

**MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS**  
**March 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 and Attorney Donald Hudson

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Jones led the Invocation and the Pledge of Allegiance.

**ADOPTION OF AGENDA**

Commissioner Wood made a motion to amend the agenda and add a closed session after the staff reports. Commissioner Vogt seconded the motion and the board voted unanimously to amend the agenda and add the closed session.

**CONSENT AGENDA**

Approval of February 6, 2025 – Regular Meeting Minutes

Approval of Budget Amendments – BA2025-5

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

**PRESENTATIONS** – Mayor Jones read the National Day of Prayer Proclamation declaring May 1, 2025 the National Day of Prayer. There will be a ceremony held in the park at noon on this day.

**PUBLIC HEARING-** None

**PUBLIC COMMENT** – None

**OLD BUSINESS**

- a) Fire Flow Update for Creekside- Mayor Jones spoke about a meeting with a Rodney Darr, a representative from Rural Water Association (RWA) where the fire flow issues were discussed. RWA suggested that the fire department conduct another flow test on the hydrants in question.

**NEW BUSINESS** –

- a) The Town Clerk was contacted by Richie Hines, District Engineer with the NCDOT about potential additions to existing sidewalks in the town. A map of the identified area was presented to the board. The map showed the area from Carol Street in front of the Stedman Fitness Center to the existing sidewalk in front of the Dollar General store. The project will be federally funded and no money will be required from the town. Mr. Hines just asks for help getting consent from the property/land owners. Commissioner Vogt

- made a motion to move forward with the sidewalk extension. Commissioner Pirro seconded the motion and the board unanimously approved.
- b) RWA Meeting Information – discussed by Mayor Jones earlier in the meeting.
  - c) A copy of the suggested budget workshop dates was given to the board for approval. The board discussed and asked if the dates could be changed if needed. It was decided that the dates could be changed. Commissioner Pirro made a motion to approve the dates as written with the option to change them if needed. Commissioner Vogt seconded the motion and the board unanimously approved.
  - d) Meyers Engineering, LLC for on call engineering services. The board was presented a proposal showing the companies scope of service, time of services, compensation, etc. for on call engineering. The LLC also provided a copy of their terms and conditions along with a copy of their fee schedule. Mrs. Veeder stated that she had met with Glenn McFadden, a partner in the organization and thought it would be a good idea to have an on-call town engineer to help the board navigate through all the developmental plans and projects that are coming. She also stated that having a town engineer would keep the board from approving projects and plans that are not following all the town's subdivision ordinance and standards. Commissioner Pirro made the motion to set up a meeting with Meyers Engineering and Mayor Jones to discuss further before a contract is signed. Commissioner Vogt seconded the motion and the board unanimously approved.

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

- a) Town Clerk's Report – April 4<sup>th</sup> the Town Hall will be closing at 2:30pm.  
The NC League of Municipalities is stopping the health insurance coverage for local municipalities as of June 30, 2025. The Town Clerk is busy meeting with other insurance brokers to change the town's plan over.  
The Town Clerk presented a verbal request to purchase a LeBleu bottom loader, 5-gallon water cooler for the office for \$250. A 5-gallon water jug will be delivered monthly at a cost of \$8.99. After calculating the cost of cases of water bottles, it will be cheaper in the long run to have the cooler and it will keep plastic out of the land field. Commissioner Wood made a motion to approve the purchase of the water cooler/dispenser. Commissioner Vogt seconded the motion and the board unanimously approved.  
The town clerk reported that she has completed two grants. The first has been a health grant awarded from NCLM in the amount of \$2500. Mrs. Veeder has gotten a verbal message that it has been awarded to us but not sure of the amount yet. The second grant is from the Arts Council of Fayetteville in the amount of \$15,000. The application has been completed. We should know by the end of April if the grant was awarded to the town. The Rural Downtown Economic Development Grant and the NC Parks & Recreation Trust Fund Grant are two other grants that Mrs. Veeder will be completing applications to apply for funding for our water/sewer infrastructure.  
The Town Clerk also shared a copy of the calendar for nighttime deputy coverage.
- b) Chief of Police Report – Chief Jackson was not present at the meeting but a report was shared with the town clerk. The chief reported 4 incident reports, 2 misdemeanor arrests, 10 citations, and 7 warning tickets. Chief Jackson has also received a grant from NC DHHS for 24 hours of DWI training in Wilmington, NC, March 24-26 of the year. The grant will pay for hotel, meals, and mileage for his personal vehicle.

