



# Town of Stem

September 18, 2023  
Regular Town Meeting Minutes

## TOWN BOARD MEMBERS

Casey Dover, Mayor	919-656-4062	Susan Cope, Mayor Pro	919-721-3876
Lonnie Cole, Sr Commissioner	919-939-6382	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, Dave Pavlus, Kenneth McLamb, Lonnie Cole, Sr., Kevin Easter & Town Clerk, Vicki Garrett, Mike Conti, Zoning Administrator, Mike Beal, Police Chief, and Robert Hornik, Town Attorney.

## MEETING ORGANIZATION

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

## AGENDA CHANGES

- End of year wrap up, street lights for Richmond Run & Julian Daniel Rds., Commissioner pay update, downtown update, 104 W Tally Ho Rd property. A motion was made to accept these changes by Commissioner McLamb & 2<sup>nd</sup> by Mayor Pro Cope, it passed unanimously.

## CONSENT AGENDA APPROVAL

- A motion was made by Commissioner McLamb, 2<sup>nd</sup> by Mayor Pro Cope, it passed unanimously.

## PUBLIC COMMENTS

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## GUEST SPEAKERS

- John Gooch-Estimate for trees, he left with Commissioner Pavlus.
- Forrest Westall of UNRBA-See Attached.

## MAYOR REPORT

- Granville Co. manager held a forum at the Stem Ruritan Club, he focused on the reevaluation of properties coming this winter.

## MAYOR PRO REPORT

- The county is hosting multiple sessions at different locations around the county, Stem just happened to be first. Several project Uplift presentations coming up this week.

## COMMISSIONER COMMITTEE REPORTS ONLY

### Commissioner Susan Cope: Website & Events Committee

- Events Committee-Homecoming parade is not going to happen. Football team could not come up with a date prior to homecoming game.
- Website – Agendas are up on the same page as the meeting minutes which are up to date. Still working on the sunshine email list.

Mayor [Signature] Clerk V6

**Commissioner Lonnie Cole Sr.: Streets/Signs & Planning Board**

- Streets & Signs- Still scheduled to start Monday with repaving. 1 speed hump going in on Richmond Run. John to check on cracks in streets one more time prior to paving. Prestwick patch will happen at the same time. Nothing new on the Welcome to Stem sign
- Improvement Committee-Clean up day will be the Saturday before the parade, Nov. 4<sup>th</sup>. They will be cleaning up along the parade route.
- Planning Board- Met Sept. 12, went over the UDO, the downtown plan, and the planning board had their elections, Roman Acostic is president of the planning board. Will not be having October meeting. Next meeting is November 14<sup>th</sup>.
- Events- nothing new.

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

- Kerr Tar- Meeting was August 24, next meeting is October 26, 2023.
- Animal Control – Not able to attend
- Improvements- Have contacted DH Griffin about seeding & putting straw on the lot where the demolition took place.

**Commissioner Kenneth McLamb: SGWASA, Fire Dept. Liaison**

- Stem Fire Dept- Met Oct. 13<sup>th</sup>, Turkey shot every Friday night in October, this is being held at the Ruritan Club, has started redoing the metal on the fire department
- SGWASA- Will be having a meeting to discuss family and employee health insurance plans. Have been discussing the PFAS & PFOS.
- Fire Commission- Nothing

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

- Cemetery Committee – Needs a new fence.
- Granville Co Parks & Recreation Committee – Meeting is tomorrow, will be holding their final public hearing on their 20-year master plan.
- Granville Greenways Committee – They are discussing the Oxford to Virginia East Coast Greenway project.
- Stem Park- The park is up and running. The Gran. Co. Library is holding an event at the park next Saturday.
- UNBRA-

**ZONING & STORMWATER REPORT**

- Mike Conti

**POLICE REPORT**

- Chief Mike Beal-Domestic on Richmond Run, Larceny at the Stem Mini Mart, assisted the county on several calls, domestic on Tally Ho Rd., assisted Butner PD with a break in, 911 hang up on Richmond Run, domestic in Deerfield, and domestic on Gooch Street.

**OLD BUSINESS**

- Old store roof-Attached is a copy of all the quotes for the roof on the old mercantile building. The 1<sup>st</sup> estimate is from Rodriguez Roofing. A motion was made to move forward with Rodriguez Roofing by Commissioner Pavlus, 2<sup>nd</sup> by Commissioner Cole, passed unanimously.
- Tree removal quotes- There was 2 quotes, 1 for 850.00 and the 2<sup>nd</sup> was for 900.00.
- Drapac-Mangum Farms Phase II-See Attached Addendum to the SUP & Map of Mangum Farms. Drapac is selling to DR Horton Homes. A motion was made to adopt the Addendum for Mangum Farms phase II by Commissioner Pavlus, 2<sup>nd</sup> by Commissioner Easter, passed unanimously.
- Alford Case quotes from Collection Firm- See the quotes attached from 2 different firms. Mr. Hornik made a suggestion to go with Kurtz Law, since they are right here in Raleigh.

## NEW BUSINESS

- End of year wrap up-The board wants to send out a letter about things that went on throughout the year. Just a heads up on why the Commissioners did what they did on the ETJ.
- Street Lights-Avery Court needs a street light, it is totally dark. Richmond Run and corner of Julian Daniel also needs a street light.
- 104 W Tally Ho-house door and vents under the house need work. Commissioner Pavlus will get a quote for this.
- Downtown- Next Thursday, Bruce, the mayor and Commissioner Easter will tour around town.
- Commissioner Pay-Everything has been done on this.

**Closed Session due to N.C. G. S. 143-318.11(a)(6) Personnel Matters**-A motion was made to go into closed session by Commissioner Easter, 2<sup>nd</sup> by Commissioner Pavlus, passed unanimously. A motion was made to go out of closed session by Commissioner McLamb, 2<sup>nd</sup> by Mayor Pro Cope, passed unanimously.

A motion was made that Roman Acosta will be replacing Mike Conti as part time zoning administrator by Commissioner Pavlus, 2<sup>nd</sup> by Commissioner McLamb, passed unanimously.

**A motion was made to adjourn by Commissioner McLamb and 2<sup>nd</sup> by Mayor Pro Cope passed unanimously.**

*Vicki C. Bennett* 10/16/23  
Clerk Signature / Date

*[Signature]* 10/16/23  
Mayor Signature / Date



**NEXT REGULAR SCHEDULED MEETING WILL BE:  
October 16, 2023 at 7:00PM**

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

Mayor *[Signature]* Clerk *VG*