

Minutes
Spring Hope Board of Commissioners Meeting
December 6, 2021

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

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

Also present was Interim Manager Hal Mason, Town Clerk Michele Collins, Town Attorney Mark Edwards and Chief Nathan Gant were also in attendance.

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

Commissioner Tucker made a motion to accept the minutes from the November 1, 2021 meeting as written; Commissioner Griffin seconded and the motion passed unanimously.

Mayor Gwaltney asked the clerk to swear in the witnesses who would be speaking at the appeal hearing for 205 W Main St. John Clark the owner of the Main St. property and Ruth Emory from Alliance Code Enforcement were both sworn in by the clerk. Mayor Gwaltney reminded the visitors in the room that only the witnesses that had been sworn in were allowed to speak during the hearing.

Appeal Hearing

Miss Emory told the board that she had sent a notice of violation and hearing to the owner of 205 W Main St. She said that the hearing was held in August and that all parties agreed that there was a collapse of the building and that some kind of solution must be reached. Ms. Emory said that Mr. Clark agreed to release FCM and the Bisette family from any kind of liability during the renovation. She said that Mr. Clark also agreed to furnish information packets to all affected parties as well as asking for permission from the other property owners to gain access to their properties with machinery that would pass through.

Ms. Emory said that several weeks later during the first week in September Mr. Clark stated that a health emergency had prevented him from getting out the packets. She said he told her he would send them out the following week. Ms. Emory said that during the two weeks following Mr. Clark said that due to his health he had been unable to finish the packets. She said that during the third week of September Mr. Clark said that his lawyer would look over the packets. Ms. Emory told him he would be receiving a finding of fact order that would give him 30 days to make progress. She said that during that time he said that he would be filing an appeal. She told the board that once he decided to file for an appeal all action on the part of code enforcement had to cease.

Ms. Emory also said that the attorney for FCM sent an email asking for an update on the progress. She said Mr. Clark replied saying that he was waiting for permission from FCM and the Bisette family to cross their properties with equipment and then he would send the packets.

Minutes
Spring Hope Board of Commissioners Meeting
November 1, 2021

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

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

Also present were Town Clerk Michele Collins, Town Attorney Mark Edwards and Chief Nathan Gant were also in attendance.

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

Commissioner Tucker made a motion to accept the minutes from the October 4th meeting; Commissioner Griffin seconded and the motion passed unanimously.

Mayor Gwaltney asked the board to consider action on the contract for the interim manager. He said that Town Attorney Mark Edwards had added that a seven day notice be given if either the town or Mr. Mason decided to terminate the contract.

Commissioner Griffin made a motion to accept the contract for the interim manager with the changes; Commissioner Cone seconded and the motion passed unanimously.

Chamber Report

Ethan Vester the SH Chamber President told the Board that there would be a business meeting for chamber members on November 22nd at Michael's Showside Restaurant. Mr. Vester also announced that Christmas in Spring Hope would be on December 10th in the Depot Area. He said that there would be an open air market, live music and the lighted Christmas tree display. Commissioner Cone asked if he had an estimate of how many people attended the Pumpkin Festival; Mr. Vester said he thought maybe 6 to 8 thousand people. He said it was slightly under the normal amount but that they were happy with the turnout.

Town Attorney Report

Mr. Edwards asked the board to look at the agreement that was drawn up for the sale of the two properties the Town owns on Ash St. He said that the Town had the option to approve the agreement and then it would go to Mr. White and his representatives. Mr. Edwards pointed out that in paragraph 5 of the agreement the Town would obtain a Deed of Trust when the property was sold. He said that this was to ensure that if the work was not done then the Town could foreclose on the property.

Commissioner Cone made a motion to accept the contract as written; Commissioner Griffin seconded and the motion passed unanimously.

Envirolink Report

Libby Jenkins from Envirolink went over the written report. She also said that the valve near the Post Office had been repaired. Mayor Gwaltney commented that Commissioners Griffin and Cone stayed at the scene well after he left at 2:30am. Ms. Jenkins also said that a line on Virginia St had been fixed and that a service line on Second St. would be put on the schedule to be repaired.

Police Chief Report

Chief Gant said that they had 101 calls for service as well as 66 vehicle stops. He said that fortunately none of the calls resulted in reports being filed.

Town Hall Report

A summary of the Nuisance Report was given by the clerk; there were no questions.

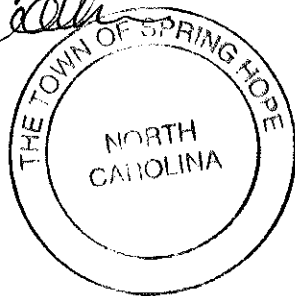
There was no new business by the board.

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

Submitted



Michele Collins
Town Clerk



Attested



Mayor James F. Gwaltney III

Town Attorney Mark Edwards asked Ms. Emory if she had any further comments. Ms. Emory replied that she was concerned with the property as it seemed to deteriorate more every time she inspected it.

Mr. Clark told the board that back in June the Bisette family said that he could not access the property. He said that since then he has gotten permission from the Bisette family and Faith Christian Ministries. Mr. Clark said that his appeal was based on the fact that he had not access and that now he estimated that it would be 6 to 8 weeks of work on the property.

Commissioner Cone commented that Mr. Clark had stated he would send weekly emails with progress which did not happen. Commissioner Cone asked Mr. Clark why the board should believe that he would finish in 6 to 8 weeks after hearing many excuses in the past year. Mr. Clark said that they didn't have to believe him however he finally had access and he would be doing the work.

Commissioner Wilkins asked where the packets were; Mr. Clark said it was on his computer and that he would get it out.

Commissioner Griffin said he also had a hard time believing that all of a sudden before the appeal that he suddenly had access. Mr. Clark said he could show them the email.

Commissioner Cone asked why if he had all of this evidence why didn't he bring it to the hearing to help his case. Mr. Clark said he could provide it; Commissioner Cone said it should have been provided when he arrived.

Commissioner Cone made a motion to uphold the hearing officer's decision and deny the appeal; Commissioner Wilkins seconded and the motion passed unanimously.

Town Attorney Mark Edwards told the board that according to the order from the hearing officer Mr. Clark would have 30 days to make significant progress or the town would begin condemnation. He said that the 30 day period would end on January 4th.

Commissioner Griffin made a motion to go into Public Hearing for ZTA-2021-07 changing language in the ordinance; Commissioner Tucker seconded and the motion passed unanimously.

Public Hearing

Mayor Gwaltney said that the text amendment was to change the wording in the definitions for the meaning of an R8 zone. He said currently it stated "to provide for older in-town neighborhoods which have developed at this density. It shall not be used in newer areas." Mayor Gwaltney said that in the new version the last sentence would be replaced with "to provide for other medium- and high-density residential areas".

Robin Koricaneck asked if this was being done to hide what happened with the developer who was building a subdivision on 581. Mayor Gwaltney said that the case with the subdivision zoning was missed by the former manager and the planning board. Town Attorney Mark Edwards said that the case with the developer is what flagged the problem.

Tony Jefferys said that he thought that the town was not going about fixing the issues in the correct manner. He said that the comprehensive plan did not support the changes.

Nancy Perry asked if this meant that R15 would not be used again; Mayor Gwaltney said no that this did not affect R15 or any other zone. Mayor Gwaltney also said that for now R8 would be the smallest zone that would be allowed in Town.

Mr. Mason reminded everyone that the current business was only for changing the words in the ordinance and that it was not about the subdivision.

Daryl Emig asked if other developer came to the town to have something rezoned would they have to go through the same process. Mark Edward said yes that anyone who wanted a zoning change would have to go before the Planning Board and the Board of Commissioners.

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

Commissioner Griffin made a motion that 2021-ZTA-07 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-07 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 Chapter 26, Section 66 of the Code of Ordinance.

Commissioner Griffin made a motion to go into a Public Hearing for ZTA-2021-08 adding Auction Houses to the table of permitted uses; Commissioner Tucker seconded and the motion passed unanimously.

Public Hearing

Mayor Gwaltney said that a property owner in town was interested in opening an Auction House in the Light Industrial zone. He said that it was discovered that there was not a use for an Auction House and that the amendment would add it to the table of uses. Mayor Gwaltney said tha the property that was being proposed in the Light Industrial had no real issues and had a lot of parking.

Chief Gant said that he would like for the Auction House on West Nash to figure out a way not to block traffic with trucks and trailers that were loading and unloading items.

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

Commissioner Griffin made a motion that 2021-ZTA-08 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-08 is reasonable and in the public interest; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that the Board of Commissioner does approve 2021-ZTA-08 which amends Chapter 26, Section 70 with the condition that it includes on site loading; Commissioner Cone seconded and the motion passed unanimously.

The Finance Officer presented Budget Amendment 2022-02; accepting and moving AIA Grant money into the Expense portion of the budget. She said that the money was part of the grant that the town had received several years earlier and that it was to pay the engineering firm for the work on the grant.

.Commissioner Tucker made a motion to accept Budget Amendment 2022-02; Commissioner Griffin seconded and the motion passed unanimously.

The clerk presented the social media comment policy. She said that she had spoken with one of the professors at the UNC School of Government about deleting or hiding comments on the town's Facebook page. She said she was advised to have a policy that would state that the town had the right to delete any comment that did not meet the requirements of the policy. She reminded the board that the comments had been turn off due to the bad language and threats received in the comments. She also told the board that if this did not work the town could delete the page. Ms. Collins said she had sent the policy to the Town Attorney Mark Edwards who found no issues.

Commissioner Wilkins made a motion to accept the policy and turn the comments back on the Facebook page; Commissioner Lucas seconded and the motion passed unanimously.

