



Board of Commissioners

Regular Meeting

Agenda

Tuesday, May 2, 2023

6:30 PM

Location: 28 N Raleigh Street, Angier, NC 27501

Call to Order

Pledge of Allegiance

Invocation

Approval of Agenda

Presentation

- 1. Proclamation: National Day of Prayer (*Mayor Bob Smith*)**

Public Comment

Consent Agenda

- 1. Approval of Minutes**
 - March 16, 2023 – Board Retreat Day 1
 - April 4, 2023 – Regular
 - April 18, 2023 – Workshop

New Business

- 1. Additional Receptacles on Depot Grounds – (*Casey Todd, Community Devel. Coordinator*)**
 - Consideration and approval to allow Mabry's Electrical Service install 12 quad receptacles in the Depot Square; the Angier Chamber has graciously agreed to fund this project.
- 2. Road Closure Request to Host a Car Show June 24th – (*Casey Todd, Community Devel. Coordinator*)**
 - Consideration and approval to allow Brian Guy with Auto Culture Events to host a car show June 24th from 10-4pm utilizing the large event road closure map.
- 3. Junny Road Tank Fire System Connection – (*Jimmy Cook, Public Works Director*)**
 - Consideration of staff recommendation to reject all bids received.

4. **Resolution #R009-2023 Amending Charter for Triangle J Council of Governments – (*Richard Hicks, Interim Town Manager*)**
 - a. Consideration and approval of Resolution #R009-2023 Ratifying, Accepting, and Approving the Amended Charter Resolution of Central Pines Regional Council (Formerly Triangle J Council of Governments).
5. **Relief for Pending Utility Charges at 1074 E. Wimberly Street – (*Richard Hicks, Interim Town Manager*)**
 - a. Consideration to provide relief on charges applied to utility bill due to major water leak.
6. **Library Consolidation Report – (*Angela McCauley, Harnett County Library Director*)**
 - a. Informational; no action is required.
7. **Approval of Engineering Retainer Agreement – (*Richard Hicks, Interim Town Manager*)**
 - a. Consideration and approval of proposed retainer agreement for FY 23/24 with DM2 Engineering, PLLC.
8. **Community Development Committee Members Removal – (*Veronica Hardaway, Town Clerk*)**
 - a. Consideration and approval to remove (2) Committee members due to lack of attendance and participation.
9. **Advisory Board Introduction Interviews & Appointments – (*Veronica Hardaway, Town Clerk*)**
 - a. Interviews, consideration of nominations, and appointments to the Community Development Committee.
10. **S. Wilma Street Widening – (*Jimmy Cook, Public Works Director*)**
 - a. Consideration and approval to widen S. Wilma Street 2ft. on both sides with 4” asphalt in the amount of \$30,000 using Powell Bill Funds.

Old Business

1. **Revision to Approved Ordinance of a Voluntary Annexation Petition Submitted by Daniel & Janet Gardner and Kenneth & Debra Gardner – (*Richard Hicks, Interim Town Manager*)**
 - a. Consideration and approval of Ordinance #A001-2023 to revise an approved voluntary annexation.
2. **Resolution #R010-2023 – Fixing a Date for Annexation Public Hearing submitted by G&J Development, LLC – (*Veronica Hardaway, Town Clerk*)**
 - a. Consideration and approval of Resolution #R010-2023 to Fix a Date for Public Hearing of a voluntary annexation submitted by G&J Development, LLC for approximately 28.35 acres located at 5963 NC-210, Angier, NC (**Harnett** County PINs: 0662-68-5452.000; 0662-68-6638.000; and 0662-68-0457.000).
3. **Resolution #R011-2023 – Fixing a Date for Annexation Public Hearing submitted by CBD-MMP JV, LLC – (*Veronica Hardaway, Town Clerk*)**
 - a. Consideration and approval of Resolution #R011-2023 to Fix a Date for Public Hearing of a voluntary annexation submitted by CBD-MMP JV, LLC for approximately 40 acres located off Matthew Mills Pond Road, Angier, NC (**Harnett** County PIN: 0673-23-1894.000).

Manager's Report

Staff Reports

Public Works

Police Department

Parks & Recreation

Planning & Inspections/Community Development

Mayor and Town Board Reports

Closed Session pursuant 143-318.11 (a)(5) to discuss possible property acquisition; and (a)(6) to discuss a personnel matter.

Adjourn

*****IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE TOWN CLERK AT 919.331.6703 AT LEAST 48 HOURS PRIOR TO THE MEETING*****

PRESENTATION

PROCLAMATION

National Day of Prayer

WHEREAS, throughout history Americans have lifted up fervent prayers to God on behalf of our nation. From the first gatherings of our Founding Fathers, elected officials have prayed and entreated those they serve and represent to join them in prayer, including the authors of our Declaration of Independence, wrote that they, "the Representatives of the United States of America, in General Congress, Assembled, appealing to the Supreme Judge of the world..." and carried on to present day in Presidential Proclamations such as last year's invitation to "join him in asking for God's continued guidance, mercy, and protection"; and

WHEREAS, a National Day of Prayer has not only been a part of our heritage since it was declared by the First Continental Congress in 1775, but it is a Public Law established in the United States Congress in 1952 approved by a Joint Resolution and amended by Congress and President Reagan with Public Law 100-307 in 1988, affirming that it is essential for us as a nation to pray and directing the President of the United States to set aside and proclaim the first Thursday of May annually as a National Day of Prayer; and

WHEREAS, in our state and across America the observance of the National Day of Prayer will be held on Thursday, May 4, 2023, with the theme, "Pray Fervently in Righteousness and Avail Much," based on the verses in James 5:16b, "The effective, fervent prayer of a righteous man avails much"; and

WHEREAS, every first Thursday of May on the National Day of Prayer we not only express our faith and exercise our freedom in prayer but unite our hearts and voices in personal prayer and public gatherings throughout our city and across our America with fervent praise, repentance, love, and humble intercession for our neighbor and nation, holding fast to the promises throughout the Holy Scriptures that the Lord hears and avails much as He answers the faith-filled prayers of His people.

NOW, THEREFORE, I, Robert K. Smith, Mayor of the Town of Angier, do hereby proclaim, May 4, 2023, as a **DAY OF PRAYER** throughout the Town of Angier and I commend this observance to all of our citizens.



Robert K. Smith Mayor

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the Town of Angier on this second day of May in the year of our Lord Two Thousand Twenty-Three.

CONSENT AGENDA

**Town of Angier
Board of Commissioners
Annual Retreat
Thursday, March 16, 2023, 4:00 P.M.
Angier Municipal Building
28 N. Raleigh Street
Minutes**

Board of Commissioners

Mayor Bob Smith
Mayor Pro-tem Loru Boyer Hawley
Commissioner Jim Kazakavage
Commissioner George "Jr." Price via *Zoom*
Commissioner Alan Coats

Staff

Richard Hicks, Town Manager
Veronica Hardaway, Town Clerk
Melissa Wilder, HR Director
Randy Cahoon-Tingle, Planning Director
Hans Kalwitz, Finance Director
Lee Thompson, Chief of Police
Jimmy Cook, Public Works Director
Derek McLean, Parks & Rec Director

Call to Order: Mayor Smith presided, calling the Annual Board of Commissioners Retreat meeting to order at 4:00 p.m.

Pledge of Allegiance: Mayor Smith led the pledge of allegiance.

Invocation: Mayor Smith offered the invocation.

Department Presentations

Police Department

Chief of Police, Lee Thompson reviewed 2023 Police Department Accomplishments.

- Updated all the Police Department's Special Operations Procedure Policies.
- Declared known drug areas on Church Street as a nuisance in the Harnett County Superior Courts under North Carolina G.S. Chapter 19, prompting the long process of removing drug dealers out of that area.
- Reinstated the Town ordinance violations and are writing these ordinance citations for parking violations daily.
- Moving forward with classroom/training facility at the firing range and have submitted an agreement with Harnett County to establish partnership in our success.
- Funding through a grant from the NC Crime Commission has allowed the Police Department to replace all our firearms including rifles for all officers.
- In the process of purchasing 19 handheld radio's through the NC Crimes Commission (GEMS) Grant to replace Motorola handhelds that will be obsolete in 2025.
- Partnered with ABC Commission and created two ABC Officer's for the Town of Angier. These officers have the jurisdiction to inspect and charge for violations at any establishment in Angier that sell alcohol.
- With the Harnett County District Attorney's assistance, we were the first municipality in Harnett County to remove all gaming machines in Town.
- With the ABC Commission's assistance, the Police Department has established an Alcohol Education Program and recently teamed up with local churches to allow their youth to attend those programs.
- With approval from the Board of Commissioners, we are going to pay for cadets to attend Basic Law Enforcement Training.

Part-time salary of \$360/week while in BLET

Part-time employment/no benefits until NCOTS signs off on completed packet

- Employment interview
- Employment and NCOTS background to be completed prior to being selected as a sponsored BLET student
- A 3-year commitment contract will be signed by every selected candidate

Chief Thompson reviewed FY 2024 Budget Requests.

As of January 2023, the NC Hwy 55 Bypass Project has begun its initial phase of construction. The beginning of this project solidifies the growth expectation for our community. Construction of the Bypass will bring more challenges, for this reason, Chief Thompson has requested the following:

- 3 new positions, two of which will (attempt) be paid cadet positions through Basic Law Enforcement Training (BLET). The other position will be utilized for our community police officer.
- Employee Appreciation increase \$500 (Christmas Party for the Police Department).
- Investigation/Narcotics Supplies increase budget to \$1,000 (Replace GSR, Blood & DNA Kits). Kits have expirations.
- Vehicle Maintenance increase by \$10,000.
- Uniforms increase \$2,500 (Class A's for all staff).
- Fuel increase by \$20,000.
- Dues increase of \$250 (NC Police Chiefs Association).
- Drug Screening and Physical increase \$580 (3 officers down, 3 new officers, 230 each).
- Special Operations Team increase \$2,000 (Replace Shields at \$4,621.70 total amount, Communication equipment at \$6,400 total amount).
- Equipment Contingency for 3 new positions \$101,219.49. (Refer to the cost of new officers, \$34,187.79 for each new officer).

The total cost for BLET Cadets is a total estimated investment of \$10,458.00 per cadet. This includes part-time salary (16 weeks of BLET & 8 weeks training with Field Training Officer), books, supplies, CPR supplies, accident insurance, and uniforms. Angier PD will be informed of all test scores and any updates that arise and will be allowed to observe all practical exercises performed by the Cadet. Failure to complete BLET, the cadet will be terminated from the Town of Angier and all Town purchased items returned to the Police Department.

The total cost for a 2024 new officer without incentives is approximately \$99,826.79 which includes all equipment, vehicle & vehicle upfit, uniforms, State retirement, FICA, starting salary and benefits.

Chief Thompson reviewed Budget Projections for 2-5 years and 5-20 years as follows:

2-5 Year Budget Projection

1. Estimating on a low end of growth, the Town of Angier is projected to increase by 450 new homes each year over the next five years. Over the next five years our population is estimated to be over 12,000 residents. This is not including the growth of commercial businesses that will begin absorbing the estimated five miles of the 55 Bypass. Our Police Department is expected to double in size (35 officers) with a budget estimated to be roughly, 4 million.
2. Over the next five years, it is recommended to install LPR (License Plate Readers) at every intersection and along the 55 Bypass. The importance will be stressed to have LPR's installed at the entrance and exit of every subdivision within our jurisdiction (at the cost of the contractor) and place surveillance cameras throughout the downtown area. Conversations with developers would happen in the early stages of planning. Having LPR's installed prior to build out will not only help future home buyers, but also builders to prevent material theft.

3. Over the next five years, there will be patrolling zones. Therefore, would like to develop a traffic unit primarily for the Bypass and have two K9 units assigned to this unit.

5-20 Year Budget Projection

1. In the next 10 years the Town will triple in size. (Estimated 18,000 residents and exploding with commercial property). We would expect the police department to employ (50 officers) with a budget estimated to be roughly, 7 million and would hopefully have a new facility by this time.
2. If God hasn't come back in the next 20 years, it is projected that Angier will be as big or bigger than Holly Springs. Estimated 35,000-40,000 residents and our jurisdiction will be expanding west due to the 401-bypass joining the 55 Bypass. Our jurisdiction will be expanding south toward Old Stage and east toward Johnston County line with these areas filled with subdivisions. It is expected to join with Black River Fire Department and have a satellite station (Police/Fire) on the westside of the Bypass. Holly Springs Police Department budget is currently around 11 million with 75 sworn officers and 15 nonsworn personnel. It is predicted Angier will mirror that of Holly Springs in 20 years.

Questions: There was question as to whether the Town could benefit from having an independent fuel tank on premises for patrol vehicles. Mr. Cook responded that the Town has a small 200-gallon tank that is used for landscaping and mowing; however, there's many requirements that need to be met such as building a containment facility. It was also explained that the Town benefits from the use of WEX cards which allows the Town to pay for fuel while getting excise tax reimbursed back to the Town.

Parks & Recreation

Parks & Recreation Director, Derek McLean reviewed FY 2024 Budget Requests.

- Install new playground equipment on south playground at Jack Marley Park - \$74,000
- Purchase new 60" zero turn lawn mower for Jack Marley Park maintenance - \$14,000
- Install new exercise equipment area by tennis court and walking trail (4-5 pieces). This will replace some of the walking trail pieces that have broken over time - \$30,000
- Install permanent corn hole boards (2 sets) in place of shuffle board courts - \$2,000
- Install new concrete pads under all benches in Jack Marley Park - \$5,000
- Increase operating budget approximately 10% due to increasing costs from inflation.
- Board approves \$10,000,000 for funding to build new community center at Jack Marley Park and start Phase 1 of 3 for construction of new park on Campbell Street.
Community Center - \$7,000,000
Phase 1 new park - \$3,000,000

Mr. McLean reviewed funding opportunities for the Community Center and Phase 1 of the New Park.

- NC Legislature Surplus
- NC Parks and Recreation Trust Fund Grant (PARTF)
- Land & Water Conservation Fund Grant
- Naming Rights/Corporate Partner/Sponsorship
- USDA Loan/Grant
- Harnett County sponsored feature inside of the New Park (Pocket Park)
- Signage and Advertisement inside of facility
- Private Business or Citizen sponsored feature
- Fundraising with personalized brick walkway or plaques
- Builder Impact Fee Money
- Harnett County Parks and Recreation Participation Money
- ABC Board Donation to Parks and Rec. instead of Library
- Long term low interest loan

Mr. McLean reviewed Budget Projections for 2-5 years and 5-20 years as follows:

2-5 Year Budget Projection

- Additional funding to staff, maintain and operate new Community Center and new park.
- Expand programming once Community Center is opened.
- Clean out area and install new large Rip-Rap rock to area from Children's park to spillway by the Old School at Jack Marley Park.
- Install new large Rip-Rap rock to area along Willow Street sidewalk at Jack Marley Park.
- Dredge out and correct pond erosion area from spillway by Old School to spillway just past the Tennis Court at Jack Marley Park.
- Approve additional funding for Phase 2 of construction for New Park (Year 3-5).

5-20 Year Budget Projection

- Approve additional funding for Phase 3 of construction for New Park (Year 7-10).
- Continue to expand programming to meet the needs of the citizens of Angier.
- Explore greenway opportunities to connect Jack Marley Park, New Park, Angier Elementary School and Downtown Angier.
- Continue to look for additional outside funding, sponsorships and/or partnerships from government and private organizations.

Questions: It was brought to a Commissioner's attention that a bench on the Wilma Street side of the Park was needed. Mr. McLean stated that due to safety concerns, a bench can be installed near the bridge. Mr. McLean strongly feels a community center and the new park is very much needed. Angier is estimated to have at least 450 homes built per year and we don't want to lose people to neighboring communities. Mr. McLean reviewed the various funding opportunities to help with the cost of these projects. The Board had concerns with the accessibility to the new park to which Mr. McLean responded that he is working with the Public Works and Planning Directors on that. Commissioner Price requested to discuss a personnel matter regarding the Parks & Recreation Department following the meeting.

Public Works

Public Works Director, Jimmy Cook reviewed FY 2024 Budget Requests.

- Dump Truck (Replace the 1997 International Dump Truck)
- Utility Locator (locate water/sewer lines)
- RIDGID sewer camera to TV sewer laterals
- Equipment Box trailer 7x14
- Side arm Mower and Tractor
- Upgrade Pump Station #5
- Mainline Sewer camera
- Pickup Truck (Enterprise)
- Sewer Inflow and infiltration Priority 5 lines repair

Mr. Cook reviewed Public Works Projects.

- East Lillington Street Parking Lot behind stores
- Replace water line behind stores
- West Church Street Parking Lot
- Extend the 6" water line at West Church Street to Fish Drive approximately 300 LF

- Extend the 2" water line to Nicholas Court
- Up size water line along Wilma Street to McIver Street
- Widen Wilma Street by 3 feet from McIver to Tanglewood 3
- Abandon the 2" water line along Wimberly Road near North Hickory, transfer service lines to existing 10" water line
- Install 6" water line to connect Whetstone to Glenn Meadow Subdivision
- Abandon 2" water line along Alan Street and extend the 6" water line from Calvin Drive to Lester Street
- Extend 2" water service line/tap to Town Hall
- Pump Station #5 replacement station; 27 years old
- HWY 55 Bypass Staff
- Developer Agreement for Vaughn Farms water line upgrade 8" to 12" (approved by the Town Board)
- Remove Junny Road water tank from service and provide water to Bulldog Hose for fire protection

Mr. Cook reviewed Budget Projections for 2-5 years and 5-20 years as follows:

2-5 Year Budget Projection

- 2 additional staff members
- Street sweeper
- Excavator
- Boom truck
- Leaf truck
- Crane truck to service pump stations and remove pumps
- Mainline sewer camera
- Pickup Truck (Enterprise)
- Storage building for equipment
- Demo the Dora Street and Junny Road water tanks (after new 500,000 water tank in service)

5-20 Year Budget Projection

- 6 additional staff members, establish water, sewer and street departments with supervisors
- Additional equipment
- Main line sewer camera for TV of sewer mains and storm pipes
- Boom truck
- Leaf truck
- Vac-truck for cleaning sewer lines and pump stations
- Water meter replacement water meter life span (12-15 years)
- Pickup trucks (Enterprise)
- Office space
- Storage building for equipment

Questions: The Board asked for more information on street resurfacing to which Mr. Cook explained that the resurfacing overlay is approximately 1.5" of asphalt and that's usually done every two years and is of certain streets. Mr. Cook also explained that new subdivisions are doing what is called "asphalt lifts" which is after the year's warranty ends, there are sometimes issues with the water or sewer line. They make cutouts for repairs and once they hit their 2-year mark or are at 95% build out they are required to come back and do their final asphalt lift. There was comment that the Town does not seem to have very good water and sewer coverage and asked what that will look like in the future. Mr. Cook responded that most of the Town's water and sewer line extensions are developer driven. Having a developer agreement in place will ensure the Town's investment is returned. There was question as to whether the Town is equipped to handle the explosive commercial growth once the bypass is installed. Mr. Cook explained that there is sewer already along where the bypass is proposed to go

and will allow developers to tie into. Water will be handled as subdivisions come in and stub out all the way to their property corners.

