –Next meeting is September 19<sup>th</sup>, @7:00pm, 5256 Front St., Christmas parade is December 2, 2023
- d) Planners Report – The county planners meeting was canceled for this month.
- e) Code Enforcement Report – The officer had the office send 6 more letters out last week.
- f) Mayor and Board of Commissioners: Commissioner Wood gave us an update on the restrooms for the park. Tim Johnson is working with Wood to get it done. Commissioner Pirro brought up speeding in the neighborhoods. He said he is getting asked about it and the residents are ready to take the issue into their own hands. Pirro asked if the town could go ahead and install speed bumps in the Blawell, Windwood, and Allendale subdivisions. They would need to be DOT standard, with signage before and at the speed bump. The Commissioners, the Mayor, and Doug Nunnery will ride through the neighborhoods and report the specific locations to install them. The Town cannot use Powell Funds to pay for the speed bumps. The funding will have to come from the Town's General Funds. The Board asked the Town Clerk to get some estimates on the cost of the speed bumps. Commissioner Lee brought up a complaint about golf carts being driven by children that are too young to be driving the carts on the roads.

**ADJOURNMENT** A motion was made by Commissioner Horne to adjourn the meeting and seconded by Commissioner Lee to adjourn the September 7, 2023 meeting at 8:00 pm.