Spring Hope Chamber President Ethan Vester reminded the board that Friday was Christmas in Spring Hope. He said that there would be snacks, live music, taking pictures with Santa and buggy rides. Commissioner Lucas asked what time the festivities would begin; Mr. Vester said they would begin at 5:30pm and end at 8:00pm. He also told the board that he had been elected to serve another year as the Chamber President. He thanked out going Commissioner Ricky Tucker and Mayor Gwaltney. Mr. Vester commented on the many things that Mayor Gwaltney had contributed to the Town of Spring Hope in the 20 years of service.

Commissioner Griffin presented Mayor Gwaltney with a plaque honoring his dedication to the Town of Spring Hope. He also read a Proclamation from the Town of Spring Hope honoring his 20 years of service that would become a permanent record of the Town of Spring Hope's official documents. .

Commissioner Cone made a motion to accept the Proclamation; Commissioner Wilkins seconded and the motion passed unanimously.

Commissioner Cone made a motion to make August 24th Buddy Gwaltney Day; Commissioner Tucker seconded and the motion passed unanimously.

Commissioner Cone presented the Old North State Award to Mayor Gwaltney which was given to him by the Office of NC Governor.

Lastly the Clerk presented Mayor Gwaltney with an engraved gavel which was a gift from the town employees.

New Business

Superior Court Judge Quentin Sumner gave William Pritchard the new Mayor the Oath of Office.

Lt. Allen Proctor gave the Oath of Office to Commissioners Griffin, Cone and Jefferys.

Mr. Pritchard had Pastor Perry say a prayer for his new office and for the Town of Spring Hope. Mayor Pritchard spoke to the board and said how thankful he was.

Commissioner Lucas made a motion to nominate Commissioner Griffin as the Mayor Pro-Tem; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion to accept the 2022 meeting schedule; Commissioner Cone seconded and the motion passed unanimously.

The board voted on new members for the Downtown Development Board. Pam Brantley and Eric Gaines were voted in as the members.

Town Attorney Report

Town Attorney Mark Edwards had nothing new for his report

Envirolink Report

John Nelson was present and gave the report. Commissioner Jefferys told Mr. Nelson that Envirolink was not repairing the holes in the road correctly and he wanted them to do them over.

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


Closed Session

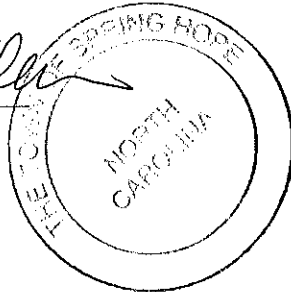
Commissioner Cone made a motion to come out of Closed Session; Commissioner Griffin seconded and the motion passed unanimously.

Commissioner Griffin made a motion to allow Attorney Mark Edwards to contact and change the contract made with Tome White; Commissioner Cone seconded and the motion passed unanimously.

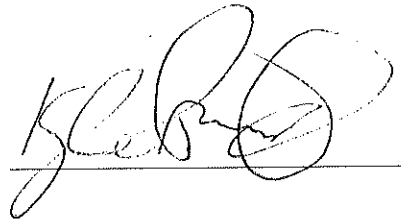
Commissioner Cone made a motion to adjourn; Commissioner Griffin seconded and the motion passed unanimously.

Submitted





Attested



Minutes
Spring Hope Board of Commissioners Meeting
October 4, 2021

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

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

Also present were Town Clerk Michele Collins and Town Attorney Mark Edwards. SHPD Officer Lashawn Lucas and Chief Nathan Gant were also in attendance.

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

Commissioner Griffin made a motion to accept the minutes of September 7th as written; Commissioner Tucker seconded and the motion passed unanimously.

Public Forum

Kyle Pritchard said that residents on South Pine Street had complained to him about cars speeding. He also said that citizens had come to him expressing concerns about broken patches of pavement that had been left over from prior leaks. He said that only people in certain neighborhoods seem to get their roads patched quickly. Mr. Pritchard also said that citizens expressed concerns about cars being repaired on Hopkins St. and fair parking on streets in town. Mr. Pritchard pointed to the flyer for his fundraiser and said that the only street he requested to be closed was Railroad in front of Town Hall.

Mayor Gwaltney asked Mr. Pritchard to go to the town office and get his permit.

Tony Jefferys expressed his thanks to Mayor Gwaltney for his 20 years of service to the Town of Spring Hope. He mentioned that the mayor had done many things behind the scenes and that he was thankful. He said he was concerned about the town manager situation and wondered if there would be interim manager. He said that he was not happy with Envirolink and that he believed that the board was doing all they could. He said that Envirolink was not safe while they were in the bucket truck; they didn't have a harness and the bucket was not equipped with a front rail. Mr. Jefferys also said that the repairs that were done at the various sites of leaks were not done correctly. He also mentioned that the valve at the end of the street on Branch Street seemed to have been broken by an Envirolink employee.

Robin Koricanek told the board that she had asked for the minutes where the board had voted to turn off the comments on Facebook. She said she was told that the manager made the decision and that it was within his realm of work as the person who is responsible for day to day operations. She said she felt like the former manager Jae had told an untruth when he said that it was a board decision on whether it would be turned back on. Ms. Koricanek asked Commissioner Griffin if he lived in Spring Hope; he said yes that he lived on East Nash St. She said she cared about Spring Hope and did a lot of her shopping in town. The mayor said that her

three minutes had lapsed for Public Forum. Ms. Koricanek said that Mr. Jeffery's had extra time and Officer Lucas asked her to leave the podium.

Edna Denton said that most people were confused about who is in charge of the town; whether it was the mayor or the town manager. She also said that the qualifications to run for mayor were quite different than the ones that were needed to run the town. She asked why there were no background checks on candidates. She said she knew that the mayor's job was mostly ceremonially and that the responsibility or powers were in the hands of the commissioners.

Commissioner Griffin made a motion to open the Public Hearing for Contiguous Annexation for Parcel ID: 033076; Commissioner Cone seconded and the motion passed unanimously.

Public Hearing

Mr. Jefferys asked if the owners would have to come to the town if they wanted to do anything on that piece of land. Mayor Gwaltney said it was his understanding that the new owners were using that part of the land for the sign to advertise Bojangles.

There were no other questions

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

Commissioner Tucker made a motion to approve the new annexation; Commissioner Griffin seconded and the motion passed unanimously.

Joe Morici from Cardno told the board that the EPA assessment grant was closing after 3 years. He also presented the final plan for the Depot Park upgrade. He said that Phase 1 of the renovation would be the easier of the two phases with a cost of approximately \$5,000.00. He said that the second phase would be considerably more money with a cost of almost \$500,000.00. He said it was possible with sponsors and that it had been great to work with the town.

Mayor Gwaltney asked the board to consider the applications for the Planning Board. He said that David Robinson was willing to fill the full members spot as he had been the alternate and that they could appoint Terah Himmelright as the new alternate.

Commissioner Cone made a motion to appoint David Robinson to the board as a full member and Terah Himmelright as the alternate; Commissioner Griffin seconded and the motion passed unanimously.

The board then voted for the new member for the Downtown Development Board from 4 applications. Nancy Perry was declared the applicant with the most votes.

Commissioner Cone made a motion to accept the results of the vote; Commissioner Griffin seconded and the motion passed unanimously.

Chamber of Commerce Report

Ethan Vester the President of the Chamber said that the turnout for the festival was very positive and successful. He thanked the Nash County tourism for their generous donation. He said that the Chamber was looking forward to the next year which would be the 50th for the festival.

Town Attorney Report

Town Attorney Mark Edwards had no business for open session however he said he would have business during the closed session.

Envirolink Report

Libby Jenkins from Envirolink said that she enjoyed the festival and that she thought everything turned out well. She said that as far as the front end loader situation was concerned the employee had been reprimanded. She said that refresher courses were being given and that the equipment was being repaired. She said that the repair from the week earlier would be addressed and fixed properly now that the festival was finished. Ms. Jenkins said that the school well meter was not functioning and that was causing the discrepancy in the amount of water sold versus the amount pumped.

Police Report

Chief Gant said that there was only one incident report. He said that he wanted to update the concern which was brought up about Circle drive. He said that they did not find any kind of issue as far as speeding on that road and that there were clear speed limit signs posted. He said that the only problem at the Pumpkin Festival was an arrest of an individual that had an active warrant.

Town Hall Report

Mayor Gwaltney said that Nash County Parks and Recreation was interested in upgrading the parking at the Community Park by the school. He said that they did not have a clear plan yet but that they would be getting in touch with the town.

Brandon Emory from Alliance Code Enforcement was in attendance to give his report. He asked the board to look at the report and pointed out that many of the cases had been abated. He said that they had participated in a hearing for the owner of 205 Main St to remove the debris from the fallen building.

Commissioner Cone asked if the property on Hopkins had already been checked; Mr. Emory said he was unaware that there was an actual business and would address the issue. Mayor Gwaltney asked Mr. Emory if the people from ACE would check in with the front office when they are in town.

Ms. Leggett asked what was being done about the building on W. Main St. Mr. Emory said that they were trying to get the case to the point where the town would be able enforce the ordinance to abate the property.

Ms. Denton said that there were some properties on South Pine St. that needed to be cleaned up. She said that one was the truck shed that Envirolink was currently occupying and two residents down South Pine.

The Finance Officer requested that Commissioner Wilkins be added to the list of approved check signers.

Commissioner Cone made a motion add Commissioner Wilkins to the bank account; Commissioner Griffin seconded and the motion passed unanimously.