Planning & Inspections

Planning Director, Randall Cahoon-Tingle reviewed Planning Department Projects & Goals.

NCDOT and the Town of Angier at Odds

- Current zoning regulations (put into effect in 2019) require curb, gutter, and sidewalks on both sides of the streets where development takes place. If development is occurring only on one side of the street, the requirement covers that side. The other side installs at a time where it becomes developed land.
- While safety may have been a consideration, appearance is the motivation behind installation of elements of “complete streets”.
- 99% of our new development is taking place on property that involves exiting an NCDOT street to enter or leave newly developed Town owned streets.
- NCDOT regulation prevents curb, gutter, and sidewalks along stretches of NCDOT streets where posted speed limit is 55 or higher.
- Curb and gutter pose a driving hazard at speeds 55 MPH or higher. Curb is designed to act at the first defense against automobile collisions with pedestrians or bicyclists. Hitting a curb or scrubbing one alerts a driver and/or their car’s anti-crash detection system that the car is swerving off of the road.
- Our zoning ordinance requirements only work in locations where NCDOT has dropped the posted speed limit to 45 MPH or lower.
- NCDOT will drop the speed limit below 55 MPH if land on both sides of their street is annexed into corporate limits uniformly, and if the Town follows the requirements involved in reducing speed limit.
- There are no guarantees jumping through hoops doesn’t ensure we will get permission to install.
- NCDOT will conduct traffic studies if necessary to justify their position.
- The two roadways where this is an immediate concern have been evaluated beyond the normal processes. Both fit criteria required to declare 55 MPH the appropriate speed limit despite residential development taking place nearby.

NCDOT and the Town of Angier at Odds – Recommendation

- Our ordinance allows the Planning Director to waive the requirement during development if the improvements aren’t practicable.
- The ordinance needs to be amended to require Board of Commissioner approval for waiver of street improvements on NCDOT highways,
- Or the ordinance needs to exempt the requirement along these stretches of roadway.

Conditional Zoning R-6 is a Limited Tool that Suits Few Situations

- R-6 lots are the smallest lots in our ordinance, and they represent high density development.
- R-6 lots make more sense as an infill zoning category, but not as a standard residential lot in land designated medium density development in the land use plan.
- 6,000 sf is an option for Planned Development (Zoning Ordinance 4.11.6) for segments of housing regardless of underlying zoning classification.
- Conditional zoning is difficult to administer once approved – conditions list has to appear on each plat, and each development is subject to differing conditions.

Phase Out or Rework Overreliance on Conditional Zoning

- Governing Board’s preference for R-10 single family residential lots (10,000 sf each or 4 units per acre) needs to be reflected in straight zoning of R-10 for the majority of subdivision lots.
- R-10 allows for townhomes to be built under very clear conditions.
 - SUP permit required for 20+ units (Zoning Ordinance 4.2.10)
 - Duplex housing can be built on lots that are twice the size of single family residential.

- Staff recommendation: move away from Conditional Zoning and work toward solutions that better reflect community desires.

Alternative Suggestion: Make all Major Subdivisions Special Use Permits

- Achieves same controls
- Easier to understand
- Clearer path to approval

Alternative Suggestion: Create true mixed-use districts that specify percentages in terms of housing choices or commercial/residential mix.

Correct Deficiency in our Utility Codes

- Current regulations do not speak to the need to place water meters and water/sewer infrastructure at the street front on each developable lot.
- In more than one case, the meter is on a different street. One easement may contain meters or infrastructure related to more than one lot/structure.
- An ordinance update could require meters and associated infrastructure to be placed inside of property pins of parcel of land.

Mr. Cahoon-Tingle reviewed FY 2024 Budget Requests.

- Priority request to add one additional full-time Code Enforcement Officer. We are currently complaint based. If our one officer doesn't spot it while out inspecting the Town, and no one calls in the complaint, the issue goes unnoticed. Ten minutes in the field spotting and photographing issues requires 10 to 40 hours of desk time and follow up including interviews, first contact, notices of violation and all of the components of resolving code violations. One officer was adequate for a Town of less than 3,000 people. Angier is at approximately 6,090 and it's estimated the population to increase to 15,000 in under 7 years. A second officer along with assistance within the office with paperwork would allow at a minimum 1.5x the output in results.
- In the immediate future: once the population of Angier reaches 10,000 persons, the Town will have to obtain and maintain an NPDES Phase II Permit – MS4 (separate sewer and stormwater permit) from NCDEQ. The first step involves mapping via GIS the entire drainage system of the Town and future maintenance of that database. The cost can be less than \$10k. Mapping the entire water system, sewer system, and the stormwater conveyances will give a well mapped system that could easily be uploaded to the county's GIS online.

Questions: It was the consensus of the Board to allow Mr. Cahoon-Tingle and the Town Attorney get together to amend Chapter 9 ordinance to require the Board of Commissioner approval for waiver of street improvements on NCDOT highways or the ordinance needs to exempt the requirement along those stretches of highway. There was discussion about amending the ordinance in our utility codes. Currently the ordinance does not require for the meter to sit inside the pins of the property. For example, only 40 homes can be added to a 2" loop water system service. If it's a 2" dead end line or the line ends, there's no circulation. Because of this, the developer would only then be able to put 20 homes on that loop system; however, in some cases the developer will then get an easement on the opposite road so when the homeowner is looking for their meter it's not on their property. To prevent this from happening, it was recommended to amend the utility codes. There was some discussion about annexations not being recorded within 30 days of approval, so it was proposed that the Town include the recordation fees within the Rate & Fee Schedule so the Planning Department can record the annexation ordinances as they get approved.

Finance Department

Finance Director, Hans Kalwitz explained 2024 Budgetary Increases.

- FY 2024 Budget vs FY 2023 Budget request experiences a 15% increase primarily due to: Bank Fees, Credit Card Fees, and addition of full year pay for Part-Time position.
- Recurring expenses (fixed costs (below is not all encompassing))
 - Audit Firm
 - Financial Software
 - Government Finance Officers Association dues
 - Debt and lease management software (GASB 87 and GASB 96)

Finance Director, Hans Kalwitz reviewed FY 2024 Budget Requests.

- Desk for individual from NC Lead Fellow Program
- Computer for individual from NC Lead Fellow Program
- UNC SOG supervisory course for Utility Billing Specialist
- UNC SOG Budgeting in Local Government course for Finance Technician I
- UNC SOG Capital Finance in Local Government course for Finance Technician I
- UNC SOG Utility Billing and Collections Administration course for Utility Billing Customer Representative
- UNC SOG Municipal and County Administration course for Finance Director

Mr. Kalwitz reviewed matters to address in the Finance Department.

- Collection of delinquent utility customer accounts; \$241,097.92 total debt submitted to North Carolina Local Government Debt Setoff Clearinghouse
- Subsidiary Ledger Reconciliation
- Investment Policy
- Purchasing Policy
- Internal Control Policy
- Water & Sewer rate study

Mr. Kalwitz reviewed Budget Projections for 2-5 years and 5-20 years as follows:

2-5 Year Budget Projection

- Mission Statement: To provide efficient and effective financial support and strong fiscal stewardship through sound policies and practices, education, exceptional customer service, and continuous improvement for the benefit of the community.
- Transition Part-Time Customer Service Representative to Full-Time status
- Fill position of Deputy Finance Director
- Fill position of Utility Billing Assistant/AMR Specialist
- Create a Popular Financial Report; achieve GFOA award for PAFR
- Compile Financial Statements within Finance Department for auditor review
- Subsidiary Ledger Reconciliation Process

5-20 Year Budget Projection

- Financial software assessment and possible replacement
- Fill Purchasing Agent position
- Complete monthly utility billing within the Finance Department rather than outsource

Questions: There was discussion regarding the Town absorbing the majority of the cost of credit card fees. It was the consensus of the Board to move forward with passing the credit card fees to the customers.

The Board had discussion regarding succession planning and encouraged the Town to be thinking of a strategy if something were to come up.

Board Action: The Town Board unanimously voted to go into closed session pursuant to NCGS 143-318.11 (a)(6) to discuss a personnel matter at approximately 7:45pm.

Motion: Commissioner Price

Vote: 4-0; unanimous

Board Action: The Town Board unanimously voted to reconvene in open session at approximately 9:00pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Adjournment: Being no further business, the Town Board voted unanimously to adjourn the meeting at 9:00pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Robert K. Smith, Mayor

Attest:

Veronica Hardaway, Town Clerk

**Town of Angier
Board of Commissioners
Tuesday, April 4, 2023, 6:30 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners meeting on Tuesday, April 4, 2023, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Bob Smith
Mayor Pro-tem Loru Boyer Hawley
Commissioner Jim Kazakavage
Commissioner George "Jr." Price
Commissioner Alan Coats

Members Excused:

Staff Present: Interim Town Manager Richard Hicks
Town Clerk Veronica Hardaway
Planning Director Randy Cahoon-Tingle
Chief of Police Lee Thompson
Finance Director Hans Kalwitz
Community Development Coordinator Casey Todd
HR Director Melissa Wilder
Parks & Recreation Director Derek McLean
Public Works Director Jimmy Cook
Town Engineer Bill Dreitzler
Town Attorney Rachel Posey

Others Present:

Call to Order: Mayor Smith presided, calling the Board of Commissioners meeting to order at 6:30 p.m.

Pledge of Allegiance: Mayor Smith led the pledge of allegiance.

Invocation: Mayor Smith offered the invocation.

Approval of the April 4, 2023 meeting agenda: The Town Board unanimously approved the agenda as presented.

Board Action: The Town Board unanimously voted to approve the agenda as presented.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Presentations

1. **Mayor Smith presented a Proclamation to the Angier Senior Citizens Club Celebrating their 50th Year Anniversary.**
2. **Cecil Rhodes, with Environlink, presented the 2023 System Development Fees Analysis.**

The Town is required to update the Utility System Development Fees every 5 years and contracted with Environlink to complete the analysis. Cecil Rhodes informed the Board on the proposed update at the prior meeting. Once the final draft of the analysis has been accepted by the Board, staff will post the analysis on the Town's website for 45 days and provide an opportunity for written comments from the public. Based on this timeline, a Public Hearing would be held on June 6, 2023 to adopt the proposed fee schedule. Approval of the Utility System Development Fee Analysis will allow the Town to set the development fees in the FY 23/24 Budget. Funds will accumulate for future water and sewer needs.

Board Action: The Town Board unanimously voted to accept the 2023 Utility System Development Fees Analysis as presented and authorized the final draft to be posted to the Town's website for 45 days giving citizens the opportunity to provide written comments.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Architectural Firms

Interim Town Manager Richard Hicks stated that staff has scheduled 2 architectural firms to make a presentation to the Board, as potential firms to design a Police Station, a Community Center, and an Open-Air Farmers Market. Both firms are local to the area and are capable of doing the work, but are large regional or national firms. Both were told that the Board was interested in a firm that could provide reasonable and cost-effective solutions for the Town. It is staff's recommendation that the Board select a firm to begin working on the 3 projects. If the Board is comfortable with both firms, another option might be to split the work between the 2 firms. Upon selection, a contract would be negotiated and presented to the Town Board at the May meeting, in order to move the projects forward.

3. Clearscapes Architectural Firm

Brandy Thompson, Principal/Project Manager, introduced herself and stated she's been with the firm for 20 years. Clearscapes has completed dozens of projects for municipalities across the state, including community centers, performing and cultural arts centers, libraries, museums, and government complexes. They uphold a community's vision in a fiscally responsible way to generate the greatest public value for future generations. Clearscapes began in 1981 and is a firm of collaborators of architects and artists. The firm is a HUB Certified woman-owned full-service design firm comprised of (9) registered

architects, (5) project designers, and (2) administrative support staff. The principals are intimately involved with every project from initial concept design through project closeout. From the very early stages of design, it will be known how big the facility will be, what will be needed, and the cost. The firm will not move forward to the next phase until the Town's aspirations and goals are in balance with the budget. Each stage of the process will be shared with the Board.

4. Davis Kane Architectural Firm

Robert Stevenson, Principal and President, introduced himself and stated he's been with the firm for over 30 years. Davis Kane Architects are recognized as a public safety expert having designed their first project in 1988. They have provided over 60 public safety facilities and over 80 municipal projects including the design of new facilities, building renovations, and assessments. Davis Kane Architects began as Walter Davis, Architect in 1977; creating an office with unique combination of construction industry knowledge, community design passion, and excellent client services. The firm has (8) architects, (2) interior designers, (5) design professionals, and (2) administrative staff.

Bradley McClung, Sr. Architect, introduced himself and stated he has been with Davis Kane since 2022. Having designed many similar facilities, they understand how to provide complete final design services, permitting, bidding process oversight, and construction administration. A lot of time is spent upfront in the project to understand the needs, wants, desires, and goals to align with the budget.

Public Comment

Rhonda Powell, 92 N. Dunn St., shared her concern that the electronic pedestrian crosswalks does not allow enough time to walk across the street before it changes. She also requested trash cans to be placed along the greenway between Town Hall and the Fire Station.

Consent Agenda

1. Approval of Minutes

- a. December 8, 2022 – Special Called
- b. March 7, 2023 – Regular

Board Action: The Town Board unanimously voted to approve the consent agenda as presented.

Motion: Mayor Pro-tem

Vote: 4-0; unanimous

Public Hearing

1. Mobile Food Vendors

Planning Director Randy Cahoon-Tingle proposed a new article of Chapter 9 – Licenses and Miscellaneous Business Regulations. Article IV – Mobile Food Vendors will regulate parties allowed to permanently vend food items at fixed locations within the Town. This article sets up standards for food trucks, hot dog carts, and other mobile food vending within Town limits.

As it stands, the Town's code only references Itinerant Merchants found in Chapter 9 of the Code of Ordinances; however, that has to do more with door-to-door sales or anything being vended on the side of the road. There is nothing addressing food trucks specifically.

An Itinerant Merchant permit is obtained by paying \$20 for a year and \$10 for every subsequent year thereafter. This permit authorizes moving sales with no fixed location. A great safeguard with this is the application requires the Town to know who these merchants are and if they are selling anything of value they are forced to put up a five-thousand-dollar bond in order to assure they are following through.

The goal with this Ordinance is preventing food truck vending on public property with the exception of events. Mobile food vendors operating at fixed locations on private property shall obtain a Land Use Permit stipulating an expiration date of the permit not to exceed 180 days (six months). The proposed Ordinance requires documents to be submitted to the Planning Department at the time a permit is applied for that would include a copy of any written agreement between the mobile food vendor and the owner of private property where the vending will take place; a copy of the most recent inspection from the Environmental Health Department that licensed the mobile food vendor; a copy of a state issued photo identification of the applicant and any personnel that will be vending food; and proof of liability insurance.

The zoning permit needs to be posted conspicuously at or near the window where customers pick up or order food. The permit to actually operate is supposed to be attached to the truck where it can be seen. Regardless of the county where the food truck was inspected; they are subject to inspection by the county in which they are visiting. If a vendor is consistently ignoring food service and food handling practices that are considered standards by this State you can be prevented from vending food in a particular county.

A maximum of (2) mobile vendors shall be located on a lot or parcel in all commercial zoning districts at any given time and shall be located at a minimum of one hundred feet from the main entrance at any eating establishment. Mobile food vendors are required to abide by any parking regulations like any other vehicle. The truck has to be parked 15 feet away from a fire hydrant; should not interfere with pedestrian or vehicular traffic; the truck shall not occupy any parking spaces required to fulfill the minimum requirements of the principle use; and they shall not occupy any handicap accessible parking space.

No amplified sound is permitted as part of the food truck, trailer or cart vending operation. Hours of operation shall be limited to the hours between 6am to 9pm in all commercial zoning districts unless the property owner has obtained a Special Use Permit from the Town of Angier allowing for extended hours. The truck operator or designee needs to be present at all times with the exception of an emergency. Proper disposal of waste and trash

associated with the operation needs to be followed. Town trash receptacles are not to be used for this purpose and will not be provided. All equipment is required to be maintained within, attached to or within twenty feet of the food truck vending.

Required permits to operate mobile food vending is to be obtained by the Planning Department. A food vendor permit expires after every 180 days. Permits will be revoked or suspended if proper disposal or sanitation requirements are not followed. Lastly, enforcement of this ordinance is provided in NCGS 160A-175 or as provided in Town of Angier's Code of Ordinances. All criminal sanctions shall be up to the dollar limit provided in NCGS 14-4(a), as currently enacted or as hereafter amended, or any similar limitations. The civil penalty for violating this ordinance is as follows: 1) fifty-dollar (\$50) fine for all violations of parking regulations contained herein, 2) one hundred-dollar (\$100) fine for the first offense for all non-parking violations contained herein, 3) three hundred (\$300) dollar fine for the second offense for all non-parking violations contained herein. The mobile vendor permit shall be revoked after the third offense.

Mayor Smith opened the Public Hearing.

It was recommended by the Board to make the following amendments: to change the first sentence as follows "*All mobile food vendors (food trucks, hot dog stands, ice cream stands, or other similar food vending equipment)*"; change #3 under Section 9-76 as follows "*A copy of the Government issued official photo identification of the applicant*", and change #1 under Section 9-77 as follows: "*All mobile food vendors shall be located outside of street or highway rights of way.*"

Mike Hill, 48 S. Park St., shared concern that there will be food trucks and other vendors selling things all over Town that will be taking business away from local restaurants. He believes it would be hard for the Police Department to regulate unless a complaint comes in. Commissioner Price explained to Mr. Hill that by enacting this ordinance, it will allow regulation of food vending as well as forcing them to hold the proper permitting.

Seeing no one, Mayor Smith closed the Public Hearing.

Board Action: The Town Board unanimously voted to approve Article IV – Mobile Food Vendors as presented with the aforementioned amendments.

Motion: Commissioner Price

Vote: 4-0; unanimous

New Business

1. Request for Release of Bond

Mr. Hicks explained that when Carolina Trash Pickup, Inc. was awarded the Solid Waste Contract, the executed agreement required a 10% performance bond. The additional security was to be used to remediate any such additional cost and burden to the Town due to no performance under the contract. This clause was probably added due to the firm

being new and the fact that it was their first contract with the Town of Angier. The Bond is currently at \$35,500. The owner of the company, Howard Babbitt, has requested an amendment to the contract to remove that provision. Mr. Babbitt feels that the level of service that has been provided over the past 2 years, has shown their commitment to the contract.

Alex Babbitt, with Carolina Trash Pickup, Inc., explained the performance bond is 10% of the annual contract. They have worked really hard to serve the citizens of Angier; some things have come up; however, any issues brought up are addressed right away.

Board Action: The Town Board unanimously voted to amend the contract between the Town of Angier and Carolina Trash Pickup, Inc. (DBA Carolina Trash & Septic) by removing Section VIII (Security for Faithful Performance) of the agreement which is 10% of the annual contract value.

Motion: Commissioner Price

Vote: 4-0; unanimous

2. Budget Amendment #7

Finance Director Hans Kalwitz, stated this budget amendment pertains to the General Fund, Water & Sewer Fund, NC DEQ Water Line Project (Option 8) Fund, Pump Station & Force Main Fund, and Asset Forfeiture Fund.

