

REGULAR MEETING, MONDAY, NOVEMBER 5, 2007

The regular meeting of the Hope Mills Board of Commissioners was called to order by Mayor Dees at 7:30 p.m. Commissioners Luther, Legge, Gorman, Smith, and Collins were present.

Others present were Town Manager Randy Beeman, Town Attorney William R. Davis, Police Chief John Hodges, Finance Director Jeff Saleeby, Human Resources Administrator Kimberly Lockamy, Stormwater Administrator Melanie Clerkley, Detective Mark Phillips, and Fire Chief Chuck Hodges.

Rev. Michael Boarts, Highland Baptist Church, gave the invocation, and Commissioner Legge led the Pledge of Allegiance.

1. AGENDA ADJUSTMENTS, ADDITIONS, DELETIONS.

Mayor Dees stated the Veterans Affairs Committee was requesting to present a report on solicited funds to have Spc. Steven Elrod's name added to the Veteran Memorial.

Commissioner Collins made a motion to add the Veterans Affairs Committee report to the agenda, Commissioner Luther seconded, and the motion carried unanimously.

2. STATUS REPORT ON HOPE MILLS LAKE/DAM PROJECT.

Mayor Dees read a letter from Crowder Construction stating on Saturday, October 27th, heavy rains exceeded the stream banks and entered into the construction zone. He said there were two cranes as well as a forklift that were located in the construction zone, and water rose to the top of the track on one of the cranes, however, no damage was reported to either crane. Mayor Dees stated employees already scheduled to work on Saturday were monitoring the situation carefully, and expressed appreciation to the Fire Department for their assistance by providing a boat to assist with the relocation of a portable fuel tank. Mayor Dees remarked Crowder was able to resume normal work activities on Monday without incident or impact.

Crowder stated lessons learned were in the future they will park equipment at an even higher elevation.

Mayor Dees gave a summary of the construction monthly progress report. He said there were several things reported to include the following: 1) they continued driving H Piles on the east side including the H Piles that were substituted for the micro piles; 2) removed the existing sluice gate operator and moved it to storage; 3) cleaned up the site and repaired erosion control devices damaged by the weekend flooding; 4) completed forming, tying rebar, and placing water stop for the spillway slab under the bridge; 5) poured the first spillway slab under the bridge; 6) continued excavating and placing rip rap for the cut off channel on the west side; 7) continued installing walers and soil anchors for the sheet piles for the cut off channel; 8) completed clearing and grubbing the slope on the east side; 9) grinded the seams and patched concrete at the modified retaining wall under the bridge on the west side; and 10) cored new weep holes in the existing retaining wall under the bridge on the west side.

Mayor Dees said as a matter of general discussion, Crowder Construction had voiced concerns about all of the visitors and sightseers and the foot traffic in general on the bridge. He said they were afraid someone was going to forget where they were and step back into the traffic while looking over the bridge. Mayor Dees stated Crowder was going to place some signage addressing the pedestrian traffic and some safety concerns. He said they will try to place an observation area for the public. Mayor Dees said there was a live feed you could watch on computer as well as in person. He said Crowder would like for the press to please emphasize safety concerns to help them with this matter. Mayor Dees noted they will be diverting the water in the next week and they have met with PWC on the wastewater pipe, and possibly reinforcement to that. He noted that PWC may ask Crowder to do some additional work there, and Crowder has said if they do they will bring in

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some additional employees and PWC will pay for that and it will not delay the project.

Mayor Dees stated the Hope Mills Zoning Board is having a Special Meeting and public hearing on Tuesday, November 13th to consider an amendment to the Hope Mills Zoning Code to create a Conservancy District, and this will be the first in the history of Hope Mills. He said it will initially be used for the area around Lake No. 2 and could certainly be used in other areas where we are trying to maintain greenspace. He said this was designating an area so that when builders come in they know that they are limited to the kind of building and to the closeness of the actual environmental issues. He said they are also continuing discussions with state representatives about the possible reservoir bill that would allow for the eventual return of Lake no. 2 someday with state assistance. He said they had also talked to Scotty Sweat who is very active with The Friends of Hope Mills Lake maintaining their website on Lake no. 1. Mayor Dees noted that Mr. Sweat had also taken an active interest in making sure that Lake No. 2 was environmentally protected and he had also been in consultation with Rev. Ricky Burnette who represents the Lumbee Tribe of the North Carolina District 13, which includes Cumberland County and north Robeson County. Mayor Dees said that Rev. Burnette was very excited and very much in support of our clean water reservoir plans and he would like to work with us. Rev. Burnette plans to petition the full Tribal Council for a resolution of support for all of our water projects. Mayor Dees said that it was a plus to have them on board to help us with those projects at Lake No. 1 and possibly Lake No. 2 in the future.