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

Closed Session

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

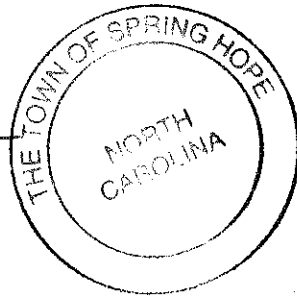
The Commissioners had no new business. Mayor Gwaltney informed the board that there would be a conditional use permit coming their way eventually for a new bar.

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

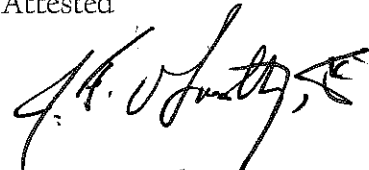
Submitted



Michele Collins
Town Clerk



Attested



James F. Gwaltney III
Mayor

Minutes
Spring Hope Board of Commissioners Meeting
September 7, 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, Brent Cone, Ricky Tucker, Prudence Wilkins and Drew Griffin.

Also present were Town Clerk Michele Collins and Town Attorney Mark Edwards. Chief Nathan Gant was also in attendance.

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

Commissioner Griffin made a motion to accept the minutes of August 2nd as written; Commissioner Tucker seconded and the motion passed unanimously.

Public Forum

Kyle Pritchard asked the board for permission to use the town owned depot area on Sunday September 19th for a speech. Mayor Gwaltney asked if it was for the election; Mr. Pritchard said yes he didn't have anywhere else to hold it due to the crowd expected. Commissioner Tucker asked if there were any regulations against it; Mayor Gwaltney said no. Commissioner Cone asked if it was open to the public; Mr. Pritchard said yes. The board gave their permission and Mayor Gwaltney asked Mr. Pritchard to stop by the office and get a permit that Mr. Edwards suggested.

Spring Hope Chamber President Ethan Vester told the board that the chamber was in total Pumpkin Festival mode. He thanked the town, Chief Gant and volunteers for all their assistance as well as the financial sponsors. He said that they added a watermelon weigh off to the list of activities for this year's festival.

The Certificate of Sufficiency for the contiguous annexation was presented and verified.

Commissioner Tucker made a motion to accept the certificate; Commissioner Griffin seconded and the motion passed unanimously.

Commissioner Griffin made a motion to set the hearing for the annexation on Oct. 4; Commissioner Wilkins seconded and the motion passed unanimously.

Commissioner Griffin made a motion to go into Public Hearing for existing SUP solar farm project Parcel#009652; Commissioner Tucker seconded and the motion passed unanimously.

Public Hearing

Patrick Russ from Pinegate Renewables told that board that his company was requesting to expand their project to the left over 25 acres that is covered by their lease. He said that the additional area would be used for spacing and a water basin.

Commissioner Griffin made a motion to leave public hearing; Commissioner Tucker seconded and the motion passed unanimously.

Commissioner Griffin made a motion that the SUP for Solar Farm on Parcel ID: 009652 is not inconsistent with comprehensive plans that have been adopted by the Town of Spring Hope; Commissioner Wilkins seconded and the motion passed unanimously.

Commissioner Griffin made a motion that the SUP for Solar Farm on Parcel ID: 009652 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 recommend the SUP to allow the additional 25 acres of solar panels in the area already under lease; Commissioner Tucker seconded and the motion passed unanimously.

Commissioner Cone made a motion to go into Public Hearing for 2021-ZTA-05 regarding Pawnshops; Commissioner Griffin seconded and the motion passed unanimously.

Public Hearing

Mayor Gwaltney explained that the amendment was to change where pawnshops would be allowed in the town. He said that currently they were allowed in CB, GB, IC and HI. He said that the amendment would change the area to only LI. He asked if the public had any questions or concerns. No comments or questions.

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

Commissioner Griffin made a motion that 2021-ZTA-05 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-05 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 the amendment to section 26-70 of the Spring Hope ordinance; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Cone made a motion to go into Public Hearing for 2021-ZTA-06 Accessory buildings and structures; Commissioner Wilkins seconded and the motion passed unanimously.

Public Hearing

Mayor Gwaltney said that during the discussions to amend Accessory Buildings an additional consideration for the ETJ was not mentioned. He said that since there were many owners in that area with larger amounts of land there should be an exemption to the size of the building. Robin Koricanek asked what would be the new restrictions. Mayor Gwaltney said that the change would be only for the ETJ and that there would be no limitations for the size of the building. Ms. Koricanek asked where the ETJ was; Mayor Gwaltney said it was a mile from town in all directions.

Mr. Richard Murray asked if he would be able to replace his buildings with larger ones; Mayor Gwaltney said yes as long as he was in the ETJ.

Commissioner Cone made a motion to leave public hearing; Commissioner Griffin seconded and the motion passed unanimously.

Commissioner Griffin made a motion the 2021-ZTA-06 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-06 is reasonable and in the public interest; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that the Board of Commissioner does approve Amending Chapter 26, Section 75; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Cone made a motion to go into Public Hearing for SUP 2021-01 for the Duck-thru sign permit; Commissioner Griffin seconded and the motion passed unanimously.

Public Hearing

Mr. Buddy Laws representing Capital Sign Solutions said he was requesting a Special Use permit for a taller sign than what was currently in the ordinance. He said that they would like to have a sign that was no taller than 125 feet to be able to clear the tree line and have the sign visible. Mr. Kyle Pritchard asked if the town would have any room to advertise on the sign; Mr. Laws said that currently they were no plans to have any advertising beside Bojangles and the Duck Thru. Ms. Terah Himmelright asked if there were any lighting requirements for the town; Mayor Gwaltney said that as long as they followed Nash County guidelines they would be fine.

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

Commissioner Griffin made a motion that SU #21-01 is within the jurisdiction of the Town Board according to the Table of Permitted Uses; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that SU #21-01 is complete as submitted; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that SU #21-01 if completed as proposed will comply with one or more requirements of the zoning ordinance; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that SU #21-01 satisfies Finding #1: will not endanger public health or safety; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that SU #21-01 satisfies Finding #2 will not substantially injure the value adjoining or abutting property; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that SU #21-01 satisfies Finding #3 will be in harmony with the area in which it is located; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that SU #21-01 satisfies Finding #4 will be in general conformity; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion that SU #21-01 that Based on the Finding of Fact and the evidence present the Board of Commissioners approves SU #21-01; Commissioner Cone seconded and the motion passed unanimously.

Libby Jenkins said that she had nothing new from Envirolink.

Commissioner Griffin made a motion to give the clerk permission to proceed with ding research and filling out paperwork for grant/loans from the USDA for streets and water/sewer projects; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Tucker made a motion to approve the Flow Reduction Letter for NCDEQ; Commissioner Wilkins seconded and the motion passed unanimously.

Commissioner Tucker made a motion to accept the two highest bids for the Surplus Property; 2 Vehicles used by the Police Department; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Griffin made a motion to accept Budget Amendment 2021-01 insurance refund; Commissioner Cone seconded and the motion passed unanimously.

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

Closed Session

Commissioner Wilkins made a motion to come out of closed session; Commissioner Lucas seconded and the motion passed unanimously.

New Business

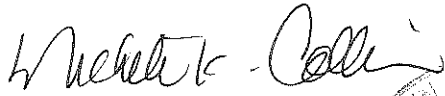
Commissioner Wilkins asked for permission to potentially start a youth council. She said that they would form a board and learn about local government and suggest items to the board. The board all agreed it was a good idea and gave their approval.

The other Commissioners had no new business.

Mayor Gwaltney told the board the NCDOT has plans to gift the foot bridge to the Town of Spring Hope after they fix and restore it. He also said that they had been repairing some of the railroad line and had plans for future use of the tracks. He said that they would be willing to give the town removable concrete sidewalks to cover some sections of the track for easier crossing while walking. The Mayor said that the only stipulation for the sidewalks was that the town would have to find a way to move and adjust the sidewalks.

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

Submitted



Michele K Collins
Town Clerk



Attested



James F. Gwaltney III
Mayor

Minutes
Spring Hope Board of Commissioners Meeting
August 2, 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, Brent Cone, Ricky Tucker and Drew Griffin. Commissioner Wilkins was present on the phone from a SOC conference.

Also present were Town Manager Jae Kim, Town Clerk Michele Collins and Town Attorney Mark Edwards. Spring Hope Officers Nathan Barbour, Jake Gwaltney and Chief Nathan Gant were also in attendance.

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

Commissioner Griffin made a motion to accept the minutes of the regular meeting of July 6th, Special Called meeting of July 12th and the recessed meeting of July 26th as written; Commissioner Tucker seconded and the motion passed unanimously.

Public Forum

Robin Koricanek said that she was there to answer the question of why she cared so much about Spring Hope despite living past the ETJ area. She asked if the comments on Facebook were voted on to turn off and wanted to know if they were going to turn them back on. She said that she thought that the Police Department deserved a raise not just a COLA despite the fact that they had received one the prior year. She said she supports the PD by dropping off food for them several times during the year. She said that she did not do it for the recognition or for anyone to know about it. Ms. Koricanek said that she spends money and attends church in Spring Hope and feels like she has a right to question what is going on in town.

Mr. Kim presented Resolution 2021-06 Surplus property. He said that the town wanted to sell the old Chevy Truck and the Ford Bronco and needed the board to declare them as surplus town property.

Commissioner Griffin made a motion to allow the town to dispose of the surplus property in whichever way is deemed proper; Commissioner Cone seconded and the motion passed unanimously.

Mr. Kim asked the board to look at the Petition for Annexation. He said that it was a small parcel of land near the site of the new Bojangles. He explained that the petition had to be researched and certified by the town clerk.

Commissioner Griffin made a motion to go ahead with the certification and research by the clerk; Commissioner Cone seconded and the motion passed unanimously.

