

**TOWN OF ANGIER
BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING
Tuesday, June 27, 2017, 6:30 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a Special Called Board of Commissioners meeting Tuesday, June 27, 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 Alvis McKoy

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

Members Absent: Commissioner Craig Honeycutt

1. **Call to Order:** Mayor Weatherspoon presided, calling the Special Called meeting to order at 6:30 p.m.
2. **Pledge of Allegiance:** Mayor Weatherspoon led the pledge of allegiance.
3. **Invocation:** Mayor Pro-Tem/Commissioner Smith offered the invocation.
4. **Approval of the June 27, 2017 Special Called meeting agenda:** The Town Board approved the June 27, 2017 Special Called meeting agenda as presented.

Town Manager Coley Price asked approval from the Board to explain an item listed under Consent Agenda.

Board Action: The Town Board unanimously approved the June 27, 2017 Special Called meeting agenda as presented.

Motion: Mayor Pro-Tem/Commissioner Smith

Second: Commissioner Hockaday

Vote: Unanimous, 3-0

5. Consent Agenda:

- Budget Amendment - #BOA2017.20, to amend original project ordinance for Wake County Elevated Water Tank.
- School of Government Consultation Agreement – John Stephens to provide mediation for and among the elected members of the Angier Board of Commissioners.

Town Engineer, Bill Dreitzler stated Budget Amendment #BOA2017.20 was for Administrative Costs.

Mayor Pro-Tem/Commissioner Bob Smith asked why the amendment is showing a \$28,000 decrease.

Town Manager Coley Price explained he will get clarification on the amendment and bring it back before the Board.

Board Action: The Board unanimously voted to approve the Consent Agenda as listed above.

Motion: Mayor Pro-Tem/Commissioner Smith

Second: Commissioner McKoy

Vote: Unanimous, 3-0

6. Presentation and Discussion of the Draft Public Works Policy Manual

Town Manager Coley Price presented the Draft Public Works Policy Manual to the Board of Commissioners.

Suggestions include:

- Vacant Water Meter Policy
 - Formulate a clearer policy and include rates
 - Formulate several policies to reflect rentals vs. homeowners along with different rates
- Plantings Near Utility Policy
 - Distribute policy to HOA's; when needed
- New Construction Utility Policy
 - Second bullet point to read: No utility on the public side of the **street** right-of-way shall be installed under concrete drives, asphalt drives, sidewalks, pads, etc.
- Water Turn On and Reconnection Policy
 - Include that new construction must have cut-off valves installed
 - Charge a fee for the Town having to make multiple visits

- Sanitary Sewer Cleanout Policy
 - Clarify last sentence to read “installed by homeowner”
- Leaf & Limb Removal Policy
 - Clarify “any limbs discarded or cut by a contractor will not be picked up by the Town” – landscapers are permitted as long as it follows guidelines of policy
 - Add – “Do not place leaves in plastic **or paper** bags”
- Household Items Removal Policy
 - 3rd bullet to read: “The Town will not pick up debris/household items from rental storage units”
 - Clarify “Please do not place debris under power lines, tree limbs or near utilities”
 - Add – “Do not place debris in the **street**”
 - Remove carpet as an item for pickup

Town Manager Coley Price advised the Board that necessary changes will be made and will be brought back before the Board.

It was the consensus of the Board to bring items back at the August meeting.

7. Stormwater Management; PowerPoint & Discussion

Town Engineer, Bill Dreitzler, addressed the Board on Stormwater Management.

Mr. Dreitzler discussed action items of implementation.