3. MAYORAL PROCLAMATION: VETERAN'S DAY - NOVEMBER 11, 2007.

Mayor Dees read the proclamation and urged all citizens to pay tribute to America's veterans by participating in the patriotic ceremony, hosted by VFW Post 10630 at the Armed Forces Veterans Memorial Park on November 11th at 3:00 p.m., by displaying our national flag, and reaching out to the veterans in our community, and giving support to our troops and their families.

4. VETERANS AFFAIRS COMMITTEE REPORT.

Mr. William Conklin, 3931 Russell Street, read the Veterans Affairs Committee report on the result to solicit funds to have Spc. Steven Elrod's name added to the Veteran's Memorial. Mr. Conklin said at its meeting held in September the committee voted to request permission to solicit funds from businesses in the Town along with the public in order to have Spc. Steven Elrod's name added to the Veterans Memorial. He said at that time the price quoted was between \$250.00 and \$350.00. Mr. Conklin said they obtained permission and started collecting funds, and as of today they had collected approximately \$510.00. He said that the cost is a lot less, therefore, they had ordered the name plaque and hoped to have it installed on Veterans Day, November 11, 2007. Mr. Conklin stated they had contacted Mr. & Mrs. Morin and have their consent and they will be there for the unveiling. Mr. Conklin stated their next meeting will be November 27th and they will be setting up a committee to establish rules on whose name can be placed on the memorial.

Mayor Dees thanked Mr. Conklin and said they appreciated everything he and Veterans Affairs Committee do for the Town and in this case to help us honor Spc. Steven Elrod's memory.

5. PUBLIC COMMENTS.

Jessie Bellflowers, Post Commander, representing VFW Post 10630, said he would like to remind and invite everyone to their Veteran's Day Ceremony on Sunday at 3:00 p.m., November 11th, at the Veterans Memorial Park. He said he would also like to remind everyone that a Veterans Day ceremony and parade will be in Fayetteville at 11:00 a.m. on Saturday. Mr. Bellflowers said during the ceremony on Sunday they will have two presentations, one from the Eagle Scout with his father that had the plaque placed in the ground last year on behalf of his father, the guest speaker will be his father's Commander from Fort Bragg, and the name of Spc. Steven Elrod will be placed on the memorial. Mr. Bellflowers said the VFW would like to invite the Town as well to lay a wreath, and any

resident who would like to bring a wreath on behalf of any Veteran was encouraged to do so.

Pat Hall, 3511 Beechwood Street, said she had invited the Board and citizens to attend a Planning Board meeting that involved a zoning issue that was in the Town's Municipal Influence Area. Mrs. Hall said the meeting resulted in a workable solution between the County, the Town and the developer. She said her reason for speaking tonight was to thank the Board for attending the meeting and it was good for Hope Mills and it was good for our image and it was good public relations for the Town, and she was very proud to be a part of that. Mrs. Hall said the zoning issue resulted in a partial conservatory district protecting Rockfish Creek. Mrs. Hall stated she wanted to commend the Board for initiating a CD district so that we can continue to protect our water, waterways, park area, nature conservatories, and any other areas that might fit into that category. Also, she wanted to thank the Board and say it is rewarding to her as a citizen to see a Board in concert and complete agreement on issues such as this one. Mrs. Hall stated a similar issue happened in the City of Fayetteville and those concerned citizens were even referred to talk to the residents of Hope Mills to see how they did it, so it was a good example of government and developers working together.

6. PRESENTATION BY MS. ELAINE BURNS REPRESENTING "CONTINUOUS FLOW ENRICHMENT CENTER" - CAMERON ROAD.

Ms. Elaine Burns addressed the Board on soliciting funds to start an after-school program located at 4766 Cameron Road, Hope Mills. Ms. Burns stated they had been working on this project for about four years. She said they had solicited funds from the Cumberland Community Foundation, United Way, Walmart, and Continuous Flow Fellowship Center. Ms. Burns said there were a lot of military families in their membership, and they were soliciting funds for the low income families in the area. Ms. Burns briefly discussed how the program had been run in the past with volunteers and said now there were more children and less volunteers.

Ms. Burns said they were asking the Town for funding to help to build the after-school program in Hope Mills. She said they knew that there were a lot of kids on the streets that were in alternative schools that live in Hope Mills. She said they wanted to target the pre-teens and the youths to have something here in Hope Mills for them to do to get them off the streets.