Mr. Kim told the board that one RFP was received for 119 and 121 S Ash St and that it was sent in by Tom White of Pintail. He said that the offer was \$5,000.00 for the buildings and that he

would have to make a large investment in getting the buildings up to code. He said that Mr. White has projected to finish the construction of the buildings in 2022. Commissioner Tucker asked if Mr. White was offering to purchase the properties as is; Mr. Kim said yes. Mayor Gwaltney asked what would happen to all of the items currently stored in the buildings. Mr. Kim said that a storage building could be purchased with the proceeds.

Commissioner Cone made a motion to proceed with the RFP; Commissioner Griffin seconded and the motion passed unanimously.

Mr. Kim said that this was just a selection of the developer as far as the RFP was concerned and that a contract needs to be signed.

Mr. Kim said that he asked Brandon Emory of ACE if it would be possible to be on standby if the town needs help with zoning. He said he explained that this would only be necessary on a call basis while the town is without a town manager.

Commissioner Griffin made a motion to approve an on call only basis for zone; Commissioner Cone seconded and the motion passed unanimously.

Ethan Vester the President of the SH Chamber told the board that there would be singing and eating at the depot on August 21 and a Pumpkin Festival Meeting on the 23. He said that they were also expecting several growers for the pumpkin and watermelon weigh offs.

Town Attorney Report

Town Attorney Mark Edwards said he will have business during the Closed Session.

Chief's Report

Chief Gant said that there were 184 total calls for service along with several vehicle stops. He said that they had reported several lights out as well.

Manager's Report

Mr. Kim said that Kyle Pritchard was requesting the use of the Depot area for a Pig Cook off in October. He said that Mr. Pritchard was asking that parts of Railroad and Main be closed during the day for the event. Mayor Gwaltney asked if Mr. Pritchard had liability insurance; Mr. Pritchard said that he had inquired about obtaining insurance and that he would if the event was approved. Mr. Pritchard also said that the event was not political and that it was all for charity. He said that the local churches would be the beneficiaries of any monies collected.

Commissioner Tucker made a motion to approve the use of the depot area and the closure of the streets; Commissioner Griffin seconded and the motion passed unanimously.

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

Closed Session

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

There were no new items by the board.

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

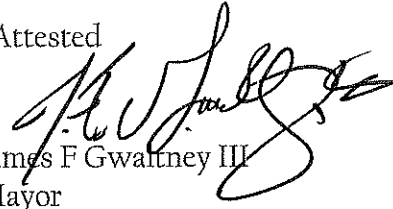
Submitted



Michele Collins
Town Clerk



Attested



James F Gwaltney III
Mayor

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 thought 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.

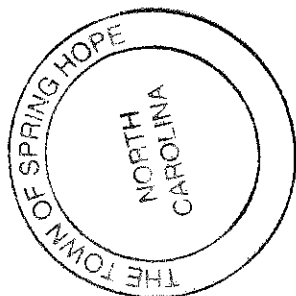
Closed Session

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

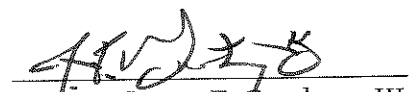
Commissioner Wilkins made a motion to adjourn; Commissioner Griffin seconded and the motion passed unanimously.

Submitted by


Michele Collins Town Clerk



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.

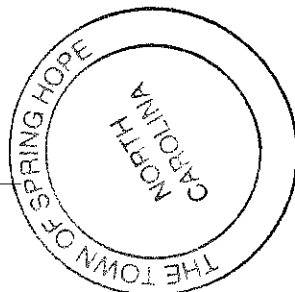
Open Session

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



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.

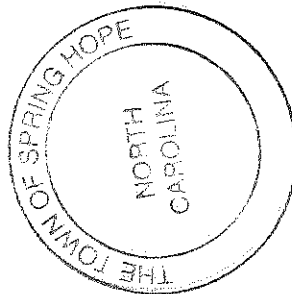
Commissioner Griffin made a motion to accept the standards for the new town manager; Commissioner Wilkins seconded and the motion passed unanimously.

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


Submitted by



Michele Collins Town Clerk



Attested


Mayor James F. Gwaltney III

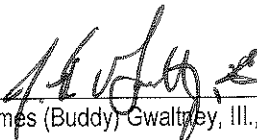
**RESOLUTION NO. 2021-06
DECLARING CERTAIN PROPERTY SURPLUS AND AUTHORIZING ITS DISPOSITION**

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 statute. 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.

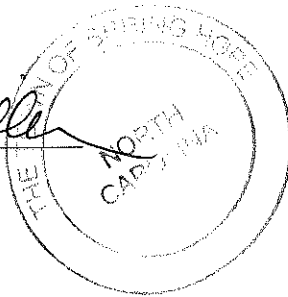


James (Buddy) Gwaltney, III., Mayor

ATTEST:



Michele Collins, Town Clerk



**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.

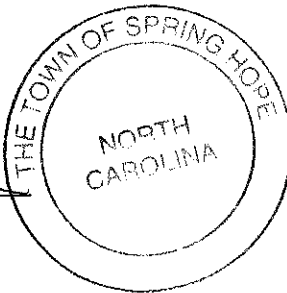


Mayor

ATTEST:



Clerk



Minutes
Spring Hope Board of Commissioners Meeting
June 7, 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, SHPD K9 Officer Durwood Radford and Cpl. Jake Gwaltney.

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 Tucker made a motion to accept the minutes as written; Commissioner Griffin seconded and the motion passed unanimously.

Public Forum

Kyle Pritchard a resident from Spring Hope started with giving out his phone number. He said that the issues with water were the main problem with the town. He said that the infrastructure was crumbling daily and that there were too many problems with low water pressure. He said that the maps were outdated and that the system was not maintained. He said that he didn't think that Envirolink was trust worthy enough to take care of the issues. Mr. Pritchard also pointed out that the 20 year plan for the town was like kicking the can down the road and that he was tired of bathing his daughter in brown water. He also said that the 2020 Quality Report was not updated since the results were from 2017 and that only chlorine was injected into the water nothing else was done to help the water. He said that the EPA had 130 items that the water needed to be tested for and that the town only did one.

Nancy Perry said that the main thing that irritated her was the fact that the town turned off the comments on their Facebook page. She said that even the comments weren't pleasant it was an outlet for people to vent and that many people were upset with that decision.

Ann Daniels said that everyone is in this together and that if she could find out information about low interest loans and grants why couldn't the town do it. She said that she thought the town needed to pull together and fix things. She wanted to know if the new homes would that were being built could be handled by the town.

Mayor Gwaltney said that he knew everyone wanted answers; he pointed out that the people who asked the questions had time to figure what they wanted to ask. He said that many times during public forum there were not always quick answers and that the board would rather have well thought out solutions.

Mr. Kim asked the board to consider a contract to hire a new audit company for the fiscal year ending 2021. He said that due to a change in auditing standards municipalities would need to

have the audit services separate from the bookkeeping. He said the new company was Petway Mills and Pearson and introduced Phyllis Pearson. Ms. Pearson said that she had many years of experience and that she would be happy to perform the audit for the town. Mr. Kim said that the cost of the audit would be \$10,000.00.

Commissioner Griffin made a motion to accept the audit contract with Petway Mills and Pearson; Commissioner Tucker seconded and the motion passed unanimously.

Mr. Kim asked the board to consider a contract to hire May and Place as the bookkeeper. He said that Mr. May had done the audit in previous years but again due to the changes in standards he now was willing to just handle the bookkeeping for the price of \$6,000.00.

Commissioner Griffin made a motion to accept the bookkeeping contract with May and Place; Commissioner Lucas seconded and the motion passed unanimously.

Mr. Kim asked the board to consider renew the contract with Fields and Cooper for legal services. He said that the contract had not changed and that the town if approved would have to pay a retainer for the 21-22 fiscal year.

Commissioner Cone made a motion to accept the contract with Fields and Cooper for legal services; Commissioner Griffin seconded and the motion passed unanimously.

Mr. Kim asked the board to consider approving the Water/Sewer and Tax write-offs. He said that all attempts to collect the debt had been exhausted by the town.

Commissioner Griffin made a motion to accept the write-offs; Commissioner Lucas seconded and the motion passed unanimously.

Mr. Kim asked the board to approve the 2020 outstanding taxes newspaper advertisement. He told the board that this was a necessary step in tax collecting. Commissioner Wilkins asked how the delinquent payers were notified. Mr. Kim said that they were sent notices during the summer as well as late notices.

Commissioner Griffin made a motion to accept the advertisement; Commissioner Cone seconded and the motion passed unanimously.

Mr. Kim asked the board to approve the tax discoveries and releases that were found by Nash County and the Town of Spring Hope.

Commissioner Cone made a motion to approve the discoveries and releases; Commissioner Griffin seconded and the motion passed unanimously.

Crystal Sloane from GFL asked the board to consider an increase in rates. She said that the CPI was recommending 4.6% but that GFL was asking for 3%. She said that the increase was due to the rising cost of trash containers, recycle bins and disposal fees. She also mentioned that there was a shortage of drivers and more costs of safety due to Covid. Mr. Kim said that the cost would be \$277.36 per month and that the town would absorb the cost.

Commissioner Lucas said that she was dissatisfied with the service and that she did not believe there should be an increase. She said that there were many instances in which the pickups were not on the scheduled date or not picked up at all. Commissioner Wilkins said that she agreed

with Commissioner Lucas about the quality of service. Commissioner Wilkins said that she did not feel as though GFL was giving the town the service that was needed.

