Minutes
Spring Hope Board of Commissioners Meeting
July 6, 2021

A regular meeting of the Town of Spring Hope Board of Commissioners was held at 7 p.m. at the Spring Hope Community Building.

Members present: Mayor James Gwaltney, Commissioners Brenda Lucas, Ricky Tucker, Brent Cone, Prudence Wilkins and Drew Griffin.

Also present were Town Manager Jae Kim, Town Clerk Michele Collins, Town Attorney Mark Edwards and Chief Gant.

Newspapers present were Mark Cone from Southern Nash News, and Kendra Jones from the Nashville Graphic.

Mayor Gwaltney called the meeting to order and led the pledge.

Commissioner Griffin made a motion to accept the minutes of June 7th regular meeting, June 14th Special called meeting and June 28th recessed meeting as written; Commissioner Cone seconded and the motion passed unanimously.

Public Forum

Robin Koricanek said that the subject for her statement was concerns about the services the town offered even though she lived in the county. She said that she thought that the comments about why she cared about Spring Hope and not Bailey or Middlesex were wrong and elitist. She said she started coming to the meetings because the comments were turned off of the town's Facebook page. She also said that she thought that the town leadership was unprepared as it pertained to the several water issues that had gone on in the prior months. She added that she thought that the citizens deserved a written plan of action. Ms. Koricanek also said that she thought it was wrong that the Police Department was only getting a 1% raise when the people who pick up the garbage and getting a 3% raise.

Kay Mitchell was the next person on the Public Forum. Mayor Gwaltney asked Ms. Mitchell to address her comments and questions to the town attorney due to the threat of litigation. Ms. Mitchell stated the timeline of the building collapse on Main St. She said that the building is a danger to the town and its citizens. She said the FCM is asking the town to declare the building at 205 W Main a public nuisance under the town ordinance Chapter 10. She asked the town to schedule a hearing on the subject as soon as possible. Mayor Gwaltney asked Ms. Mitchell to forward the email that she sent to Jae earlier in the day to the Town Attorney Mark Edwards.

Beth Baines who lives on Virginia St. addressed the board. She said that she was upset with the condition of the street and that it had been like that for years. Ms. Baines said that they appreciated the few holes that were repaired however they needed much more repair to be safe and stable. She said that she had heard that it had been said that Virginia St. was not traveled enough to be a priority despite the large amount of cut through traffic using the street.

Mike Gwaltney who also lives on Virginia St. said that it was obvious that the sewer line in the middle was wearing through the pavement. Ms. Fan Whitley also said that because of that line drivers must move over to the side to go down the street. Mayor Gwaltney said that Virginia St. was near the top of the list to be fixed as soon as the funds became available. Commissioner Lucas asked Jae what he planned on doing; he said that the Powell Bill funds had been earmarked for another project. He said that the cost estimate for Virginia St. was near $100,000.00 and that it would take a few years to raise the money. Ms. Whitley said that they had been told for years that they were near the top of the list and that the town kept pushing them aside for other projects.

Mr. Kim said that the current Code Enforcement contractor was requesting an extension to the contract that they had currently. Brandon Emory from Alliance Code Enforcement said that in the last 3 months they had held hearings and issue several violations. He said that there were several minimum housing code, junk vehicles, grass and junk pile violations during the prior month. He said that some of the 75 cases that had been open about half had been completely abated. Commissioner Lucas said she felt like the manager had told them an untruth about the code enforcement contractor. She said it was her understanding that it was only for 3 month.

Commissioner Cone made a motion to approve the 1 year contract with Alliance Code Enforcement; Commissioner Wilkins seconded and the motion passed 4 to 1 Commissioner Lucas voted against the motion.

Commissioner Cone made a motion to go into Public Hearing for #2021-ZTA-03 regarding pawnshops; Commissioner Griffin seconded and the motion passed unanimously.

Public Hearing

Mr. Kim said that the request was to operate a pawnshop in a Light Industrial (LI) zone. He said that the request was being made by property owner Steve Batchelor. Mr. Kim commented that pawn shops were already allowed in General Business and Central Business as stated in the Code of Ordinances.