Ms. Burns said "The Reach-N-Teach Youth Development Program" is a new after-school program in the Hope Mills, Cumberland County, North Carolina area that will offer in-depth mentoring, one-to-one tutoring and homework assistance to youth in grade levels of six through eight. This program will be a catalyst to create an effective way to educate our youth through stimulation and increase learning capabilities as well as resuscitating the heartbeat of youth left unsupervised after-school. She said the program will be open from 3:00 p.m. to 7:00 p.m.

Ms. Burns noted the funds they were requested was \$10,000.00.

Mayor Dees said that this was something the Board had just heard about when they received their agenda packet and normally when they appropriate money for programs it was done during the budget which was back in July. Mayor Dees said if there is not a possibility of doing something now, then there is a possibility that they could discuss it again at budget time. Mayor Dees asked if their program started in October and their fiscal year starts in October, and Ms. Burns answered yes. Mayor Dees noted the problem was their fiscal year starts about four or five months after the Town's fiscal year and most of the money budgeted for this year has probably already been set aside. He said there may be some money and something they could discuss or come back to her with questions, and if the Board could not do the whole amount then maybe they could do part of it.

Ms. Burns said they were going to start in February with the funds or without it and they were just asking that during the time that the Board would be able to help, and they would appreciate anything the Board could help them with. Mayor Dees stated there may be some other areas that they might do and give a letter of support to solicit other

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places or donations and try to help them in some way and it may be that next year at budget time the Board would need to consider the bigger request, but in the meantime they did wish them well and hope that they were successful and if the Town can help it would.

Ms. Burns thanked the Board for allowing her to speak and wanting to hear about the after-school program.

7. CONSENT AGENDA.

Mayor Dees asked if there were any items on the agenda the Board wished moved to the regular agenda for discussion.

Commissioner Luther made a motion to approve the consent agenda as presented. Commissioner Gorman seconded, and the motion carried unanimously.

- a) **Consideration to approve Minutes of the October 1, 2007 Regular Meeting and October 16, 2007 Regular Meeting.**

Minutes approved as written.

- b) **Consideration to adopt Resolution setting November 19, 2007 public hearing for voluntary annexation #07-4, 1.32 acres, property of Neil E. Smith.**

RESOLUTION
OF THE
BOARD OF COMMISSIONERS
OF THE
TOWN OF HOPE MILLS, NORTH CAROLINA

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-31
Annexation #07-4

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Town of Hope Mills, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at Town Hall, 5770 Rockfish Road, Bill Luther Board Meeting Room #120, at 7:30 p.m., on November 19, 2007.

Section 2. The area proposed for annexation is described as follows:

1.32 ACRES TO BE ANNEXED BY THE TOWN OF HOPE MILLS

NEIL E. SMITH
DEED BOOK 3609 AT PAGE 479

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BEGINNING at an iron stake set located in the eastern line of the Soterios Frangos Tract being Lot Four as shown on plat entitled "Property of Centdev Hope Mill, LLC" as recorded in Plat Book 104 Page 157 of the North Carolina, Cumberland County Registry; said iron stake being located a tie line of S04°30'54"W 87.05 feet from an existing iron stake being the southeast corner of the above referenced lot;

And runs thence S80°19'45"E 247.00 feet to an iron stake set; thence S51°25'04"E 119.00 feet to an iron stake set; thence runs with the western line of Lot One as shown in Plat Book 98 Page 69, S40 °20'34"W 228.27 feet to an iron stake set; thence N49°04'33"W 268.87 feet to an iron stake set; thence N05°27'58"E 22.98 to an iron stake set; thence N62°59'24"E 5.92 feet to an iron stake set; thence N04°30'54"E 88.27 feet to the point of beginning and containing 1.32 Acres.

The above tract being a portion of the Neil Evans Smith Tract as recorded in Deed Book 3609 Page 479 of the Cumberland County, North Carolina Registry.

Section 3. Notice of the public hearing shall be published once in The Fayetteville Observer, a newspaper having general circulation in the Town of Hope Mills, at least (10) days prior to the date of the public hearing

ADOPTED this 5th day of November, 2007.

EDDIE DEES, MAYOR

ATTEST:

Phyllis C. Register, MMC, Town Clerk

Resolution adopted.

- c) **Consideration to adopt Budget Amendment 2008 #3, outstanding encumbrances at 6-30-07.**

Finance Director Jeff Saleeby stated the Board needed to amend the budget ordinance for the outstanding encumbrances at 6-30-07. He said the outstanding encumbrances represent PO's that were not completed at the end of June 30, 2007. The PO's were closed out at June 30, 2007 and reopened for 2007-2008. He said these items were reserved for the 2007-2008 fiscal year.