Major attributable factors to changes within the General Fund pertains to the receipt of a grant to the Police Department (\$2,981), the accruing forward of FY 2022 ABC Alcohol Education Program revenue (\$5,406) along with recognizing additional revenue received this fiscal year (\$3,226)), recognizing nuisance abatement revenue received (\$700), and partial use of ABC Library distribution (\$23,939) to correct overages solely within the Library Department. Additionally, revenue received beyond anticipation has been recognized to address the recent pay classification implementation for both the General Fund and Water/Sewer Fund. Other inter-departmental and intra-departmental adjustments have been made stemming from the creation of the Governing Body Department and Finance Department as well impacting a bit of the Water/Sewer Fund. There have been transitionary expenses that were unrealized during the FY 2023 Budget Process. Many of the remaining amendments to expenditure lines are for "house cleaning" purpose and, as intentions have been, to have an accurate budget to be used during our FY 2024 Budget Process.

So too, regarding the NC DEQ Water Line Project (Option 8) Fund, and Pump Station & Force Main Fund, intra-departmental budget amendments are intended to keep expenditure lines in order.

Lastly, to follow through with Board Adopted Budget Amendment #1, the Asset Forfeiture Fund will recognize the remaining intended transfer from the General Fund (\$34,799).

Board Action: The Town Board voted to approve Budget Amendment #7 that pertains to the General Fund, Water & Sewer Fund, NC DEQ Water Line Project (Option 8) Fund, Pump Station & Force Main Fund, and Asset Forfeiture Fund.

Motion: Commissioner Kazakavage

Vote: 4-0; unanimous



Town of Angier

Board Approved Budget Amendment # 7

General Fund (10 Fund)				
General Fund Revenue	Line Item	Budget	Change	Amended Budget
ABC REVENUE	10-3010-3025	115,565	157,414	272,979
INTEREST ON INVESTMENTS	10-3010-3050	3,000	40,167	43,167
POLICE GRANT	10-3010-5120	29,491	2,981	32,472
ABC ALCOHOL EDUCATION PRO	10-3010-5160	5,406	8,632	14,038
NUISANCE ABATEMENT	10-3010-5430	-	700	700
ABC REVENUE - LIBRARY	10-3010-6305	-	23,939	23,939
Total Revenue Budget		6,805,072	233,833	7,038,905
Governing Body Dept	Line Item	Budget	Change	Amended Budget
EMPLOYEE APPRECIATION	10-4100-2400	300	1,800	2,100
Total Budget Expenditures for Dept 4100		72,762	1,800	74,562
Administration Dept	Line Item	Budget	Change	Amended Budget
SALARIES-FULL-TIME	10-4200-1050	412,801	72,500	485,301
FICA	10-4200-2000	18,957	18,000	36,957
RETIREMENT CONTRIBUTION	10-4200-2050	29,984	6,000	35,984
UNEMPLOYMENT BENEFITS	10-4200-2200	-	3,501	3,501
TRAVEL & MEALS	10-4200-3000	4,500	3,060	7,560
OFFICE SUPPLIES	10-4200-3150	500	200	700
PROFESSIONAL SERVICES	10-4200-4450	36,100	3,764	39,864
CONTRACT SERVICES	10-4200-4500	12,500	6,227	18,727
PROPERTY LIABILITY INSURANCE	10-4200-4550	82,348	2,076	84,424
WORKER'S COMPENSATION	10-4200-4600	41,000	2,207	43,207
Total Budget Expenditures for Dept 4200		752,666	117,535	870,201
Finance Dept	Line Item	Budget	Change	Amended Budget
SALARIES - FULL TIME	10-4600-1050	110,402	1,000	111,402
FICA	10-4600-2000	5,202	3,000	8,202
RETIREMENT CONTRIBUTION	10-4600-2050	7,717	6,100	13,817
SUPPLEMENTAL RETIREMENT	10-4600-2100	3,400	2,500	5,900
BANK FEES	10-4600-4015	2,400	685	3,085
CREDIT CARD FEES	10-4600-4025	24,500	30,854	55,354
UTILITIES - GAS	10-4600-4150	700	1,847	2,547
CONTRACT SERVICES	10-4600-4500	38,928	18,225	57,153
Total Budget Expenditures for Dept 4600		341,711	64,211	405,922

Police Dept	Line Item	Budget	Change	Amended Budget
SALARIES-FULL TIME	10-5100-1050	1,076,672	(70,498)	1,006,174
SALARIES-PART-TIME	10-5100-1100	15,000	33,315	48,315
FICA	10-5100-2000	87,124	(5,000)	82,124
RETIREMENT	10-5100-2050	145,372	(3,060)	142,312
RETIREEES INSURANCE	10-5100-2150	3,590	449	4,039
EMPLOYEE APPRECIATION	10-5100-2400	500	393	893
BUILDING MAINTENANCE	10-5100-3250	1,000	2,460	3,460
UNIFORMS	10-5100-4000	17,500	2,981	20,481
FUEL	10-5100-4200	30,000	22,298	52,298
DUES & SUBSCRIPTIONS	10-5100-4350	500	206	706
CONTRACT SERVICES	10-5100-4500	61,665	7,824	69,489
ABC ALCOHOL EDUCATION PRO	10-5100-5060	5,406	8,632	14,038
Total Budget Expenditures for Dept 5100		1,919,070	-	1,919,070

Planning & Inspections Dept	Line Item	Budget	Change	Amended Budget
BUILDING MAINTENANCE	10-5400-3250	500	3,875	4,375
UTILITIES	10-5400-4100	-	3,285	3,285
FUEL	10-5400-4200	3,000	2,150	5,150
CODE ENFORCEMENT	10-5400-4505	20,000	(2,150)	17,850
NUISANCE ABATEMENT	10-5400-4530	-	700	700
DRUG SCREENING	10-5400-4700	100	169	269
Total Budget Expenditures for Dept 5400		908,319	8,029	916,348

Streets & Sanitation Dept	Line Item	Budget	Change	Amended Budget
TRAVEL & MEALS	10-5600-3000	-	70	70
EQUIPMENT MAINTENANCE	10-5600-3300	25,000	(70)	24,930
Total Budget Expenditures for Dept 5600		869,255	-	869,255

Parks & Recreation Dept	Line Item	Budget	Change	Amended Budget
SALARIES-FULL TIME	10-6200-1050	150,666	14,800	165,466
RETIREMENT	10-6200-2050	18,231	2,200	20,431
SUPPLEMENTAL RETIREMENT	10-6200-2100	7,534	800	8,334
BUILDING MAINTENANCE	10-6200-3250	2,000	150	2,150
UNIFORMS & ACCESSORIES	10-6200-4000	6,000	(483)	5,517
DUES & SUBSCRIPTIONS	10-6200-4350	300	483	783
Total Budget Expenditures for Dept 6200		478,300	17,950	496,250

Library Dept	Line Item	Budget	Change	Amended Budget
SALARIES-FULL TIME	10-6300-1050	16,737	6,920	23,657
SALARIES-PART-TIME	10-6300-1100	765	66	831
FICA	10-6300-2000	494	1,361	1,855
RETIREMENT	10-6300-2050	814	2,070	2,884
GROUP INSURANCE	10-6300-2250	1,946	1,235	3,181
TRAVEL & MEALS	10-6300-3000	-	9	9
TELEPHONE	10-6300-4050	100	99	199
UTILITIES	10-6300-4100	1,650	1,264	2,914
CONTRACT SERVICES	10-6300-4500	158,356	8,975	167,331
DRUG SCREENING	10-6300-4700	-	100	100
LIBRARY GRANT	10-6300-5500	-	1,192	1,192
COMPUTER LEASE AGREEMENTS	10-6300-6000	-	648	648
Total Budget Expenditures for Dept 6300		188,870	23,939	212,809

Depot Dept	Line Item	Budget	Change	Amended Budget
DUES & SUBSCRIPTIONS	10-6400-4350	-	201	201
Total Budget Expenditures for Dept 6400		21,037	201	21,238
Debt SVC Dept	Line Item	Budget	Change	Amended Budget
PRINCIPAL (FIRST BANK - BOOM	10-8600-7015	11,069	168	11,237
Total Budget Expenditures for Dept 8600		122,226	168	122,394
Water & Sewer Fund (30 Fund)				
W/S Fund Revenue	Line Item	Budget	Change	Amended Budget
INTEREST ON INVESTMENTS	30-3030-3050	5,949	22,048	27,997
Total Revenue Budget		3,488,707	22,048	3,510,755
Water Dept	Line Item	Budget	Change	Amended Budget
SALARIES-FULL TIME	30-8100-1050	308,398	3,000	311,398
SALARIES-PART-TIME	30-8100-1100	7,000	1,290	8,290
MATERIALS & SUPPLIES	30-8100-3200	51,324	(5,500)	45,824
BUILDING MAINTENANCE	30-8100-3250	10,000	3,000	13,000
EQUIPMENT MAINTENANCE	30-8100-3300	7,000	2,500	9,500
VEHICLE MAINTENANCE	30-8100-3350	10,000	(5,000)	5,000
FUEL	30-8100-4200	7,000	8,000	15,000
CONTRACT SERVICES	30-8100-4500	30,020	2,346	32,366
CAPITAL OUTLAY-OTHER	30-8100-5000	72,665	(244)	72,421
Total Budget Expenditures for Dept 8100		1,462,386	9,392	1,471,778
Sewer Dept	Line Item	Budget	Change	Amended Budget
SALARIES-FULL TIME	30-8300-1050	308,398	3,000	311,398
SALARIES-PART-TIME	30-8300-1100	7,000	1,500	8,500
BUILDING MAINTENANCE	30-8300-3250	10,000	(3,000)	7,000
EQUIPMENT MAINTENANCE	30-8300-3300	20,000	8,030	28,030
VEHICLE MAINTENANCE	30-8300-3350	3,000	2,000	5,000
UNIFORMS & ACCESSORIES	30-8300-4000	3,000	(2,000)	1,000
CONTRACT SERVICES	30-8300-4500	51,020	1,504	52,524
CAPITAL OUTLAY	30-8300-5000	72,667	244	72,911
LINE EXTENSION	30-8300-5625	25,000	(800)	24,200
COMPUTER LEASE AGREEMENTS	30-8300-6000	-	1,000	1,000
Total Budget Expenditures for Dept 8300		890,405	11,478	901,883
Lagoon Dept	Line Item	Budget	Change	Amended Budget
CAPITAL OUTLAY	30-8500-5000	-	810	810
Total Budget Expenditures for Dept 8500		70,510	810	71,320
Debt SVC Obligation Dept	Line Item	Budget	Change	Amended Budget
PRINCIPAL (FIRST BANK - BOOM	30-8600-7015	11,069	168	11,237
INTEREST (FIRST BANK - SERIES 2	30-8600-7040	72,004	200	72,204
Total Budget Expenditures for Dept 8600		461,406	368	461,774
NC DEQ Water Line Project (Option 8) Fund				
NC DEQ Water Line Project (Opt	Line Item	Budget	Change	Amended Budget
EASEMENT/PROPERTY ACQUISIT	33-8100-4515	-	4,579	4,579
CAPITAL OUTLAY - CONSTRUCTI	33-8100-5000	115,000	(4,579)	110,421
Total Budget Expenditures for Dept 8100		117,276	-	117,276
Pump Station & Force Main Capital Project Fund				
Pump Station & Force Main Cap	Line Item	Budget	Change	Amended Budget
PROFESSIONAL SERVICES	38-8310-4450	-	16,775	16,775
CONTINGENCY	38-8310-8300	173,070	(16,775)	156,295
Total Budget Expenditures for Dept 8310		2,422,346	-	2,422,346

Asset Forfeiture Fund (51 Fund)				
AFF Revenue	Line Item	Budget	Change	Amended Budget
TRANSFER FROM G/F	51-3900-5100	-	34,799	34,799
Total Revenue Budget		47,161	34,799	81,960
General AFF Dept	Line Item	Budget	Change	Amended Budget
CAPITAL OUTLAY	51-5197-5000	-	34,799	34,799
Total Budget Expenditures for Dept 5185		-	34,799	34,799

3. Change in Credit Card Processing Contractual Agreement

Mr. Kalwitz stated that during our recent Budget Board Retreat held March 16th, the matter as to whether the Town should absorb credit card fees or pass the expense to the customer surfaced. The consensus was to proceed with passing the fees to customers. The agreement will save the Town money during FY 2024. Staff is proposing a 3.5% convenience fee to customers paying by credit card. The Town is losing revenue by the absorption of fees which is well over \$50,000 annually. The Town is not looking to make money from these fees, but simply to recoup fees that are paid to the credit card merchant. Convenience fees will not be charged to customers that pay by cash, check, or have a draft on a checking account.

Board Action: The Town Board unanimously voted to proceed with the Card Services Agreement while abiding by G.S. 159-32.1.

Motion: Commissioner Kazakavage

Vote: 4-0; unanimous

4. Request Use of Funds for Firing Range Training Center

Mr. Hicks stated that Police Chief Thompson has advised the Board of a need to build a training center at the Town's firing range. Engineered plans are nearing completion, which would allow staff to bid the project. To move this project forward, staff is recommending the following sources of funding for the project. The first source would be approximately \$78,000 in the asset forfeiture account. The second source of funds would be the \$50,000 grant from the Legislature that was routed through Harnett County. The third source of funds would be the \$25,500 that was recently provided to the Town from the Angier ABC Board. Under Article II of the Town Code of Ordinances, net profits from the ABC System shall be allocated to the general fund of the Town. The ABC Board can allocate the funds, but cannot determine the use of the funds. Under Article II, the Board of Commissioners of the Town is authorized to appropriate such funds for any proper governmental purpose. Staff is requesting the Board of Commissioners to allocate those funds for the training center. These allocations would appropriate \$153,500 for the project. If approved, a budget amendment would be presented at the May, 2023 meeting. The funds have already been received in the 22/23 budget cycle and are available for appropriation.

Board Action: The Town Board unanimously voted to allocate \$78,000 from the Asset Forfeiture Fund and \$50,000 from the Legislative/Harnett County grant funds, and \$25,500 from the Angier ABC profits distribution for the construction of a Training Center at the Angier Firing Range.

Motion: Commissioner Kazakavage

Vote: 4-0; unanimous

5. Requesting Approval to Establish the “Shop with a Cop” Program

Chief Thompson is wishing to get approval to establish the “Shop with a Cop” program, to provide for and support needy children in our community during the Christmas season. Our local schools will help select the kids in need and plan a date in December to take the kids that were selected to Walmart and allow them to purchase a few items to be able to open up on Christmas Day. There will be no financial impact to the Town as the program will be financed through tax deductible donations to the Town of Angier.

Dolores Price, 129 N. Broad St. W., informed the Board that *To Make a Child Smile* was a program here in Angier that was very similar to “Shop with a Cop” program that was disbanded after 10 years.

Board Action: The Town Board unanimously voted authorize Chief Thompson to establish the “Shop with a Cop” program.

Motion: Commissioner Kazakavage

Vote: 4-0; unanimous

6. Requesting Approval to Partner with Royce Publications

Chief Thompson is wishing to partner with *Royce Publications* in reference to designing and producing 300, Angier Police Department 2024 calendars to be able to provide to our local businesses. There will be no financial impact to the Town, the calendar will be designed, and produced by donations provided by businesses from our local community. *Royce Publications* will provide Angier Police Department with a check for \$1,000 for allowing them to provide the service. The same company provides for Garner PD, Fuquay-Varina PD, and Harnett County Sheriff’s office.

Chief Thompson would like to apply the \$1,000 to the Angier Police Department’s Christmas Party.

Board Action: The Town Board unanimously voted to authorize Chief Thompson to partner with *Royce Publications* to produce 300 Angier Police Department Calendars at no cost to the Town. The Board also agreed to authorize Chief Thompson to utilize the \$1,000 from this project and apply it to Angier Police Department’s Christmas Party.

Motion: Commissioner Coats

Vote: 4-0; unanimous

7. Street Striping in front of First Citizen’s Bank

Mr. Cahoon-Tingle stated that NCDOT is reconfiguring Depot Street/NC 210 at the intersection of NC 55. The on-street parking in front of First Citizen’s Bank is going to be eliminated. Three options have been offered. NCDOT has requested feedback in the form

of having the Town Board of Commissioners determine which one of three options are preferred. Staff recommends approval of the second option. Option #1 preserves 2 on-street parking spaces – adding confusion to the new traffic pattern. Option #3 shortens the stacking for dedicated left turns and impedes free flow of traffic. Option #2 appears to be the safest way to redirect traffic from the current configuration.

Board Action: The Town Board unanimously voted to approve Option #2 subject to clarification and final rendering.

Motion: Commissioner Price

Vote: 4-0; unanimous

8. Voluntary Annexation Petition Submitted by G&J Development, LLC

Town Clerk Veronica Hardaway informed the Board that staff has received a voluntary annexation petition from G&J Development, LLC for an approximately 28.35 acres located at 5963 NC-210, Angier, NC (Harnett County PIN#'s: 0662-68-5452; 0662-68-6638; and 0662-68-0457). The first step is for the Board to Direct the Clerk to Investigate the Sufficiency of the Petition and report back to the Board at the May 2nd meeting.

Board Action: The Town Board unanimously voted to approve Resolution #R006-2023 to Direct the Clerk to Investigate the Sufficiency of the Petition and report back to the Board at the May 2nd meeting.

Motion: Commissioner Coats

Vote: 4-0; unanimous

Resolution No.: R006-2023

Date Submitted: April 4, 2023

Date Adopted: April 4, 2023

A RESOLUTION OF THE TOWN OF ANGIER DIRECTING THE TOWN CLERK TO INVESTIGATE AN ANNEXATION PETITION RECEIVED UNDER GENERAL STATUTE § 160A – 58.1

WHEREAS, the Town of Angier has received a Petition requesting Annexation of an area described in said Petition of a 28.35 acre tract of land located at 5963 NC-210, Angier, NC inclusive to a portion of Harnett County Parcel Pin # 0662-68-5452; 0662-68-6638; and 0662-68-0457.000; and,

WHEREAS, the Petition to Annexation was submitted on March 30, 2023 by G&J Development, LLC and is scheduled to go before the Town of Angier Board of Commissioners during its April 4, 2023 meeting for Consideration to Direct the Clerk to Investigate;

WHEREAS, the General Statute § 160A – 58.2 provides that the Sufficiency of the Petition shall be Investigated by the Town of Angier Clerk before further Annexation Proceedings may take place; and,

WHEREAS, the Town Board of Commissioners of The Town of Angier Deems it Advisable to Proceed in Response to this Request for Annexation; and,

THEREFORE, BE IT RESOLVED, by the Mayor and Town of Angier Board of Commissioners that:

The Town of Angier Clerk is hereby Directed to Investigate the Sufficiency of the Aforementioned Petition and to Certify as soon as Possible to the Town Board of Commissioners the result of her Investigation.

Adopted by the Angier Board of Commissioners on this the 4th day of April, 2023.

9. Advisory Board Introduction Interviews and Appointments

Ms. Hardaway informed the Board that three applications have been received for the vacancy available on the Community Development Committee. The appointed member will be fulfilling the remaining term of a former member that ends 12/31/2023.

