

## **SPECIAL MEETING, THURSDAY, SEPTEMBER 28, 2006**

The special joint meeting of the Hope Mills Board of Commissioners and the Cumberland County Commissioners was called to order at 7:00 p.m. by Mayor Dees.

Commissioners Gorman, Collins, Legge, Luther, and Smith were present.

Cumberland County Board members present were Billy R. King, Chairman, Kenneth S. Edge, Vice Chairman, and Commissioners Talmage S. Baggett, Dr. John T. Henley Jr., Breeden Blackwell, Dr. Jeanette M. Council, and Diane Wheatley.

Others present were Town Manager Roy D. Taylor, Town Attorney William R. Davis, Finance Director David Stafford, Parks & Recreation Director Anita Kilgore, and Public Works Director Bruce McLaurin. County staff members present were County Manager James Martin, County Attorney Grainger Barrett, and County Clerk Marsha Fogle.

### **1. CUMBERLAND COUNTY JOINT PLANNING.**

Mayor Dees commented there were several important items to be discussed, but one main reason the meeting was called was to discuss the possibility of Hope Mills rejoining the Joint Planning Board. Mayor Dees briefly reviewed a handout, prepared by Town Manager Roy Taylor, outlining a list of items to be discussed to include consideration of Hope Mills rejoining the Cumberland County Joint Planning Board, Annexation, Economic Development, Phase II Stormwater, and Hope Mills Lake and Dam restoration.

Mayor Dees noted it was hopeful that some of the reasons the Town left the Planning Board could be rectified. He commented the Town Board and the County Commissioners met one year ago and it was consensus at that time for Hope Mills to rejoin the Joint Planning Board. Mayor Dees stated he was hopeful the Municipal Influence Area (MIA) would be re-established as Hope Mills wanted consistency in development standards.

Mr. Taylor commented basically the handout was talking points, and he had spoken with County Planning Director Tom Lloyd and the County Manager regarding the possibility of Hope Mills rejoining the Joint Planning Board. Mr. Taylor stated that planning was a very comprehensive and complex issue. He remarked he felt the County was on board with the Town rejoining the Joint Planning Board, but all needed to discuss the issues and there would be a lot of challenges.

Mr. Taylor briefly commented regarding the stormwater mandates, and said he hoped that arrangements could be worked out to benefit Hope Mills and the County.

Tom Lloyd, Cumberland County Planning Director, said the Planning Department had provided the Town with planning services in the past and it could do it again. Mr. Lloyd stated the Municipal Influence Area would be given back to Hope Mills if it rejoined the Joint Planning Board.

Following brief discussion, Chairman King noted several issues had been identified and felt these could be met and dealt with.

In response to a question from Mayor Dees, Mr. Taylor stated the Town did not want the Joint Planning Board to handle zoning matters, but to only assist with the preparation of the cases. He reported the Town had established its own Zoning Board, and the

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Town would go with the Joint Planning Board and the County for planning, but the Town would handle its own zoning and development issues.

Mr. Lloyd reported the Joint Planning Board devoted at least one meeting a month to planning issues, codes, and comprehensive planning.

Commissioner Gorman asked if the County would provide a staff member in Town Hall to assist with these issues and to also brief the Board. Mr. Lloyd responded a staff member would be assigned to brief the Town and work on the work projects as they came from the Town Board.

In response to a question from Commissioner Gorman, Mr. Lloyd said previously the Town had one representative on the Joint Planning Board.

Commissioner Luther remarked she felt the Town should have two representatives on the Joint Planning Board and felt one representative was insufficient.

Mr. Lloyd pointed out that the prior arrangement with Hope Mills belonging to the Joint Planning Board included handling zoning matters. Commissioner Luther further commented she felt each municipality should handle its own zoning. Commissioner Luther also asked if there was any possible way that when the public hearing was held on zoning matters that they be held in Hope Mills and not in Fayetteville. Mr. Lloyd noted that any development plans would be approved by the Town Board as well as zoning matters or it could make any changes to any development plans.

Mayor Dees commented that all these matters could be worked out in the Interlocal Agreement.

Commissioner Legge said he would like to see Hope Mills and the County work together on countywide development standards. He said he thought there should be mandatory sidewalks, landscape ordinances, and curb and gutters. Commissioner Legge expressed concerns that sometimes a developer would get County approval and then request the Town to annex and the development would be developed according to County standards. He expressed concerns that this would cost Hope Mills in the future to put in sidewalks, etc.

Mr. Lloyd stated the intent of the Municipal Influence Area was to include Town development standards and that these would apply. He said one of the things that the Joint Planning Board would be working on would be unified ordinances by the municipalities.

Chairman King stated the Municipal Influence Area would be re-established if the Town came back to the Joint Planning Board. Commissioner Luther asked was the Town penalized for withdrawing from the Joint Planning Board when the County discontinued the Municipal Influence Area. Mr. Lloyd responded due to no coordinated planning efforts, Hope Mills was not part of the process.