- c) Stedman Fire Department –Our Fried chicken plate fundraiser will be Saturday, March 8, 2025. Remember to follow the no burn notices that are being posted.
- d) Code Enforcement – None.
- e) Planners Report – None
- f) Mayor and Board of Commissioners –Mayor Jones reminded everyone about the Town Community Cleanup Day, Saturday, April 12, 2025 from 8:30 am – 12 noon. Commissioner Wood stated that the Opening Day is April 5<sup>th</sup> this year. There will be a parade starting at 9 am following the same Christmas parade route leaving Stedman Baptist Church and turning onto Circle Drive and ending at the ball fields. Volunteers are needed for the concession stand at the ball field that day and throughout the season.

**CLOSED SESSION- Added after an amendment to the agenda.**

Commissioner Wood made a motion for the board to move into closed session to discuss personnel issues, Commissioner Horne seconded the motion and the board approved unanimously to go into closed session.

Commissioner Pirro made a motion to go back into open session, seconded by Commissioner Vogt. Motion passed unanimously.

**ADJOURNMENT**

A motion was made by Commissioner Horne to adjourn the meeting and seconded by Commissioner Vogt to adjourn the March 6, 2025 meeting at 8:15 pm.



## STEDMAN BOARD OF COMMISSIONERS MEETING

### PROPOSED AGENDA

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

REGULAR MEETING

STEDMAN TOWN HALL

5110 Front Street, Stedman, NC

#### 1. CALL TO ORDER

#### 2. INVOCATION & 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 February 6, 2025 – Regular Meeting Minutes
- b.) Approval of Budget Amendment BA2025-05

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

#### 5. PRESENTATIONS –

- a. Proclamation for May 1, 2025 to be the National Day of Prayer
- b. Jordan Campbell

#### 6. PUBLIC HEARING – None

**POTENTIAL ACTION:**

#### 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 Fire Flow Issues Creekside

#### 9. NEW BUSINESS –

- a. NCDOT Funding for sidewalk extension on Clinton Rd. in front of gym to the church and add a wheelchair ramp if needed.

**POTENTIAL ACTION:** Motion to approve the sidewalk extension by NCDOT

b. RWA Meeting information

**POTENTIAL ACTION:** None

c. Adoption of Budget Work Schedule

**POTENTIAL ACTION:** Motion to approve selected dates for budget work.

d. Meyers Engineering, LLC for on call engineering services

**POTENTIAL ACTION:** Motion to approve hiring Meyers Engineering, LLC as the Town of Stedman's on call engineering service.

#### **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**

**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.





*National Day of Prayer 24-Hour Prayer Vigil in Stedman*

WHEREAS, Civic prayers and national days of prayer have a long and respected history in our constitutional republic, dating back to the First Continental Congress in 1775; and

WHEREAS, The Declaration of Independence, our first statement as Americans of national purpose and identity, made "the Laws of Nature and Nature's God" the foundation of our United States of America and asserted that people have absolute rights that are God-given; and

WHEREAS, In 1988, legislation setting aside the first Thursday in May in each year as a National Day of Prayer was passed unanimously by both Houses of Congress and signed by President Ronald Reagan; and

WHEREAS, The National Day of Prayer is an opportunity for Americans of all faiths to join in united prayer to acknowledge our dependence on God, to give thanks for blessings received, to request healing for wounds endured, and to ask God to guide our leaders and bring wholeness to the United States and her citizens; and

WHEREAS, It is fitting and proper to give thanks to God by observing a day of prayer in Stedman when all may acknowledge our blessings and express gratitude for them, while recognizing the need for strengthening religious and moral values in our State and nation, and

NOW, THEREFORE, I, Martin L. Jones, Mayor of the Town of Stedman do hereby proclaim the first Thursday, May 1<sup>st</sup>, 2025 to be designated as

*"National Day of Prayer 24-Hour Prayer Vigil in Stedman"*

and, encourage the citizens of Stedman, North Carolina to observe the day in ways appropriate to its importance and significance.

