

**TOWN OF FOUR OAKS**  
**TOWN COUNCIL MEETING**  
**July 12<sup>TH</sup>, 2021**  
**AGENDA**

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Approval of Minutes
  - a) Town Council Meeting – June 14<sup>th</sup>, 2021
  - b) Special Called Budget Meeting – June 22<sup>nd</sup>, 2021
- 4) Presentations
  - a) Introduction of New FO Methodist Pastor, Rev. Adam E. Charville – Pauline Ketchum
  - b) Patricia Chisholm-Jones & Smith Street Residents
- 5) Public Comments
  - a) Kay Johnson – Harbor, Inc
  - b) Patricia Chisholm-Jones
- 6) Public Hearings (Postponed June 14<sup>th</sup> until July 12<sup>th</sup>, 2021) – Pauline Ketchum, Planning & Zoning Administrator
  - a) David DeYoung, AICP & Haley Hogg, AICP, CZO – Hearth Pointe Development – Application for Rezoning
  - b) David DeYoung, AICP & Haley Hogg, AICP, CZO – Hearth Pointe Development – Application for Subdivision
- 7) New Business
  - a) Resolution for Annexation Investigation – William Harrell located at 428 Thunder Rd., Parcel # 08I10073D
  - b) Resolution for Annexation Investigation – Hunter H Parker Heirs located off Temple St and W. Allen St., Parcel # 08016001
  - c) Approval of New Auditors – Thompson, Price, Scott, Adams & Co., P.A.
- 8) Mayor's Comments
- 9) Department Reports
  - a) Police – Hatch
  - b) Parks & Rec & Outreach – Hines
  - c) Water and Sewer – Medlin
  - d) Sanitation & Streets - Surles
  - e) Finance – Hardy

Adjournment

8:40

**TOWN OF FOUR OAKS**  
**TOWN COUNCIL MEETING**  
**July 12<sup>th</sup>, 2021**  
**MINUTES**

**Call to Order**

Mayor Linwood Parker called the July 12<sup>th</sup>, 2021 regular scheduled Town Council meeting to order at 7:00 p.m. Those present included Commissioners Andy Hardy, John Hatch, Vic Medlin, and Carles Surles. Also, present were Public Works Director Barry Stanley; Planning & Zoning Administrator Pauline Ketchum; Town Clerk Martha Garris recording minutes; Town of Four Oaks Development Coordinator Reid Williams; and Mike Dart from FO Benson New in Review. Not present and excused Commissioner Mike Hines.

**Invocation and Pledge of Allegiance**

Chaplain Sue Book gave the opening Invocation with Commissioner Surles leading the Pledge of Allegiance.

**Approval of Minutes**

**Town Council Meeting – June 14<sup>th</sup>, 2021**

Commissioner Hardy made a motion to approve the Town Council regular meeting minutes as presented, seconded by Commissioner Surles, voting unanimous.

**Special Called Budget Meeting – June 22<sup>nd</sup>, 2021**

Commissioner Hardy made a motion to approve the Town Council special called budget meeting minutes as presented, seconded by Commissioner Surles, voting unanimous.

**Presentations**

**Introduction of New FO Methodist Pastor, Rev. Adam E. Charville – Pauline Ketchum**

Mrs. Ketchum introduced Rev. Adam E. Charville to the Town Council and public. Rev. Charville thanked the Mayor, Board, & community for the warm welcome and he looks forward to working with the community to continue making Four Oaks a great place.

**Patricia Chisholm-Jones & Smith Street Homeowners**

Mrs. Chisholm-Jones and the Smith Street Homeowners officially welcomed and thanked BAMALAM, LLC for investing in the Smith Street community as property owners. They presented BAMALAM, Inc. investors Andy Hardy, Barry Stanley, and Travis Byrd with a small token of appreciation. Mayor Parker commented that in 1991 the town received its first ever grant of \$400,000 to help improve Smith Street and Massengill Street. Results of fixing the houses and cleaning up Smith Street was quickly seen and later Massengill Street followed years later. Today, both streets are looking good.