Budget Amendment adopted.

- d) **Consideration to adopt ordinance amendment repealing Chapter 66, Personnel, in its entirety.**

AMENDMENT
TO THE
CODE OF ORDINANCES
OF THE
TOWN OF HOPE MILLS, NORTH CAROLINA

THE BOARD OF COMMISSIONERS OF THE TOWN OF HOPE MILLS, NORTH CAROLINA, DOES ORDAIN:

Section 1. That Chapter 66, Personnel, is hereby repealed in its entirety.

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Section 2. That a Personnel Policy Handbook adopted by Resolution on October 16, 2007 is in full force and effect.

Section 3. That all other chapters of the Code of Ordinances of the Town of Hope Mills shall remain as codified.

ADOPTED this 5th day of November, 2007.

Eddie Dees, Mayor

ATTEST:

Phyllis C. Register, MMC, Town Clerk

Ordinance Amendment adopted.

“END CONSENT AGENDA”

8. **PUBLIC HEARING: CONSIDERATION OR REZONING 0.99 +/- ACRE PORTION OF A 2.62 ACRE TRACT FROM R5A RESIDENTIAL DISTRICT TO O&I OFFICE & INSTITUTIONAL DISTRICT, OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED SOUTHEAST OF DUNROBIN DRIVE, SOUTHWEST OF ELK ROAD, OWNED BY FLORENE T. LUCAS, ET AL, SUBMITTED BY ATTORNEY J. DUANE GILLIAM.**

Mr. Ed Byrne, Cumberland County Planning Department, displayed a map of the subject property and stated the matter was being submitted for Board consideration.

Mr. Byrne stated the property was located southeast of Dunrobin Drive, southwest of Elk Road, owned by Florene T. Lucas, et al. Mr. Byrne stated the rezoning was for a .99 +/- acre portion of a 2.62 acre tract from R5A to O&I or to a more restrictive zoning district. Mr. Byrne briefly discussed the current zoning and land uses for the property, and stated that the Planning and Inspections staff recommended denial of the O&I district based on the following:

1. The request is not consistent with the 2010 Land Use Plan, which calls for medium density residential at this location.
2. The subject property is adjacent to O&I zoning and is not located on a major thoroughfare.
3. Rezoning this property will cause an encroachment of non-residential uses into an area more suitable for residential development.

Mr. Byrne stated there are no other suitable zoning districts to be considered for this site.

Mr. Byrne noted that the Hope Mills Zoning Board met on October 22nd and reviewed the information and heard the testimony from the applicant and other people that spoke at the meeting and recommended approval of the O&I District at this location.

Mayor Dees opened the public hearing and asked if there was anyone to speak in favor to the matter.

Duane Gilliam, Attorney for the property owner, 3340 Cory Drive Fayetteville, addressed the Board on the current zoning surrounding the subject property. Mr. Gilliam also discussed the proposed widening of Elk Road, drainage and underground piping. Mr. Gilliam stated the .99 acre was not shown as O&I on the 2010 plan and neither was the

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four lane highway with curb and gutters and sidewalks.

Mr. Gilliam noted the second objection by the Planning staff was that the .99 acre was not fronting on a main thoroughfare. He stated that Dunrobin Drive certainly runs into Elk Road, so that they considered that extending the O&I back to the .99 acre is essentially indirectly on to a main thoroughfare. He stated the third objection by the Planning staff was that the property encroaches into a residential area, but it is not single-family homes individually owned, it was corporate ownership of townhouses. Also, he said the office for the townhouses is almost directly across from the subject property and that is not single-family residential.

Mr. Gilliam noted the portion that is presently O&I taking out the 60 feet already obtained by the Highway Commission, is about 1.4 acre. Mr. Gilliam stated that they were asking for the .99 acre to be rezoned, and showed on the map the portion of the property that was rezoned in October and at that time he stated they may be back later to talk about zoning of the 2.49 acre and the .99 acre. Mr. Gilliam said they consider that it was all in one deed and one tract.

Mr. Gilliam stated they proposed that the property would be sold for a funeral home and that it will be approximately 4.9 acres if this is rezoned tonight and at the December meeting if the Board when the other portion comes up and they decide to zone it O&I, then it will make approximately a five acre tract. Mr. Gilliam stated due to the topography there is about one acre that joins the residential district that is down hill that it would have to be open space. He said the entire tract was wooded and Longleaf Pines. He noted the pines had been thinned properly as they were growing, you can walk through it and it was a nice open space.