- Implement a short and long-term maintenance program: Debris Removal, Silt Removal (will require Corps of Engineer’s permit), Additional Backhoe and possibly swamp mats, Additional Labor (1 person dedicated to stormwater), Stormwater Routing Analysis of Jack Marley Park Pond.
- Easement Acquisitions: 19,300 LF; 20 foot wide easement; \$1.75/SF for easement cost; \$675,500.
- Stormwater Infrastructure Mapping: GIS Locates for all pipes and inlets; Size and material for structures; Inverts; Cost Opinion \$750,000.
- Provide a Funding Mechanism: Stormwater Utility Fee; Tiered Fee (based on impervious surface quality); \$5/month – 3,000 customers - \$180,000/year revenue.

Mr. Dreitzler discussed a phase-in implementation as follows:

Phase I – Easement Acquisition: Jack Marley Park Pond to Guys Pond; 32 Properties; Easement Cost \$367,500; Ditch Maintenance: Jack Marley Park Pond to Guys Pond; Implementation of a Stormwater Utility Fee.

Phase II – Easement Acquisition: Jack Marley Park Pond to Alan Street; 28 Properties; Easement Cost \$133,000; Ditch Maintenance: Jack Marley Park Pond to Alan Street; Infrastructure Mapping, Southeast Quadrant.

Phase III – Easement Acquisition: Jack Marley Park Pond to Whetstone West; 26 Properties; Easement Cost \$175,000; Ditch Maintenance: Jack Marley Park Pond to Whetstone West; Infrastructure Mapping, Northeast Quadrant.

Phase IV – Easement Acquisition: Spot locations as identified, Ditch Maintenance: Spot locations as identified; Infrastructure Mapping, Southwest and Southeast Quadrant.

Mr. Dreitzler discussed cost benefits of road closures, physical property damage, FEMA buy-outs, and rescues.

8. Staff Recommended Text Amendments; Discussion

A. Text Amendment – Staff recommends revising the Nonresidential Sidewalk requirements found in Chapter 9, Section 9.1 of the Unified Development Ordinance (UDO).

Sean Johnson presented the staff report for the proposed text amendment revising the Nonresidential Sidewalk Requirements.

The Planning Board voted 7-0 to recommend approval of amendment in Section 9.1 – Nonresidential Sidewalk requirements.

It was the consensus of the Board of Commissioners to fix a public hearing date for the above amendment for July 11, 2017.

B. Text Amendment – Staff recommends revising the Commercial Façade requirements found in Chapter 5, Section 5.4 of the UDO.

Sean Johnson presented the staff report for the proposed text amendment revising the Commercial Façade Requirements.

The Planning Board voted 6-1 to recommend approval of the amendment with the following item additions/deletions from original staff recommended text:

- New buildings in existing developments to match best existing building
- No rear façade requirements

- Landscaping required around base of sides and rear of building
- Façade color restrictions added to buildings outside main corridors

It was the consensus of the Board to fix a public hearing date for July 11, 2017 and requested staff to present their recommendation as well as the Planning Board's recommendation.

C. Text Amendment – Staff recommends revising the Water and Sewer Connection Requirements found in Chapter 9, Section 9.2 of the UDO.

Sean Johnson presented the staff report for the proposed text amendment revising the Water and Sewer Connection Requirements.

The Planning Board voted to recommend denial of the text amendment as written. However, the Planning Board voted to recommend approval of the revised text amendment with the following modification: to allow one lot per 200 feet to tap onto water/sewer connection.

It was the consensus of the Board to fix a public hearing date for July 11, 2017 and requested staff to present their recommendation as well as the Planning Board's recommendation.

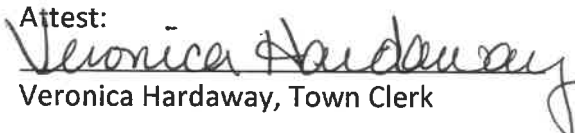
9. Adjournment: The Town Board voted unanimously to adjourn the meeting at 9:20 p.m.

Motion: Mayor Pro-Tem/Commissioner Smith

Second: Commissioner Hockaday

Vote: Unanimous, 3-0


Lewis W. Weatherspoon, Mayor

Attest:

Veronica Hardaway, Town Clerk