Proclaimed this the 6<sup>th</sup> day of March, 2025.

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Martin L. Jones,  
Mayor

ATTEST:

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Louis Wood,  
Mayor Pro-Tem



**Town of Stedman**  
**Budget Amendment**  
Fiscal Year 2024-2025  
Budget Amendment # BA2025-05

**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:

<b>EXPENDITURE</b>				
<b>Account Code</b>	<b>Department</b>	<b>Description</b>	<b>Decrease</b>	<b>Increase</b>
<b>10-580-74</b>	<b>Sanitation</b>	<b>Capital Outlay</b>	<b>247,500</b>	
<b>REVENUE</b>				
<b>Account Code</b>		<b>Description</b>	<b>Increase</b>	<b>Decrease</b>
<b>10-346-00</b>	<b>General Fund</b>	<b>Loan Proceeds</b>		<b>\$ 247,500</b>
<b>Totals</b>			<b>\$ 247,500</b>	<b>\$ 247,500</b>

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

This account entry was showing the receipt of loan proceeds that were actually received and paid out in FY2023-2024

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

**ADOPTED** this \_\_\_6th\_\_\_ day of \_\_\_\_\_March\_\_\_\_\_2025 by the Stedman Board of Commissioners.

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

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

Who could I speak with about some planned wheelchair ramp and sidewalk projects?

Our inspectors identified a few spots in Stedman that need ramp upgrades and I have seen a spot where I think we could extend the sidewalk - from Carol Street to the sidewalk in front of the Dollar General - with the Town's support. The project is federally funded and no money would be required by Stedman.

If the Town is in support, it might be a good idea to extend the sidewalk from Carol Street to the Dollar General (or even the Church) to allow more connectivity. We would add a ramp on the east side of Carol Street and then construct new sidewalk to tie to the existing sidewalk on the western edge of the Dollar General site. The blue line is within our right of way, but cuts across the paved section of the business, which also appears to be in our right of way, so would require some conversation and cooperation with the business owner.

The red line keeps the same alignment as the existing sidewalk, but appears to be on private property. If this alignment is preferred, I would need the Town to acquire an easement, within which the sidewalk can be constructed.

Please let me know if you have any questions or need anything additional.

Richie



## **RWA meeting notes from 2/26/25-**

Rodney Darr from RWA,( Rural Water Association) met with Louis, Mardy, Connie & Whitney on 2/26/25. This meeting was prompted due to the potential growth coming to Stedman. On our 2024 local water supply plan, the water tank was at 67% capacity. At 80% capacity the state requires plans to add an additional water tower. At 90% capacity, a new water tank should be under construction. With 157 houses going into Creekside and 77 houses in the Sweetgrass neighborhood, that would put the Town over 80% capacity.

The water/sewer infrastructure was discussed in detail, including the 1.5 million dollars worth of repairs that are needed for the sewer system. Rodney stated that there are many grants out there to apply for to repair the water/sewer infrastructure.

At this time, we are unable to raise FIF (Facility Investment Fees) unless we get a System Development Fee study completed. But we are able to raise Tap Fees, late fees, meter installation fees, meters, admin fees etc.

**TOWN OF STEDMAN**  
**2025-2026 BUDGET WORKSHOP SCHEDULE**

The following dates have been selected by the Town Clerk/Finance Officer specifically for the 2025-2026 budget workshops.

