

MAYOR
Jessie Bellflowers

MAYOR PRO TEM
Hope Page

TOWN MANAGER
Chancer McLaughlin



TOWN BOARD
Cynthia Hamilton
Grilley Mitchell
Bryan Marley
Lisa Tremmel

TOWN CLERK
Ashley Wyatt

TOWN OF HOPE MILLS BOARD OF COMMISSIONERS
Meeting Agenda –January 20, 2026
5:30 p.m. Special Meeting

Mayor Bellflowers called the meeting to order at 5:30 PM and welcomed those in attendance.

ABSENT: Commissioners Bryan Marley and Lisa Tremmel

STAFF PRESENT

Town Manager Chancer McLaughlin, Town Clerk Ashley Wyatt, Deputy Town Clerk Coronda Regan, Police Chief Stephen Dollinger, Stormwater Administrator Beth Brown, Deputy Stormwater Administrator Tyler Riddle, Public Works Director Don Sisko, and Deputy Public Works Director Bruce Clark.

PLEDGE OF ALLEGIANCE

Mayor Bellflowers led the Pledge of Allegiance.

APPROVAL OF AGENDA – ADDITIONS OR DELETIONS

The agenda was approved by unanimous vote of the board.

PRESENTATIONS

OVERVIEW OF MUNICIPAL STORMWATER - BETH BROWN, STORMWATER ADMINISTRATOR

Beth Brown, Stormwater Administrator, provided a comprehensive overview of the town's stormwater management program. She began by defining stormwater as rainwater or snowmelt that runs off rather than infiltrating into the ground. She explained the key difference between undeveloped and developed sites

Ms. Brown clarified a common misconception, noting that the EPA required municipalities to regulate water quality more than water quantity, though quantity was also addressed. She explained the difference between storm sewer systems (which collect runoff and discharge untreated into waterways) versus regular sewer systems (which treat wastewater). She continued to outline the following:

- Public education and outreach - targeting pollutants from vehicle maintenance, lawn care, pet waste, and trash/debris
- Public involvement - including annual public meetings, clean sweep events, adopt-a-drain program, and hazardous waste collection

- Illicit discharge detection and elimination - maintaining storm sewer system maps and inspecting outfalls
- Construction site runoff controls - administered through NCDENR
- Post-construction runoff controls - reviewing development plans and requiring on-site treatment
- Municipal good housekeeping - ensuring town departments operate in stormwater-friendly ways

Ms. Brown discussed the town's Stormwater Master Plan, originally created in 2011 and updated in June 2025, which served as a roadmap with prioritized projects. She shared a list of current projects, most costing upwards of \$1 million, noting that several major projects had been completed over the past decade, including addressing town hall flooding issues.

She emphasized that while water quality is the main reason for the program, maintenance of town infrastructure has been a high priority. She noted that Hope Mills currently has no impaired water bodies in the area, though they conduct quarterly water samples to maintain a baseline in case that changes.

Commissioner Hamilton asked about the smoking of water lines, which Ms. Brown clarified was a PWC procedure for their closed sewer system to detect leaks, different from the open stormwater system.

Commissioner Hamilton asked about sediment runoff into retention ponds, with Ms. Brown explaining how erosion could occur and how it's managed during inspections.

Commissioner Mitchell inquired about the town's drinking water quality.

Ms. Brown clarified that drinking water quality was managed by PWC.

Mayor Bellflowers asked if there were any grant opportunities available for the stormwater projects.

Ms. Brown advised that pursuing grants was always possible.

OVERVIEW OF MUNICIPAL PUBLIC WORKS - DON SISCO, PUBLIC WORKS DIRECTOR

Don Sisko, Public Works Director, provided a detailed overview of the department's operations. He began by explaining the financial structure of Public Works, noting they have six separate budgets totaling approximately \$4.6 million annually.

Mr. Sisko outlined the scope of assets managed by Public Works, including approximately \$2 million worth of vehicles and nearly \$1.4 million worth of trash cans throughout the town. He noted the town's significant growth, with over 4,700 single-family homes and more than 1,300 additional homes already permitted or in the permitting process.

Mr. Sisko detailed the department's various divisions:

- Buildings and Grounds - Maintains town facilities, including custodial services, maintenance and repairs. The team maintains over 28 acres of lawn throughout town. They also handle dam structure maintenance, annual inspections, and the eel ladder (which requires federal reporting).

- Cemetery Management - The department maintains three town cemeteries (Adcock, Legion Road, and old McCray), handling everything from selling plots to lawn maintenance.
- Sanitation - Services include weekly trash and recycling collection, yard waste collection, household furniture pickup (now biweekly due to volume), special services for seniors and disabled residents, tire collection (four per household annually), sharps collection, and a mosquito spraying program.
- Streets Department - Handles minor asphalt repairs, sidewalk maintenance, street sweeping (113 curb miles), street sign maintenance, right-of-way mowing, and road closures for town events. The department also manages snow and ice response, flood response, tree removals, and maintains a temporary debris site for emergency situations.

Mr. Sisko explained that the town has about 12 miles of NCDOT-maintained roads, but noted that DOT does not maintain sidewalks - the town handles this through third-party agreements. He detailed the Powell Bill funding that provides annual resources for street maintenance, explaining that they accumulate reserves for larger projects to make them more attractive to contractors.

Current capital projects include:

- Bretton Woods Road Resurfacing (\$600,000)
- East Patterson Embankment Stabilization Project (\$2.5-3.5 million)
- Woodland Hill Street project (\$1.4 million plus change orders)
- Cameron Road sidewalk from Hope Mills Middle School to Main Street (\$799,000)
- Multi-use path at the lake (nearly complete at \$500,000)
- ADA transition plan improvements (ongoing)

The board asked various questions relating to easement maintenance, furniture pickup scheduling, mosquito spraying operations, and ADA compliance improvements, as well as gateway maintenance, noting concerns about debris on major entrances to town maintained by DOT.

Mr. Sisko explained that DOT's standard is quarterly maintenance and that the town does not clean DOT streets due to cost and regulatory requirements.

Mayor Bellflowers asked about departmental challenges.

Mr. Sisko cited difficulty retaining qualified staff, particularly CDL drivers, noting they've begun training staff internally with service commitments.

ADJOURNMENT

Seeing no additional business to come before the board, the meeting was adjourned at 6:37 pm.

Motion by Commissioner Mitchell, seconded by Commissioner Hamilton, and carried unanimously to adjourn the meeting.

ADOPTED this 16th Day of February 2026.

ATTEST:

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Jessie Bellflowers, MAYOR





Ashley Wyatt, MMC Town Clerk