

**TOWN OF FOUR OAKS  
TOWN COUNCIL MEETING  
JULY 11<sup>TH</sup>, 2022  
AGENDA**

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Approval of Minutes
  - (a) Town Council Meeting – June 13<sup>th</sup>, 2022
  - (b) Special Called Budget Meeting – June 13<sup>th</sup>, 2022
- 4) Presentation –
  - (a) Capital Area Metropolitan Planning Organization – Southeast Area Study Update – Alex Richard
- 5) Public Comments
- 6) Public Hearings
  - (a) Rhonda R Coe, petitioner & owner of parcel # 08J11043C located at 1942 Boyette Rd., Four Oaks, NC – Special Use Permit
- 7) New Business
  - (a) Old Olive Road Abandonment Petition Opposition – Tami Thompson
  - (b) Resolution of Consent to Close a Portion of SR1347 Old Olive Rd.
  - (c) Resolution Requesting NCDOT Release Main St. to the Town Street System
  - (d) Resolution Awarding ARP Project Engineering Services
  - (e) Resolution to Accept ARP Funds for Four Oaks Business Park Sewer Extension & Upgrade 5 Pump Stations
  - (f) Resolution to Accept ARP Funds for Stormwater Drainage Project
- 8) Mayor's Comments
- 9) Department Reports
  - (a) Police – Hatch
  - (b) Parks & Rec & Outreach – Robertson
  - (c) Water and Sewer – Hines
  - (d) Sanitation & Streets – Surles
  - (e) Finance – Hardy

Adjournment

**TOWN OF FOUR OAKS**  
**TOWN COUNCIL MEETING**  
**JULY 11<sup>TH</sup>, 2022**  
**MINUTES**

**Call to Order**

Mayor Vic Medlin called the July 11<sup>th</sup>, 2022 regular scheduled Town Council meeting to order at 7:00 p.m. Those present included Commissioners Andy Hardy, Mike Hines, Kim Robertson, and Carles Surles. Also, present were Public Works Director Barry Stanley; Police Chief Stephen Anderson; Planning & Zoning Administrator Pauline Ketchum; Town Clerk Martha Garris recording minutes; and Mike Dart from FO Benson New in Review. Not present and excused Commissioner John Hatch.

**Invocation and Pledge of Allegiance**

Commissioner Surles gave the opening Invocation with Patricia Chisholm-Jones leading the Pledge of Allegiance.

**Approval of Minutes**

**Town Council Meeting – June 13<sup>th</sup>, 2022**

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

**Special Called Budget Meeting – June 13<sup>th</sup>, 2022**

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

**Presentation**

**Capital Area Metropolitan Planning Organization (“CAMPO”) – Southeast Area Study Update (“SEAS”) – Alex Rickard**

Alex Rickard gave a presentation on the SEAS update which includes Wake and Johnston Counties. Every 7 to 8 years CAMPRO goes around to municipalities to discuss the plan and focus on public engagement for those areas. SEAS is a study that integrates land use and transportation to accommodate existing and future travel needs for the purpose of reevaluating and revising, as needed, the unified vision and comprehensive transportation strategy established in the 2017 SEAS. The 2017 study guiding principles were: travel safety; active transportation; freight movement; livability; network connectivity; economic vitality; sustainable growth; & traffic flow. Public engagement is encouraged for the study. Details and surveys can be found on the project website at [seareastudyupdate.com](http://seareastudyupdate.com) and Alex Rickard may be reached at [Alex.Rickard@campo-nc.us](mailto:Alex.Rickard@campo-nc.us) or 919-996-4396. Mayor Medlin thanked Mr. Rickard for the presentation.

**Public Comments**

Anthony Whitaker, Four Oaks Middle School Principal, thanked the Town Board for its support throughout the year and at the 8th grade ceremony in Barbour’s Grove Park. Mr. Whitaker added he had received lots of positive feedback on the ceremony in the park and wishes to



continue the tradition for years to come. He reported: (1) year-end scores were up approximately 7% as a school which was getting back close to pre-COVID score; (2) the school continues to work with the police department to prepare and enhance safety procedures; and (3) he encouraged parents to be mindful of social media. Mayor Medlin thanked Mr. Whitaker. Commissioner Robertson thanked Mr. Whitaker for working with the parks & recreation department to use the facilities for the kids to play ball and reported the agreement to use the athletic facilities of the school facilities had been signed.

## **Public Hearings**

Mayor Medlin called the meeting into a public hearing.

Pauline Ketchum, Planning & Zoning Administrator, reported the Planning Board met on Tuesday, July 5<sup>th</sup> to hear the following application.