Ms. Sloane from GFL said that they measured the service by how many pickup they did during the month by the complaints that they received. She said that they received emails from the town when there were misses and always go back to get them. Ms. Sloane said that GFL had a good relationship with the front office of the town and always took care of whatever was asked. She also said that they have reiterated with the drivers that they must continue to meet the standards that were expected by the town. She said that based on the complaints that their rate of service was approximately 99% success. Commissioner Lucas said that she has had many complaints from residents. Commissioner Cone said that he had a neighbor with some issues that were complained about and it was taken care of immediately. He said he felt like GFL was accommodating and trying to get better.

Commissioner Cone made a motion to approve the 3% for GFL; Commissioner Griffin seconded and the motion passed 3-2 with Commissioners Lucas and Wilkins voting nay.

Mr. Kim asked the board to consider a proposal with Stocks Engineering to perform a survey for engineering and construction inspections for the CMAQ project. Kevin Varnell from Stocks said that now that the funds from the state have been released after the long delay the engineering could begin. Mr. Kim reminded the board that the CMAQ was mostly funded by the NCDOT except for the \$143,660.00 that would be coming from the town's Powell Bill fund for the match. He said that cost was roughly 20% of the entire project which was approximately \$800,000.00.

Commissioner Griffin made a motion to approve the proposal with Stocks Engineering; Commissioner Cone seconded and the motion passed unanimously.

Mr. Kim asked the board to consider Resolution #2021-04 the feasibility study for NCDOT as it pertains to 64 Alt. route designations. He said that there some residents that were concerned about the amount of traffic and speeding that happens on 64Alt. He said that the study would be no cost study provided by NCDOT. Mayor Gwaltney asked if NCDOT was looking to remove the 64Alt destination when the 64 bypass is changed to I87; Mr. Kim said yes. The Mayor asked if that would leave the town totally responsible for that stretch of highway; Mr. Kim said that nothing had been decided to that effect since the NCDOT was not the final decision. The board decided to amend the resolution to include 581 in the study.

Commissioner Cone made a motion to accept Resolution #2021-04 to do a study for 581/64Alt; Commissioner Griffin seconded and the motion passed unanimously.

Commissioner Cone made a motion to go into Public Hearing for the 2021-2022 budget year; Commissioner Griffin seconded and the motion passed unanimously.

Mr. Kim said that the final numbers were \$1,395,650.00 for General Fund and \$486,000.00 for Water and Sewer. He said that the major change for the budget this year was the addition of the revenue for the CMAQ project which made the budget increase. He also said that the budget included a 1% COLA for those employed by the Town of Spring Hope.

Terah Himmelright asked how much money was put aside for water and sewer infrastructure. Mr. Kim told her that there was \$70,000.00 for repairs and supplies and that the rest of the fund was mostly restricted to contract services and debt.

Commissioner Cone made a motion to close the public hearing; Commissioner Griffin seconded and the motion passed.

Ethan Vester President of the Chamber asked the board to consider allowing music in the Depot Area. He said that it would be on Friday and Saturday while the food trucks were in town and that it would end at 10pm.

Commissioner Cone made a motion to allow music in the Depot area; Commissioner Wilkins seconded and the motion passed unanimously.

Envirolink

Libby Jenkins and Travis Miller both supervisors with Envirolink were present. They gave the monthly report. Mr. Miller and Ms. Jenkins both commented that the water in Spring Hope had met the standards set by the EPA and the state. She said that there was nothing that indicated any lead or anything else that would be harmful to the users. Ms. Jenkins said that the water was tested exactly by the schedule set forth by the state and Mr. Miller said the water was safe.

Police Report

Mr. Kim gave the Police Report in the absence of Chief Gant.

Manager's Report

Mr. Kim told the board that the Downtown Development Board had held a community meeting with Cardno Engineering. He said during the meeting they were able to get helpful suggestions and ideas from the many public members that showed up in support. He said some of the idea included relocating the library, displaying a water feature in the park and reconstructing the platform in the depot area.

Mr. Kim told the board that he and Kevin Varnell were still working on the Poplar St Well rehab. He said that there had been confusion on whether it was called well 4 or 5. He said that there would have to be mandatory testing and it was approved by PWS.

Mr. Kim said that currently there were 64 open cases as it pertained to the Nuisance Report and the Code Enforcement.

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

Closed Session

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

Commissioner Cone made a motion to recess until June 28th; Commissioner Griffin seconded and the motion passed unanimously.

Submitted



Michele Collins
Town Clerk



Attest



James F Gwaltney III
Mayor

Minutes
Spring Hope Board of Commissioners
Special Called Meeting
June 14, 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 and Town Clerk Michele Collins.

Mayor Gwaltney called the meeting to order.

The Mayor asked for a motion to accept Resolution 2021-05 for the acceptance of any funds from the American Rescue Plan Act.

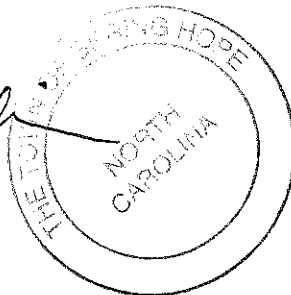
Commissioner Griffin made a motion to approve Resolution 2021-05; Commissioner Wilkins seconded and the motion passed unanimously.

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

Submitted



Michele K Collins
Town Clerk



Attested



James F Gwaltney III
Mayor

Minutes
Spring Hope Board of Commissioners Recessed Meeting
June 28, 2021

A recessed meeting from June 7, 2021 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 Drew Griffin, Brenda Lucas, Brent Cone, Ricky Tucker and Prudence Wilkins.

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

Newspapers present were Lindell Kay for the Spring Hope Enterprise, Kendra Jones from the Nashville Graphic and Mark Cone from Southern Nash News.

Mayor Gwaltney reconvened meeting from June 7, 2021.

Mr. Kim presented Budget Amendment 2021-04; he said that the line item for the police salaries needed to be adjusted due to an officer's payout of vacation after leaving. He also said that the line item for the police fuel needed to be added to due to the fluctuation of gas prices during the year.

Commissioner Cone made a motion to accept Budget Amendment 2021-04; Commissioner Griffin seconded and the motion passed unanimously.

Mr. Kim told the board that the 2021-22 budget was balanced and that it had not changed from the presentation at the earlier meeting. He said that he looked at the cost of doing more than a 1% COLA and thought that waiting to see where the fiscal trends were leaning after six months was a better solution.

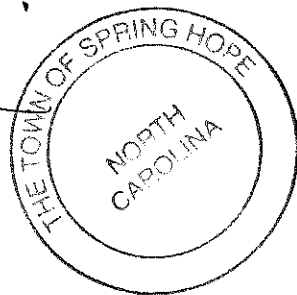
Commissioner Cone made a motion to accept the 2021/22 budget; Commissioner Griffin seconded and the motion passed unanimously.

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

Submitted



Michele K Collins
Town Clerk



Attested



James F Gwaltney III
Mayor

Minutes
Spring Hope Board of Commissioners Meeting
May 3, 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, SHPD Officer Patrick Lenhart and Chief Nathan Gant.

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

Visitors included Ethan Vester, Ray Wilkins, Savonia Richardson, Eric Gainey, Reverend Earnest Pope and Margret Pope. Rob Wilson and Libby Jenkins from Envirolink were also present.

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

Commissioner Griffin made a motion to accept the April 5th minutes as written; Commissioner Cone seconded and the motion passed.

Commissioner Cone made a motion to go into public hearing for 2021-ZTA-02 to regulate electronic gaming; Commissioner Griffin seconded and the motion passed.

Public Hearing

Mr. Kim said that the amendment would be an update to the existing ordinance. He said that what would change are the safety protocols. He mentioned that the board had discussed in a prior meeting the need for this kind of business to establish safety procedures.

There were no comments from the public.

Commissioner Griffin made a motion to come out of the public hearing; Commissioner Cone seconded and the motion passed.

Mayor Gwaltney asked if the town could require a business to hire and keep security personnel at their establishment. Mr. Kim said that after conversations with Chief Gant it was deemed appropriate for this kind of business to have security due to the prior trouble at the closed establishment. Town Attorney Mark Edwards said that the establishment had to follow whatever the town had in their ordinance.

Commissioner Cone made a motion the 2021-ZTA-02 is not inconsistent with comprehensive plans that have been adopted by the Town of Spring Hope; Commissioner Wilkins seconded and the motion passed.

Commissioner Cone made a motion that 2021-ZTA-02 is reasonable and in the public interest; Commissioner Wilkins seconded and the motion passed.

Commissioner Cone made a motion that the Board of Commissioners does approve amending section 26-240; Commissioner Wilkins seconded and the motion passed.

Mr. Kim said that GFL was requesting a rate increase of 3% to pick up garbage and recycling. He said that they were using the CPI index as a guide for the increase. Commissioner Griffin asked how much the increase would cost the residents; Mr. Kim said that the town would absorb the approximate \$400.00 per month increase. Commissioner Wilkins asked what the reason was for the increase; Mr. Kim said that it was the rising cost of business including fuel. Mr. Kim said that he included the increase in the draft budget. Commissioner Lucas said that currently they were being late with the pickups and she didn't feel like they needed a raise for doing a bad job. Commissioner Cone said that he noticed a decline in service lately. The board asked Mr. Kim to have a representative from GFL to attend the next meeting.

Mr. Kim asked the board to consider adopting Resolution #2021-03 the Spring Hope Comprehensive Land Use Plan. He said that the COG had been helping the town with the update of the plan. He said that the plan was for the next 10 years.

Commissioner Griffin made a motion to approve Resolution 2021-03 adoption of the Land Use Plan; Commissioner Cone seconded and the motion passed.