Candidate Jordan Phillips was given a five-minute question and answer session during an open session with the Town Board. During the interview process, it was determined by the Board of Commissioners that there are no conflicts that would create problems or prevent this candidate from fairly or impartially discharging their duties as an appointed member.

Board Action: The Town Board unanimously voted to appoint Jordan Phillips to the Community Development Committee.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

10. Engagement Letter with Thompson, Price, Scott, Adams & Co., P.A.

Mr. Kalwitz stated that to ensure a seamless transition into our FY 2023 audit, we are following through with the formality of executing the engagement letter with Thompson, Price, Scott, Adams & Co., P.A. The Town has had a 3-year contract with the intentions of bidding these services out after this next audit.

Board Action: The Town Board unanimously voted to approve the Engagement Letter with Thompson, Price, Scott, Adams & Co., P.A.

Motion: Commissioner Price

Vote: 4-0; unanimous

11. Contract with Thompson, Price, Scott, Adams & Co., P.A.

Mr. Kalwitz stated that in order to begin our FY 2023 audit with Thompson, Price, Scott, Adams & Co., P.A. the Town will have a formal agreement with the audit firm. This contract includes the cost of the audit as well as the deadline of financial statements; which will be delivered to the Local Government Commission for their approval.

Board Action: The Town Board unanimously voted to approve a contract between the Town of Angier and Thompson, Price, Scott, Adams & Co., P.A. to conduct FY 2023 audit.

Motion: Commissioner Price

Vote: 4-0; unanimous

Manager's Report

- Department Reports (Informational Items included in Agenda packets)

Mr. Cahoon-Tingle added that the nuisance located at 383 West Church Street was demolished and the owner paid their fine. The Planning Department has now collected 94% of projected revenue. Commissioner Price requested to receive a detailed breakdown report of Code Enforcement activities.

Chief Thompson announced that the Town of Angier's National Day of Prayer is scheduled for May 4th at Noon located at Depot Square.

Commissioner Price thanked Public Works Director Jimmy Cook for following through on trenching continuing education. There was question as to whether the Town is responsible for ditch cleaning to which Mr. Cook responded that if it's a Town owned street, the Town is responsible, if it's a DOT street DOT is responsible. Mr. Cook explained a written work order is initiated with the homeowner's information so the Public Works Department can be in direct communication. Commissioner Kazakavage has received complaints or inquiries within the Windsor Subdivision regarding drainage issues to which Mr. Cook will look into. There were questions regarding the American flags and banners on the poles around Town. Mr. Cook explained that the American flags are in the process of being put back up. The banners were a project that the former Community Development Coordinator organized under contract that they would remain up for 12 months. The Board requested to see the banner agreement with a follow up at the next board meeting.

Mr. Cook is going to look into the electronic pedestrian crosswalk and report back to the Board with further information. Trash cans will be in the upcoming budget.

Mayor & Town Board Reports

Board Action: The Town Board unanimously voted to go into Closed Session pursuant to NCGS 143-318.11 (a)(5) to discuss possible land acquisition and (a)(6) to discuss a personnel matter at approximately 9:12pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Board Action: The Town Board unanimously voted to reconvene in open session at approximately 10:30pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Adjournment: Being no further business, the Town Board voted unanimously to adjourn the meeting at 10:30pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Attest:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk

**Town of Angier
Board of Commissioners
Work Session
Tuesday, April 18, 2023, 6:30 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners Work Session meeting Tuesday, April 18, 2023, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Bob Smith
Mayor Pro-tem Loru Boyer Hawley
Commissioner Alan Coats
Commissioner Jim Kazakavage
Commissioner George Junior Price

Members Absent:

Staff Present: Interim Town Manager Richard Hicks
Human Resource Director Melissa Wilder
Chief of Police Lee Thompson
Code Enforcement Officer Shannon Hodges
Finance Director Hans Kalwitz
Public Works Director Jimmy Cook
Town Attorney Dan Hartzog Jr.

Others Present:

Call to Order: Mayor Smith presided, calling the Board of Commissioners Work Session meeting to order at 6:30 p.m.

Pledge of Allegiance: Mayor Smith led the pledge of allegiance.

Invocation: Mayor Smith offered the invocation.

Approval of the April 18, 2023 meeting agenda: The Town Board unanimously approved the agenda with the following amendment: add 143-318.11 (a)(5) to discuss possible property acquisition.

Board Action: The Town Board unanimously voted to approve the agenda as amended.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Presentation

Design Build Option

Interim Town Manager Richard Hicks explained the different types of Public Bidding Contracts along with the advantages and disadvantages of the design build process.

- A. Separate Prime Bidding – architect is selected by the Town that designs the project and bids are received for Building, Plumbing, Electric, and HVAC.
- B. Single Prime Bidding – architect is selected by the Town that designs the project and bids are taken from a single prime contractor and they identify who they have selected to perform the various trades.
- C. Dual Bidding – same as above, both bid options are allowed and the Town can award a bid to the lowest responsible bidder.
- D. Construction Management at Risk Contract – architect is selected as well as a construction manager who accepts bids from various subcontractors to complete the job. This is the process that the Town used for the Town Hall.
- E. Design Build – the Town selects a contractor to complete the design and the construction of the project.
- F. Design Build Bridging Contracts – the Town selects a designer, who creates 35% of the documents for the building and the project is completed through the design build process. This is often referred to as design build light.

Advantages of the Design Build Process

- A. Simplifying designing, planning, and building processes through a single point of contact.
- B. Fewer parties involved in the project mean lower costs.
- C. Fewer disputes, interruptions and delays – making it easier to stay on schedule and meet goals.
- D. Access to a full team of experts and industry specialists.

When taking on a design build team, the owner gets all of the benefits of hiring a general contractor. The team comes with the same expertise, commitment, and availability to the owner, as well as the duty of contracting with an architect, engineer, subcontractors, material suppliers, and specialists to complete the entire build process.

Disadvantages of the Design Build Process

- A. High level of trust and communication is required.
- B. There is no competitive bidding taking place.

- C. Design bid build allows time for value engineering and more cost-effective approaches, which can extend the overall timeline of the project.
- D. More owner involvement in the build process.

1. Farrior & Sons

Bobby Evans, Vice President and Part Owner, began working with the firm in 1988. *Farrior & Sons, Inc.* is a 4th generation family-owned business out of Farmville, NC which is approximately an hour and a half away from Angier. Mr. Evans stated his firm has built 50 municipal projects, 15 fire stations, 70 school projects, over 200 medical projects, 180 churches, 30 family life centers, 80 professional offices, industrial projects, retail projects and restaurants. They try to stay within an hour and a half radius of Farmville for the purpose of having their employees' home at night. In order to keep 12 to 15 superintendents for projects going at any one time, they have a very diverse type of construction.

The company does not specialize in any one thing but are able to provide a wide variety of products; and the majority of their business comes from repeat customers or referrals. In his professional opinion, design build is the best way to deliver a project because you're taking the owner, the users of the property and the building and you're putting them together with an architect and engineering firm which brings a certain level of expertise and also adding the general contractor. Collaborating helps get the most cost-efficient way for any project. Their company builds a nice building, efficient building, and one that functions and is low maintenance. They establish a working realistic budget upfront and then work with architects and engineers through the design process, permitting process, and the construction process to make sure they build what is within the cost parameters. It's an estimated 12 months to get the building designed and permitted and another 12 months to build. The majority of their design build work is done with *Dunn & Dalton Architects*. Their experience has been a more traditional brick and mortar construction.

2. Southeastern Interiors & Jackson Builders

Jerry Milton, owner of *Southeastern Interiors*, stated his company frequently partners with *Jackson Builders*. For over 30 years they have been building in Harnett County and all over the state. They work with customers from the beginning until the end.

Ken Warren, owner of *Jackson Builders*, stated he has been partnering with *Southeastern Interiors* for over 20 years and they have done about 90% of the interiors for them. Their company also has a partnership with a design firm (*C Design*) that have been with them for about 18 years that would become part of the team. The process is to listen to you, find out what you need, find out what the community needs, what your facility needs are going to be and try to put that into a format that serves you well and fits within your budget. *Jackson Builders* has been in business for 49 years and have evolved tremendously. They have experience with several municipalities and have been involved with building fire stations, town halls, police stations, and governmental office buildings.

The primary owner role is setting goals; programmatic, budgetary, and schedule. As soon as they get conceptual drawings, budgeting begins. The primary design builder role is maintaining cost control, schedule accountability, and constructability. The primary designer role is to develop a vision for the project through design.

The relationship they would like to have with their clients is knowing what you're going to get before you get it and knowing what your going to spend before you spend it. Currently there are 38 people on payroll, 13 are in the office and the rest are field employees. They conduct most of their steel erection, carpentry, doors, partitions, and hardware. Their company fabricates a lot of their own steel which saves you double markup. As far as team organization, Angier is the very hub of the wheel. The structure of the process begins with kick off information gathering and some schematic design and then the developmental stage of it. They begin to flesh out the details of a floor plan and elevation to give more estimate information for the budget. Following that will be the design and preconstruction phase and then the construction process.

Jackson Builders along with *Southeastern Interiors* has done over 3,000 projects and the majority of these are design build. Design build is the primary delivery method for *Jackson Builders* and aims to be known as lead design builder in eastern North Carolina.

Mr. Hicks concluded that both firms are reputable contractors that have been in business 40+ years. Both of them would have the Town's best interest at heart. The Board has to decide if design build is the preferred option and why. RFQ's would have to be sent out to give builders the opportunity to present a proposal to you, when those proposals are ranked, then the Board can choose the builder to move forward with.

Business Items

1. Ordinance to Demolish Dwelling located at 272 W. Church St.

Code Enforcement Officer Shannon Hodges explained that the property in question is one of potential danger or is detrimental to public health or public safety. The property owner has failed to comply with Finding of Facts Order to repair or demolish within 90 days. The deadline to comply was October 17, 2022. This property has a history of nuisance violations, 3 within the last two years. Some of those issues include: high grass, junk vehicles, deterioration of dwelling to include rotten wood and cracked foundation. The current building permit has expired after six months with no inspections. The Planning Department is requesting the Board to approve an ordinance to demolish the single-family dwelling in violation of minimum housing standards. The cost to repair exceeds 50% of value.

Board Action: The Town Board unanimously voted to adopt an ordinance authorizing the Code Enforcement Officer to facilitate the demolition of the dwelling located at 272 W. Church St.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Commissioner Price expressed how proud he is of the work Mr. Hodge has done and is doing as Code Enforcement.

2. Resolution #R007-2023 Endorsing the Multimodal Planning Grant Program

Mr. Hicks explained that the NCDOT Integrated Mobility Division and the Transportation Planning Division created a matching grant program to fund plan development. This program was initiated through a special allocation of funding approved by the North Carolina General Assembly along with federal funds earmarked specifically for bicycle and pedestrian planning by the Transportation Planning Division.

Board Action: The Town Board unanimously voted to approve Resolution #R007-2023 Endorsing the Multimodal Planning Grant Program.

Motion: Commissioner Kazakavage

Vote: 4-0; unanimous

Resolution No.: R007-2023

Date Submitted: April 18, 2023

Date Adopted: April 18, 2023

RESOLUTION ENDORSING THE MULTIMODAL PLANNING GRANT PROGRAM FOR THE TOWN OF ANGIER

WHEREAS, the North Carolina Department of Transportation has issued a call for projects for the Multimodal Planning Grant Program; and

WHEREAS, the Town of Angier applied for funds to prepare a Multimodal Plan; and

WHEREAS, the Capital Area Metropolitan Planning Organization (CAMPO) has consistently supported Multimodal Planning initiatives by its member jurisdictions; and

WHEREAS, the Town's proposals are consistent with CAMPO's goals and objectives which seek to "provide, manage and maintain a safe, efficient and sustainable transportation system for all modes, intended to serve all segments of the population" and "encourage walking, bicycling and transit options, integrated with motor vehicle transportation, by providing a transportation system that serves the public with mobility choices"; and

WHEREAS, the rules associated with the Program require that the Town of Angier Board of Commissioners endorse projects inside the corporate boundaries of the municipality; and

WHEREAS, the CAMPO is the MPO for the Capital urbanized area within the Town of Angier and its extraterritorial planning jurisdiction; and

WHEREAS, the Town Board of Commissioners reviewed the proposal and recommended that it be endorsed by the Town Board.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners for the Town of Angier that it endorses the Bicycle & Pedestrian Planning Grant Initiative proposal of the Town.

Adopted by the Angier Board of Commissioners on this the 18th day of April, 2023, in Angier, North Carolina.

3. Voluntary Annexation Petition Submitted by Chris McKinney

Town Clerk Veronica Hardaway stated staff has received a voluntary annexation petition submitted by Chris McKinney for approximately 40 acres located off Matthew Mills Pond Road (Harnett County PIN: 0673-23-1894). The next step is for the Board to Direct the Town Clerk to Investigate the Sufficiency of the Petition and report back at the May 2nd Board meeting.

Board Action: The Town Board unanimously voted to approve Resolution #R008-2023 Directing the Clerk to Investigate the Sufficiency of the Petition submitted by Chris McKinney for approximately 40 acres located off Matthew Mills Pond Road (Harnett County PIN#: 0673-23-1894).

Motion: Commissioner Coats

Vote: 4-0; unanimous

Resolution No.: R008-2023

Date Submitted: April 18, 2023

Date Adopted: April 18, 2023

**A RESOLUTION OF THE TOWN OF ANGIER DIRECTING THE
TOWN CLERK TO INVESTIGATE AN ANNEXATION PETITION RECEIVED
UNDER GENERAL STATUTE § 160A – 58.1**

WHEREAS, the Town of Angier has received a Petition requesting Annexation of an area described in said Petition of a 40 acre tract of land located on Matthews Mill Pond Road, Angier, NC inclusive to a portion of Harnett County Parcel Pin # 0673-23-1894.000; and,

WHEREAS, the Petition to Annexation was submitted on April 12, 2023 by Chris McKinney and is scheduled to go before the Town of Angier Board of Commissioners during its April 18, 2023 meeting for Consideration to Direct the Clerk to Investigate;

WHEREAS, the General Statute § 160A – 58.2 provides that the Sufficiency of the Petition shall be Investigated by the Town of Angier Clerk before further Annexation Proceedings may take place; and,

WHEREAS, the Town Board of Commissioners of The Town of Angier Deems it Advisable to Proceed in Response to this Request for Annexation; and,

THEREFORE, BE IT RESOLVED, by the Mayor and Town of Angier Board of Commissioners that:

The Town of Angier Clerk is hereby Directed to Investigate the Sufficiency of the Aforementioned Petition and to Certify as soon as Possible to the Town Board of Commissioners the result of her Investigation.

Adopted by the Angier Board of Commissioners on this the 18th day of April, 2023.

Board Action: The Town Board unanimously voted to go into Closed Session pursuant to NCGS 143-318.11 (a)(5) to discuss possible property acquisition and (a)(6) to discuss a personnel matter at approximately 8:05pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Board Action: The Town Board unanimously voted to reconvene in open session at approximately 10:00pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Adjournment: There being no further business, the Town Board voted unanimously to adjourn the meeting at 10:00pm.

Motion: Mayor Pro-tem Hawley

Vote: Unanimous, 4-0

Robert K. Smith, Mayor

Attest:

Veronica Hardaway, Town Clerk

NEW BUSINESS



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Casey Todd
ISSUE Additional Receptacles on Depot Grounds
CONSIDERED:
DEPARTMENT: Planning and Inspections

SUMMARY OF ISSUE: Mabry's Electrical Service has been contracted by the Angier Chamber of Commerce to install 12 quad receptacles in the Depot Square. The Chamber has graciously agreed to pay for the work. The additional receptacles will benefit all events held on the depot grounds.

FINANCIAL IMPACT: N/A

RECOMMENDATION: Approval from the Board to allow Mabry's Electrical Service to do the work to add 12 receptacles on the depot grounds and repair the existing receptacles

REQUESTED MOTION: I move to authorize Mabry's Electrical Service to add 12 receptacles on the Depot Grounds as well as repairing existing receptacles and also agree to allow the Angier Chamber of Commerce to provide the funding.

REVIEWED BY TOWN MANAGER:

Attachments:

1 Mabry's Electrical Service
Estimate

Estimate

DATE 2/21/2023



731 Mabry Rd.
Angier, NC 27501
Office 919-639-4837

NAME / ADDRESS

Town of Angier
Attn: Coley Price
P.O. Box 278
Angier, NC 27501

PROJECT

Depot Outdoor Receptacles

DESCRIPTION	QTY	COST	TOTAL
Labor and materials to add up to (12) quad receptacles in the Depot Square. Price includes all trenching, PVC piping and wire to North Carolina code.	1	6,533.00	6,533.00T
Harnett County Sales Tax		7.00%	457.31
		TOTAL	\$6,990.31



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Casey Todd
ISSUE Road Closure (Large) Request for June 24th 2023
CONSIDERED:
DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

Brian Guy with Auto Culture Events would like to host a car show June 24th from 10-4 pm. The request was put in for a large event road closure; which is the following area, North Broad Street West and East. Please see large events map. Mr. Guy is estimating 200/300 cars and trucks with car related vendors such as window tinting, lifts, etc. Food trucks will be in attendance, a DJ for entertainment, however there will be no alcohol on site. The Town will charge the current rate for rental of the Depot grounds and stage. Mr. Guy is here to answer any questions you may have. Casey Todd, Community Development Coordinator will be available to answer questions as it relates to planning and coordination of the event with the Town.

FINANCIAL IMPACT: N/A

RECOMMENDATION: Approve the road closure request as shown on the Large Event Map.

REQUESTED MOTION: Approve the road closure request as shown on the Large Event Map.

REVIEWED BY TOWN MANAGER:

Attachments:

EVENT ROAD CLOSURES



- **Large Events**
- Medium Events
- Small Events
- The Morning Market & Possibly Concerts
- Movies & Concerts
- Parade Route



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: Tuesday May 2, 2023
PREPARED BY: Jimmy Cook
ISSUE Junny Road Tank Fire System Connection
CONSIDERED:
DEPARTMENT: Public Works

SUMMARY OF ISSUE: The project has one contract for construction. The scope of construction includes 165 linear feet of 8" pipe, 40 linear feet of steel casing, the relocation of an 8" backflow preventer, an above ground enclosure for the BFP, bypass pump connections; etc. The project purpose is to alleviate the expense of distribution system flushing resulting from water quality issues caused by maintaining the Junny Road standpipe on the distribution system. At the same time the tank would be configured to remain a key component of the neighboring industry's fire protection system. The completion of the new 0.50 MG elevated tank project is expected to alleviate the water quality problems caused by maintaining the Junny Road standpipe on the system.

Charlie McGougan, with MBD Consulting has recommended rejecting bids and maintaining the current system operation. MBD Consulting Engineers will do their best to expedite the design, permitting, and bidding of the new 0.50 elevated tank and booster station project.