Commissioner Gorman inquired regarding the landscaping codes and asked would this be a Joint Planning Board matter or a Zoning Board matter. Mr. Lloyd said this could be either way, and the Planning Department staff would be available to assist the Town.

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Commissioner Gorman said he would like to see the Planning Department staff member report to the Commissioners and also would like to see the landscape issues be considered by the Planning Board and Zoning Board. Mr. Lloyd stated they would have a Planning Department staff member work with Town staff.

Chairman King suggested the staffs develop a proposal to bring back for consideration. He said he felt that Hope Mills had touched on some high spots, and the Commissioners had heard their concerns.

Mayor Dees stated that hopefully this would be accomplished by the first of the year. In addition, Mayor Dees said the Town Hall currently had some office space available if a planner could be available one to two days a week. He said Hope Mills would like to extend this as a convenient working situation in order for the County Planning Department staff member to have an office located here.

Commissioner Edge asked the County Attorney to draft a new Interlocal Agreement.

Mayor Dees suggested the Town Board adopt a resolution stating its intent to rejoin the Joint Planning Board pending an Interlocal Agreement.

County Attorney Grainger Barrett said this would be helpful, but not necessary. He said it would be helpful to put the Board on record and give clear orders to the respective staff members.

Commissioner Council said she was happy to see this finally happening. She asked if the procedure would be for the Interlocal Agreement to come to Hope Mills for adoption and then to the County Commissioners. Attorney Barrett stated the staffs could work together to draw the conceptual points for an Interlocal Agreement, then draft an Interlocal Agreement, then the Town would be asked to approve the agreement, and then the County Commissioners would be asked to adopt it.

Commissioner Blackwell stated he would like to assure the Town that it would have a planner assigned. He said he felt it was time for Hope Mills to rejoin the Joint Planning Board and he welcomed the Town back and wanted everyone to move forward.

Attorney Grainger Barrett briefed the Boards on the current County Stormwater Program. He stated that the County had an Interlocal Agreement with the City of Fayetteville relative to the stormwater management program and the County and the Town would need to discuss an Interlocal Agreement and also to coordinate the stormwater matters.

Relative to annexation matters, Mr. Lloyd stated that the Planning Department had an expert on staff, Mr. Matt Rooney, who could greatly assist the Town with any annexation matters.

At the request of Mr. Taylor, Mr. Lloyd briefly explained the different areas of the Planning Department and staffing.

Commissioner Gorman asked what would be the cost for the Town to rejoin the Planning Board, and Mayor Dees responded this would be negotiated as part of the Interlocal Agreement. Attorney Barrett stated this would be part of the conceptual plan.

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Commissioner Luther commented regarding the 2030 Plan and goals. She said that everyone must look at a clear cutting ordinance and this must be worked on.

Mayor Dees stated that everyone needed to move ahead and make this a good working agreement. Mr. Lloyd stated he was excited that Hope Mills would be rejoining the Joint Planning Board.

Commissioner Edge asked what were the Town's plans so far as moving aggressively on annexation. Mayor Dees responded he felt the Town had no choice as it must grow or someone would grow over the top of the Town.

### **2. HOPE MILLS DAM AND LAKE RESTORATION.**

Mayor Dees stated the Town was going to be faced with a big challenge of clearing the lake bed area and asked if the County Commissioners could waive its landfill fee, or work out some sort of assistance when the debris was hauled.

Mr. Taylor noted this was approximately 80 acres of trees, and the Corps of Engineers permit stated that the trees had to be hand cut, three inches or greater in size, and had to be carried out and this was a huge challenge as the trees could not be dragged out.

Commissioner King stated he would refer this request to County Manager Martin. Mr. Martin stated that this would be subject to the County Board approval, but he felt that Hope Mills could be given a substantially reduced fee and that something could be worked out.

On another matter, Mayor Dees asked if the need arose and the Town needed to borrow some money would the Commissioners consider loaning the Town money.

Commissioner King said he felt that something could be worked out. Attorney Barrett noted that for the other area, Lake Upchurch, these property owners had been assessed.

Mayor Dees noted that the Town had an excellent support group in the Friends of the Hope Mills Lake who were also willing to help in this project.

Commissioner King said the County would assist as much as possible as he realized that the Town was trying to rebuild the lake.

Mayor Dees commented that the state and federal governments had helped as well as the Friends of the Hope Mills Lake, but it would be nice to have something to fall back on.

In response to a question from Commissioner King, Mr. Taylor said that hopefully the bid package would be out by the end of the year and the project was estimated at 9.3 million dollars.

Commissioner Henley said he felt the County could help in some way perhaps something in the way it helped Lake Upchurch.