Mr. Kim presented the 21-22 fiscal year budget numbers. He said that the General Fund budget was \$1,395,680.00, water and sewer was \$486,000.00 which ended with a total of \$1,882,250.00. Mr. Kim said that the increase in the budget was due to the matching funds for the CMAQ project in the General Fund budget. He said that the water and sewer budget went up slightly from the past year. Mr. Kim also told the board that the tax rate would remain at .67 cents. He said he was asking for a 1% COLA for all employees. Mr. Kim said that the line item for the Downtown Development Board went up slightly from the current year. Mayor Gwaltney asked why the line item went up \$14,000.00 when the money isn't used. Mr. Kim said that some of the money will be used for the Code Enforcement contractor before the end of the fiscal year.

Jennifer Wilkins the new co-chair for the Spring Hope Garden Club introduced herself. She said she had lived in Spring Hope for a few years and was looking forward to helping with the beautification. She said that they would like to have a children's parade on July 3rd in the downtown area.

Ethan Vester the president for the SH Chamber asked the board to allow them to invite food trucks to come into several nights a week. Mr. Vester said that the trucks would be off the street and in the main depot area. He said that he already discussed the idea with the town manager and the mayor. Mr. Vester said that the Chamber would be providing power and access to water for vendors and that they would cover the fees. Commissioner Cone asked if there would be hand washing stations or porta potty's provided; Mr. Vester said no but that they may be able to make picnic tables available.

Commissioner Cone made a motion to allow the Chamber to use the open depot area for the food vendors; Commissioner Griffin seconded and the motion passed.

Mr. Vester also said that the Pumpkin Queen clean up would begin this Saturday at 8:00am along with some pressure washing.

Town Attorney Mark Edwards had no new business. He said he would give a report during the closed session.

Envirolink Report

Libby Jenkins from Envirolink introduced herself as the new Triangle Area Manager. She said she had been associated with Envirolink for 9 years as the town manager for Robersonville. She said that Envirolink helped her former town fix their water and sewer issues. Ms. Jenkins read the Envirolink report and said that she had road around town when she arrived commenting that the town looked good. Commissioner Cone asked Ms. Jenkins if Envirolink took care of the leaf and limb in her former town; she said no. He said that was the biggest complaint that the town had and he hoped that she would address.

Rob Wilson said that he believed that the crews had finished all the work orders and completed all the mowing and leaf/limb pickups. He said losing the knuckle boom truck had really slowed down the pickups along with the inclement weather. Mayor Gwaltney said he needed someone to move items down at the Ash St. well as soon as possible.

Police Report

Chief Gant said that they have had community service on trash detail and that all the trash on the ramps, the bridge and Walnut St has been picked up. He said that the next concealed carry class would be in May and that it was already full. Commissioner Wilkins thanked the Chief for having Officers at the SNSH prom they hosted on Pine Street.

Managers' Report

Mr. Kim said that the lights had been installed and have become operational on the 64 bypass. He said that the RFP's for the sale of the town buildings were put out to the public. He also said that the DDB is working on the mural project as well as the showcase. Mr. Kim said that there was a training session given by the Main Street group and that he and two members watched the Zoom presentation.

Mr. Kim said that the roof repairs at town hall had been completed as well as pothole repair in town.

Mr. Kim said that the Boston Book Company building at 101 S Poplar was inspected with an administrative warrant. He said that the warrant was obtained through Nash County and that representatives from Nash County, the code enforcement contractor and Chief Gant were all present with him. He said a letter would go out to the property owner.

Mr. Kim asked the board to look at the code enforcement report and he pointed out that several addresses had been sent violations.

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

Closed Session

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

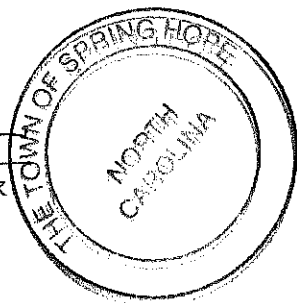
There was no new business.

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

Submitted by

Michele Collins

Michele Collins Town Clerk



Attested

James F. Gwaltney III

Mayor James F. Gwaltney III

Minutes
Spring Hope Board of Commissioners Meeting
April 5, 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, Brent Cone, Prudence Wilkins, Drew Griffin and Ricky Tucker.

Also present were Town Manager Jae Kim, Town Clerk Michele Collins, Town Attorney Mark Edwards, SHPD Officer Lashawn Lucas and Chief Nathan Gant.

Visitors present were John Clark, Tammy Sullivan, Jodell Richardson, Peggy Legget, Sylvia Williams, Claris Bissett, Dr. Hunnicutt, Ethan Vester, Pastor James Scott, Stan Hahnel, Leann Hahnel, Mandy Gaines, Eric Gaines and Allen Barbee.

The local newspaper visitors included Mark Cone from Southern Nash News, Lindell Kay from The Enterprise and Kendra Jones from the Nashville Graphic.

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

Commissioner Tucker made a motion to accept the minutes as written; Commissioner Griffin seconded and the motion passed unanimously.

Public Forum

Dr. Hunnicutt the President of Nash Community College introduced himself. He said that he had wanted to come months earlier but that due to COVID-19 he waited. Dr. Hunnicutt said that he was very proud to be at NCC and that he had been told that his school was referred to as the Rock of Eastern NC. He offered his help and said that their campus had been the sight for many services in the county before the pandemic such as continuing education and GED classes. Dr. Hunnicutt thanked the board.

John Clark the owner of the building at 205 W Main St. told the board that it had been inspected by a Forensic Engineer. He said that inspection revealed that there had been rain off damage from the neighboring building that was owned by Faith Christian. Mr. Clark said he would get the area cleaned up as fast as he could now that the inspection was over.

Jodell Richardson from Faith Christian Ministries read the timeline of what had occurred since the collapse of Mr. Clark's building. She said that they wanted the Town to vacate the order keeping them from entering the building now that their engineer said their building was safe. Town Attorney Mark Edwards pointed out that in the letter from the engineer it was also stated that the surrounding buildings were not safe. Mr. Edwards explained to the members of Faith Christian that the Town was only there to help mediate and that ultimately the two parties would have to work out the issues.

Mr. Kim presented Budget Ordinance 2021-03 which would move funds from revenue to expenditures for the insurance claim pertaining to damage to Town owned vehicles.

Commissioner Griffin made a motion to accept Budget Ordinance 2021-03; Commissioner Cone seconded and the motion passed unanimously.

Mr. Kim asked the board to approve a letter to the Secretary of Transportation that would give the town's support for the future I-87 highway project.

Commissioner Griffin made a motion to approve the letter; Commissioner Cone seconded and the motion passed unanimously.

Commissioner Tucker made a motion to go into Public Hearing for 2021-ZTA-01 for the new Golf Cart Ordinance; Commissioner Griffin seconded and the motion passed unanimously.

Public Hearing

Mr. Kim said that new ordinance was a town sponsored text amendment that had been looked at by the board in the past and recommended by the Planning board. He said that the fee would be five dollars and that the Police Department would issue the permit. There were no comments from the public.

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

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

Commissioner Griffin made a motion that 2021-ZTA-01 is reasonable and in the public interest; Commissioner Tucker seconded and the motion passed unanimously.

Commissioner Griffin made a motion that the Board of Commissioners does approve the amendment to Chapter 20, Article 8 Section 20-240 to 20 240.9 to include Gold Carts; Commissioner Tucker seconded and the motion passed unanimously.

Mr. Kim told the board that the Downtown Development Board was requesting permission to send out RFP's to see if there was interest as it pertained to the sale of the town owned buildings on Ash St. He said that there would be certain standards and requirements that any potential buyers would have to adhere to. Mr. Kim said that if a sale was to be happen it would have to be approved by the Board of Commissioners first.

Commissioner Cone made a motion to send out the RFP's; Commissioner Wilkins seconded and the motion passed unanimously.

Sylvia Williams with the Chamber to the board that the Pumpkins Queens wanted to organize a cleanup day for the town as they had done in year's prior. She said that the day for the event was set for May 3rd and that it would include the downtown area as well as the entrance into town. She said that they would need volunteers to help and asked for the newspapers to advertise the event.

Mr. Kim asked the board to consider the proposal to hire a part-time code enforcement contractor. He said that the contractor would be hired for the remainder of the year which

would be less than the 15 weeks stated on the paperwork for approximately 8 hours per week at \$25.00 per hour.

Commissioner Cone made a motion to hire the part time code officer; Commissioner Griffin seconded and the motion passed 4-1 with Commissioner Lucas voting nay.

Town Attorney Mark Edwards had no new business.

Envirolink did not send a representative.

Police Chief Report

Chief Gant told the board that there had been 163 calls for service. He said that the first concealed weapon class went very well and that they would be scheduling another one in the future.

Manager Report

Mr. Kim said that the Downtown Development board was working on a downtown showcase that would highlight buildings for sale or lease. He said that it would be a virtual event. He also said that they were hoping to implement a mural program for some of the buildings downtown.

Mr. Kim said that there was a letter sent out to a local businesses affected by the new Automotive Repair ordinance.

Mr. Kim pointed out that the staff had written out the duties that they were responsible for as the board requested. Commissioner Cone said that he would like to see more of a permanent standard operating procedure for the staff. He said he would like to see more detailed written descriptions sometime in the future.

Mr. Kim said that several roofing contractors had been contacted and that Baker Roofing had been selected and would begin work soon. He also mentioned that wireless internet had been installed at the Community Building.

Mr. Kim said that the American Rescue Act from the Federal Government may include some funds for the local governments. He said that the funds would be restricted spending that would be laid out by guidelines from the Federal Government.

Mr. Kim said that he had spoken to Kevin Varnell from Stocks Engineering and that they were still waiting for Public Water Supply for answers on the Poplar Street Well.

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

Closed Session

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

Commissioners Tucker asked if the problem at the Fire Department with the water was being addressed. Mr. Kim said that he would check.