FINANCIAL IMPACT: \$209,079.00

RECOMMENDATION: Town Staff recommends rejecting the bids

REQUESTED MOTION:

"I move to reject any and all bids for the Junny Road Tank Fire System Connection"

REVIEWED BY TOWN MANAGER:

Attachments:

1 Bid Sheets



March 30, 2023

Mr. Jimmy Cook, Director of Public Utilities
Town of Angier
P.O. Box 278
Angier, NC 27501

Re: Town of Angier
Junny Road Tank Fire System Connection
Discussion of Bids
MBD No. 22011

Dear Mr. Cook:

The following is a summary of the scope of construction, project purpose, bid solicitation process, bid results, project budget, and permitting for the Junny Road Tank Fire System Connection.

Scope of Construction & Project Purpose

The project has one (1) contract for construction. The scope of construction includes 165 linear feet of 8" pipe, 40 linear feet of steel casing, the relocation of an 8" backflow preventer, an above ground enclosure for the BFP, bypass pump connections; etc. The project purpose is to alleviate the expense of distribution system flushing resulting from water quality issues caused by maintaining the Junny Road standpipe on the distribution system. At the same time the tank would be configured to remain a key component of the neighboring industry's fire protection system. The completion of the new 0.50 MG elevated tank project is expected to alleviate the water quality problems caused by maintaining the Junny Rd. standpipe on the system.

Bid Solicitation

Separate sealed bids for the Junny Road Tank Fire System Connection were opened and read aloud inside the Commissioners Room of the Town of Angier Municipal Building at 2:00 PM on Wednesday March 30, 2023. The bid procedure was informal. Six (6) Contractors were contacted and provided with bid documents for the project.

Bid Results

Two (2) bids were received. The low bid was submitted by Temple Grading & Construction Co., Inc. in the amount of \$209,079.00. The remaining bid was submitted by Jymco Construction Co., Inc. in the amount of \$224,812.61. The Engineer's cost opinion for the project was \$76,147.50. A bid tabulation is attached.

Mr. Jimmy Cook
Page 2
March 30, 2023

Project Budget

The preliminary and post bid project budget is as follows:

<u>JUNNY RD. TANK FIRE SYSTEM CONNECTION</u>	<u>Pre-Bid Budget</u>	<u>Post-Bid Budget</u>
Total Construction	\$76,147.50	\$209,079.00
Surveying and Engineering Design:	\$7,600.00	\$7,600.00
Permitting Fees:	\$150.00	\$150.00
TOTAL PROJECT COST:	\$83,897.50	\$216,829.00

The Post-Bid Budget is based upon the low bid provided by Temple Grading & Const. Co.

Regulatory Permits

The project has obtained an Authorization to Construct from the North Carolina Department of Environmental Quality, Public Water Supply Section (Serial No. 22-01120), and an Encroachment Agreement from the North Carolina Department of Transportation.

Recommendation

Unfortunately, the current construction market does not offer feasibility for a small project such as this as can be seen by the number of bids received and by examining the reasonableness of some of the line item pricing in the bid tabulation. We recommend rejecting the bids and maintaining the current system operation. MBD Consulting Engineers will do our best to expedite the design, permitting, and bidding of the new 0.50 elevated tank and booster station project.

If you have any questions concerning the information presented heretofore, please do not hesitate to contact me.

Sincerely,
MBD CONSULTING ENGINEERS, P.A.



Charlie McGougan, P.E.

Cc: Mr. Bill Dreitzler, P.E.
Attachment: Certified Bid Tabulation



TOWN OF ANGIER
JUNNY ROAD FIRE SYSTEM CONNECTION

BID TABULATION

Bid Date: March, 29 2023 @ 2:00 PM

JUNNY ROAD FIRE SYSTEM CONNECTION			Temple Grading and Construction Co., Inc. Lillington, NC		Jymco Const. Co., Inc. Smithfield, NC	
ITEM	Unit	Est. Quan.	Unit Price	Extended Price	Unit Price	Extended Price
1. Mobilization, Bonds, and Insurance	Lump Sum			\$6,000.00		\$15,000.00
2. 8" P.C 350 Ductile Iron Water Main	LF	125	\$200.00	\$25,000.00	\$126.00	\$15,750.00
3. 8" Restrained Joint Ductile Iron Water Main in Casing	LF	40	\$250.00	\$10,000.00	\$97.00	\$3,880.00
4. 16" Steel Casing Bored & Jacked	LF	40	\$500.00	\$20,000.00	\$902.00	\$36,080.00
5. Relocate Exist. 8" RPZ DCV Backflow Preventer Including Piping & Appurtenances, Concrete Slab, Heated Enclosure, Electrical & Incidentals	LS			\$59,000.00		\$69,166.00
6. Cast Iron M.J. Fittings	LBS	1000	\$25.00	\$25,000.00	\$17.00	\$17,000.00
7. 8" Gate Valve	EA	2	\$10,000.00	\$20,000.00	\$3,915.00	\$7,830.00
8. 4" Emergency Pumping Connection	EA	1	\$10,000.00	\$10,000.00	\$8,825.00	\$8,825.00
9. 6" Emergency Pumping Connection	EA	1	\$10,000.00	\$10,000.00	\$10,157.00	\$10,157.00
10. Connection to Exist. 8" Fire System Supply Line	EA	1	\$10,000.00	\$10,000.00	\$7,735.00	\$7,735.00
11. Connection to Exist. 8" Tank Inlet/Outlet Line	EA	1	\$10,000.00	\$10,000.00	\$8,310.00	\$8,310.00
12. Select Fill	CY	15	\$30.00	\$450.00	\$56.00	\$840.00
13. Miscellaneous Concrete	CY	5	\$200.00	\$1,000.00	\$848.00	\$4,240.00
14. Site Restoration	Lump Sum			\$2,629.00		\$19,999.61

TOTAL BID PRICE:

\$209,079.00

\$224,812.61



J. Charles McGougan **3.30.23**
Bids Certified By: Date:



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Richard N. Hicks, Interim Town Manager
ISSUE Resolution Amending Charter for Triangle J Council of Governments
CONSIDERED:
DEPARTMENT: Administration

SUMMARY OF ISSUE: The Board of Directors for the Triangle J Council of Governments has approved renaming the organization The Central Pines Regional Council. The change must now be approved by the local member governments. Attached for your review and information is some supporting documents and a resolution granting approval from the Town of Angier.

FINANCIAL IMPACT: No fiscal impact.

RECOMMENDATION: Adopt Resolution granting Angier's approval of the name change from Triangle J Council of Governments to Central Pines Regional Council.

REQUESTED MOTION: I do hereby make a motion to adopt the Resolution Ratifying, Accepting and Approving the Amended Charter Resolution of Central Pines Regional Council (Formerly Triangle J Council of Governments)

REVIEWED BY TOWN MANAGER:

Attachments:

- 1 CPRC Charter One
- 2 TJCOG Charter Resolution
Redline Version
- 3 TJCOG Clean Version
- 4 Resolution Adopting Charter



Town of Angier

Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

Resolution No.: R009-2023
Date Submitted: May 2, 2023
Date Adopted: May 2, 2023

**RESOLUTION RATIFYING, ACCEPTING AND APPROVING THE AMENDED
CHARTER RESOLUTION OF CENTRAL PINES REGIONAL COUNCIL
(FORMERLY TRIANGLE J COUNCIL OF GOVERNMENTS)**

WHEREAS, the Councils of Governments system was created by the State of North Carolina in 1970 by Governor Bob Scott designating seventeen Regional Councils to serve across the state and Triangle J Council of Governments (TJCOG), formerly the Research Triangle Regional Planning Commission, as the regional entity serving Chatham, Durham, Johnston, Lee, Moore, Orange, and Wake counties, and the municipalities within those counties; and

WHEREAS, the TJCOG Board of Delegates approved an organization rebrand process in its Fiscal Year 2022-2023 budget to identify and implement a new name, logo, and brand for the organization, and rebranding consultant Carrboro Creative was selected to conduct the process in the Fall of 2022; and

WHEREAS, the proposed rebrand, including a name change from Triangle J Council of Governments to Central Pines Regional Council was presented to the TJCOG Officers, TJCOG Executive Committee, and TJCOG Board of Delegates in December, February, and March of 2023 for consideration; and

WHEREAS, Whereas, the TJCOG Executive Committee and TJCOG Board of Delegates unanimously approved the name Central Pines Regional Council and approved a proposed amended charter to reflect this change; and

WHEREAS, Whereas, the charter is TJCOG's governing document and must be endorsed by all member governments when they join the organization and by a minimum of 2/3 when amendments to the document are made; and

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners for the Town of Angier that it does hereby ratify, accept, and approve the amended Charter Resolution reflecting the organization's new name of Central Pines Regional Council. Further, the governing body authorizes that the new name will be effective July 1, 2023, or once 2/3 of the member governments approve the Charter amendment, if it is after July 1, 2023.

Adopted by the Angier Board of Commissioners on this the 2nd day of May, 2023, in Angier, North Carolina.

ATTEST:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk

CENTRAL PINES

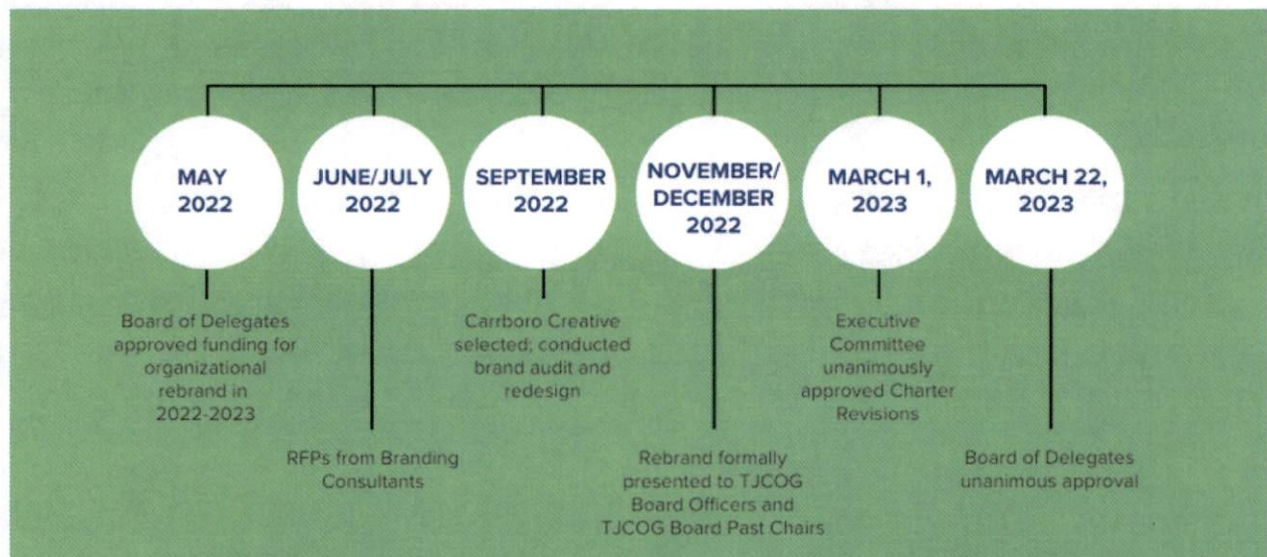
REGIONAL COUNCIL

Triangle J Council of Governments (TJCOG) is in the process of changing its legal name to Central Pines Regional Council, an action that was unanimously adopted by our Board of Delegates. This change will formally occur after 2/3 of TJCOG's local government members adopt the charter amendment reflecting the name change.

REBRANDING TIMELINE

CENTRAL PINES

REGIONAL COUNCIL



WHY CENTRAL PINES?

- To distinguish ourselves as an organization within the region
- To be more representative of all communities we serve, in the Triangle and beyond
- To represent the pine tree as the North Carolina state tree
- To nod to the pine tree's rich history in our state through the production of tar, pitch, rosin, & turpentine, and as the main source of lumber for construction
- To reflect our organization's ability to change, grow, and evolve. Pine trees are easily adaptable to any soil conditions, from Moore County's sandy soil to Raleigh's red clay dirt.

MOVING FORWARD

The change will take effect on July 1, 2023 or once 2/3 of members adopt the charter.

~~Triangle J Council of Governments~~Central Pines
Regional Council
Charter Resolution

WHEREAS, together with the other county and municipal governmental units adopting concurrent Resolutions identical hereto, recognize that there is a need for such governmental units to consult among themselves and to act in concert with reference to regional matters affecting health, safety, welfare, education, recreation, economic conditions, regional planning or planning development; and

WHEREAS, Central Pines Regional Council is the primary regional organization for its member units of local government and, where feasible, every effort should be made for member units to direct related programs to Central Pines Regional Council rather than to other agencies; now, therefore, be it

RESOLVED, that pursuant to the General Statutes of North Carolina, Chapter 160A, Article 20, Part 2, the following Resolution is adopted for the establishment of a regional council ~~of governments.~~

ARTICLE I

Short Title - Binding Effect. This Resolution is the "Charter" of this Regional Council; and said Charter, together with all amendments thereto, is binding upon and shall ensure the benefit of all governmental units adopting it.

ARTICLE II

Name. The name of the regional council ~~of governments~~ hereby established is the ~~Triangle J Council of Governments~~Central Pines Regional Council.

ARTICLE III

Purpose. The purposes of the Council are:

- 1) To serve as a forum for discussion of governmental problems of mutual interest and concern;
- 2) To develop and formalize policy recommendations concerning specific matters having an areawide significance which may include but are not limited to the following:
 - a) human resource development and human relations.
 - b) housing, public and private.
 - c) health care and hospital services.
 - d) recreation.
 - e) sanitation and refuse disposal.
 - f) communications.
 - g) transportation.
 - h) water, sanitary sewer, electric power and other utility services.
 - i) air, water and other environmental development.
 - j) commercial and industrial development.
 - k) law enforcement.
 - l) welfare.
 - m) fire protection and prevention.
 - n) regional land use planning.
 - o) workforce development and training, and
 - p) conservation and development of natural resources.
 - q) Emergency management. and
 - p-r) community and economic development.
- 3) To promote inter-governmental cooperation;
- 4) To provide organizational machinery to insure effective communication and coordination among the participating governmental units and other governmental units.
- 5) To serve as a vehicle for the collection and distribution of information concerning matters of areawide interest;
- 6) To review, upon request of any governmental unit within the ~~Triangle~~ Central Pines Region, applications of that unit for any grant in aid, federal, state or private; and
- 7) To provide services to local governments and residents in the area known as the ~~Triangle~~ Central Pines Region where appropriate and authorized.

The Council shall strive to promote harmony and cooperation among its members. It shall seek to deal with regional problems in a manner that is mutually satisfactory and shall respect the autonomy of all local governments within the ~~Triangle~~ Central Pines Region.

ARTICLE IV

Membership

- 1) The initial membership of the ~~Council of Governments~~ Regional Council shall consist of the general purpose governmental units of and in the counties of Chatham, Durham, Johnston, Lee, Orange, and Wake, known as the ~~Triangle~~ Central Pines ~~(formerly Triangle)~~ Region, which adopted a resolution pursuant to N.C.G.S. 160A-470 on or before June 30, 1972.
- 2) Membership was extended to the general purpose governmental units of and in Moore county in 2001.
- 3) Any municipality or county in the ~~Triangle~~ Central Pines Region that is not an initial member of the Council may join this Council by ratifying or adopting this Charter and upon a majority vote of approval by the Board of Delegates. Notice of such application for admission shall be given to existing members of the Council at least ten (10) days prior to the date of the meeting at which the vote is to be taken.
- 4) All rights and privileges of membership in the Council shall be exercised on behalf of the member governments by their delegates to the Council.
- 5) Any special purpose governmental agency in the ~~Triangle~~ Central Pines region involved in matters affecting the health, safety, natural resources, welfare or education of the citizens of North Carolina, such as school boards, sanitary districts, and soil and water conservation districts, is eligible to apply for an affiliate membership in the Council. The application may be approved and an affiliate membership granted to such special purpose governmental unit upon the affirmative vote of the Board of Delegates. The affiliate member shall pay no assessment, but the Council may charge each affiliate member a reasonable sum to cover its proportionate share of the direct costs of providing services to the affiliate members, provided such payments are authorized by law. The affiliate member shall have no vote in the Council, but its designated representative may serve on any technical or advisory committee and may otherwise participate in the deliberations of the Council.

ARTICLE V

Withdrawal. Any member may withdraw from the Council at the end of any fiscal year, provided written notice of intent to withdraw is given to each of the other members at least sixty (60) days prior to the end of the fiscal year.

ARTICLE VI

Governing Board.

- 1) The governing board of the Central Pines Regional Council of Governments shall be known as the Board of Delegates, which shall be constituted as described below.
- 2) The Board of Delegates shall consist of one delegate from each member governmental unit. Each governmental unit may designate any number of alternate delegates. All delegates and alternates shall be elected members of the governing bodies of the member governmental units they represent. The delegates and alternates, as well as their successors, shall be selected by the member governing bodies in any manner consistent with law and the regulations governing such body, and their names shall be certified to the Council in the manner described by the Bylaws of the Council.
- 3) The term of office of each delegate shall commence upon the date of his/her appointment and certification to the Council by the governing body of the member governmental unit he or she represents; and such terms shall expire when the appointing body has appointed his or her successor and certified such successor to the Council, unless he or she shall sooner resign, or cease to be an elected member of said governing body, in which case his or her term shall expire on the effective date of such event. Each member shall certify to the Council the name of its delegate and any alternate(s) prior to the first Board of Delegates meeting of the calendar year. Only an individual who has been duly appointed and certified to the Council as a delegate or alternate may serve as a voting member of the Board of Delegates.
- 4) The delegates shall be ~~compensated~~ reimbursed, upon submittal of proper receipts, for direct expenses incurred in connection with discharging their duties as delegates to the ~~Triangle J Council of Governments~~ Central Pines Regional Council.
- 5) It is the intent of this Charter that all delegates to the Council shall have demonstrated an interest in the sound development of ~~Region J~~ the Central Pines Region.

ARTICLE VII

Meeting. Regular meetings of the Board of Delegates shall be held, as provided in the Bylaws to receive reports from its standing committees and to conduct necessary business. The Chair may cancel the regular meeting if he or she determines that there is no need for the meeting. Special meetings of the Board of Delegates may be called by the Chair, or by any three members thereof. All meetings shall be open to the public.

At least 48 hours written notice of any meeting shall be given to all delegates of the Board of Delegates. It shall state the time, place, and purpose of the meeting, and may be sent by electronic means. At least twenty-four (24) hours written notice (including electronic notice) shall be given of any committee meeting to all committee members. Any member may waive notice of this requirement for himself/herself.

ARTICLE VIII

Quorum and Voting Requirements.

- 1) Except as provided in Paragraph 4 of this Article, each member governmental unit shall be entitled to one vote on all matters coming before the Board of Delegates or before any committee to which such member unit is duly appointed. All votes shall be cast by the delegate, or in his or her absence, by an alternate delegate of the member government.
- 2) The quorum shall be established in the Bylaws. The affirmative vote of a simple majority of members present at any meeting at which a quorum is present shall be required for any action or recommendation of the Board or any Committee, unless this Charter or the Bylaws of the Council require a larger affirmative vote on particular matters.
- 3) Voting shall be by voice, by show of hands, or, upon the request of any three delegates, by a poll of the delegates.
- 4) At the request of any delegate present, any questions shall be determined by weighted voting. Weighted voting shall mean that each participating member local government shall have one vote for each 5,000 units of population, as determined by the most recent decennial census, and for any remaining fraction of 5,000 units within the geographical boundaries of the participating government, except that any participating government whose jurisdiction has a population of less than 5,000 shall have one vote. In the case of any weighted voting question delegates representing local governments with at least two thirds of the aggregate votes of member local

governments shall be present and participating. An affirmative vote of at least two thirds of the votes cast shall be required to decide any weighted voting question.