<b>Monday, March 24, 2025</b>	<b>6:30 pm</b>	<b>Water/Sewer Fund</b>
<b>Monday, March 31, 2025</b>	<b>6:30 pm</b>	<b>General Fund, Powell Bill Fund</b>
<b>Monday, April 21, 2025</b>	<b>6:30 pm</b>	<b>Final workshop for Fee Schedule</b>
<b>Thursday, May 1, 2025</b>	<b>7:00 pm</b>	<b>Regular Meeting, Budget Presentation</b>
<b>Thursday, May 15, 2025</b>	<b>7:00 pm</b>	<b>Public Hearing for 2025-2026 Budget</b>
<b>Thursday, June 5, 2025</b>	<b>7:00 pm</b>	<b>Regular Meeting, 2025-2026 Budget Adoption</b>

# MEYERS ENGINEERING, PLLC

February 26, 2025

Mrs. Connie Veeder  
Town Clerk, Finance Officer  
Town of Stedman  
5110 Front Street  
Stedman, NC 28391

Re: Proposal for On-Call Engineering Services

Dear Mrs. Veeder,

Meyers Engineering, PLLC is pleased to submit this proposal for on-call engineering services for the Town of Stedman. Our 30 years of engineering and Utility System Management experience including positions held as the Morrisville Town Engineer, Fuquay-Varina Town Engineer, the Town of Fuquay-Varina Public Utilities Director, and HRW Assistant Utility Director could be of value to the Town of Stedman.

## Scope of Services

Meyers Engineering can provide a variety of municipal civil engineering services, some of the more common which are listed below:

- Municipal transportation and utility master planning and area studies
- Water distribution, sewage collection, transportation improvement, storm drainage system, and multi-modal transportation preliminary engineering, design, and construction management services
- Development plan review for conformance with Town specifications and master plans, applicable State regulatory requirements, and good engineering practice to minimize future maintenance costs.
- Assistance with developer Infrastructure Agreements and Development Agreements.
- Capital Improvement Planning and Budgeting
- Enterprise Fund long multi-year budget model to balance revenue projections and operational, capital equipment, capital project, and debt service expenditures
- Citizen concern investigations and resolution recommendations
- Standard specifications and details updates

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**Meyers Engineering, PLLC**

5708 Carriage Park Court / Fuquay-Varina, NC 27526 / 919-625-0214

**Time of Services**

Time of services will be agreed upon at by the Town of Stedman and Meyers Engineering at time of request for services.

The term of the On-Call Engineering Proposal, if accepted, shall be for the remainder of the Town of Stedman fiscal year from the date of proposal acceptance.

**Compensation**

Compensation shall be based on the attached Fee Schedule. As services are requested, a budget shall be provided to the Town of Stedman and the budgeted amount shall not be exceeded without written authorization.

For services requiring an extended effort, a lower unit rate may be negotiated or a fixed fee agreed upon.

**Reimbursable Expenses**

Reimbursable expenses such as reproduction costs, mileage, shipping, subcontractor fees shall be billed at actual costs plus 10% and for mileage will be billed at the US Internal Revenue Service mileage rate. Meyers Engineering understands that reimbursable expenses can present an unforeseen cost for any project, therefore for any services a "not to exceed" budget for reimbursable expenses will be agreed upon beforehand.

**Terms and Conditions**

Meyers Engineering has included a copy of its standard Terms and Conditions (Exhibit I) with this proposal and by incorporation makes it a contractual obligation along with the scope of this Proposal.

**Acceptance**

If this scope of services and terms and conditions of this Proposal meets with your approval, please indicate your acceptance by signing this proposal and returning one signed copy.

**Meyers Engineering, PLLC**  
5708 Carriage Park Court  
Fuquay-Varina, North Carolina 27526

  
Jay Meyers, PE, Owner

**Town of Stedman**  
5110 Front Street  
Stedman, NC 28391

\_\_\_\_\_  
Connie Veeder, Town Clerk/Finance

***PREAUDIT STATEMENT:*** *This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act (NC G.S. 159-28(a)).*

Signature of Finance Officer: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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



