

Minutes  
Spring Hope Board of Commissioners Meeting  
May 1, 2023

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

Members present: Mayor William Pritchard, Commissioners Brenda Lucas, Tony Jefferys, Drew Griffin, Brent Cone and James F. Gwaltney.

Also present was Town Manager Andrew DeLonno, Town Clerk Michele Collins, Town Attorney Mark Edwards and Chief Nathan Gant.

Lindell Kay from the Nashville Graphic and Hannah Camarena from the Spring Hope Enterprise were in attendance.

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

Commissioner Griffin made a motion to approve the minutes of April 3<sup>rd</sup> as written; Commissioner Cone seconded and the motion passed .

New Business

Mr. DeLonno told the board that currently the property at 303 S Pine was zoned Central Business and that the owner wanted to rezone to Light Industrial to accommodate storage units.

Commissioner Gwaltney made a motion to go into Public Hearing for map amendment request to change CB to LI on 303 S Pine; Commissioner Cone seconded and the motion passed unanimously.

Public Hearing

The owner of 303 S Pine St. John Holland reminded the board that he had lost his building the prior year at that location due to a fire. He said that he was unable to reopen there and had relocated to a spot in Franklin County. He said that he wanted to place single story storage units on the property, He also mentioned that he had satisfied all requirements that NCDOT had for the area as it pertained to the ditch and drainage. He also said that some of the units would be temperature controlled and that the gates would close automatically at 9pm.

Rocio Broyles from 208 S Walnut St, asked about the trees that were on his property; Mr. Holland said that he would take down the trees. She also asked about the sidewalks and Mr. DeLonno said that was NCDOT right of way.

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

Commissioner Cone asked if there would be any kind of advantage for the town; Mr. DeLonno said that the town would collect real property taxes and water/sewer if there was an office. Commissioner Cone said that his concern was that the area was not conducive to light industrial and that it would be best as residential.

Mayor Pritchard said he was concerned about the upkeep and look of the area in the future.

Commissioner Lucas said she did not have an issue with the property owner putting units on his land.

Commissioner Griffin said he was alright with it since there was going to be development standards and it had been a business for many years. Commissioner Jefferys said he thought it would fit well in the area.

Commissioner Griffin made a motion to approve the change from CB to LI; Commissioner Lucas seconded and the motion passed 4-1 with Commissioner Cone voting against the motion.

Commissioner Griffin made a motion to go into Public Hearing for 210 N Pine St. map amendment changing R8 to CB' Commissioner Cone seconded and the motion passed unanimously.

#### Public Hearing

Mr. DeLonno told the board that Denton's Automotive was requesting to change the parcel of land that they purchased from R8 to CB to use for their overflow parking. He said that Mr. Denton owned the property adjacent to that he used for automotive repair.

Chris Denton asked the board to look at the diagram that they had drawn and explained that was how they planned on parking the cars. He said that they wanted to do what was necessary to be compliant with the town.

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

Commissioner Lucas made a motion to table the discussion to gather more information; Commissioner Cone seconded the and the motion passed unanimously.

Mayor Pritchard asked the board to look at the next item, which was the Capital Budget Ordinance. Mr. DeLonno told the board that the ordinance was for the upcoming Water Project and that it was needed for accounting purposes.

Commissioner Gwaltney made a motion to approve the ordinance; Commissioner Griffin seconded and the motion passed unanimously.

Commissioner Gwaltney made a motion to approve the Tax Lien Advertisement list; Commissioner Cone seconded and the motion passed unanimously.

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

Mr. DeLonno told the board that Budget Amendment 2023-06 contained monies being moved from unrestricted funds to pay for Police radios which would be reimbursed from a state grant and money to pay the contract out with Nash County for the park. He said that the town would take back the responsibilities for the park on Mclean St.

Commissioner Cone made a motion to accept Budget Amendment 2023-06; Commissioner Lucas seconded and the motion passed unanimously.

Mr. DeLonno said that Draft 2023-24 did not include any increase for the residents. He reminded the board that the next year would be a reevaluation by the county as it pertained to property taxes. He also mentioned that the budget included a 3% COLA for all Employees and that an additional 2% would be considered after six months.

LeAnne Hahnel told the board that the Poker Run was not sponsoring a particular cause and that if there was money left after costs, they would try to do something for the community. She also said that the car show went well with a total of 97 cars shown and 91 judged. Ms. Hahnel also mentioned that the next weekend would be the Flea Market in the square.

Commissioner Cone made a motion to approve the event permit for the Poker Run; Commissioner Gwaltney seconded and the motion passed unanimously.

Commissioner Griffin made a motion to approve Budget Amendment 2023-07 insurance refund payment; Commissioner Cone seconded and the motion passed unanimously.

Town Attorney Mark Edwards had no new business.

#### Police Chief

Chief Gant told the board that the department had closed 7 prior cases and that he would be giving monthly updates on cases as it was available. He also said for the month that there were 102 calls for service, 17 traffic stops and 3 accidents. Chief Gant told the board that one of the officers had recovered a stolen Dodge Hellcat that had been stolen from a dealership.

#### Managers' Report

Mr. DeLonno said that besides the updates he had been giving the board he wanted to mention that Bobby Ball Public Works Director was working on the valve project with the engineers.

#### Other Business

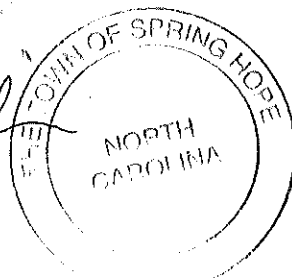
Commissioners Gwaltney, Griffin and Lucas had no new business. Commissioner Cone said he was hoping that Denton Automotive issue could be fixed quickly.

Commissioner Jefferys said that he wanted to recommend that the project for the valves included 11 new valves. Mr. DeLonno said that currently 9 had been budgeted for but that more may be added after Bobby had finished testing.

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

Submitted

*Wade & Cole*



Attest

*Kyle Paul*