



Town of Stem

May 16, 2022
Regular Town Meeting Minutes

TOWN BOARD MEMBERS

Casey Dover, Mayor	919-656-4062	Susan Cope, Mayor Pro	919-721-3876
		Kenneth McLamb, Commissioner	919-528-6459
Kevin Easter, Commissioner	919-810-5841	David Pavlus, Commissioner	919-964-9175
Vicki Garrett, Town Clerk	919-691-2369	Robert Hornik, Town Attorney	

TOWN MEMBERS PRESENT

Mayor Casey Dover, Mayor Pro Susan Cope, Commissioners, Kevin Easter, Dave Pavlus, & Town Clerk, Vicki Garrett, Mike Conti, Zoning Administrator, Robert Hornik, Town Attorney, Mike Beal, Police Chief

OTHERS PRESENT

Ricky Garrett, Jamie & Diane Currin, Ricky Jackson, Amy Blaker,

MEETING ORGANIZATION

- Meeting called to order by Mayor Casey Dover
- Pledge of Allegiance was recited
- Invocation – Commissioner Easter

Continued Public Hearing from April 18, 2022-To Consider Petition to Annex the Property MAPN 087802578544 & to Consider Application to Rezone MAPN

087802578544 –A motion was made to reopen the Public Hearing by Mayor Pro Cope, 2nd by Commissioner Easter, it passed unanimously. Right now, there is only a plan to show that 115 houses to be built, there is no actual building plan yet. A motion was made to close the Public Hearing by Mayor Pro Cope & 2nd by Commissioner Pavlus, it passed unanimously. **See attached ordinances.** A motion was made by Mayor Pro Cope & 2nd by Commissioner Easter to pass the Ordinance to Extend the Corporate Limits of the Town of Stem, it passed unanimously. A motion was made by Commissioner Easter & 2nd by Mayor Pro Cope to pass the Board of Commissioners Statement of Consistency, it passed unanimously. A motion was made by Commissioner Pavlus & 2nd by Mayor Pro Cope to pass the Ordinance amending Town of Stem’s Zoning Map to Zone an Approximately 45.084 Acre Parcel (Pin 087802575544) from the Granville County AR-80 Zoning District to the Town of Stem Conditional Zoning District 2, it passed unanimously.

AGENDA CHANGES

- 100 W Tally Ho, Financial Report & DH Griffin-A motion was made to accept these changes by Commissioner Easter & 2nd by Mayor Pro Cope, passed unanimously.
- A motion was made to accept the option to remove the tank from DH Griffin by Commissioner Pavlus & 2nd by Mayor Pro Cope, it passed unanimously. **See attached proposal from DH Griffin.**
- Commissioner Pavlus wanted to know why we were 200,000.00 under budget, and it was due to getting the loan for the Locklear property.

CONSENT AGENDA APPROVAL

- A motion was made by Commissioner Easter to accept the consent agenda as is, 2nd by Mayor Pro Cope, it unanimously passed.

PUBLIC COMMENTS

- None

GUEST SPEAKERS

- John Gooch-He ask if there was an outside spigot around the old store or the town hall. Commissioner Pavlus is to check in to getting one put in. See attached estimates for work that needs to be done on School/Gooch Streets & Railroad Street. There has also been quite a bit of dogs in the park, he has to clean that up. A sign will be ordered for "No Animals Allowed". A motion was made to take \$2800.00 from the General Fund to do the road maintenance & landscaping work by Mayor Pro Cope & 2nd by Commissioner Pavlus, it passed unanimously.

MAYOR REPORT

- Attended the Chamber meeting & Chamber membership is growing. Most of the street lights that have been out are now back on.

MAYOR PRO REPORT

- Met with a citizen about the old mercantile building next to town hall.

COMMISSIONER COMMITTEE REPORTS ONLY

Commissioner Susan Cope: Website & Events Committee

- Events Committee- Make Stem Sparkle went well and the next event will be National Night Out.
- Website- Nothing

: Streets/Signs & Planning Board

- Streets & Signs- Commissioner Easter is taking this over and is reviewing the previous paper work on paving Franklin Street.
- Improvement Committee-

Commissioner Kevin Easter: Kerr Tar, Granville Greenways Advisory Committee, Animal Control

- Kerr Tar- Last meeting was April 26, there was no meeting in May.
- Animal Control – Not able to attend this meeting.

Commissioner Kenneth McLamb: SGWASA, Fire Dept. Liaison

- Stem Fire Dept. – Not in attendance
- SGWASA- Not in attendance.

Commissioner Dave Pavlus: Parks & Improvement Committee, Gran. Co Parks & Rec., Cemetery Committee, Granville Greenways Committee

- Cemetery Committee – Nothing new here.
- Granville Co Parks & Recreation Committee – No meetings until August
- Granville Greenways Committee – No meeting until this summer.
- Stem Park-The water fountain is now working at the park.
- UNRBA- Discussion going on with IAIA on different projects.

ZONING & STORMWATER REPORT

- Mike Conti- The Planning Board is going to use the sign ordinance the Chapel Hill uses. A motion was made to set the Unified Development Ordinance hearing for June 20th by Mayor Pro Cope & 2nd by Commissioner Pavlus, passed unanimously.
- There are 2 applicants for the Planning Board and the Board fills that both applicants are qualified. The Planning Board has picked Roman Acosta. A motion was made to accept that recommendation from the Planning Board by Commissioner Pavlus & 2nd by Mayor Pro Cope, it passed unanimously.

- Need to obligate our IAIA funds by June 30th for it to count for this year.

POLICE REPORT

- Mike Beal-disturbance at Richmond Run, 4 wheelers on Sunset & Old 75, assist the county by DUI and littering and also a disturbance at Triangle D.

OLD BUSINESS

- Road Bids-Covered above
- Process to fill empty commissioner seat-move to next work session
- Fire District Tax-final discussion-Vote will stand as is from the last meeting.

NEW BUSINESS

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A motion was made to adjourn by Commissioner Easter and 2nd by Commissioner Pavlus, passed unanimously.

Clerk Signature / Date

Mayor Signature / Date

Town Seal

NEXT REGULAR SCHEDULED MEETING WILL BE:

June 20, 2022 at 7:00PM

Recording of this meeting is available for \$5.00. Please contact the town clerk.