### **Rhonda Coe, petitioner & owner of parcel # 08J11043C located at 1942 Boyette Rd., Four Oaks, NC – Special Use Permit**

Pauline Ketchum, Planning & Zoning Administrator, relayed the Planning Board heard the request for a special use by Rhonda Coe, petitioner & owner of parcel # 08J11043C located at 1942 Boyette Rd., Four Oaks, NC to close in detached car garage to make an apartment for her 31 years old Autistic son. The plan is to close in 2 of the 3 garage doors to create a 1 bedroom, 1 bathroom, with a combined eat in kitchen & living room accessory apartment. Mrs. Ketchum relayed the house is zoned R-A and requires a special use permit, it meets all requirements, letters were mailed out, she received no inquiries, and the planning board was recommending for Board approval. There were no public comments.

Mayor Medlin closed the public hearing. Motion to approve the proposed special use by Rhonda Coe, petitioner & owner of parcel # 08J11043C located at 1942 Boyette Rd., Four Oaks, NC to close in detached car garage to make an apartment for her 31 years old Autistic son with condition that the special use would only be transferrable to a family member otherwise if sold it will have to come back before the board for another special use was made by Commissioner Hardy, seconded by Commissioner Surles, voting unanimous.

## **New Business**

### **Old Olive Road Abandonment Petition Opposition – Tami Thompson**

Attorney Joe Howell from Wendell, NC was present representing David & Tami Thompson. Mr. Howell asked the Board to keep an open mind during the discussion. There was discussion by Mr. Howell and Tami Thompson in opposition for the SR 1347 - Old Olive Road abandonment petition and he gave reasons why it is a bad idea to close the road. Mr. Howell encouraged the Board to think about the future of the Town and the impacts of closing a portion of this road such as limiting the road access, loss of land values, and destroying the Thompson venue business. He pointed out that approximately 450 acres would be affected, school buses would not be allowed to go down a dead-end road because there is no safe turnaround, emergency management would have limited access with longer response times, and Smithfield's ETJ could one day have an advantage with the one access point. He asked the board to oppose the resolution of consent to close a portion of SR 1347 – Old Olive Rd and letting the NCDOT and County make the decisions. Mayor Medlin thanked Mr. Howell and explained the Town has no ultimate say so in the decision of the NCDOT and has confidence the NCDOT will make the

best decision on the matter. Mayor feels it isn't up to the Town to make the decision but will support NCDOT's decision.

Tami Thompson expressed her concerns echoing and expanding on what Mr. Howell had presented and asked the board not to close the road because it will not only be detrimental to her property values, business, and future but it will also affect the other people that live on that road.

#### **Resolution of Consent to Close a Portion of SR 1347**

The Resolution of Consent to Close a Portion of SR1347 was not approved at the Town of Four Oaks Town Council Meeting on July 11, 2022. The Board of Commissioners did make the following motion in place of approving the resolutions.

Motion that the Town of Four Oaks will support the decision of the North Carolina DOT regarding the abandonment of SR 1347 was made by Commissioner Hardy, seconded by Commissioner Hines, voting unanimous.

#### **Resolution Requesting NCDOT Release Main St. to the Town Street System**

Commissioner Hardy read the resolution requesting the NCDOT to release the portion of North Main Street - SR 1162 from US 301 (Wellons St.) to Sanders Street in downtown Four Oaks from the State Street system for inclusion in the Town's Street system. Mayor Medlin and Commissioner Hardy explained the Town is revitalizing the Downtown area and by the Town taking over the road, the Town would have more flexibility such as being able to close the street for events and the town can add back in the table top crosswalk for pedestrian safety.

Eric Fogleman asked why the Town wasn't taking over past US 301. Mayor Medlin explained there are drainage issue that would have to be addressed that the Town doesn't want responsibility of.

Joanna Sasko inquired if there were plans for the Town to give the street back to the State in the future. Mayor Medlin responded there was no plans to give it back.

Mr. Fogleman asked if it would make it easier to cross the railroad tracks. Mayor Medlin commented we can't determine anything for CSX. Harold Keen added WithersRavenel had discussed with CSX and incorporated whatever CSX authorized they would support.

Commissioner Robertson inquired, since she was coming in at the end of the process, if the water issues would affect the downtown businesses. Mayor Medlin responded no we are trying to run the water away from the businesses with the revitalization project.

Motion to approve the resolution requesting NCDOT to release the portion of North Main Street - SR 1162 from US 301 (Wellons St.) to Sanders Street in downtown Four Oaks from the State Street system for inclusion in the Town's Street system as presented was made by Commissioner Hardy, seconded by Commissioner Surles, voting unanimous.

There was off the topic discussions about the Downtown Streetscape project. Mayor Medlin stopped the discussions and said there would be a public meeting to discuss the bid package and plans for moving forward once it is ready. We will work to make downtown as pretty as possible with the amount of money we have.