## EXHIBIT 1

### TERMS AND CONDITIONS

#### Meyers Engineering, PLLC

1. **REFERENCE:** Meyers Engineering, PLLC, a North Carolina Professional Limited Liability Company doing business at 5708 Carriage Park Court, Fuquay-Varina, North Carolina 27526 in the County of Wake, will hereinafter be referenced as ME. The Town of Stedman will hereinafter be referred to as CLIENT.
2. **STANDARD OF CARE:** Services provided by ME under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of this profession currently practicing under similar conditions. No other representation is expressed or implied, and no warranty or guarantee is included in this Agreement, or in any report, opinion document, or otherwise.
3. **CHANGE OF SCOPE:** The scope of services set forth in the CONTRACT is based on facts known at the time of execution of this Agreement, including, if applicable, information supplied by CLIENT. For some projects involving conceptual or process development services, the scope may not be fully definable during initial phases. As the Project progresses, facts discovered may indicate that the scope must be redefined. CLIENT acknowledges that in such instances, the scope of the project and compensation therefore may need to be amended. Should the parties be unable to agree on the change of scope and/or price, then either party shall have the right to terminate this Agreement without further notice to the other party.
4. **TERMINATION/SUSPENSION:** Either party may terminate this Agreement, with or without, upon 30 days written notice to the other party. CLIENT shall pay ME for all Services rendered prior to termination, all reimbursable expenses, plus any expenses of termination.
5. **DEFAULT:** In the event either party defaults in its obligations under the Agreement (including CLIENT'S obligation to make the payments required hereunder), written notice shall be given to the defaulting party identifying the default, and granting 7 days to the defaulting party to cure such default completely, or to commence such cure and diligently continue the same. Failure of the default party to cure such default or commence the cure within such time limit, shall entitle the non-defaulting party to terminate this Agreement without further notice. In the event of termination by ME as a result of CLIENT's default and failure to cure the same, ME shall be entitled to be paid for all services rendered prior to termination, all reimbursable expenses, plus any expenses of termination.
6. **INDEMNIFICATION:** CLIENT shall indemnify and hold harmless ME and all its personnel from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the services, provided that any such claim, damage, loss, or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the CLIENT or anyone directly or indirectly employed by the CLIENT (except ME). ME shall indemnify and save CLIENT harmless from and against loss, damage, injury, costs (including attorney's fees and cost of investigation), or liability to the extent arising from the negligent acts and omissions of each other and their respective employees, subcontractors, and agents acting in the course and scope of their employment.
7. **LIMITATIONS OF LIABILITY:** No employee or agent of ME shall have individual liability to CLIENT. CLIENT agrees that, to the fullest extent permitted by law, ME's total liability to CLIENT for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the services encompassed by this Agreement from any causes including, but not limited to, ME negligence, errors, omissions, strict liability, breach of contract, breach of warranty, and whether claimed directly or by way of contribution shall be limited to \$250,000 under this Agreement.
8. **CONSTRUCTION REVIEW:** If construction administration and review services are requested by the CLIENT, CLIENT agrees to hold ME harmless from any claims resulting from performance of construction-related services by persons other than ME, and CLIENT acknowledges that such administration, review, or interpretation of construction documents by ME shall not relieve the related contractor from liability in regard to his duties and responsibilities for compliance with the engineering standards for the project.
9. **JOB SAFETY:** CLIENT acknowledges the services provided by ME do not include responsibility for inspection of safety conditions on the job site, and ME shall not, as permitted by law, be responsible for inspecting, viewing, or looking for potential job safety violations or notifying CLIENT of the same.
10. **OPINIONS OF CONSTRUCTION COSTS:** Any opinion of construction costs prepared by ME is supplied for the general guidance of the CLIENT only, and CLIENT recognizes that such opinion is based upon limited information, is intended as an estimate only, and is dependent upon various outside factors. Since ME has no control over competitive bidding or market conditions, ME cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to CLIENT, and ME shall not be responsible for any difference between ME's opinion and estimated or actual construction costs.
11. **HIDDEN CONDITIONS:** ME shall not be responsible for the existence of any Hidden or Concealed Conditions, nor any damage to persons or property resulting therefrom, the existence of which was unknown to ME and could not have easily become known by reasonable visual observation.