Mayor Gwaltney asked the public if they had any questions. Kyle Pritchard asked if there was any way to keep the pawnshops from being downtown; Mr. Kim said that it would take a zoning amendment that would have to go to the planning board first and then to the commissioners. Jason Himmelright asked if it was possible not to have pawnshops in Spring Hope since they tend to bring in a criminal element. Mayor Gwaltney explained that the request for the night was to have it in light industrial and that he would rather see it there then in the downtown where it was currently allowed. Mr. Himmelright asked if there was a way not to have them; Mr. Kim said no that according to state law there had to be a place for businesses to be located. Mr. Kim added that the zoning could always be amended to remove CB and GB.

Commissioner Cone made a motion to close the Public Hearing; Commissioner Griffin seconded and the motion passed unanimously.

Commissioner Griffin made a motion that 2021-ZTA-03 is not inconsistent with comprehensive plans that have been adopted by the Town of Spring Hope; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that 2021-ZTA-03 is reasonable and in the public interest; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that The Board of Commissioners does approve Amending Section 26-70 in the Town of Spring Hope Code of Ordinances; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Cone made a motion to go into Public Hearing for 2020-ZTA-04 regarding sweepstakes kiosk; Commissioner Griffin seconded and the motion passed unanimously.

Public Hearing

Mr. Kim told the board that he had several complaints from local convenience store owners about allowing sweepstakes games in their stores. Mr. Kim said that the stores were located in the General Business zoning where the current ordinance does not allow the gaming machines. He said he verbally issued a warning to remove these games and soon thereafter received notice from the owner's attorney. The attorney's letter state that the company from which the games were lease classified them as electronic product promotions sweepstake kiosks. Mr. Kim said that the close compatibility with the gaming machines then the board can classify it with the gaming machines in heavy industrial but with its own description.

Commissioner Cone asked if there were any other names that they could call the machines. Mayor Gwaltney said that this was not the first time it has come up and each time it's a little different and the town will have to deal with each change. Mr. Pritchard as if the board would have to address it each time; Mayor Gwaltney said yes. Town Attorney Mark Edwards said that the store owner's attorney was saying that the town ordinance only covered the electronic gaming machines and not the kiosks. Mr. Edwards said that the town was essentially creating a new definition to be able to cover these types of machines.

Commissioner Griffin made a motion to go back into open session; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that 2021-ZTA-04 is not inconsistent with comprehensive plans that have been adopted by the Town of Spring Hope; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that 2021-ZTA-04 is reasonable and in the public interest; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that The Board of Commissioners does approve Amending Sections 26-70 and 26-240.1 in the Town of Spring Hope Code of Ordinances; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that use of any Electronic Product Promotion Sweepstake Kiosk that is or becomes no-conforming by virtue of the adoption of Section 26-240.1 and the amendment to the table in Section 2-70 to add such kiosks to the table shall be removed within 1 month of the addition of Section 26-240.01 to the Zoning Ordinance; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion to go into Public Hearing for Rezoning Application Request RZ-2021-01 to change parcel 007494 and 044804 from Residential Agricultural (RA) to R-8 (higher density residential); Commissioner Cone seconded and the motion passed unanimously.

Public Hearing

Mr. Kim said that Tom White a land developer was interested in having a total of 74.5 acres of land off of Hwy. 581 rezoned to R8 zone. Mr. Kim told the board that R8 as defined in the Code of Ordinance was for plots of land to be no smaller than 8000 square feet. Mr. Kim said that there were other R8 zones out there and that Mr. White had plans to build homes as well as installing water, sewer and annexing into town.

Mr. Kim asked if anyone had questions about the rezoning.

Nancy Perry asked if the town would be providing the water after the project was over; Mayor Gwaltney said yes. Commissioner Griffin asked if the only entrance and exit was the gravel road coming off of 581; Mr. White said yes that currently that was the only access.