### **Resolution Awarding ARP Project Engineering Services**

Commissioner Hines read the resolution awarding ARP project engineering services. The recommendation to award each project subject to cost negotiations between the engineering firms and the Town of Four Oaks before executing any contracts were as follows:

- 1) Award the Drinking Water and Wastewater Reserve – At Risk Projects Engineering Services to:
  - a) Pump Station Upgrades Project – award to The Wooten Company, subject to cost negotiations before executing the contract.
  - b) Water Tank Project – award to WithersRavenel, subject to cost negotiations before executing the contract.
  - c) Water & Sewer Extension into Business Park Project - award to WithersRavenel, subject to cost negotiations before executing the contract.
- 2) Award the Stormwater Infrastructure Fund Directed Project Engineering Services to BRL Engineering & Surveying subject to cost negotiations before executing the contract.

Motion to approve the resolution to award ARP project engineering services as presented was made by Commissioner Hines, seconded by Commissioner Surles, voting unanimous.

### **Resolution to Accept ARP Funds for Four Oaks Business Park Sewer Extension & Upgrade 5 Pump Stations – DWI-Project SRP-W-ARP-0094**

Commissioner Hardy read the resolution to accept the ARP Funds for the Four Oaks Business Park Sewer Extension & to Upgrade 5 Pump Stations projects in the amount of \$1,941,262.

Motion to approve the resolution as presented to accept ARP Funds for Four Oaks Business Park Sewer Extension & to Upgrade 5 Pump Stations projects and to give the Mayor authorization to execute such documents as may be required by the Division of Water Infrastructure was made by Commissioner Hines, seconded by Commissioner Surles, voting unanimous.

### **Resolution to Accept ARP Funds for Stormwater Drainage Project – DWI-Project SRP-SW-ARP-008**

Commissioner Hardy read the resolution to accept the ARP Funds for the Stormwater Drainage project in the amount of \$1,500,000. Motion to approve the resolution as presented to accept the ARP Funds for the Stormwater Drainage project and to give the Mayor authorization to execute such documents as may be required by the Division of Water Infrastructure was made by Commissioner Surles, seconded by Commissioner Hines, voting unanimous.

### **Mayor's Comments**

The Town is doing well as can be seen by the acceptances of these funds and with the downtown revitalization project in progress. The Board is trying to keep the community in mind and trying to make downtown and the town look the best possible with the funds we have and with the public's input. There are some good industrial opportunities possibly interested in coming to Town and he thanked everyone for helping to keep the town looking good.

### **Department Reports**

#### **Police – Hatch**

Chief Anderson read the monthly police report (attached). Mayor commented the police were keeping a close watch on Church St. trying to slow down the speeders.

**Parks & Rec and Outreach – Robertson**

Commissioner Robertson reported: (1) electrical work in Barbour's Grove Park is complete; (2) Main St. & Holt Kiddie Parks are good; (3) they are working on locating a site in town for a senior center; (4) she was looking at ideas for a possible \$10,000 ADA project grant to assist with ADA requirements such as a handicap connector from a parking lot to ballfields or replacing bricks in the park with cement; & (5) football & cheerleading registrations are still in progress and going well.

Commissioner Robertson made a motion to seek the \$10,000 ADA Project Grant for the Town, seconded by Commissioner Hardy, voting unanimous.

**Water and Sewer – Hines**

Commissioner Hines read the water and sewer report (attached) and commented we had some bad water leaks in June. Water had revenue of \$20,292 and the sewer had revenue of \$38,338. The 12-month daily average per gallon was an 5% loss for water and 13% loss for sewer. Mayor Medlin commented on the need to move forward for BRL Engineering to create a map to identify the cutoffs in town.

**Sanitation & Streets**

Commissioner Surles reported (1) streets & sanitation were good; (2) Forest Hills Subdivision streets had been paved but dirt needs to be pushed back by the edge of the streets; (3) reminded everyone again of the day delay in garbage collection due to the holidays; & (4) ditches look bad around town and need to be cleaned out to help eliminate drainage issue before any bad storms come. Commissioner Surles commended the Town guys for doing a good job cleaning up and picking up trash around Town.

**Finance – Hardy**

Commissioner Hardy read the financial report (attached) with total funds of \$3,715,329. Commissioner Hardy made a motion to approve the June payables listed in the attached report, seconded by Commissioner Surles, voting unanimous.

**Adjournment**

With no further business brought before the Town Council, motion to adjourn at 8:25 p.m. was made by Commissioner Hardy, seconded by Commissioner Hines, voting unanimous.

  
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Vic Medlin, Mayor

ATTEST:

  
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Martha Garriss, NCCMC  
Town Clerk