- 5) Proxy voting is not allowed.
- 6) The provisions in this Article VIII apply to all committees and boards of the Council except to the extent such committee or board has adopted different measures.

ARTICLE IX

Board of Delegates

- 1) At the first regular meeting of the Board of Delegates, and annually thereafter as provided by the Bylaws, the Board of Delegates shall elect a Chair, a First Vice Chair, a Second Vice Chair and a Secretary-Treasurer to serve as officers for one year or until their successors have been duly elected. The Board of Delegates may also elect such additional officers as the Board of Delegates finds to be necessary in the proper performance of its duties.
- 2) The Chair shall preside at all meetings of the Board of Delegates and shall conduct said meeting in an orderly and impartial manner so as to permit a free and full discussion by the membership of such matters as may be brought to the Board of Delegates. The Chair shall have the same voting rights as other members.
- 3) The Chair may appoint such advisory committees as he or she finds necessary or desirable.
- 4) The First Vice Chair shall perform all of the duties of the Chair in the absence of the Chair, or in the event of the inability of the Chair to act, and shall perform such other duties as the Board of Delegates may delegate to him or her. The Second Vice Chair shall perform all of the duties of the First Vice Chair in the absence of the First Vice Chair or in the event of the inability of the First Vice Chair to act.
- 5) All other officers elected by the Board of Delegates shall perform such duties as may be prescribed by the Board of Delegates.

ARTICLE X

Finance Matters:

- 1) On or before the 15th day of ~~April~~ May each year, the Council shall prepare and submit to each participating governmental unit its proposed general budget for the next fiscal year. The Council shall notify member governments of anticipated member assessment on or before the 15th day of April each year.
- 2) The general budget shall set out the proportionate share of the budget to be borne by each member governmental unit by a method established in the By-laws and reviewed periodically by the Board of Delegates.
- 3) A special budget providing for cooperative arrangements or coordinated action for two or more members may be adopted at the request of members participating in special functions. The share of the special budget to be borne by each participating member shall be determined by the participating members.
- 4) Upon approval of its share of each budget by a member local government, such member shall appropriate its share of the budget, and after adoption of its own budget, shall forward to the budget officer its share of the budget.
- 5) All local appropriations to the Council shall be made in accordance with the Local Government Budget and Fiscal Control Act, as may be appropriate.
- 6) The finance officer shall have authority to collect, deposit, and disburse funds made available to the Council from any source whatsoever, and also perform other duties as prescribed by G.S. 159-25. Finance officers shall be bonded as required by G.S. 159.29. All monies received for the Council shall be deposited into an official depository of the Council for the exclusive use of the Council, and shall be paid out only by check signed by the finance officer and countersigned by the Executive Director or another official designated by the Council. Funds shall be disbursed only when they are within the amount of appropriations made according to the budget of the Council.
- 7) The Board of Delegates may designate a Council employee or, with the agreement of the governing body involved, designate one of the city or county accountants as the finance officer to perform the duties as described in the Local Government Budget and Fiscal Control Act insofar as post-budget approval of expenditures is concerned.
- 8) It shall be the duty of the Board of Delegates to require that all financial records and accounts of the Council be audited annually by a certified public accountant or by an accountant certified by the Local Government Commission as qualified to audit local governmental accounts. A copy of the annual audit shall be forwarded to each member county and municipality and to the secretary of the Local Government Commission.

ARTICLE XI

Committee Structure.

- 1) The Board of Delegates may establish an Executive Committee, other committees of the Board itself, and technical and advisory committees.
- 2) Executive Committee. The Executive Committee shall consist of two delegates from each county in the Region. The officers of the Council and the immediate past Chair shall automatically be members, and will thereby occupy that number of the two seats allotted to their county. Each county government will occupy one seat on the committee. The other seat from each county will be occupied by a municipal delegate from that county. The municipal delegate will be chosen by a vote of all the municipal delegates from that county unless that seat is automatically assigned as provided above. If there are more eligible delegates than available seats for those delegates to serve on the Executive Committee due to the automatic assignments provided above, then the number of Executive Committee members shall be temporarily increased to allow all eligible delegates to serve on the Executive Committee. -
- 3) Technical and Advisory Committees. The Chair may appoint technical or advisory committees with broadly representative membership for any of the planning studies and work elements in the Program of Work. These Committees should work directly with the Council staff and its consultants and make periodic reports to the Council. In addition to reviewing periodic progress reports, these advisory committees should directly participate in the planning process.

ARTICLE XII

Annual Report. The Council shall prepare and submit an annual written report of its activities, including a financial statement, to the participating governmental units.

ARTICLE XIII

Powers, Duties and Functions of the Council. Within the limits of funds and personnel available, the Council:

- 1) Shall have and may exercise, in accordance with its Charter and Bylaws, all of the powers which the General Assembly of North Carolina has authorized, and may

hereafter from time to time authorize, this Charter to confer upon the Council, including, but not limited to, all of the specific powers enumerated in Section 160A-475 (any amendments thereto) of the General Statutes of North Carolina, which powers are incorporated herein by reference.

2) Shall have, and may exercise, in addition to and not in limitation of the foregoing, the following powers:

- (a) To create such committees as it deems necessary to exercise the powers granted to the Council herein in dealing with problems or problem areas that do not involve all the members of the Council. At least one delegate from each member governmental unit affected by the problem or problem area to be dealt with by the committee is entitled to be a member of that committee. Any two or more member governmental units shall have the right to have a Council committee formed to exercise the powers of the Council with reference to any problem which affects the petitioning governmental units, unless the Council shall reasonably determine that the problem or problem area in question should be assigned to an existing committee, in which case the petitioning member shall be entitled to be represented on said committee. The subject matter over which any committee has jurisdiction to exercise the powers of the Council shall be specifically defined, but may be enlarged or restricted by the Council from time to time. Unless the right of a member of representation on any particular committee granted herein above is asserted, the Chair of the Council shall designate the membership of all committees.
- (b) To accept, receive and disburse in furtherance of the duties, purposes, powers, and functions specified in the Charter all member assessments, funds, grants, and services made available by the State of North Carolina, any other municipality or county or other governmental or quasi-governmental unit or agency, (whether or not a member of such Council) and private and civic sources. The Council may provide matching funds, grants or services, received from any source, to or from any governmental or quasi-governmental agencies established by the Council or any two or more member governmental units in furtherance of the duties, purposes, powers, and functions herein contained. None of the powers contained in this subparagraph may be exercised by any committee except with respect to funds budgeted or appropriated for their use by the Council.
- (c) To meet with, consult with, and act in concert with any county or municipality, any agency of the State or Federal government, any civic organization, or any private organization in the furtherance of the purposes and objects within its jurisdiction.

- (d) To participate, as a unit of local government, in any undertaking with any other unit of local government, whether or not a member of the Council, for the joint exercise of governmental powers in accordance with the provisions of Chapter 160A, Article 20, Part 1 of the General Statutes of North Carolina (and any amendments thereto).
- (e) To contract with any person, firm or corporation for goods and/or services when same have been authorized by budget appropriations or by special resolution of the Council appropriating available funds.
- (f) To adopt Bylaws containing such rules and regulations for the conduct of its business as it may deem necessary for the proper discharge of its duties and the performance of its functions, not inconsistent with the Charter of the laws of North Carolina.
- (g) To create agencies of the Council to act for and on behalf of the Council in the planning and development of particular programs which affect the health, safety, welfare, housing, education, economic conditions or regional development of two or more member governmental units. Such agencies shall have such membership, staff, powers, duties and responsibilities as may be specified in the Council Resolutions establishing such agencies, consistent with powers herein granted to the Council. Provided, however, such agency shall at all times be acting for and on behalf of, and shall be responsible to the Council. The Council may appropriate funds for the use of agency programs which it has received from any source, including member assessments, provided such appropriation is made in accordance with the Charter.
- (h) To contract with and provide services to local governmental units within ~~Region~~ the Central Pines Region.
- (i) To serve as an informational clearinghouse and, as a reviewing agency with respect to Federal, State and local services or resources available to assist in the solution of problems.
- (j) To request and receive contributions of research assistance from its own agencies, private research organizations, civil foundations, institutions of higher learning, and other organizations.
- (k) To purchase, lease, rent or otherwise acquire real and personal property to the extent necessary to discharge the other powers, duties and functions set forth herein and to the extent such purchases are authorized by general or special

budgets and are within the limits of funds appropriated for or provided to the Council by the participating governmental units and others for such purposes.

- (l) To act as the official reviewing agency of the participating governmental units for all programs, Federal, State, or private, requiring regional review.

It is the desire of the membership of this Council to avoid duplication of governmental functions, particularly in the planning and development of future programs in areas of governmental responsibility, and to that end this Council is created, should function, and these powers are given.

ARTICLE XIV

Amendments. Amendments to this Charter shall become effective when adopted by resolution of two-thirds (2/3rds) of the participating governmental units in the ~~Council of Governments~~ Regional Council.

ARTICLE XV

Dissolution. The Council may be dissolved at the end of any fiscal year only (1) upon the adoption of a dissolution resolution by the governing bodies of all member governmental units, or (2) the withdrawal from the Council of all but one (1) of the member governmental units. If such dissolution is affected by resolution of all member governments, such resolutions shall specify the method of liquidating the Council's assets and liabilities. If such dissolution is occasioned by withdrawal of all but one member, the remaining governmental unit shall have the power to liquidate all assets and liabilities and it shall then distribute the net proceeds, if any, to those members who paid the latest annual assessment and in the same proportion. Any deficit shall be the responsibility of those member governments who would have received the net proceeds, and in the same proportions.

Amended: July 1, 1975
February 18, 1976
April 28, 1982
February 14, 1985
March 27, 1996
April 25, 2018
Date, 2023

Central Pines Regional Council Charter Resolution

WHEREAS, together with the other county and municipal governmental units adopting concurrent Resolutions identical hereto, recognize that there is a need for such governmental units to consult among themselves and to act in concert with reference to regional matters affecting health, safety, welfare, education, recreation, economic conditions, regional planning or planning development; and

WHEREAS, Central Pines Regional Council is the primary regional organization for its member units of local government and, where feasible, every effort should be made for member units to direct related programs to Central Pines Regional Council rather than to other agencies; now, therefore, be it

RESOLVED, that pursuant to the General Statutes of North Carolina, Chapter 160A, Article 20, Part 2, the following Resolution is adopted for the establishment of a regional council.

ARTICLE I

Short Title - Binding Effect. This Resolution is the "Charter" of this Regional Council; and said Charter, together with all amendments thereto, is binding upon and shall ensure the benefit of all governmental units adopting it.

ARTICLE II

Name. The name of the regional council hereby established is the Central Pines Regional Council.

ARTICLE III

Purpose. The purposes of the Council are:

- 1) To serve as a forum for discussion of governmental problems of mutual interest and concern;

2) To develop and formalize policy recommendations concerning specific matters having an areawide significance which may include but are not limited to the following:

- a) human resource development and human relations.
- b) housing, public and private.
- c) health care and hospital services.
- d) recreation.
- e) sanitation and refuse disposal.
- f) communications.
- g) transportation.
- h) water, sanitary sewer, electric power and other utility services.
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- k) law enforcement.
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- m) fire protection and prevention.
- n) regional land use planning.
- o) workforce development and training,
- p) conservation and development of natural resources.
- q) emergency management. and
- r) community and economic development.

3) To promote inter-governmental cooperation;

4) To provide organizational machinery to insure effective communication and coordination among the participating governmental units and other governmental units.

5) To serve as a vehicle for the collection and distribution of information concerning matters of areawide interest;

6) To review, upon request of any governmental unit within the Central Pines Region, applications of that unit for any grant in aid, federal, state or private; and

7) To provide services to local governments and residents in the area known as the Central Pines Region where appropriate and authorized.

The Council shall strive to promote harmony and cooperation among its members. It shall seek to deal with regional problems in a manner that is mutually satisfactory and shall respect the autonomy of all local governments within the Central Pines Region.

ARTICLE IV

Membership

- 1) The initial membership of the Regional Council shall consist of the general purpose governmental units of and in the counties of Chatham, Durham, Johnston, Lee, Orange, and Wake, known as the Central Pines (formerly Triangle J) Region, which adopted a resolution pursuant to N.C.G.S. 160A-470 on or before June 30, 1972.
- 2) Membership was extended to the general purpose governmental units of and in Moore county in 2001.
- 3) Any municipality or county in the Central Pines Region that is not an initial member of the Council may join this Council by ratifying or adopting this Charter and upon a majority vote of approval by the Board of Delegates. Notice of such application for admission shall be given to existing members of the Council at least ten (10) days prior to the date of the meeting at which the vote is to be taken.
- 4) All rights and privileges of membership in the Council shall be exercised on behalf of the member governments by their delegates to the Council.
- 5) Any special purpose governmental agency in the Central Pines region involved in matters affecting the health, safety, natural resources, welfare or education of the citizens of North Carolina, such as school boards, sanitary districts, and soil and water conservation districts, is eligible to apply for an affiliate membership in the Council. The application may be approved and an affiliate membership granted to such special purpose governmental unit upon the affirmative vote of the Board of Delegates. The affiliate member shall pay no assessment, but the Council may charge each affiliate member a reasonable sum to cover its proportionate share of the direct costs of providing services to the affiliate members, provided such payments are authorized by law. The affiliate member shall have no vote in the Council, but its designated representative may serve on any technical or advisory committee and may otherwise participate in the deliberations of the Council.

ARTICLE V

Withdrawal. Any member may withdraw from the Council at the end of any fiscal year, provided written notice of intent to withdraw is given to each of the other members at least sixty (60) days prior to the end of the fiscal year.

ARTICLE VI

Governing Board.

- 1) The governing board of the Central Pines Regional Council shall be known as the Board of Delegates, which shall be constituted as described below.
- 2) The Board of Delegates shall consist of one delegate from each member governmental unit. Each governmental unit may designate any number of alternate delegates. All delegates and alternates shall be elected members of the governing bodies of the member governmental units they represent. The delegates and alternates, as well as their successors, shall be selected by the member governing bodies in any manner consistent with law and the regulations governing such body, and their names shall be certified to the Council in the manner described by the Bylaws of the Council.
- 3) The term of office of each delegate shall commence upon the date of his/her appointment and certification to the Council by the governing body of the member governmental unit he or she represents; and such terms shall expire when the appointing body has appointed his or her successor and certified such successor to the Council, unless he or she shall sooner resign, or cease to be an elected member of said governing body, in which case his or her term shall expire on the effective date of such event. Each member shall certify to the Council the name of its delegate and any alternate(s) prior to the first Board of Delegates meeting of the calendar year. Only an individual who has been duly appointed and certified to the Council as a delegate or alternate may serve as a voting member of the Board of Delegates.
- 4) The delegates shall be reimbursed, upon submittal of proper receipts, for direct expenses incurred in connection with discharging their duties as delegates to the Central Pines Regional Council.
- 5) It is the intent of this Charter that all delegates to the Council shall have demonstrated an interest in the sound development of the Central Pines Region.

ARTICLE VII

Meeting. Regular meetings of the Board of Delegates shall be held, as provided in the Bylaws to receive reports from its standing committees and to conduct necessary business. The Chair may cancel the regular meeting if he or she determines that there is no need for the

meeting. Special meetings of the Board of Delegates may be called by the Chair, or by any three members thereof. All meetings shall be open to the public.

At least 48 hours written notice of any meeting shall be given to all delegates of the Board of Delegates. It shall state the time, place, and purpose of the meeting, and may be sent by electronic means. At least twenty-four (24) hours written notice (including electronic notice) shall be given of any committee meeting to all committee members. Any member may waive notice of this requirement for himself/herself.

ARTICLE VIII

Quorum and Voting Requirements.

- 1) Except as provided in Paragraph 4 of this Article, each member governmental unit shall be entitled to one vote on all matters coming before the Board of Delegates or before any committee to which such member unit is duly appointed. All votes shall be cast by the delegate, or in his or her absence, by an alternate delegate of the member government.
- 2) The quorum shall be established in the Bylaws. The affirmative vote of a simple majority of members present at any meeting at which a quorum is present shall be required for any action or recommendation of the Board or any Committee, unless this Charter or the Bylaws of the Council require a larger affirmative vote on particular matters.
- 3) Voting shall be by voice, by show of hands, or, upon the request of any three delegates, by a poll of the delegates.
- 4) At the request of any delegate present, any questions shall be determined by weighted voting. Weighted voting shall mean that each participating member local government shall have one vote for each 5,000 units of population, as determined by the most recent decennial census, and for any remaining fraction of 5,000 units within the geographical boundaries of the participating government, except that any participating government whose jurisdiction has a population of less than 5,000 shall have one vote. In the case of any weighted voting question delegates representing local governments with at least two thirds of the aggregate votes of member local governments shall be present and participating. An affirmative vote of at least two thirds of the votes cast shall be required to decide any weighted voting question.
- 5) Proxy voting is not allowed.

- 6) The provisions in this Article VIII apply to all committees and boards of the Council except to the extent such committee or board has adopted different measures.

ARTICLE IX

Board of Delegates

- 1) At the first regular meeting of the Board of Delegates, and annually thereafter as provided by the Bylaws, the Board of Delegates shall elect a Chair, a First Vice Chair, a Second Vice Chair and a Secretary-Treasurer to serve as officers for one year or until their successors have been duly elected. The Board of Delegates may also elect such additional officers as the Board of Delegates finds to be necessary in the proper performance of its duties.
- 2) The Chair shall preside at all meetings of the Board of Delegates and shall conduct said meeting in an orderly and impartial manner so as to permit a free and full discussion by the membership of such matters as may be brought to the Board of Delegates. The Chair shall have the same voting rights as other members.
- 3) The Chair may appoint such advisory committees as he or she finds necessary or desirable.
- 4) The First Vice Chair shall perform all of the duties of the Chair in the absence of the Chair, or in the event of the inability of the Chair to act, and shall perform such other duties as the Board of Delegates may delegate to him or her. The Second Vice Chair shall perform all of the duties of the First Vice Chair in the absence of the First Vice Chair or in the event of the inability of the First Vice Chair to act.
- 5) All other officers elected by the Board of Delegates shall perform such duties as may be prescribed by the Board of Delegates.

ARTICLE X

Finance Matters:

- 1) On or before the 15th day of May each year, the Council shall prepare and submit to each participating governmental unit its proposed general budget for the next fiscal year. The Council shall notify member governments of anticipated member assessment on or before the 15th day of April each year.