## Public Comments

Kay Johnson, Harbor Inc., expressed Harbor's appreciation to the Town for the support shown over the years and presented an update for Harbor, Inc. pointing out that Johnston County ranks in the top 5 in North Carolina for the number of needs related to domestic violence and sexual assault. Harbor, Inc. has been serving in Johnston County for over 35 years. Harbor provides protective shelter for advocacy, short-term safety, support groups, and helps connect people with resources in the communities for folks in need. Due to COVID-19, modifications were made on how Harbor could serve the needy but they continued to help victims in danger. Through its partnerships, Harbor strengthen is support for those impacted working with the Johnston County Health Department and Department of Social Services and provided tele-advocacy services. Ms. Johnson commented the donations received helps Harbor continue to serve those in imminent danger. Mayor Parker presented Ms. Johnson with a \$1,000 donation to Harbor, Inc.

Patricia Chisholm-Jones, commented she had been in communication with Commissioner Hines on the following ideas and he had granted her permission to discuss with the board in his absence:

- (1) Asked for a basketball allowance to purchase \$50 worth of basketballs for Holt Park. Board granted her permission to purchase the balls and receive reimbursement.
- (2) Discussed concern that the porta john at Holt Park wasn't being serviced regularly. JR Stanley was to check into this.
- (3) Ask permission to place a Blessing Box at Holt Park by a donor. Board granted permission.
- (4) Discussed considering placing 6 Pioneer memorial posts in the front of the 6 parking areas to tell the history story about: Robert Lee Holt, Lena Smith, Robert McKoy, Henry Chisholm, & Laura Hinton. They would need professional assistance to guide them as they go around to see others and get ideas. Mayor Parker commented he thought it was a good idea to share the history.

Commissioner Medlin commented he agreed with all these ideas.

Joan Pritchett, Chamber of Commerce, report the Chamber has been busy planning upcoming events: (1) Acorn Festival – Sept. 11 – Chamber is working with the American Legion & SJHS ROTC to do a 911 Remembrance & Veteran Memorial dedication at the festival; (2) Car Show – Oct. 9; (3) Oyster Roast – Nov. 11; (4) Christmas Tree Lighting and Movie – Dec. 3; & (5) Christmas Parade – Dec. 4.

Eric Fogleman, resident, commended whoever had the idea to cut the tree down in the Barbour's Grove Park because it made a wonderful impact and the Veteran Memorial looks great.

Commissioner Hardy communicated that the American Legion are selling bricks in honor and memory of veterans that will be placed in the memorial.

## **Public Hearings**

Mayor Parker called the meeting into a public hearing.

### **David DeYoung, AICP & Haley Hogg, AICP, CZO – Hearth Pointe Development – Application for Rezoning and Application for a Subdivision (Postponed in June until July)**

Pauline Ketchum, Planning & Zoning Administrator, relayed the petitioner had asked to postpone the public hearings again until August.

Motion to postpone the public hearings for the applications for rezoning and for a subdivision by David DeYoung, AICP & Haley Hogg, AICP, CZO – Hearth Pointe Development until the August 9<sup>th</sup>, 2021 Board meeting was made by Commissioner Hardy, seconded by Commissioner Medlin, voting unanimous.

## **New Business**

### **Resolution for Annexation Investigation – William Harrell located at 428 Thunder Rd, Parcel # 08I10073D**

Pauline Ketchum relayed an application for a voluntary annexation had been received for Parcel #08I10073D located at 428 Thunder Rd, owner William Harrell. Motion to approve the resolution directing the Town Clerk to investigate the petition received under GS 160A-58.2 was made by Commissioner Medlin, seconded by Commissioner Hardy, voting unanimous.

### **Resolution for Annexation Investigation – Hunter H. Parker Heirs located off Temple St. and W. Allen St., Parcel # 08016001**

Pauline Ketchum relayed an application for a voluntary annexation had been received for Parcel #08016001 located off Temple St. and W. Allen St., owners Hunter H. Parker Heirs. Motion to approve the resolution directing the Town Clerk to investigate the petition received under GS 160A-31 was made by Commissioner Medlin, seconded by Commissioner Hardy, voting unanimous.

### **New Auditors – Thompson, Price, Scott, Adams, & Co., P.A.**

Motion to approve the contract for the auditor, Thompson, Price, Scott, Adams, & Co., P.A. was made by Commissioner Medlin, seconded by Commissioner Hardy, voting unanimous.

