

**Town of Angier
Board of Commissioners
Workshop Session
Tuesday, August 22, 2017, 7:00 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners Workshop Session meeting Tuesday, August 22, 2017, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Lewis W. Weatherspoon
Mayor/ Pro Tem Commissioner Bob Smith
Commissioner Jerry Hockaday
Commissioner Craig Honeycutt
Commissioner Alvis McKoy

Staff Present: Town Manager Coley Price
Public Works Director Jimmy Cook
Planning and Permitting Technician Sean Johnson
Town Engineer Bill Dreitzler
Town Clerk Veronica Hardaway

Others Present: Tom Woerner represented *The Daily Record*

1. **Call to Order:** Mayor Weatherspoon presided, calling the Board of Commissioners meeting to order at 7:05 p.m.
2. **Pledge of Allegiance:** Mayor Weatherspoon led the pledge of allegiance.
3. **Invocation:** Commissioner McKoy offered the invocation.
4. **Approval of the August 22, 2017, meeting agenda:** The Town Board approved the agenda as presented:

Board Action: The Town Board unanimously approved the August 22, 2017 meeting agenda as presented.

Motion: Mayor Pro-Tem/Commissioner Smith

Second: Commissioner McKoy

Vote: Unanimous, 4-0

5. **Old Business:**
 - A. **Presentation and Discussion of the Public Works Policy Manual**

1. Vacant Meter Policy

Public Works Director Jimmy Cook provided a brief summary as to how much revenue was lost by the Town annually due to vacant meters on properties. If the property is vacant and the water service has been turned off, the property owner would be billed the water service base rate on a monthly basis. If the base rate fee is not collected then the customer would be subsequent to a tax lien on their property and service would not commence until the debt has been paid in full. Extreme cases will be dealt with on a case by case basis.

Mayor Pro-Tem/Commissioner Smith suggested to add the following verbiage to the policy:

...If the property is vacant and the water service has been turned off *and the water meter remains*, the property owner shall be billed the water service base rate on a monthly basis...

Mayor Pro-Tem/Commissioner Smith asked if this fee could be placed as a lien on the property seeing as this is only a policy, not a Town Ordinance.

Town Manager Coley Price stated he would research other town's policies and report back to the Board.

It was the consensus of the Board to have a workshop meeting in September with the Manager's findings and vote during the October meeting.

2. Leaf & Limb Policy

Town Manager Coley Price stated staff is requesting a light pruning policy. He explained that the current policy is not being followed, therefore Public Works is unable to work efficiently. Multiple trips to the landfill is having to be conducted, taking time away from other citizens and duties. Mr. Price suggested the Town adopt the revised policy and possibly give written warnings to those not following the policy.

The Board suggested staff clearly define "light pruning" in the policy and lessen the 6x6x6 pile.

It was the consensus of the Board to have a workshop meeting in September to review revisions made and vote during the October meeting.

3. Household Items Removal Policy

Town Manager Coley Price stated the Town will pick up light household items placed in front of properties along the right-of-way of Town streets for removal, however just like the Leaf & Limb Policy the current policy is not being followed.

Mr. Price informed the Board that as Towns grow, they may charge a waste fee. That fee includes household trash, recycle, household items, and leaves & limbs. A strict policy is followed but everyone pays the fee which allows the Town to purchase another truck or hire more staff. The Board may consider this in the future.

It was the consensus of the Board to have a workshop meeting in September to review staff's needs and vote during the October meeting.

B. Cultural Festival – Discussion

Considerable discussion was had regarding the proposed Cultural Festival event for November 11, 2017 at the Depot.

It was the consensus of the Board to bring back the organizer of the event in order for them to provide information such as: security, volunteers, hold harmless agreement, liability insurance, electricity/water, Health Department and Fire Marshall inspections, parking and parking for food trucks, and street closures. It was also suggested to give the organizer the ministerial contact information.

C. Discussion of Text Amendment – Commercial Façade, found in Chapter 5, Section 5.4 of the UDO

Planning and Permitting Technician Sean Johnson stated there are five issues that have not received complete consensus which are the following:

- Width of Hwy 210, Hwy 55, Downtown Corridor
- Percentage of approved materials
- Match or exceed existing development
- Side and rear landscaping
- Building Design Alternatives

Corridor Width

The Nonresidential Façade Requirements will apply to:

Current Text – Nonresidential development or property located along or within 50 feet of Hwy 210, Hwy 55, or Downtown.

Text Amendment – Nonresidential development located along or within 200 feet of Hwy 210, Hwy 55, or Downtown.

It was the consensus of the Board to move forward with the 200ft corridors proposed in the text amendment.

Approved Façade Material Requirement

Within Corridor	Current Text	Text Amendment
Front/Visible from R/W	50%	100%
Sides/Rear/Not visible R/W	25%	50%
Outside Corridor	Current Text	Text Amendment
Front/Visible from R/W	40%	50%
Sides/Rear/Not visible R/W	25%	50%

It was the consensus of the Board to move forward with the new approved façade material percentages proposed in the text amendment.

Existing Nonresidential Developments

Current Text - has no requirement contingent upon nearby existing development.

Text Amendment – Nonresidential structures proposed in an existing nonresidential development shall match or exceed the façade quality of the existing structure with the highest level of façade quality in the development, as determined by the administrator.

After modifying the language, it was the consensus of the Board to move forward with the proposed text amendment.

Side and Rear Landscaping

Current Text – has no requirement for landscaping along the walls of a nonresidential building.

Text Amendment – Nonresidential structures shall have landscaping installed along the side rear exterior walls at the base of the structure prior to receiving the Certificate of Occupancy. This landscaping should be installed so that the plantings will substantially cover the bottom four feet of the structure within 2 years of planting, as determined by the administrator.

After rewording the language to specify preferred plant types mentioned in Chapter 7 of the UDO, it was the consensus of the Board to move forward with the proposed text amendment.

Building Design Alternatives

The text amendment proposes doing away with the design alternatives.

Current Text – Section 5.5 – Building design alternatives.

B. The performance building design alternatives shall be evaluated by the Planning Board, in accordance with the Planning Board approval process outlined in Chapter 11, to determine if the alternate design meets the intent and purpose of this ordinance. This determination shall take into account the land use of adjacent property, the orientation of the building to public streets, the building typology, the intended use of the structure, attention to architectural detail, scale and mass.

It was the consensus of the Board to keep the design alternative, but modify the language so as to require applicants to receive approval from the Town Board.

After agreeing upon changes to the language in the proposed text amendment, it was the consensus of the Board to have another Public Hearing scheduled at the September Board meeting to vote on the Nonresidential Façade Text Amendment.

6. New Business:

A. Projects and Grant Opportunities - Discussion

Town Manager Coley Price informed Town Board officials of numerous projects that are taking place including the following:

- Mott McDonald – 6 Transportation upgrades
- Working with Eric Johnson on a proposal for Downtown
- CAMPO
- Benson Economic Development Meeting
- Gold Leaf Grant Initiative
- Depot Stage Fundraiser
- Land Use Plan adoption
- Contract with HCS for Social Media

7. Adjournment: The Town Board voted unanimously to adjourn the meeting at 8:55 p.m.

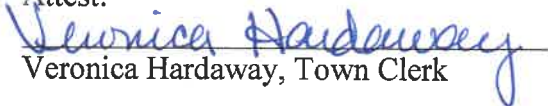
Motion: Commissioner Honeycutt

Second: Mayor Pro-Tem/Commissioner Smith

Vote: Unanimous, 4-0


Lewis W. Weatherspoon, Mayor

Attest:


Veronica Hardaway, Town Clerk