- 2) The general budget shall set out the proportionate share of the budget to be borne by each member governmental unit by a method established in the Bylaws and reviewed periodically by the Board of Delegates.
- 3) A special budget providing for cooperative arrangements or coordinated action for two or more members may be adopted at the request of members participating in special functions. The share of the special budget to be borne by each participating member shall be determined by the participating members.
- 4) Upon approval of its share of each budget by a member local government, such member shall appropriate its share of the budget, and after adoption of its own budget, shall forward to the budget officer its share of the budget.
- 5) All local appropriations to the Council shall be made in accordance with the Local Government Budget and Fiscal Control Act, as may be appropriate.
- 6) The finance officer shall have authority to collect, deposit, and disburse funds made available to the Council from any source whatsoever, and also perform other duties as prescribed by G.S. 159-25. Finance officers shall be bonded as required by G.S. 159.29. All monies received for the Council shall be deposited into an official depository of the Council for the exclusive use of the Council, and shall be paid out only by check signed by the finance officer and countersigned by the Executive Director or another official designated by the Council. Funds shall be disbursed only when they are within the amount of appropriations made according to the budget of the Council.
- 7) The Board of Delegates may designate a Council employee or, with the agreement of the governing body involved, designate one of the city or county accountants as the finance officer to perform the duties as described in the Local Government Budget and Fiscal Control Act insofar as post-budget approval of expenditures is concerned.
- 8) It shall be the duty of the Board of Delegates to require that all financial records and accounts of the Council be audited annually by a certified public accountant or by an accountant certified by the Local Government Commission as qualified to audit local governmental accounts. A copy of the annual audit shall be forwarded to each member county and municipality and to the secretary of the Local Government Commission.

ARTICLE XI

Committee Structure.

- 1) The Board of Delegates may establish an Executive Committee, other committees of the Board itself, and technical and advisory committees.
- 2) Executive Committee. The Executive Committee shall consist of two delegates from each county in the Region. The officers of the Council and the immediate past Chair shall automatically be members, and will thereby occupy that number of the two seats allotted to their county. Each county government will occupy one seat on the committee. The other seat from each county will be occupied by a municipal delegate from that county. The municipal delegate will be chosen by a vote of all the municipal delegates from that county unless that seat is automatically assigned as provided above. If there are more eligible delegates than available seats for those delegates to serve on the Executive Committee due to the automatic assignments provided above, then the number of Executive Committee members shall be temporarily increased to allow all eligible delegates to serve on the Executive Committee.
- 3) Technical and Advisory Committees. The Chair may appoint technical or advisory committees with broadly representative membership for any of the planning studies and work elements in the Program of Work. These Committees should work directly with the Council staff and its consultants and make periodic reports to the Council. In addition to reviewing periodic progress reports, these advisory committees should directly participate in the planning process.

ARTICLE XII

Annual Report. The Council shall prepare and submit an annual written report of its activities, including a financial statement, to the participating governmental units.

ARTICLE XIII

Powers, Duties and Functions of the Council. Within the limits of funds and personnel available, the Council:

- 1) Shall have and may exercise, in accordance with its Charter and Bylaws, all of the powers which the General Assembly of North Carolina has authorized, and may hereafter from time to time authorize, this Charter to confer upon the Council, including, but not limited to, all of the specific powers enumerated in Section 160A-475 (any amendments thereto) of the General Statutes of North Carolina, which powers are incorporated herein by reference.

2) Shall have, and may exercise, in addition to and not in limitation of the foregoing, the following powers:

- (a) To create such committees as it deems necessary to exercise the powers granted to the Council herein in dealing with problems or problem areas that do not involve all the members of the Council. At least one delegate from each member governmental unit affected by the problem or problem area to be dealt with by the committee is entitled to be a member of that committee. Any two or more member governmental units shall have the right to have a Council committee formed to exercise the powers of the Council with reference to any problem which affects the petitioning governmental units, unless the Council shall reasonably determine that the problem or problem area in question should be assigned to an existing committee, in which case the petitioning member shall be entitled to be represented on said committee. The subject matter over which any committee has jurisdiction to exercise the powers of the Council shall be specifically defined, but may be enlarged or restricted by the Council from time to time. Unless the right of a member of representation on any particular committee granted herein above is asserted, the Chair of the Council shall designate the membership of all committees.
- (b) To accept, receive and disburse in furtherance of the duties, purposes, powers, and functions specified in the Charter all member assessments, funds, grants, and services made available by the State of North Carolina, any other municipality or county or other governmental or quasi-governmental unit or agency, (whether or not a member of such Council) and private and civic sources. The Council may provide matching funds, grants or services, received from any source, to or from any governmental or quasi-governmental agencies established by the Council or any two or more member governmental units in furtherance of the duties, purposes, powers, and functions herein contained. None of the powers contained in this subparagraph may be exercised by any committee except with respect to funds budgeted or appropriated for their use by the Council.
- (c) To meet with, consult with, and act in concert with any county or municipality, any agency of the State or Federal government, any civic organization, or any private organization in the furtherance of the purposes and objects within its jurisdiction.
- (d) To participate, as a unit of local government, in any undertaking with any other unit of local government, whether or not a member of the Council, for the joint exercise of governmental powers in accordance with the provisions of Chapter

160A, Article 20, Part 1 of the General Statutes of North Carolina (and any amendments thereto).

- (e) To contract with any person, firm or corporation for goods and/or services when same have been authorized by budget appropriations or by special resolution of the Council appropriating available funds.
- (f) To adopt Bylaws containing such rules and regulations for the conduct of its business as it may deem necessary for the proper discharge of its duties and the performance of its functions, not inconsistent with the Charter of the laws of North Carolina.
- (g) To create agencies of the Council to act for and on behalf of the Council in the planning and development of particular programs which affect the health, safety, welfare, housing, education, economic conditions or regional development of two or more member governmental units. Such agencies shall have such membership, staff, powers, duties and responsibilities as may be specified in the Council Resolutions establishing such agencies, consistent with powers herein granted to the Council. Provided, however, such agency shall at all times be acting for and on behalf of, and shall be responsible to the Council. The Council may appropriate funds for the use of agency programs which it has received from any source, including member assessments, provided such appropriation is made in accordance with the Charter.
- (h) To contract with and provide services to local governmental units within the Central Pines Region.
- (i) To serve as an informational clearinghouse and, as a reviewing agency with respect to Federal, State and local services or resources available to assist in the solution of problems.
- (j) To request and receive contributions of research assistance from its own agencies, private research organizations, civil foundations, institutions of higher learning, and other organizations.
- (k) To purchase, lease, rent or otherwise acquire real and personal property to the extent necessary to discharge the other powers, duties and functions set forth herein and to the extent such purchases are authorized by general or special budgets and are within the limits of funds appropriated for or provided to the Council by the participating governmental units and others for such purposes.

- (l) To act as the official reviewing agency of the participating governmental units for all programs, Federal, State, or private, requiring regional review.

It is the desire of the membership of this Council to avoid duplication of governmental functions, particularly in the planning and development of future programs in areas of governmental responsibility, and to that end this Council is created, should function, and these powers are given.

ARTICLE XIV

Amendments. Amendments to this Charter shall become effective when adopted by resolution of two-thirds (2/3rds) of the participating governmental units in the Regional Council.

ARTICLE XV

Dissolution. The Council may be dissolved at the end of any fiscal year only (1) upon the adoption of a dissolution resolution by the governing bodies of all member governmental units, or (2) the withdrawal from the Council of all but one (1) of the member governmental units. If such dissolution is affected by resolution of all member governments, such resolutions shall specify the method of liquidating the Council's assets and liabilities. If such dissolution is occasioned by withdrawal of all but one member, the remaining governmental unit shall have the power to liquidate all assets and liabilities and it shall then distribute the net proceeds, if any, to those members who paid the latest annual assessment and in the same proportion. Any deficit shall be the responsibility of those member governments who would have received the net proceeds, and in the same proportions.

Amended: July 1, 1975
February 18, 1976
April 28, 1982
February 14, 1985
March 27, 1996
April 25, 2018
Date, 2023



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Richard N. Hicks, Interim Town Manager
ISSUE Relief for Pending Utility Charges at 1074 E. Wimberly Street
CONSIDERED:
DEPARTMENT: Administration

SUMMARY OF ISSUE: Mr. Shiva Geereddy owns a property at 1074 E. Wimberly Street. In December they had a major water leak at the property, which is resulted in charges totaling \$3,674.06. Staff has explained to Mr. Geereddy, that it is the Town's policies that adjustments are not made for water leaks. Since the Town buys its water from Harnett County, the Town still has to pay for the water that went through the meter as a result of the leak. The Town did offer to set up a payment plan, but Mr. Geereddy insists on some relief of the pending charges. The owner has requested that the meter be removed from the property.

FINANCIAL IMPACT: Any relief on the charges would result in a direct reduction in town revenues and the town has already incurred the expense of the water that was used.

RECOMMENDATION: Deny request to provide relief on the pending charges.

REQUESTED MOTION: I hereby make a motion to deny the request from Mr. Geereddy to provide relief for the pending charges at 1074 E. Wimberly Street.

REVIEWED BY TOWN MANAGER:

Attachments:

Richard Hicks

From: Shiva G <sgeereddy@gmail.com>
Sent: Friday, April 21, 2023 1:59 AM
To: Richard Hicks
Cc: kamalakar venkannagari
Subject: Abnormal Water bill for : 1074 E Wimberly St, Angier, NC-27501
Attachments: Water_Bill.jpeg; Water_Bill_1.jpeg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Hicks,
Interim Town Manager,
Town of Angier,
Angier, NC-27501

Dear Sir,

Attached please find the Water bill for \$3674.06 to our Barn for the months of December 2022 (\$3301.74) and January 2023 (\$345.92).

Property address: 1074 E WIMBERLY ST, ANGIER, NC-27501
Account number: 02-33426-00
Bill Amount: \$3674.06

Due to freezing weather in December, our water pipeline burst and we didn't even know about the damage until we got the Account Statement. We immediately rushed to our property and turned off the water from the main pipeline.

We took water connectivity for our Barn in December 2021 and hardly used any water from then as we only used it for our Barn restroom couple of times. After the water pipe got damaged in December 2022, we immediately disconnected water connectivity.

We humbly request Town of Angier officials look into this matter and help us as one time waive off or reduce this abnormal water bill.

Thanking you in advance,

Yours Sincerely,

Shiva Geereddy (for Evershine Real Estate LLC)



Town of Angier, NC

Service Order

Completed

Job Date: 2/28/2023 10:29 AM

Job Code: Remove Meter - Remove Meter

Group: Public Works

Staff: On Call

Service Order #: SO0007197

Job Action: Service Action

Issued By: Donna Dimambro

Requested By: EVERSINE REAL ESTATE, LLC

Location: 1074 E WIMBERLY ST Angier NC 27501

Account: 02-33426-00 EVERSINE REAL ESTATE, LLC

Services

Service	Action	Current Meter #	Meter Serial #	Remote Id #	Scale	Last Read	Reading	New Meter #	Set Reading
100 -Water	No Action	1568510256	1568510256		1	91322	913220		
Meter Location: RIGHT SIDE OF POLE LEFT (5529)									

Order Notes: remove meter/ customer no longer wants water service with us. new fees will apply if he ever decides to have water with us at a later date

Completion Notes: Meter has been removed per customer meter reading is 913220.93. Kb

Completion Date:

Worked By:

Approved By:

TOWN OF ANGIER
Utility Billing
PO Box 278
Angier, NC 27501



Phone: (919) 639-2071
www.angier.org



EVERSHINE REAL ESTATE, LLC
1604 CAVALCADE DR
CARY, NC 27519

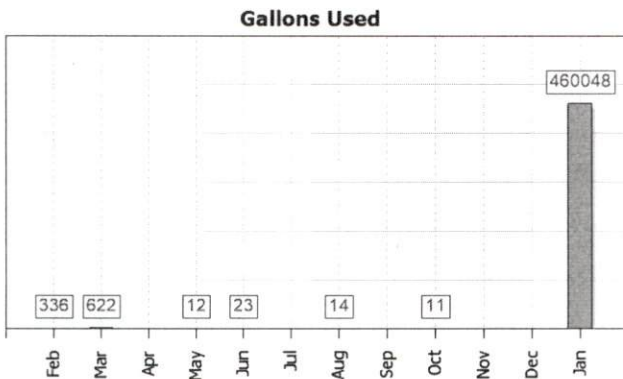


Account Number	AMOUNT DUE
02-33426-00	\$3,291.74
Due Date	After Due Date Pay
2/10/2023	PAID BY DRAFT
Account Name	
EVERSHINE REAL ESTATE, LLC	
Service Address	
1074 E WIMBERLY ST	
Amount Enclosed	

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name			Service Address			Account Number
EVERSHINE REAL ESTATE, LLC			1074 E WIMBERLY ST			02-33426-00
Status	Billing Period			Bill Date	Penalty Date	Due Date
	From	To	# Days			
Active	12/10/2022	1/9/2023	30	1/30/2023	2/20/2023	2/10/2023



CURRENT
461079

PREVIOUS
1031

USAGE
460048

PREVIOUS BALANCE	\$39.60
PAYMENTS	\$39.60-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00
WATER	3,291.74
CURRENT BILL	\$3,291.74
AMOUNT DUE	\$3,291.74
PAID BY DRAFT	

TOWN HALL WILLBE CLOSED FEBRUARY 20, 2023 FOR PRESIDENTS DAY!

Payments can be made online through the Town of Angier website; www.angier.org.
A potentially easier method to paying online, one may visit www.municipalonlinepayments.com/angiernc.

DO NOT MAKE A PAYMENT THROUGH WWW.DOXO.COM.
The Town of Angier is not affiliated with this website and not responsible.

Utility Bills are due NOW, or on the 10th of every month.
Utility Bill grace period is from the 10th to the 20th of every month; if the entire bill is not paid by 5:00pm on the 20th, you will be charged a late fee of \$10.

Disconnection of utility service will be effective after the 25th of every month with a \$50 fee.

Please see reverse side for policies that utility customers are obliged to abide.

TOWN OF ANGIER
Utility Billing
PO Box 278
Angier, NC 27501



Phone: (919) 639-2071
www.angier.org



EVERSHINE REAL ESTATE, LLC
1604 CAVALCADE DR
CARY, NC 27519



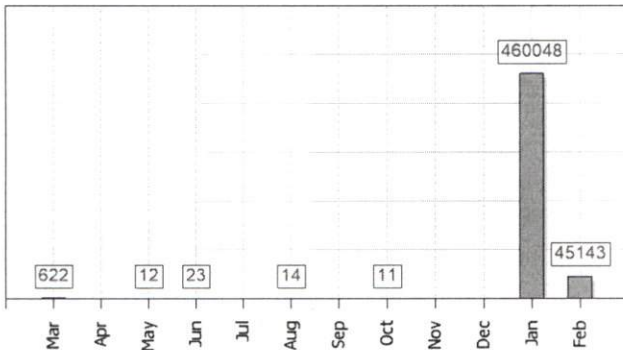
Account Number	AMOUNT DUE
02-33426-00	\$3,647.66
Due Date	After Due Date Pay
3/10/2023	\$3,657.66
Account Name	
EVERSHINE REAL ESTATE, LLC	
Service Address	
1074 E WIMBERLY ST	
Amount Enclosed	

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name				Service Address		Account Number
EVERSHINE REAL ESTATE, LLC				1074 E WIMBERLY ST		02-33426-00
Status	Billing Period			Bill Date	Penalty Date	Due Date
	From	To	# Days			
Active	1/9/2023	2/8/2023	30	2/28/2023	3/20/2023	3/10/2023

Gallons Used



CURRENT
91322

PREVIOUS
46179

USAGE
45143

PREVIOUS BALANCE	\$3,291.74
PAYMENTS	\$0.00
ADJUSTMENTS	\$0.00
PENALTIES	\$10.00
PAST DUE AMOUNT	\$3,301.74
WATER	345.92
CURRENT BILL	\$345.92
AMOUNT DUE	\$3,647.66
AMOUNT DUE AFTER 03/10/2023	\$3,657.66

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A potentially easier method to paying online, one may visit www.municipalonlinepayments.com/angiernc.

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Utility Bill grace period is from the 10th to the 20th of every month; if the entire bill is not paid by 5:00pm on the 20th, you will be charged a late fee of \$10.

Disconnection of utility service will be effective after the 25th of every month with a \$50 fee.

Please see reverse side for policies that utility customers are obliged to abide.

Cc: Hansjosef B. Kalwitz <hkalwitz@angier.org>

Subject: Re: payment arrangement for 1074 E Wimberly

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Donna,

As discussed, please remove water meter from our property.

Act# 02-33426-00

3

We took water connection for residential use whenever we visit our Barn. Your team might of responded whenever there is abnormal use.. anyways, we are working on it.

Regards
Shiva Geereddy
1074 E Wimberly St, Angier
Evershine

On Mon, Feb 27, 2023 at 10:32 AM Donna M. Dimambro <ddimambro@angier.org> wrote:

Good Morning,

4

Donna M. Dimambro

From: Donna M. Dimambro
Sent: Monday, February 27, 2023 3:45 PM
To: 'Shiva Geereddy'
Cc: Hansjosef B. Kalwitz
Subject: RE: payment arrangement for 1074 E Wimberly

Good afternoon,

1

So we will Scheduled for the meter to be removed tomorrow. You will have a final bill with the all charges due that you will be responsible for. Once the meter is removed you will not receive a water bill, However you will have the remaining outstanding balance that will be. To Establish water service you will have to have a new meter installed and there will be new fees that will be due, \$ 3761.00 which consist of \$ 732.00 Regulatory fee, \$2659 system development fee, \$370 for meter Charges.

Donna

From: Shiva Geereddy <shiva523299@gmail.com>
Sent: Monday, February 27, 2023 2:35 PM
To: Donna M. Dimambro <ddimambro@angier.org>

2

Please find the attached payment arrangement. Please sign and send back. We will need to receive the first payment today before 5pm. You can call the Town hall at 919-939-2071 and press 0 to speak to customer service and pay the \$219.45. Next month will be the payment arrangement plus current bill. If we do not receive back, this will go into cut off status.

Thank you,

Donna

5

Donna M. DiMambro

Town of Angier

Admin/Utility Billing Asst

55 N. Broad Street West

PO Box 278

Angier, NC 27501

6

ddimambro@angier.org

phone (919)331-6707

fax (919) 639-6130





Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Richard N. Hicks, Interim Town Manager
ISSUE Library Consolidation Report
CONSIDERED:
DEPARTMENT: Administration

SUMMARY OF ISSUE: Last year the Board approved a public library consolidation project with Harnett County. After 8 months of operation, staff has asked Angela McCauley, the Library Director for the Harnett County Library System to provide an update to the Board.

FINANCIAL IMPACT: There is no additional financial impact to the Town. The funding agreements are already in place.

RECOMMENDATION: No action is required.

REQUESTED MOTION:

REVIEWED BY TOWN MANAGER:

Attachments:



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Richard N. Hicks, Interim Town Manager
ISSUE Approval of Engineering Retainer Agreement
CONSIDERED:
DEPARTMENT: Administration

SUMMARY OF ISSUE: Attached for your review and consideration is the proposed Engineering Retainer Agreement for FY 23/24 from Bill Dreitzler (DM2 Engineering, PLLC). He has been providing this service to the Town for many years.