### **3. PUBLIC COMMENTS.**

Lisa Waring, 3628 Lakeshore Drive, stated she represented 576 Friends of the Lake members. She stated their purpose was to restore and preserve Hope Mills Lake. Ms. Waring commented that the Friends of the Hope Mills Lake was the fastest growing organization in the Town of Hope Mills, and stated they were

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anxiously awaiting the bidding process to begin, selection of a contractor, and for the construction to commence. Ms. Waring asked the County Commissioners to work with the Town Board in any way it could to assist with the goal of restoring the historic lake. Ms. Waring asked that this consideration be given high priority in planning.

### **4. OFFICIAL COMMENTS.**

**Commissioner Blackwell** stated it was good for the County Commissioners to go to the communities, and he was glad Hope Mills wanted to meet with the Commissioners. Commissioner Blackwell said several issues had been presented and the Commissioners had heard these concerns and would move forward in good faith. He stated he hoped Hope Mills rejoining the Joint Planning Board would happen. Commissioner Blackwell stated that he enjoyed working with Hope Mills, and the Town had a lot of town pride and passion for its lake.

**Commissioner Council** stated that this was an excellent opportunity and a great example of collaboration. Commissioner Council stated that she was happy to be in Hope Mills at this meeting.

**Commissioner Wheatley** stated it was a pleasure to be present with the Hope Mills Officials and she looked forward to seeing the Hope Mills Lake restored. She stated she was glad to see that everyone was working well together.

**Commissioner Henley** stated he wanted the Commissioners to help any way possible to restore the lake, and stated he felt that the two Boards were moving in the right direction with Hope Mills rejoining the Cumberland County Joint Planning Board.

**Commissioner Edge** stated he thought Hope Mills agreeing to come back with the Joint Planning Board was a good move, and all municipalities must work together for one good Cumberland County. Commissioner Edge encouraged everyone to join Friends of the Hope Mills Lake and said this was a great organization with a goal of restoring the Hope Mills Lake.

**Commissioner Baggett** commented that this was a good move for Hope Mills and Hope Mills had a new way of looking at things and there was a lot of pride in the community. Commissioner Baggett said he was glad Hope Mills was coming back to the Joint Planning Board. He said more time needed to be spent in planning, and there was a new attitude of cooperation as this moved forward.

**Commissioner King** stated he had enjoyed coming to Hope Mills, and the public participation was great in the community. He said he joined everyone in welcoming Hope Mills back to the Joint Planning Board, and he wanted all of this to move forward. Commissioner King commented relative to restoration of the lake, and stated if asked, the Commissioners would do the best that they could as they knew that the Hope Mills Lake was a major feature of the community. Commissioner King commented that he hoped everyone was on a new path of progress.

**Commissioner Luther** expressed appreciation to the County Commissioners for coming to the joint meeting. She said there was great pride in Hope Mills and felt that this extended to the county as well. Commissioner Luther said she appreciated working with all the County Commissioners and hoped this good work would continue.

**Commissioner Smith** thanked the Commissioners for coming to

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Hope Mills and stated he looked forward to working together to make the community a better place to live. Commissioner Smith commented annexation was one of his priorities.

**Commissioner Collins** expressed appreciation to everyone for coming to the meeting, and stated that the two Boards needed to meet two to three times a year to plan to make Cumberland County a better county. Commissioner Collins stated that the Friends of the Lake were doing a great job for the Town.

**Commissioner Legge** commented that he was a strong believer in team work, and thanked the County Commissioners for coming to the meeting and stated it was a pleasure working with them. Commissioner Legge said he felt all could get more accomplished working together, and he would appreciate any help that the County Commissioners could give the Town, either financial help or helping in some way with the tree removal in the lake bed area. Commissioner Legge also thanked the County Commissioners for their part and assistance in the new Recreation Center and said this facility would soon be finished and the Commissioners would be invited to a dedication. Commissioners Legge said he was very proud of this facility. Commissioner Legge said this had been a very worthwhile meeting, thanked everyone for attending, and stated he was ready to go back with the Joint County Planning Board.

**Commissioner Gorman** stated he appreciated the joint meeting with the County Commissioners, and also felt that the two Boards were working good together. Commissioner Gorman said he looked forward to the proposed Interlocal Agreement and hopefully there would be little cost involved for the Town. Commissioner Gorman asked everyone to join the Friends of the Hope Mills Lake and give support to this organization.

**Mayor Dees** stated he felt the joint meeting had been a very good meeting and he was pleased that both of the Boards were working together.

### **5. STAFF COMMENTS.**

County Manager James Martin introduced his staff members present.

Commissioner Edge remarked the Town had lost a great leader former Commissioner Pete Warner and suggested a moment of silence in his memory.

### **6. ADJOURNMENT.**

Following a moment of silence in memory of former Mayor Pro Tem and Commissioner Pete Warner, Mayor Dees adjourned the meeting at 8:05 p.m.

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EDDIE DEES, MAYOR

ATTEST:

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Phyllis C. Register, MMC, Town Clerk

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