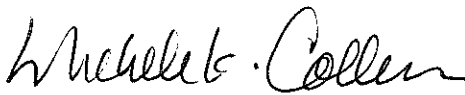
Commissioner Lucas and Griffin had no new business.

Commissioner Cone said he wanted to make sure that there was someone from Envirolink at the next meeting.

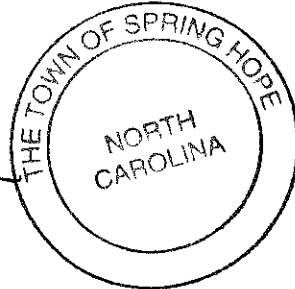
Commissioner Wilkins told the board that her non-profit was sponsoring a prom for Southern Nash Senior High. She said that it would be a her business location on April 24th and that she wanted everyone to know in case they saw kids in prom dresses and witnessed some dancing. She also said that they would be following all Covid rules and regulations.

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

Submitted



Michele K Collins



Attested



Mayor James F. Gwaltney III

Minutes
Spring Hope Board of Commissioners Meeting
March 1, 2021

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

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

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

Visitors present were Ethan Vester, Mike Tolson, Reverend and Mrs. Pope, Leanne Hahnel, Betsy Strickland and Allen Barbee.

Mark Cone from Southern Nash News, Lindell Kay from Spring Hope Enterprise and Kendra Jones from the Nashville Graphic were also present.

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

Commissioner Griffin made a motion to accept the minutes with a change deleting Commissioner Tucker's name from the last meeting; Commissioner Tucker seconded and the motion passed unanimously.

Public Forum

Bubbles and Bows owner Betsy Strickland asked the board to consider rescinding her resignation from the Downtown Development Board. She said she made it in haste and that she plans to re-open a store in Spring Hope when a building is available. She said that she had no intention of ever leaving town and wanted to be able to sit on the board.

Mayor Gwaltney said he had no problem to welcome Ms. Strickland back to the board since she was planning on returning to Spring Hope. He said that they were under the impression that she planned on staying in Franklin County and he also thought that it was not a good use of town resources to have police delivering packets that far. He said he has asked the manager to restrict the travel of police officers to the town and ETJ for those deliveries.

Mike Tolson from Mack Gay Associates gave the update on the AIA Grant. He said that they had been in town collecting data on hydrants and valves for the assets in the water distribution system. He said that they would also be looking at the sewer assets as soon as it stops raining which would include the manhole survey. Mr. Tolson said that there would be a data base that could be checked to track the water and sewer assets. He also said that he would like to know what else the town was interested in doing as far as the current grant usage and future grants.

Budget Amendment 2021-01 to move money from the AIA expense to the AIA revenue was requested.

Commissioner Griffin made a motion to approve Budget Amendment 2021-01; Commissioner Tucker seconded and the motion passed unanimously.

Budget Amendment 2021-02 to move money from the Tree Board expense line item to Buildings and Cemetery was requested.

Commissioner Griffin made a motion to approve Budget Amendment 2021-02; Commissioner Tucker seconded and the motion passed unanimously,

The town's CPA Scott May presented the 2019-2020 final audit numbers. He said that there were no errors or irregularities found and that the town received a clean opinion. He said he felt like the town office staff had done a good job keeping the expenses and paperwork in line for the fiscal year. The board had no questions

Chamber President Ethan Vester told the board that they were following the lead from the state who decided that the fair would open this year so they decided to have a Pumpkin Festival. He also said that the Chamber was fully behind the idea of the town hiring a code enforcement officer.

Chief Gant said he started the Golf Cart ordinance from scratch. He said that there was room to adjust if the board was not happy with what was in the proposal. He said that there were some insurance companies that would insure carts if that was what the board wanted to require. Mr. Kim said that the ordinance had to go to the Planning Board first and that there would have to be a public hearing scheduled.

Commissioner Griffin asked Chief Gant if he was satisfied with the way it was written. The Chief said he added everything he could think of after talking to other agencies, DMV and insurance companies.

Commissioner Griffin made a motion to send the proposed ordinance to the Planning Board; Commissioner Lucas seconded. Mayor Gwaltney said he thought there should be a nominal fee. The motion passed.

Mr. Kim asked the board to consider adopting the Downtown Revitalization plan that had spoken about for several meetings.

Commissioner Cone made a motion to adopt the resolution for the Downtown Revitalization plan; Commissioner Griffin seconded and the motion passed.

Mr. Kim asked the board to consider the action that was tabled last meeting to hire a code enforcement officer. He said the individual would be a contractor who would be enforcing the ordinances of the town. Mayor Gwaltney asked what the per hour rate was for the individual; Mr. Kim said that there was a line item in the budget that would pay for the contract which is now at approximately \$25.00. He said that the current request is to negotiate a contract with Alliance. Commissioner Lucas asked how many hours would the contractor work; Mr. Kim said that at first they were talking about 10 hours a month.

Commissioner Cone made motion to allow the manager to negotiate a contract with the code enforcement company; Commissioner Wilkins seconded

Commissioner Lucas asked why it was necessary to hire a code enforcement officer.

Commissioner Cone said that the DDB felt like the town needed help due to the fact that there had been nothing done for years. He said that the town manager needed help since he had a long list other duties as well.

Mayor Gwaltney said that his concern was that there were many other zoning issues that we had not gone after including the town's own property. He said he thought the company was no more than a collection agency after listening to them at the DDB meeting saying that they would call people on the phone to get them to comply.

Commissioner Tucker said he had some issues with the presentations. He said that there had to be a specific plan first to fix the town's properties and areas before they go after someone else. He also said he didn't want to get into another contract with a company that couldn't be controlled by the town. He wanted to know who would be responsible for keeping the new company inline.

Commissioner Lucas asked again why Jae was so busy that he couldn't do more. She wanted to know what the company would be doing different from what Jae was hired to do.

Commissioner Wilkins asked Jae if the company had more experience and education with this type of situation then he had. Mr. Kim said that they had more contacts and actual experience with code enforcement.

Mayor Gwaltney said he didn't hear anything about the company that showed that they had any kind of construction background and that it seemed like a strong arm company.

Motion passed to negotiate contract.

Town Attorney Mark Edwards had no new business.

No one from Envirolink was at the meeting.

Police Chief Report

Chief Gant asked if there were any questions about the report that was distributed; there were no questions. He told the board that he had a grant that he would like to use to sponsor a concealed carry for Spring Hope city residents. He said that he would like to see if there was interest and actually hold the classes starting next month. The board all agreed to all the Chief to hold the classes.

Managers' Report

Mr. Kim said that he would be attending a meeting in Middlesex that was arranged by Mack Gay and Associates for CTR Coating. He said that Kevin Varnell from Stocks would also be going and that the coating process was to help with inflow and infiltration issues.

Mr. Kim said that the town was getting quotes to install Wi-Fi at the Community Building and hope to have it up and running soon.

Mr. Kim told the board that due to Covid-19 concerns this year's Main Street Conference would be virtual. He said anyone on the board who would like to be included should let him know.

Lastly Mr. Kim said that he had been trying to get in touch with the property owner at 101 S Poplar St. He said he had sent letters and called the number that the owner gave him. Mr. Kim said he contacted the Borough Law firm to see what should be the next steps.

New Business

Commissioners Wilkins, Cone, Griffin and Lucas has no new business

Commissioner Tucker wanted to know exactly what the business operating at the former Batchelor's was called. Chief Gant said it was an online sweepstakes. Commissioner Tucker wanted to know why it didn't fall under the NCGS. Chief Gant said that he had contacted ALE when the last robbery happened and he was told that the Nash County DA would not prosecute. Therefore he allowed officers to do off duty work at the establishment. Commissioner Tucker said he did not like having off duty officers stationed at the business.

Commissioner Tucker also said that he did not understand why the board never really answered questions that people had at public forum. He said he wanted the board to do better. Mayor Gwaltney said that typically the reason why the board does not answer at the time of Public Forum issues is because the questions are spur of the moment.

Mayor Gwaltney said that there are several budget amendments during the year and a line item in the budget for Downtown Development that has not been used. He said that the town hall building is current leaking and mold is forming in several offices. He mentioned that the town hall was a building built and still being paid for by public funds. He also mentioned that there were issues at the WWTP and several other town well houses. Mayor Gwaltney also said that the Community Building seems to have some electrical and other issues that seem to be part of a stalled project. The Mayor said that he thought delivering packets to members of boards was not a good use of manpower. He said he was definitely not in favor of going outside of the ETJ especially since the town would be liable for anything that would happen. Commissioner Tucker said that he agreed that delivering packets outside of town was alright but that things were getting out of hand. Commissioner Cone said he would be willing to come to town hall to retrieve his own packet if it was better for the officers.

Commissioner Cone made a motion to restrict packet deliveries for BOC and advisory boards to town and ETJ only; Commissioner Tucker seconded and the motion passed unanimously.

Mayor Gwaltney asked about the Covid relief funds that were received. He said that he asked the Chief if there were any extra shifts or hardship that was brought on the Police Department. He said that the Chief told him that there were only a few extra shifts or issues created by Covid. Mayor Gwaltney asked if the money had been spent and could it not be used for buildings. Mr. Kim said that the money was used to replace the monies for police salaries and that the money that was not used is in the revenue. Mayor Gwaltney asked what happened with the money that had been allocated for the third full time position. Mr. Kim said that currently the budget had money for a part time position. Mayor Gwaltney asked what his plan was to answer the problem of segregation of duties that the auditor mentions. Mr. Kim said that he would meet with the auditor again this year to discuss that issue. Mayor Gwaltney asked Mr. Kim if the part time worker wasn't available would he be helping upfront. Mr. Kim said that he

would be helping. Commissioner Cone asked if there was a description listed of what each employee did on a daily or monthly basis and that he would like to see something.