## **Mayor's Comments**

Mayor Parker shared that the time has come in life that he needs to make some decisions and he has chosen not to run for Mayor again. He would like to continue to work with economic development in the town, the regional Alliance project, and the county to help make sure there are jobs and economic opportunities for the citizens. He commented that he had been blessed to work with good boards over the years and shared some kind words about each commissioner and their contributions to the town. Town of Four Oaks was built and is blessed to have 3 strong base roots: the railroad which created the marketplace, church which is the faith community, & school system for education.

Mayor Parker expressed that due to the attraction the Town for development, he would like the lot size requirements to be increased from 10,000 sq ft to 14,000 sq ft to help control the growth in town and keep the town more attractive. He proposed that the Board ask the planning administrator to advertise and have a public hearing to place a moratorium on subdivisions until September and for the planning board to look into revising the ordinance. Could possibly

consult with WithersRavenel for advice. Any applications that had already been submitted would be grandfathered in at current sizes. Commissioner Hardy express concerns that the planning board may not get it done within the 30 days and unsure a moratorium was needed. Mayor and Commissioner Medlin commented the only change would be to increase the square footage and that should be adequate time to accomplish. Mayor explained if there is no moratorium, developers may hear about the upcoming revisions and storm in to submit request to come into town prior to the board getting the revisions completed. Commissioner Hatch commented he thought it is a good idea to slow things down until the board can get the ordinance figured out.

Roger Price, resident, expressed concerns that in the past the very 1<sup>st</sup> subdivision that asked for variances, it was granted after all the time spend setting the revised ordinances and he suggested the board needs to avoid allowing variances once the ordinance is revised. Mayor Parker agreed that once the decisions are made, the board needs to stick to it.

Motion to publicize placing a moratorium on subdivisions to give the Planning Board until September 13<sup>th</sup> to discuss and make decisions on increasing lot sizes from 10,000 sq ft to 14,000 sq ft was made by Commissioner Hatch, seconded by Commissioner Surles, voting unanimous.

Eric Fogleman inquired if the town could put restrictions on the cost of homes being built similar to Farmville. He asked for that to be included as a topic of discussion with WithersRavenel.

## **Department Reports**

### **Police – Hatch**

Commissioner Hatch read the monthly police report (attached).

### **Parks & Rec and Outreach – Hines**

Reference Patricia Chisholm-Jones report under Public Comments. Commissioner Medlin asked Mike Dart to put an ad in the paper about football & cheerleading registrations.

### **Water and Sewer – Medlin**

Commissioner Medlin read the water and sewer report (attached). Water had revenue of \$22,781 and the sewer had revenue of \$37,790. The 12-month daily average per gallon was an 8% loss for water and 11% gain for sewer.

### **Sanitation & Streets**

Commissioner Surles reported: (1) sanitation is good; and (2) for streets, holes on Harper Avenue need looking at.

### **Finance – Hardy**

Commissioner Hardy read the financial report (attached) with total funds of \$1,867,798 and made a motion to approve the June payables listed in the attached report, seconded by Commissioner Hatch, voting unanimous.

**Executive Session**

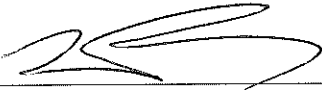
Motion was made by Commissioner Medlin, seconded by Commissioner Hardy to move out of regular session and into executive session to discuss economic development matters for the Town of Four Oaks Development Corporation, voting unanimous.

No motions were made

Motion was made by Commissioner Medlin, seconded by Commissioner Hardy to move out of executive session and into regular session, voting unanimous

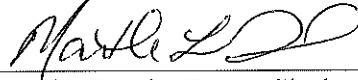
**Adjournment**

With no further business brought before the Town Council, motion to adjourn at 8:00 p.m. was made by Commissioner Hardy, seconded by Commissioner Medlin, voting unanimous.



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Linwood Parker, Mayor

ATTEST:



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Martha Garris, Town Clerk

**TOWN OF FOUR OAKS  
SPECIAL MEETING  
July 29<sup>TH</sup>, 2021  
AGENDA**

- 1) Call to Order**
- 2) Invocation and Pledge of Allegiance**
- 3) Public Comments**
- 4) New Business**
  - a) Discuss Revised By-Laws for the I-95/I-40 Crossroads of America Economic Development Alliance, Inc.**
  - b) Approval of the Revised Memorandum of Understanding for the I-95/I-40 Crossroads of America Economic Development Alliance, Inc.**
- 5) Adjournment**

**TOWN OF FOUR OAKS**  
**SPECIAL MEETING**  
**July 29<sup>th</sup>, 2021**  
**MINUTES**

**Call to Order**

Mayor Linwood Parker called the July 29<sup>th</sup>, 2021 special called Town Council meeting to order at 5:35 p.m. Those present included Commissioners Andy Hardy, John Hatch, Mike Hines, and Vic Medlin. Also, present were Town Clerk Martha Garris recording minutes; Town of Four Oaks Development Coordinator Reid Williams; and Mike Dart from FO Benson New in Review. Not present and excused Commissioner Carles Surles.