Ethan Andrews from Stocks Engineering said that they still had to do Environmental impact studies, site plans and meet state and local requirements. Mr. Pritchard asked if there had been any plans made to what happens to the property after it gets rezoned. Mr. White said no that they were only there for the rezoning. Mr. Pritchard asked if they would have to go to the Planning Board for future permissions as the project progressed; Mayor Gwaltney said that the rezoning was just the first step and that there was a lot that had to be decided and approved before building began. Mr. Pritchard congratulated Mr. White and said he hoped it happened for him.

Ramona Williams asked how that would affect her property that was adjacent to the property in question. Mayor Gwaltney said it would not affect her property in a negative manner.

Jason Himmelright asked if there had been a study to see how the rezoning and potential families' coming in would affect the school system. He said that Spring Hope Elementary was already packed. Mayor Gwaltney asked Mr. White how many houses they planned on building; Mr. White said that the new homes would bring about $60 million tax base into town. Commissioner Griffin asked how many new homes he would be building; Mr. White said approximately 190 new homes.

Mr. Pritchard asked if they still wanted to do the R8 homes if there was push back from the town and that he though acre lots with homes at 4, 5 or 600 thousand dollar homes would bring in the same tax base but less homes. Mr. White said that they did not have the customer base for that kind of price. Mr. White also said that their homes will be over $250 to 300 thousand dollar with about 2400 square feet. Mr. Pritchard said that those were starter slab spec homes and that it would be fought against so why would they even ask for R8 zone. Mr. White said that the homes were not starter homes but very good middleclass working people type of homes. Commissioner Wilkins said she was concerned about $300,000.00 dollar homes as many of the people who currently live in Spring Hope would not be able to afford these places even though they would like to maybe own a home. Jason Walters said that currently building materials

would not allow for homes that were much less in price. He said that he knew that a home that would cost around $200 thousand would be more of a starter at 1300 sq. feet. Mr. Pritchard said a good idea would be if some older homes were bought up by investors, flipped and sold to the people who are already here.

Chief Gant asked if everything there was going to be single homes or would there be townhomes; Mr. White said that there would only be single family homes. Chief Gant said he was asking as it pertained to Law Enforcement.

Kay Mitchell asked if any other zoning like R12 or R15 was considered. Mr. White said with the price of home building that it would not work in those zones.

Mr. Pritchard said that he thought it was ok since there would be other meetings and ways for the town to get involved on the way it looks. He said he thought it was a good idea and that he would vote for it if he was on the board. He just wants to know about things before they come to the meeting.

Ethan Vester asked how far in advance the town had to advertise for any request in zoning. Mr. Kim said that he had to advertise 2 weeks and advance and that anyone could call to town hall and ask questions.

Commissioner Griffin made a motion to close the Public Hearing; Commissioner Tucker seconded and the motion passed unanimously.

Commissioner Griffin made a motion that RZ-2021-01 is not inconsistent with comprehensive plans that have been adopted by the Town of Spring Hope; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that based on information by staff and other interested parties, RZ-2021-01 does have an acceptable level of impact on both the immediate area and the community as a whole; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that The Board of Commissioners does approve the rezoning request RZ-2021-01; Commissioner Cone seconded and the motion passed unanimously.

Envirolink Report

Libby Jenkins from Envirolink told the board that the cemeteries had been cut and that leaf and limb would begin on Monday.

Police Chief Report

Town Attorney Mark Edwards had no new business for open session but that he had one for closed.

Town Manager

Mr. Kim said that he spoke to the county about using their Code Red system. He said that they could help by the town sharing their data base or start a campaign having people sign up with Code Red.

Commissioner Tucker made a motion to allow the database to be shared but with an option to opt out; Commissioner Wilkins seconded and the motion passed unanimously.

Commissioner Cone made a motion to go into close session; Commissioner Griffin seconded and the motion passed unanimously.

Closed Session

Commissioner Griffin made a motion to go out of closed session; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Wilkins made a motion to adjourn; Commissioner Griffin seconded and the motion passed unanimously.