Mr. Gilliam briefly discussed the placement of the proposed building to be located on the property. Mr. Gilliam said tonight they were asked for rezoning to O&I and at the proper time they will ask the Board to also rezone the other portion. Mr. Gilliam said he felt everything was pro, it is good for Hope Mills, it will help the neighborhood, it will not hurt anyone and they ask that the Board give favorable consideration to the rezoning to O&I of the .99 acre.

Tim Evans, Realtor for the purchaser of the property, 2256 Cypress Lake Road, thanked the Mayor, Commissioners and staff for the opportunity to address the Board. He said last year he was involved with a company out of Wilmington that was looking for a site for an assisted living facility and they were looking at Hope Mills. Mr. Evans said he starting looking and what he found out was there was not a lot out there to look for, but he did find the site on Elk Road and at that time they had an option on the five acres on Elk Road and then found out they needed to be in the Seventy First Township.

Mr. Evans said this year he met Mr. Dan Funchess, with the Citadel Management LLC, out of Forest City, North Carolina, who is in the funeral home business and they were told that Hope Mills would be a great spot for a new funeral home. Mr. Evans said he wanted to familiarize them with Hope Mills so he started showing them parts of Hope Mills that he was familiar with, and finally after riding around maybe 1 ½ hours, he showed the site he felt would make a beautiful site on Elk Road for a rest home. After viewing the site they immediately fell in love with it and the first thing he said to them was, he was very involved with nature and he wanted to ensure them of one thing before they get too excited about the property, there are a lot of people in the Town of Hope Mills that are tree huggers and he happens to be one himself. Mr. Evans said he asked if they were willing to leave as many trees on the site as possible, and they said absolutely, because that is what they liked about the site, and that is what they felt like would make this funeral home so appropriate for the site.

Mr. Evans said giving that in consideration, he did not think he could elaborate a lot on what Mr. Gilliam had said with the exception of Murray Duggins who owns the Southview Townhouses. He stated he has met with Mr. Duggins twice and the one thing that Mr. Gilliam did not touch on when he found out that it was under contract, he asked him to come by and talk to him at his Raeford Road office, to let him know what they would

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be doing. Mr. Evans stated he was told by Mr. Duggins that they were in the process of getting ready to start a new section of the townhouses and they actually have the room at the first building that you come to on Dunrobin Drive to go back into the site, but it would cram the site as such that they would be interested in buying 20 foot of the .99 acre. Mr. Evans said he spoke with Dan Funchess and the other owners, and their feeling as well as his was to give them the 20 feet and later down the road if needed to tie into the road as a back exit they would have that opportunity. Mr. Evans said they agreed and Mr. Duggins plans was to take the 20 feet if it goes through tonight.

Mr. Evans stated to the Board that they knew the Town they live in, but when you start looking at what is left in the city limits of Hope Mills, for any type of good development, it is very, very limited. He stated there was such few sites left that his feeling was this was good for the Town of Hope Mills, and Mrs. Dorothy Riddle stated she had rather see a building sitting on that hill with greenspace around it than more townhouses or more houses. He noted that Mr. Ed Byrne mentioned on the 2010 plan they did not know a four lane road was coming through and what he was told down town at the State Highway office that maybe five houses in Worthington will be taken out at the end of the cul-de-sac for where the wings will go to hit what is Cameron Road and the service road. He stated his argument is the houses that are the end of Elk Road do not face Elk Road. Mr. Evans said you have South View High School, Southview Baptist Church, Southview Presbyterian Church, and the rest home, and this area is just not a residential area and he thinks for the Town of Hope Mills, the funeral home is a good thing and he did not think there was a better site for the funeral home than on Elk Road. Mr. Evans said with the close proximity to Highway 301, a four lane highway, and all the problems they were experiencing now on Hope Mills Road with the congestion there, what better place to put it then there.

Mr. Evans said his suggestion to the Board is if they need more time and consideration they would be more than willing to table this matter until the December meeting, then the other piece will be brought before the Board and then they can look at the five acres. He stated that Mr. Byrne noted they were only looking at the .99 acre, and they could not look at the overall picture. Mr. Evans said he could assure this Board and the Town of Hope Mills one thing, if Citadel Management LLC buys this piece of property, there will be a funeral home built on it and every pine that can be left there will be left. He said he felt it was a win, win situation for the Town of Hope Mills and if there was any opposition to this, it would be coming from Murray Duggins and he told him last week he wanted to be a neighbor to us and if they have an overflow of parking need they were more than welcome to use parking within the townhouses. Mr. Evans stated if the Town of Hope Mills would like a natural buffer beside this road they were willing to plant a natural buffer to give division between the townhouses and the funeral home. Mr. Evans said the funeral home will be built so close to Elk Road, that it will be a long way for the first building on Dunrobin Road.