## EXHIBIT 1

### TERMS AND CONDITIONS

Meyers Engineering, PLLC

12. **OWNERSHIP OF DOCUMENTS:** All reports, drawings, plans, files, including CADD files, computer generated documents, or any other documents produced by ME as part of this Agreement shall remain the property of ME and may not be used by CLIENT for any other purpose or project without the written consent of ME. In the event CLIENT uses any ME generated documents without written consent of ME, CLIENT shall hold ME harmless from and against any and all claims, damages, losses, and expenses related to or attributed to the unauthorized use of such documents. All reports, drawings, plans, contracts, or other documentation provided by CLIENT to ME for purposes of this Agreement shall not be provided by ME to any other third party without CLIENT'S consent.
13. **ASSIGNMENT AND SUBCONTRACTING:** This Agreement shall not be assigned by either party without the prior written approval by the other. ME may, however, subcontract portions of the services to a qualified subcontractor without prior approval of CLIENT.
14. **DISPUTE RESOLUTION:** All claims, disputes, and other matters in question between the parties to this Agreement, arising out of or relating to this Agreement or the breach thereof, shall be decided by a court of competent jurisdiction.
15. **ATTORNEY FEES:** In the event that action is brought to enforce the terms of this Agreement then each party shall bear its own costs and attorney fees.
16. **AMENDMENT:** This Agreement, upon execution by both parties hereto, can be amended only by a written instrument signed by both parties.
17. **NO WAIVER:** No waiver by either party of any default by the other party in the performance of any particular section of this Agreement shall invalidate any other section of this Agreement or operate as a waiver of any future default, whether like or different in character.
18. **SEVERABILITY:** The various terms, provisions, and covenants, herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.
19. **FORCE MAJEURE:** Obligations of either party under this Agreement shall be suspended, and such party shall not be liable for damages or other remedies while such party is prevented from complying herewith, in whole or in part, due to contingencies beyond its reasonable control, including, but not limited to, strikes, riots, war, fire, acts of God, injunction, compliance with any law, regulation, or order, whether valid or invalid, of the United States of America or any governmental body or instrumentality thereof, whether now existing or hereafter created, inability to secure materials or obtain necessary permits, provided, however, the party so prevented from complying with its obligations hereunder shall promptly notify the other party thereof.
20. **GOVERNING LAW:** This Agreement shall be governed and construed in accordance with the laws of the State of North Carolina.



## Meyers Engineering Fee Schedule

July 2024 – June 2025

Principal Engineer	\$150/hour
Senior Project Manager	\$130/hour
ORC Services	\$120/hour
GIS Analyst	\$125/hour
CAD Technician	\$105/hour
Administrator	\$75/hour

Mileage	US IRS Rate
Sub-Consultants	Cost + 10%
Expenses	Cost + 10%



## Meyers Engineering Fee Schedule

July 2025 – June 2026

Principal Engineer	\$175/hour
Senior Project Engineer	\$160/hour
Senior Project Manager	\$150/hour
ORC Services	\$130/hour
Project Engineer	\$125/hour
GIS Analyst	\$125/hour
CAD Technician	\$105/hour
Office Administrator	\$75/hour

Mileage	US IRS Rate
Sub-Consultants	Cost + 10%
Expenses	Cost + 10%

## Budget vs Actual (Summary)

Town of Stedman  
3/5/2025 5:22:09 PM

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Period Ending 2/28/2025

### 10 GENERAL FUND

Description	Budget		YTD	Variance	Percent
<b>Revenues</b>					
	1,450,908		615,259.23	(835,648.77)	42%
Revenues Totals:	1,450,908	0.00	615,259.23	(835,648.77)	42%
<b>Expenses</b>					
ADMINISTRATION	369,519		220,409.92	149,109.08	60%
POLICE	326,013		243,746.91	82,266.09	75%
FIRE	105,872		52,935.54	52,936.46	50%
STREET	132,007		93,521.68	38,485.32	71%
SANITATION	348,886		63,272.19	285,613.81	18%
PARKS & RECREATION	2,000		877.80	1,122.20	44%
SPECIAL APPROPRIATIONS	94,066		0.00	94,066.00	
CONTINGENCY	72,545		11,544.20	61,000.80	16%
Expenses Totals:	1,450,908	0.00	686,308.24	764,599.76	47%
10 GENERAL FUND Totals:			(71,049.01)		