Submitted by

Michele Collins Town Clerk

THE TOWN OF SPRING HOPE NORTH CAROLINA

Attested

Mayor James F. Gwaltney III

Minutes
Spring Hope Board of Commissioners
Special Called Meeting
July 12, 2021

A special called meeting of the Town of Spring Hope Board of Commissioners was held at 7 p.m. in the Commissioners Room at the Spring Hope Municipal Building.

Members present: Mayor James Gwaltney, Commissioners Brenda Lucas, Ricky Tucker, Brent Cone, Prudence Wilkins and Drew Griffin.

Also present were Town Manager Jae Kim, Town Clerk Michele Collins and Town Attorney Mark Edwards

Mayor Gwaltney called the meeting to order.

Commissioner Cone made a motion to go into closed session; Commissioner Griffin seconded and the motion passed unanimously.

Closed Session

Commissioner Wilkins made a motion to go back into open session; Commissioner Griffin seconded and the motion passed unanimously.

Open Session

Commissioner Griffin made a to accept the resignation from Town Manager Jae Kim which states his last day will be Aug. 11th, to pursue help from the COG and give permission to town attorney to talk with them; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion to adjourn; Commissioner Tucker seconded and motion passed unanimously.

Submitted by

Michele Collins Town Clerk

THE TOWN OF SPRING HOPE NORTH CAROLINA

Attested

Mayor James F. Gwaltney III

Minutes
Spring Hope Board of Commissioners
Special Called Meeting
July 26, 2021

A special called meeting of the Town of Spring Hope Board of Commissioners was held at 7 p.m. in the Commissioners Room at the Spring Hope Municipal Building.

Members present: Mayor James Gwaltney, Commissioners Brenda Lucas, Brent Cone, Prudence Wilkins and Drew Griffin.

Also present were Town Manager Jae Kim and Town Clerk Michele Collins.

Mayor Gwaltney called the meeting to order.

Mayor Gwaltney said that the meeting was to approve the additional standards for the town manager job.

Mr. Kim said that if the town approved the clerk would post the job advertisement the next day on the leagues website and it would also be posted on the town's website.

Commissioner Griffin made a motion to accept the standards for the new town manager; Commissioner Wilkins seconded and the motion passed unanimously.

Commissioner Griffin made a motion to adjourn; Commissioner Lucas seconded and the motion passed unanimously.

Submitted by

Michele Collins Town Clerk

THE TOWN OF SPRING HOPE NORTH CAROLINA

Attested

Mayor James F. Gwaltney III

RESOLUTION NO. 2021-06
DECLARING CERTAIN PROPERTY SURPLUS AND AUTHORIZING ITS DISPOSITION

WHEREAS, the Board of Commissioners of the Town of Spring Hope, North Carolina desires to declare surplus and dispose of certain Town-owned properties; and

WHEREAS, the Town-owned properties described on the attached list (Schedule A) is hereby declared to be surplus to the needs of the Town of Spring Hope; and

NOW, THEREFORE, BE IT RESOLVED that the Town Manager, or his designee, is hereby authorized to dispose of the listed items by any means allowable to include offering for sale at public auction, donation to a non-profit organization, Internet on-line auction, upset bid process, inter-local government sale, or destruction. The Town can utilize the services of GovDeals.com an internet on-line auction service to sell the items described on the attached Schedule A, and any items not sold via this method may subsequently be sold by the Town Manager by private sale or destroyed. Notice of Public On-line Auction will be advertised as required per statue. The Town Manager shall have the right to add to or delete from the properties to be sold aforesaid. The Town Manager shall report the results of the surplus property auction and/or private at the next regular meeting of the Board of Commissioners.

ADOPTED this the 2ND day of August, 2021.

James (Buddy) Gwaltney, III., Mayor

ATTEST:

Michele Collins, Town Clerk

THE TOWN OF SPRING HOPE NORTH CAROLINA

RESOLUTION #2021-07 DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31

WHEREAS, a petition requesting annexation of an area described in said petition was received on August 2, 2021 by the Board of Commissioners; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Commissioners of the Town of Spring Hope deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Spring Hope that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Commissioners the result of (his/her) investigation.

Mayor

ATTEST:

Clerk

THE TOWN OF SPRING HOPE NORTH CAROLINA