**Invocation and Pledge of Allegiance**

Commissioner Hatch gave the opening Invocation with Commissioner Hines leading the Pledge of Allegiance.

**Public Comment**

Angela Whiteford, resident at 8778 US 301 S since November 2019, introduced herself to the board and expressed how much she enjoys living in Four Oaks. She commended how amazed she is with the growth and recognized the board must have a challenge balancing the old that people love with the new that is needed to keep supporting the old. The board thanked Miss Whiteford for introducing herself.

**New Business**

**Revised By-Laws for the I-95/I-40 Crossroads of America Economic Development Alliance, Inc.**

Mayor Parker and Commissioner Hardy discussed the revised By-Laws for the I-95/I-40 Crossroads of America Economic Development Alliance, Inc. The significant revisions from the February version were:

- Remove the Town of Benson from the Alliance and only include the Town of Four Oaks and City of Dunn with the principal office for the Alliance being in Harnett County.
- Change the number of Board of Directors (“BOD”) from 9 to 8 consisting of 1 “public sector” director and 3 “private sector” directors from each town.
- Changed BOD terms from 1 and 3 years to 2 and 4 years for the initial directors

**Revised Memorandum of Understanding (“MOU”) for the I-95/I-40 Crossroads of America Economic Development Alliance, Inc.**

Mayor Parker and Commissioner Hardy discussed the revised MOU for the I-95/I-40 Crossroads of America Economic Development Alliance, Inc. The significant revisions from the previously approved version were:

- Same as the By-Laws, plus
- Revenue sharing to the Alliance of 20% for the property taxes received will be for a period of 7 years.



- Should an Alliance BOD choose to leave the board, the town boards will be able to offer up the replacement instead of the Alliance board.

Commissioner Hardy asked who would be handling the bookkeeping services for the Alliance. Mayor Parker responded that will be handled by the Alliance BOD.

Mayor Parker suggested that in the future Four Oaks will need to appoint a location as a meeting place to meet for things happening in Four Oaks.

Commissioner Hines asked for clarity about the ability to dissolve the Alliance. Mayor Parker responded the commitment is for 3 years then the BOD may vote to dissolve and distribute the remaining assets equally among the Town of Four Oaks and City of Dunn.

Mayor Parker commented the Alliance along with the support of State and Federal officials will create funding for infrastructure, run a marketing campaign, and provide education & training opportunities in the region. Other municipalities are now looking at creating other regional campaigns to help their areas pull resources together to make improvements.

Motion to rescind the prior approved MOU and By-Laws for the I-95/I-40 Crossroads of America Economic Development Alliance, Inc. consisting of the 3 Towns partnership which were approved in February of 2021 was made by Commissioner Hardy, seconded by Commissioner Hines, voting unanimous.

Motion to approve the revised MOU and By-Laws for the I-95/I-40 Crossroads of America Economic Development Alliance, Inc. as presented for the 2 Town / 2 County partnership was made by Commissioner Hines, seconded by Commissioner Hardy, voting unanimous.

### **Executive Session**

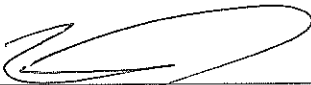
Motion was made by Commissioner Hardy, seconded by Commissioner Medlin to move out of regular session and into executive session to discuss economic development matters for the Town of Four Oaks Development Corporation, voting unanimous.

No motions were made.

Motion was made by Commissioner Hardy, seconded by Commissioner Medlin to move out of executive session and into regular session, voting unanimous.

### **Adjournment**

With no further business brought before the Town Council, motion to adjourn at 6:00 p.m. was made by Commissioner Hardy, second by Commissioner Medlin, voting unanimous.

  
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Linwood Parker, Mayor

ATTEST:  
  
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Martha L. Garris, Town Clerk