

**Town of Angier Board of Commissioners
and Planning Board Joint, Special-Called
Land Use and Economic Development Session**

Minutes

Tuesday, January 12, 2016, 7:45 p.m.

Angier Municipal Building

The Town of Angier Board of Commissioners and Angier Planning Board convened during a joint, special-called Land Use and Economic Development meeting Tuesday, January 12, 2016, in the Board Room inside the Municipal Building at 28 North Raleigh Street. The meeting convened immediately following the January 12, 2016, Planning Board meeting.

Members Present: Mayor Lewis W. Weatherspoon
Mayor/Pro Tem Commissioner Bob Smith
Commissioner Craig Honeycutt
Commissioner Alvis McKoy
Planning Board Chair Everett Blake, III
Planning Board Vice-Chair Thomas Taylor
Danny Honeycutt
Lee Marshall
Wayne Oakes
Tristan Scott

Staff Present: Town Manager Coley B. Price
Public Works Director Jimmy Cook
Town Engineer Bill Dreitzler
Planning and Permitting Technician Sean Johnson
Town Clerk Kim Lambert

Members Absent: Paul Strohmeyer

2. Mayor Weatherspoon presided, calling the joint, special-called Land Use and Economic Development meeting to order at 7:50 p.m.
3. Town Manager Coley Price introduced the evening's speaker, Charles McGougan, PE, from MBD Consulting Engineers, PA.

MBD Consulting Engineers have been working with the Town regarding the water distribution system since 2013. They provided an updated water system model followed by a preliminary engineering report for water system improvements including two new elevated water storage tanks, booster station, and the replacement of the town's old core distribution system. To address citizens' concerns regarding water pressure and flow in the Johnson's Landing development, the town secured MBD Consulting Engineers to design a water booster station to improve Johnson's Landing conditions. Mr. McGougan's presentation explained that the proposed booster station would provide increased pressures of approximately 20 psi in the Johnson's Landing subdivision. He

explained the site selection process worked through with the assistance of Town staff to determine the most optimum booster station location. During the site selection process, he mentioned that Town staff had inquired as to whether or not the booster station proposed for Johnson's Landing could be converted to the booster station needed to fill the 250,000 gallon elevated storage tank. Its proposed location is at the Kennebec Road Town property. Mr. McGougan used schematic drawings to show how the system would be designed if located at the Kennebec Road location. He further explained how the booster station would be converted when the elevated tank was constructed. Mr. McGougan informed the Board and audience that when the new elevated tank went on-line, the pressure increase at Johnson's Landing would be approximately 20 psi higher than existing conditions, or generally the same as when the Johnson's Landing booster station goes on-line this summer. The presentation also included an explanation of a two-pressure zone water distribution system and a schematic drawing showing generally where the town's high pressure zone would be -- versus the lower pressure zone.

The engineer provided an estimated cost sheet on both projects, which included: a Johnson's Landing subsystem booster pump station, \$ 115,000; piping and an 8-inch supply main, \$ 67,500; a 10-percent construction contingency, \$ 18,250; surveying and engineering design, \$ 9,650, permit fees \$ 250 for a total estimated cost of \$ 210,650 for the booster pump station and supply main.


A 0.25-mg elevated tank and 12-inch subsystem supply main estimate included the elevated tank, \$ 995,000; and the 12-inch subsystem supply main at \$ 145,250; a 10-percent construction contingency, \$ 114,025; surveying and engineering design, \$ 75,500; environmental and geotechnical investigating, \$ 10,000; construction observation, \$ 28,000; and permit fees \$ 450 for a total estimated cost of \$ 1,368,225 for the elevated tank and supply main. Both projects would total \$ 1,578,875 according to Mr. McGougan.

Mayor Weatherspoon and Mr. Price discussed the scope of services on an Angier action plan, a Land-Use and Economic Development project. They said that Town officials had hosted numerous visioning sessions open to the public within the past several years. Information gleaned from those sessions will be compiled to develop a comprehensive Land Use and Economic Development Plan.

4. **Adjournment:** With there being no further business, the Board voted unanimously to adjourn the January 12, 2016, meeting at 8:43 p.m.

Motion By: Commissioner Smith
Seconded By: Commissioner Honeycutt
Vote: Unanimous, 3-0


Lewis W. Weatherspoon, Mayor

Attest: 
Kim Lambert, Town Clerk