Mr. Evans said that if this was something that was causing confusion or something that the Board would like to look at, then his suggestion would be to table it to the December meeting when the other piece is before the Board and they could look at the total picture.

Mayor Dees stated that is something they will take into consideration. Mayor Dees said he did attend the Zoning Board meeting and at that time there was some concern that when you zone a piece of property sometimes the intent of what it is going to be used for you can not control. He said that Ms. Lucas and Mr. Evans had expressed that if the Board was to rezone the property and then for some reason the funeral home did not buy it, that she would be willing to come back and petition the Town to return it back to residential so that it did not end up being something other than a funeral home.

Mr. Evans stated then that would be five acres of O&I and he could assure the Board of one thing if the zoning goes through, there will be a funeral home sitting on the property, not unless something drastically happens. And, if that happens, they would be willing with Ms. Lucas to work with her to put it back the way it was.

Commissioner Smith said after speaking with Mr. Evans and viewing the property,

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they had talked about the road that maybe put in for the townhouses and the additional buffer between the townhouses and the road. Commissioner Smith said if the property does get rezoned and is used for that purpose he would like to see a buffer between the townhouses and the road and it would enhance the area even more. He said in the future if you decide to tie the parking lot into the road that would cut down on the congestion of the parking lot and easy exit onto Dunrobin to Elk Road.

Mr. Evans stated the first building on Dunrobin Road he was not sure how many feet that runs to property of the Lucas and Thompson family owned, but they were willing to give him 20 feet on the part that borders his property for this road and it would actually take more than 20 feet on the front where it would tie in to Dunrobin. Mr. Evans said in their opinion that road would be a great buffer between the two.

In response to a question from Commissioner Legge, Mr. Evans said the State has already taken the 60 feet.

Commissioner Legge said that one tract is already O&I, the tract across Dunrobin is O&I and the right-of-way for NCDOT is really putting a hardship on the property owner to use the property.

Mr. Evans stated the other corner as you enter on Dunrobin Drive is also zoned O&I which is owned by Murray Duggins, and his intent is to later develop that corner as well. Mr. Evans said he agreed with Commissioner Legge, and with the 60 feet that they are losing that was O&I and with them giving up 20 feet it is really an even trade.

Tina Odom, 4664 Legion Road, said to her this was just another example of the continuing growth of Hope Mills. She said Main Street was already combined of businesses and residential housing and has been for many years. Mrs. Odom said with the traffic and congestion on Main Street it has no where to grow but outwards. She said from where she sees it the main thoroughfares are Legion Road, Elk Road and Cameron Road and since businesses and residential have existed on Main Street for many years and continue to do so today, she did not see why this would hamper any of these other thoroughfares having both.

Mr. Evans said through most small towns America and not only small towns, but large towns most funeral homes started out in houses. Mr. Evans said in downtown Clinton there is a beautiful Victorian houses that is a funeral home, and they felt that a funeral home should not be compared to any other business, because they felt a funeral home is somewhat like a church, and it is something that a community needs and it should not have the same opposition as other businesses because it is somewhat sacred.

Mayor Dees asked if there was anyone to speak in opposition to the matter and there was no one.

Commissioner Luther made a motion to table Case No. P07-78. Commissioner Legge seconded, and motion carried unanimously.

9. CONSIDERATION TO ADOPT RESOLUTION IDENTIFYING THE AREA BEING UNDER CONSIDERATION FOR ANNEXATION - PRESENTATION BY MR. MATT ROONEY, CUMBERLAND COUNTY PLANNING DEPARTMENT.

Mr. Matt Rooney, Cumberland County Planning, said the map and resolution that was submitted for the Board's review would basically reestablish an area of consideration for the Town of Hope Mills. Mr. Rooney said this was a preliminary step in the process for planning future annexation. If adopted, the area of consideration is effective for two years, and can be modified or re-adopted every two years thereafter.

Commissioner Legge expressed concerns with the portion of the map which is Gates Four, and stated he would like to see it in Hope Mills area of intent.

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Attorney Davis said the area of consideration is totally a decision of the Town, and the Town could always amend their area of consideration.

Commissioner Smith made a motion to adopt the resolution. Commissioner Collins seconded the motion.