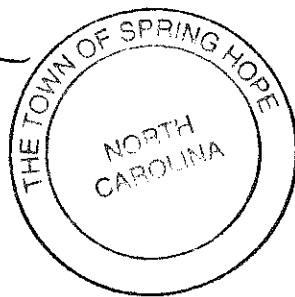
Commissioner Griffin made a motion to adjourn; Commissioner Cone seconded and the motion passed unanimously.

Submitted

Attest



Michele K Collins
Town Clerk



James F. Gwaltney III
Mayor

Minutes
Spring Hope Board of Commissioners Meeting
February 1, 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, ^{ABSENT} Ricky Tucker, Brent Cone, Prudence Wilkins and Drew Griffin.

Also present were Town Manager Jae Kim, Town Clerk Michele Collins, Town Attorney Mark Edwards, SHPD officer Jake Gwaltney and Chief Nathan Gant.

Newspapers present were Kendra Jones from the Nashville Graphic and Lindell Kay from the Enterprise.

Visitors included Chamber President Ethan Vester, Joe Wilkinson, Bill Brantley and Jared Thompson from Envirolink.

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

Commissioner Griffin made a motion to accept the minutes of the January 4th meeting as written; Commissioner Cone seconded and the motion passed unanimously.

Public Forum

Joe Wilkinson said that he was a Spring Hope building owner as well as running an antique business. He said that he was concerned about inaccuracies and omissions as it pertained to the new revitalization plan. He said he thought that hiring a code enforcement officer was a bad idea for the town and that it would deter growth. Mr. Wilkinson said that in his opinion Spring Hope was not full of blithe it was actually seeing a lot of growth with several small businesses opening. He also said that the county had been very visible within the town limits as it pertained to code enforcement and that the town would just be wasting money on a contractor to do the same job. He said that incentives would be better than mandated revitalization and that the town had an opportunity to be a place for small businesses to grow.

Mr. Kim said that the Downtown board had been working on the plan for at least a year. Mayor Gwaltney asked the board if they felt like they had enough time to read and understand the plan. Commissioner Lucas asked if Mr. Wilkinson was for or against the plan; Mr. Wilkinson said that he was against it. Commissioner Griffin said that he didn't feel like there was enough interaction from the public to be able to vote on the plan. Mayor Gwaltney said that three of the Commissioners did not have enough time to really study and absorb all of the information in the plan. The board decided to attend the next Downtown meeting and not vote on the plan.

Commissioner Cone made a motion to table the discussion until the March meeting; Commissioner Griffin seconded and the motion passed unanimously.

Mr. Kim told the board that Ray Wilkins and Deeann Rivera had been nominated to fill the empty spaces on the board of Downtown Development.

Commissioner Griffin made a motion to accept the nominations; Commissioner Cone seconded and the motion passed unanimously.

Mr. Kim requested that Catherine Ziencik be moved from an alternate position on the Planning Board to become a full member. He said that this would fill the last open seat on that board.

Commissioner Cone made a motion to move Catherine Ziencik to a full member; Commissioner Wilkins seconded and the motion passed unanimously.

Commissioner Cone made a motion to table Item D on the agenda; Commissioner Griffin seconded and the motion passed unanimously.

Ethan Vester gave the board a copy of the vision and Welcome letter for the SH Chamber. He said that he would like subcommittees for the Chamber to help move business concerns forward.

Commissioner Lucas made a motion to table the discussion on the Golf Cart ordinance; Commissioner Griffin seconded and the motion passed unanimously.

Town Attorney Mark Edwards had no new items.

Envirolink

Jared Thompson gave the report for Envirolink.

Police Report

Chief Gant gave his report which included the armed robbery at the sweepstakes business. He said that he told them that better security measures needed to be established immediately. Chief Gant said when he entered the building he suggested several camera location and security procedures to be implemented. He said that SHPD off duty officers will now be stationed at the business to help keep the business secure. He said that the officers are being paid as contractors but will continue to have arrest powers.

Managers' Report

Mr. Kim said that there was a new point of contact for the Poplar St. well and that she was working on the request from the town. He also said that Bobby Liverman from NCDOT was working with Duke Energy to get the lighting off the exit coming into town from Hwy. 581.

Public Nuisance

Mr. Kim said that all the debris on 314 S Ash St had been removed.

Mr. Kim said that he was working on getting the owner of 101 S Poplar St to come into compliance with their property.

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

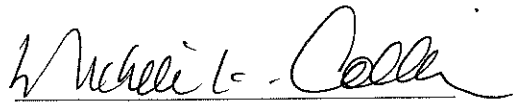
Closed Session

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

There was no new business from the board.

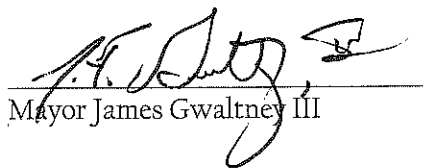
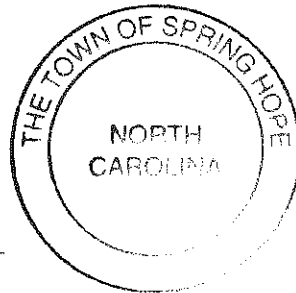
Commissioner Cone made a motion to adjourn; Commissioner Griffin seconded and the motion passed unanimously.

Submitted by:



Michele K. Collins
Town Clerk

Attest:


Mayor James Gwaltney III

Minutes
Spring Hope Board of Commissioners Meeting
January 4, 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 and Town Attorney Mark Edwards.

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

Visitors included Chamber President Ethan Vester, Ray Wilkins, Jodell Richardson, Augusta Jones, Joey White and Jared Thompson from Envirolink.

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

Commissioner Tucker made a motion to accept the minutes of December 2020 as written; Commissioner Griffin seconded and the motion passed unanimously.

Commissioner Griffin made a motion to go into public hearing for RZ-2020-01; Commissioner Tucker seconded and the motion passed.

Public Hearing

Mr. Kim said that the applicant was Augusta Jones for the property located at 813 E Nash St. He said that she wanted to have it rezoned from General Business (GB) back to Residential Agricultural (RA). He said that the developer named Joey White was present and wanted to subdivide the property and hopefully put homes on the land. Mr. Kim asked the board to look at the picture of the property that was in the packet and pointed out that it was on the left going out and in town limits. Mr. Kim also pointed out the Planning Board had approved the rezoning and plans for the area.

Mrs. Jones said she hoped that the board would pass the rezoning. She said it would like to see the land and the old house that was there used to provide nice places to live. Mayor Gwaltney asked her if she was the owner; Mrs. Jones said she was along with other members of her family.

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

Mr. White told the board that there was about 5.5 acres with an older home still on the property. He said that they would either renovate the old home or sell to someone with the intent to fix it. He also said that they planned on using the vacant land for 3 units that would be affordable and attractive. He said that he was talking with a local business to get modular homes that they may finance. Commissioner Wilkins asked what the range of the affordable housing would be; Mr. White said the price range would be \$125,000.00 to \$175,000.00.

Commissioner Griffin made a motion that RZ-2020-01 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 presented by staff and other interested parties, RZ-2020-01 does have an acceptable level of impact on both the immediate area and the community as a whole; Commissioner Wilkins seconded and the motion passed unanimously.

Commissioner Griffin made a motion that the Spring Hope Board of Commissioners does approve the rezoning request RZ-2020-01; Commissioner Cone seconded and the motion passed unanimously.

Mrs. Jones thanked the board.

Mr. Kim told the board that there was an opening on the planning board for a full member. He said that there was an alternate that had been attending most of the meetings that the other members would like to see become a full member. He also said that there were also other applicants that were very interested in becoming the alternate. Commissioner Cone asked if the alternate applicants were also interested in the Downtown Development openings; Mr. Kim said that one of them was interested in both.

Commissioner Cone made a motion to appoint Catherine Ziencik as the alternate and Dave Willis as the full member of the Planning Board; Commissioner Griffin seconded and the motion passed unanimously.

Nothing new from the Chamber

Commissioner Cone made a motion to table the discussion on the Golf Cart ordinance due to the fact that the Police Chief was not in attendance; Commissioner Wilkins seconded and the motion passed unanimously.

There was nothing new from the town attorney.

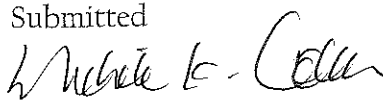
Jared Thompson gave the report for Envirolink.

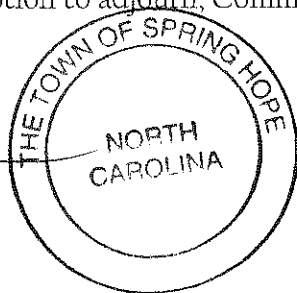
Mr. Kim said that the street markings for 64/Alternate and Hwy 581 were finished. He also said that he had made contact with the owner of Boston Book Co. and would schedule an inspection. Lastly he said that the owner of 314 S Ash St had requested a demolition permit and would be clearing the property as soon as he could.

There was nothing new from the board.

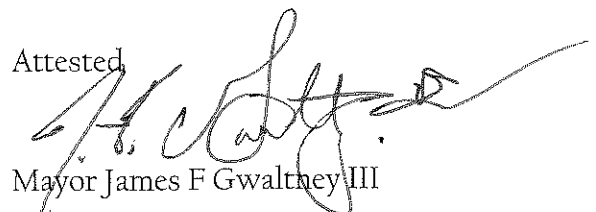
Commissioner Cone made a motion to adjourn; Commissioner Griffin seconded and the motion passed unanimously.

Submitted


Michele Collins Town Clerk



Attested


Mayor James F Gwaltney III