### 30 WATER FUND

Description	Budget		YTD	Variance	Percent
<b>Revenues</b>					
	892,343		665,604.37	(226,738.63)	75%
Revenues Totals:	892,343	0.00	665,604.37	(226,738.63)	75%
<b>Expenses</b>					
SPECIAL APPROPRIATIONS	56,588		0.00	56,588.00	
WATER ADMINISTRATION	101,940		59,179.50	42,760.50	58%
WATER OPERATIONS	198,000		92,566.68	105,433.32	47%
WASTEWATER OPERATIONS	535,815		549,779.62	(13,964.62)	103%
Expenses Totals:	892,343	0.00	701,525.80	190,817.20	79%
30 WATER FUND Totals:			(35,921.43)		

### 40 POWELL BILL FUND

Description	Budget		YTD	Variance	Percent
<b>Revenues</b>					
	65,051		45,621.30	(19,429.70)	70%
Revenues Totals:	65,051	0.00	45,621.30	(19,429.70)	70%
<b>Expenses</b>					
POWELL	65,051		35,463.88	29,587.12	55%
Expenses Totals:	65,051	0.00	35,463.88	29,587.12	55%
40 POWELL BILL FUND Totals:			10,157.42		



# **STEDMAN COMMUNITY CLEAN UP**

**SATURDAY, APRIL 12TH**

**BREAKFAST 7:45AM**

**CLEANUP 8:30AM-12:00PM**

**BREAKFAST PROVIDED BY STEDMAN SODA SHOP**

**MEET AT 7:45 AM AT STEDMAN TOWN HALL  
5110 FRONT ST.**

**SIGN UP BY CALLING THE TOWN HALL AT 910-323-  
1892 OR AT [WWW.TOWNOFSTEDMAN.COM](http://WWW.TOWNOFSTEDMAN.COM)**

**\*SIGNUP DEADLINE- MONDAY, APRIL 7TH\***

# *Town of Stedman*



5110 Front St.  
P.O. Box 220  
Stedman, NC 28391

(910) 323-1892  
(910) 323-4255 (FAX)  
[www.townofstedman.com](http://www.townofstedman.com)

*"A Special Place"*

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February 18, 2025

Local Government Commission  
3200 Atlantic Avenue  
Raleigh, North Carolina 27604

Dear Local Government Commission:

Please find the response from the Town of Stedman to the 2024 auditor's findings, recommendations, and fiscal matters.

**Finding 2024-001: Budget Violation**

The majority of the over-expenditures occurred while reestablishing the town's police department. Equipment had to be replaced and a new vehicle had to be purchased. In addition, the county interlocal sales tax agreement required a pay back of over \$25,000 to the county that was not budgeted. This agreement allows the county to receive 40% of the town's increase over the 2022 sales tax total received.

The finance officer produces monthly budget to actual reports that are distributed to the board. Based on the review of these reports, budget amendments are prepared in a timely manner. The board has approved four budget amendments this fiscal year to reallocate funds to the negative line items.

**Finding 2024-002: Insufficient Bond Coverage**

The unit did not have the proper amount budgeted for the required bond for the finance officer.

The town finance officer met with the insurance adjuster and the bond has been increased to \$200,000 effective 1/16/2025.

Respectfully,

Town of Stedman Board

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Martin L. Jones, Jr., Mayor

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Connie P. Veeder, Town Clerk/Finance  
Officer

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**Louis Wood, Mayor Pro Tem**

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**Mark Lee, Commissioner**

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**Paul Pirro, Commissioner**

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**Ralph Vogt, Commissioner**

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**Billy Horne, Commissioner**