Commissioner Luther said she would like to thank Mr. Rooney and Mr. Byrne for the work that has been done on the resolution. She said there has been a lot of work done in cooperation with the 2030 Land Use Plan also.

The motion carried unanimously.

STATE OF NORTH CAROLINA)	RESOLUTION IDENTIFYING
)	THE AREA DESCRIBED
)	HEREIN AS BEING UNDER
COUNTY OF CUMBERLAND)	CONSIDERATION FOR
)	ANNEXATION

BE IT RESOLVED by the Board of Commissioners of the Town of Hope Mills, NC:

Section 1. That pursuant to North Carolina General Statute 160A-49(I), the following described areas are hereby identified as being under consideration for future annexation by the Town of Hope Mills, under the provisions of Part 3, Article 4A, of Chapter 160A of the General Statutes of North Carolina.

Any and all areas which are beyond the present municipal limits of the Town of Hope Mills, and which are marked by or are within a blue line on the map attached hereto and incorporated herein by reference.

Adopted by the Board of Commissioners of the Town of Hope Mills, North Carolina, this 5th day of November, 2007.

Eddie Dees, Mayor

ATTEST:

Phyllis C. Register, MMC, Town Clerk

10. CONSIDERATION TO ADOPT INVESTMENT POLICY AS RECOMMENDED BY FINANCE DIRECTOR JEFF SALEEBY.

Mr. Saleeby said the Town currently did not have a Board approved investment policy as noted by the audit reports from the past four years.

Commissioner Smith made a motion to adopt the Investment Policy. Commissioner Luther seconded, and the motion carried unanimously.

**TOWN OF HOPE MILLS
INVESTMENT OF IDLE FUNDS – POLICY**

A. General Description

The Town’s investment policy emphasizes safety of the public’s money and liquidity.

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The yield an investment produces is secondary.

The institutions the Town considers should be financially sound and should be monitored on a frequent basis. The institution should not be used if it does not adhere to the priorities set out in the first paragraph.

The investments the Town considers should allow funds to be invested for the maximum amount of time while ensuring timely payment of the Town's obligations.

The Finance Officer approves purchases and sales of investments which currently consist of NC Cash Management Trust Investments.

The Town, when feasible to purchase other types of investments, should invest in 30, 60, 90, 120, 360 day and up to 3 year increments so that maturities are staggered. The amount of funds to invest is determined by the Finance Officer.

The Finance Officer, before investing any monies, should determine whether the Town has enough funds after the investment to meet current obligations.

B. Investments

The Town may invest its funds only in those instruments, defined by N.C. G. S. `159-30, listed below:

- a. Obligations of the United States or obligations fully guaranteed both as to principle and as to interest by the United States.
- b. Obligations of the Federal Farm Credit Bank, the Federal Home Loan Banks, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Housing Administration and other federally chartered programs.
- c. Obligations of the State of North Carolina
- d. Bonds and notes of any North Carolina local government or public authority subject to such restrictions as the Secretary of Local Government Commission may impose.
- e. Deposits at interest or purchase of certificates of deposit with any bank, savings and loan association or trust company in North Carolina provided such deposits or certificates are fully collateralized.
- f. Participating shares in a mutual fund for local government certified by the North Carolina Local Government Commission.

C. Credit Risk

The Town should diversify its investments to eliminate risk of loss due to over concentration in a specific investment.

D. Monitoring

The Finance Officer should review on a regular basis whether the objectives of this policy are providing for the necessary safeguarding of the public funds and the obligations of the Town are being met on a timely basis.

ADOPTED the 5th day of November, 2007.

EDDIE DEES, MAYOR

ATTEST:

Phyllis C. Register, MMC, Town Clerk

11. OLD BUSINESS.

There was none.

12. STAFF CONCERNS.

There were none.

13. OFFICIAL CONCERNS.

Commissioner Luther commented as follows:

1. Thanked everyone for attending the meeting.
2. Thanked Mr. Conklin for the work he has done for the community.
3. Thanked Ms. Burns for her presentation.
4. Thanked Mrs. Hall for comments and her service to the community serving on the County Planning Board as the representative for the Town.
5. Asked everyone to please volunteer for their Town because they make the Town what it is. She said the Board follows their direction and the Board needs them to back them up.

Commissioner Smith commented as follows:

1. Thanked everyone for attending the meeting.
2. Thanked Mr. Bellflowers for representing VFW Post 10630 and speaking on Veterans Day.
3. Thanked the Veteran's Affairs Committee for what they do in representing our Veterans,
4. Thanked Mrs. Hall for representing the Town of Hope Mills on the Cumberland County Planning Board.
5. Thanked Ms. Burns for being a leader and a mentor for our youth and for her presentation. Commissioner Smith said her request is something the Board will consider even if they will have to prolong it until the next budget.
6. Thanked the Parks and Recreation Department for what they did on Ole Mill Days and said it was a great success.

Commissioner Gorman commented as follows:

1. Thanked everyone for attending the meeting.
2. Thanked Mr. Bellflowers and said they appreciated his presentation and was looking forward to the November 11th ceremony.
3. Thanked Mrs. Hall for representing Hope Mills at the County meeting and said they appreciated her inviting them to attend.
4. Stated they appreciated what Ms. Burns was doing for the kids in the community. He said it was a worthwhile project and hopefully the Town will be able to do something for this group of young people.

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5. Said he appreciated Mr. Conklin for coming out and representing the Veterans Affairs.
6. Asked that everyone vote on Election Day and said the Board appreciated the support the voters have given them.

Commissioner Legge commented as follows:

1. Thanked Rev. Boarts for the invocation.
2. Thanked Mrs. Hall for everything she does and said she was a leader for Hope Mills.
3. Wished Ms. Burns good luck on her project with the youth.
4. Stated Ole Mill Days was one of the best Ole Mill Days he had seen since the Town started having them several years ago. He said it was very well attended.
5. Thanked Mr. Conklin for his presentation.
6. Asked everyone to honor our soldiers on the 11th and do not forget to vote tomorrow.

Commissioner Collins commented as follows:

1. Stated Ole Mill Days was a big success and thanked all the employees that helped.
2. Thanked Donnie Spell for the tractor pull.
3. Congratulated South View High School football team for an undefeated season.
4. Encouraged everyone to come out on Veteran' Day, November 11th, and thanked all the Veterans for all they had done for our country.
5. Thanked the Veterans Affairs Committee for what they had done for the Town.
6. Thanked Mrs. Hall for everything she has done for the Town.
7. Thanked Ms. Burns for what she was doing for our children and wished her good luck on her project.
8. Thanked Mayor Dees and Mr. Beeman for coming to the lake on Saturday when we had the heavy rains. He said there was a small problem and our Fire Department had to come out because of a situation with some hazardous material.
9. Thanked all the citizens for attending the meeting.

Mayor Dees commented as follows:

1. Said they appreciated everyone present tonight and as always the business of the Board is the business of the people and you are welcome. And, as always they appreciate their input.
2. Congratulated the Parks and Recreation department and the Building and Grounds department on the success of Ole Mill Days. He said he thought

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everything was very well planned and organized and all the employees are to be commended. Also, thanks to the Fire Department and Police Department for their assistance in maintaining public safety.

3. Thanked the Fire Department for the work they did down at the lake bed when we had the rain last week. Deputy Chief Lopez and his men responded to the potential Haz Mat situation and handled it like the professionals they are.
4. Thanked Paul Howard, Animal Control Officer, for his action last week. Mayor Dees said Crowder employees called to tell him they had found a Canadian Goose that had been shot by an arrow. He called Mr. Howard who came and picked up the goose. Mayor Dees called Dr. Kent Dean and asked him to see what he could do. Mr. Howard took the goose to Dr. Dean's and Dr. Dean took the arrow out and used antibiotics for a few days and this afternoon we released the goose and he flew off. Mayor Dees said he would like to thank the Crowder folks and Dr. Dean as well for having such a heart.
5. Stated Mr. Saleeby was in the final stages of completing the Capital Improvement Plan that we have been working on. He has gotten input from the department heads and we will be ready to present this plan to the Finance Committee in the next week or two.
6. Thanked Mrs. Lockamy and Mr. Beeman for putting together the Employee Appreciation Day luncheon. And, thanks to the Parks and Recreation staff for setting up and helping decorate. He said the meal and the door prizes were very good and thought the employees really appreciated being appreciated.
7. Stated the 2006-2007 audit was submitted last week on time. Sharon Edmundson of the LGC called to let us know it was received and she said she would be looking over it and would be writing us a letter thanking us for our work in completing four audits during the last 10-11 months.
8. Reminded everyone that the Town Hall will be closed on Monday, November 12th, in honor of Veteran's Day.
9. Reminded everyone of the next Board meeting on Monday, November 19th.

14. ADJOURNMENT.

At 8:40 p.m., upon a motion by Commissioner Collins, seconded by Commissioner Luther and unanimously carried, the meeting was adjourned.

EDDIE DEES, MAYOR

ATTEST:

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Natashia McCants, Deputy Town Clerk