FINANCIAL IMPACT: The cost of this service is provided in the adoption of the annual budget.

RECOMMENDATION: Authorize the Town Manager to execute the Engineering Retainer Agreement with DM2 Engineering.

REQUESTED MOTION: I do hereby make a motion to authorize the Town Manager to execute the Engineering Retainer Agreement with DM2 Engineering for the FY 23/24 Fiscal Year.

REVIEWED BY TOWN MANAGER:

Attachments:

- 1 Engineering Retainer Agreement Proposal



William W. Dreitzler, P.E.
7854 Trap Way
Wilmington, NC 28412
Phone: (919) 818-2235
bdreitzler@dm2engineering.com

April 17, 2023

Board of Commissioners
Town of Angier, North Carolina
Post Office Box 278
Angier, N.C. 27501

Attention: Mr. Richard Hicks, Town Manager

Reference: Engineering Retainer Agreement Proposal: 2023-2024 Extension

Dear Mr. Hicks:

DM2 Engineering is pleased to submit our Proposal to provide engineering services to the Town of Angier, NC. Recognizing the professional needs of a municipality along with the associated budget constraints, I am proposing a retainer fee that will allow the Town to spread out the cost of professional services over a fiscal budget cycle and help eliminate the unanticipated costs. The Scope of Services below will be provided to the Town each month regardless of the time required. This approach will assure that the Town is represented by a professional engineer who can operate as a member of the staff. Furthermore, my personal experience with the Town of Angier spans nearly 35 years and allows Town access to someone who has a historical knowledge of the Town's Public Works that few can offer.

SCOPE OF SERVICES

DM2 Engineering will perform the following Scope of Services as they relate to the above proposed retainer contract:

1. Attend Board of Commissioner meetings as needed, and provide an Engineer's Report.
2. Attend Planning Board meetings as needed.
3. Attend Pre-Development meetings.
4. Attend Technical Review Committee meetings.
5. Attend CAMPO meetings, if so requested.

6. Provide engineering technical review and comment for Plan Submittals.
7. Provide site inspections for construction projects that have been permitted by the Town.
8. Provide technical assistance with regards to Phase II Stormwater compliance.
9. Provide technical review and comment for any sections of the UDO as may be required.
10. Provide a review of the Town's Construction Standards for compliance with the UDO.
11. Assist the Town with the preparation of Grant Applications.
12. Assist the Town with yearly review and assessment of utility rates.
13. Assist the Town and work with members of the public who have technical issues such as storm drainage.
14. Assist the town with the preparation of the Town's annual Powell Bill submittal.

ADDITIONAL SERVICES

Additional services required beyond that stated in the Scope of Services will be provided if so requested at an agreed upon rate.

15. Any other services not included under the Scope of Services as described herein.

RESPONSIBILITY OF OWNER

The following items are to be provided by the Town of Angier:

16. Provide access to any information that may be required to perform the scope of services.

SCHEDULE

The Parties have agreed to extend the Agreement under the existing terms and conditions to be effective from July 1, 2023 through June 30, 2024 at which time any further extension will be considered through the Town's budgeting process for the 2024-2025 budget cycle.

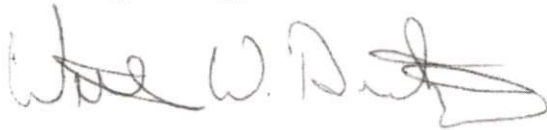


FEES

DM2 Engineering will provide the above services on a monthly basis, regardless of the time required, for a retainer fee of \$3,000/month paid the first week of each month during the Town's normal payment schedule.

To affect the acceptance of this Retainer Agreement, please execute both originals and return a copy to our office. We appreciate the opportunity to provide our services to the Town of Angier, NC.

Sincerely,
DM2 Engineering, PLLC



William W. Dreitzler, P.E.
Managing Partner

The Scope of Services, Terms and Conditions of this Retainer Agreement are accepted.

Town of Angier, North Carolina

print/type individual, firm or corporate name

print/type name of authorized representative with title

signature of authorized representative

date





Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Veronica Hardaway
ISSUE Community Development Committee Members Removal
CONSIDERED:
DEPARTMENT: Administration

SUMMARY OF ISSUE:

It has been brought to the attention of the Town Clerk that 2 members of the Community Development Committee have not been in participation since September 2022.

The Town Clerk sent out letters 4/10/2023 along with a follow up email making those members aware that they have missed several consecutive meetings and that they were at risk of being removed from the committee. I also requested them to please contact me if they would like to remain on the committee. To date, there has been no response from either member.

We understand that things come up unexpectedly; however, attendance is needed in order to meet a quorum to conduct Town business. The March meeting was cancelled due to lack of quorum.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends the removal of two members with excessive absences and lack of participation in order to appoint candidates that show interest in becoming a member.

REQUESTED MOTION:

I move to approve/deny the removal of 2 Community Development Committee members.

REVIEWED BY TOWN MANAGER:

Attachments:

1 Attendance Roster

Community Development Committee Attendance Roster:

September 26, 2022

Addison Allgood
Rachel Barnes
David Carter
Becky Butts
Tyjah Johnson
Samuel Nelson
Daisy Haywood

October 24, 2022

Meeting Cancelled by Chair

November 28, 2022

Meeting Cancelled by Chair

December 26, 2022

Meeting Cancelled by Chair

January 23, 2023

Addison Allgood
Rachel Barnes
Daisy Haywood
Becky Butts
Alex Babbitt

February 27, 2023

Addison Allgood
David Carter
Rachel Barnes
Becky Butts
Alex Babbitt

March 27, 2023 (did not meet quorum)

Luke Barnett
Becky Butts
Daisy Haywood
Rachel Barnes
Guest: Jillian Knowles

April 24, 2023

David Carter
Alex Babbitt
Becky Butts
Jordan Phillips
Daisy Haywood
Guest: Jillian Knowles



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Veronica Hardaway
ISSUE Advisory Board Interviews & Appointments
CONSIDERED:
DEPARTMENT: Administration

SUMMARY OF ISSUE:

Introduction interviews to be given to potential candidates for the Community Development Committee. Consideration of nominations and appointments following interviews.

Note: These members will fulfill the remaining term of former members' terms; those terms end 12/31/23.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends appointment of members to begin their term May 2023.

REQUESTED MOTION:

Nominations and appointments made for candidates to serve on the Community Development Committee.

REVIEWED BY TOWN MANAGER:

Attachments:

- 1 Advisory Board Breakdown
- 2 Candidate Applications

Advisory Board Vacancies:

Community Development Committee

2 vacancies (will be serving the term of former members; both terms end 12/31/25)

Advisory Board Candidate Applications Received:

Community Development Committee – (2yr term)

Chris Donovan

Jillian Knowles



Town of Angier Board, Commission, or Committee Application

Mayor Bob Smith

Loru Boyer Hawley, Ward 1
William Alan Coats, Ward 2

Jim Kazakavage, Ward 3
George "Jr." Price, Ward 4

Name: Chris Dunaway Date: 3-23-23

Home Address: 113 S Poplar Drive

Email: Chris Dunaway@hotmail.com

Telephone Numbers: _____
(Home) 919-349-2715 (Mobile) _____ (Work)

Date of Birth: 9/30/75 ☒ Male ☐ Female

Yearly appointments to all boards and commissions are normally made by January 1 of each year, except in cases of unanticipated vacancies which shall be filled as soon as possible.

Application for Appointment to:

Please mark your 1st, 2nd, and 3rd choice by putting a 1, 2, or 3 next to the Board or Commission you would like to serve on.

___ Board of Alcoholic Control – 3yr term

X Community Development Committee – 2yr term

___ Planning Board (In-town) – 2yr term

___ Planning Board/Board of Adjustment (ETJ Member)
– 2yr term

The Town of Angier appreciates your interest in serving on a Board. In order to consider this application and provide a sense of balance to various Boards, the Town of Angier requests that the following information be provided:

Employer: WALK ME Occupation: Sales

Circle highest level of education completed: (High School) 10 11 12 GED College 1 2 3 4 5 6

Do you reside within Town Limits of Angier? ☒ Yes ☐ No Length of Residence in Angier: ___ Yrs ___ Mths

Have you recently attended a meeting of the board you are interested in serving on? ☒ Yes ☐ No

Civic or Service Organization Experience: Student Govt, Social Worker w/ Homeless

Town Boards previously served on and year(s) served: W/AT

Please list any other Boards/Commissions/Committees on which you currently serve: N/A

Please list any experience or education you have relevant to the Board you are applying for and why you wish to serve: N/A

Is there any conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Angier Board of Commissioners? If yes, please explain No

I understand this application is public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand that any misstatement may be cause for my removal from any Board/Commission/Committee. I understand regular attendance to any Board/Commission/Committee is important and, accordingly, I further understand that if my attendance is less than the standards established for any such body that this is cause for removal. Information contained in this application will be considered when making appointments and candidates may be interviewed prior to appointment.

I affirm that I have read and understood all of the above

Printed Name: Christopher Alan Denahan

Signature: [Signature] Date: 3-23-23

Applicants are required to be a resident of the Town of Angier for In-Town positions and within the Town's ETJ for ETJ positions.

Return completed to:

Veronica Hardaway

Town clerk

PO Box 278

Angier, NC 27501

Phone: 919.331.6703

Fax: 919.639.6130

Email: vhardaway@angier.org

Received
3/23/23



Town of Angier Board, Commission, or Committee Application

Mayor Bob Smith

Loru Boyer Hawley, Ward 1
William Alan Coats, Ward 2

Jim Kazakavage, Ward 3
George "Jr." Price, Ward 4

Name: Jillian Knowles Date: 3/21/23

Home Address: 54 Clarendon Ct. Angier NC 25501

Email: jrk@jrkknowles.co

Telephone Numbers: _____
(Home) 570 205 2191 (Mobile) _____ (Work)

Date of Birth: 10/18/88

☐ Male

☒ Female

Yearly appointments to all boards and commissions are normally made by January 1 of each year, except in cases of unanticipated vacancies which shall be filled as soon as possible.

Application for Appointment to:

Please mark your 1st, 2nd, and 3rd choice by putting a 1, 2, or 3 next to the Board or Commission you would like to serve on.

___ Board of Alcoholic Control – 3yr term

X Community Development Committee – 2yr term

___ Planning Board (In-town) – 2yr term

___ Planning Board/Board of Adjustment (ETJ Member)
– 2yr term

The Town of Angier appreciates your interest in serving on a Board. In order to consider this application and provide a sense of balance to various Boards, the Town of Angier requests that the following information be provided:

Employer: self employed

Occupation: photographer & real estate

Circle highest level of education completed: (High School) 10 11 12 GED College 1 2 3 (4) 5 6

Do you reside within Town Limits of Angier? ☐ Yes ☒ No Length of Residence in Angier: 4 Yrs 1 Mths

Have you recently attended a meeting of the board you are interested in serving on: ☒ Yes ☐ No

Civic or Service Organization Experience: volunteer with Deployed Love - a non profit committed to visiting deployed military members and their families.
Photographer with mm1A

Town Boards previously served on and year(s) served: NONE

Please list any other Boards/Commissions/Committees on which you currently serve: NONE

Please list any experience or education you have relevant to the Board you are applying for and why you wish to serve: I graduated from Penn State with a degree in Recreation parks and tourism management.

Is there any conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Angier Board of Commissioners? If yes, please explain NO, My husband is in the military and is sometimes out of town but I have childcare to help at those times.

I understand this application is public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand that any misstatement may be cause for my removal from any Board/Commission/Committee. I understand regular attendance to any Board/Commission/Committee is important and, accordingly, I further understand that if my attendance is less than the standards established for any such body that this is cause for removal. Information contained in this application will be considered when making appointments and candidates may be interviewed prior to appointment.

I affirm that I have read and understood all of the above

Printed Name: Jillian Knowles

Signature: Jillian R Knowles

Date: 3/21/23

Applicants are required to be a resident of the Town of Angier for In-Town positions and within the Town's ETJ for ETJ positions.

Return completed to:

Veronica Hardaway

Town clerk

PO Box 278

Angier, NC 27501

Phone: 919.331.6703

Fax: 919.639.6130

Email: vhardaway@angier.org

Received
3/28/23



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Jimmy Cook
ISSUE S. Wilma Street Widening
CONSIDERED:
DEPARTMENT:

SUMMARY OF ISSUE:

Widen South Wilma Street 2ft on both sides with 4" asphalt.

FINANCIAL IMPACT:

\$30,000 from the Powell Bill Fund

RECOMMENDATION:

Staff recommends approval

REQUESTED MOTION:

I move to approve/deny the widening of S. Wilma Street in the amount of \$30,000 using Powell Bill Funds.

REVIEWED BY TOWN MANAGER:

Attachments:

- 1 Johnson Bros. Utility & Paving
Co., Inc. Estimate

OLD BUSINESS



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Veronica Hardaway, Town Clerk
ISSUE: Revision to Approved Ordinance of a Voluntary Annexation Petition
CONSIDERED: Submitted by Daniel & Janet Gardner and Kenneth & Debra Gardner
DEPARTMENT: Administration

SUMMARY OF ISSUE: The Board of Commissioners held a public hearing October 4, 2022 for a voluntary annexation petition that was submitted by Daniel & Janet Gardner and Kenneth & Debra Gardner for approximately 47.8 acres located on Old Buies Creek Road in Angier (Harnett PINs: 0673-72-4977.000; 0673-72-7501.000). At that meeting, the Board of Commissioners approved an Ordinance to Extend the Corporate Limits of the Town of Angier.

This is the site of Gardner Farms subdivision that was approved by the Board September 6, 2022.

Since that time, the aforementioned applicants had submitted a revision of the plat to include an additional 1.8 acres totaling approximately 50.28 acres.

FINANCIAL IMPACT: N/A

RECOMMENDATION: Staff recommends approval of the revised Ordinance to include the additional 1.8 acres.

REQUESTED MOTION: I do hereby make a motion to adopt Ordinance #A001-2023 to Extend the Corporate Limits of the Town of Angier.

REVIEWED BY TOWN MANAGER:

Attachments:

- 1 Ordinance #A001-2023
- 2 Original Plat
- 3 Metes & Bounds
- 4 Revised Plat



Town of Angier

Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

Ordinance No.: A001-2023
Date Adopted: May 2, 2023

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF ANGIER, NORTH CAROLINA

WHEREAS, the Town of Angier Board of Commissioners has been petitioned under N.C. General Statute § 160A – 58.1 by property owners Daniel & Janet Gardner and Kenneth & Debra Gardner, on July 28, 2022, to annex the area described in said petition and inclusive to Harnett County (Harnett County PINs: 0673-72-4977.000; 0673-72-7501.000) described below; and,

WHEREAS, the Town of Angier Board of Commissioners, by Resolution, directed the Town Clerk of Angier to Investigate the Sufficiency of the Petition; and,

WHEREAS, certification by the Town of Angier Clerk as to the Sufficiency of the Petition has been made; and,

WHEREAS, there has been a Public Hearing on the question of this annexation, which has taken place on Tuesday, October 4, 2022, at or shortly thereafter 6:30 p.m. inside the Angier Municipal Building Board Room, after due notice by publication in the *Daily Record* and,

WHEREAS, the Town of Angier Board of Commissioners finds that the area described therein meets the standards of N.C. General Statute § 160A – 58.2 (.1(b), to wit:

- (a) The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the primary corporate limits of the Town of Angier;
- (b) No point on the proposed satellite corporate limits is closer to the primary corporate limits of another municipality than to the primary corporate limits of the Town of Angier;
- (c) The area is so situated that The Town of Angier will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- (d) No subdivision, as defined in N.C. General Statutes §160A-376, will be fragmented by this proposed annexation; and,
- (e) The Town of Angier has been exempted from the ten (10%) percent limitation satellite annexation regulation as pursuant to N.C. General Statutes § 160A-58.1(b); and,

WHEREAS, The Town of Angier Board of Commissioners further finds that the Petition has been signed by all the owners of the property in the area who are required by law to sign; and

WHEREAS, The Town of Angier Board of Commissioners further finds that the Petition is otherwise valid, and the public health, safety and welfare of the Town of Angier and of the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town of Angier Board of Commissioners that:

Section 1. By virtue of the authority granted by N.C. General Statutes § 160A-58.2, the following described noncontiguous property is hereby annexed and made part of The Town of Angier, North Carolina, as of May 2, 2023;

Being more particularly described as follows:

LEGAL DESCRIPTION

BEGINNING AT A 1/2" IRON REBAR FOUND ON THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED AREA, TRACT OR PARCEL OF LAND, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N=634,561.24' AND E=2,077,517.85'; THENCE, FROM THE POINT OF BEGINNING, S89°13'37"E A DISTANCE OF 50.06 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S89°11'51"E A DISTANCE OF 83.36 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S89°15'28"E A DISTANCE OF 149.64 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD, THENCE, LEAVING SAID RIGHT OF WAY, S86°09'42"E A DISTANCE OF 30.80 FEET TO A COMPUTED POINT IN THE CENTERLINE OF OLD BUIES CREEK ROAD; THENCE, WITH SAID CENTERLINE, S11°59'08"E A DISTANCE OF 417.90 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID CENTERLINE, S11°57'31"E A DISTANCE OF 542.06 FEET TO A COMPUTED POINT; THENCE, S12°48'44"E A DISTANCE OF 109.31 FEET TO A COMPUTED POINT; THENCE, LEAVING SAID CENTERLINE; S77°11'16"W A DISTANCE OF 26.81 FEET TO A 3/4" IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD; THENCE, LEAVING SAID RIGHT OF WAY,

S81°47'28"W A DISTANCE OF 482.29 FEET TO A 3/4" IRON PIPE SET; THENCE, S06°21'45"E A DISTANCE OF 479.91 FEET TO A 3/4" IRON PIPE SET; THENCE, N85°36'17"E A DISTANCE OF 105.27 FEET TO A 3/4" IRON REBAR SET; THENCE, N75°25'10"E A DISTANCE OF 100.67 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N81°45'04"E A DISTANCE OF 89.46 FEET TO A 3/4" IRON PIPE SET; THENCE, S00°25'01"W A DISTANCE OF 185.90 FEET TO A 3/4" IRON PIPE SET; THENCE, S87°25'24"E A DISTANCE OF 50.04 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S87°25'24"E A DISTANCE OF 227.82 FEET TO A 3/4" IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD; THENCE, FOLLOWING THE TWO TIE LINES SHOWN IN PLAT BOOK 2013 AT PAGE 23, S87°41'36"E A DISTANCE OF 31.13 FEET AND S25°13'10"E A DISTANCE OF 84.75 FEET TO A COMPUTED POINT ON THE EASTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD; THENCE, CONTINUING WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 893.42 FEET AND A CHORD OF 359.25 FEET BEARING S07°39'31"W AND AN ARC LENGTH OF 361.72 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S29°30'24"W A DISTANCE OF 116.95 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S30°24'21"W A DISTANCE OF 92.45 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S34°09'10"W A DISTANCE OF 100.62 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S43°29'13"W A DISTANCE OF 93.59 FEET TO A COMPUTED POINT; THENCE, LEAVING SAID RIGHT OF WAY, N88°40'16"W A DISTANCE OF 80.89 FEET TO A 3/4" IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD; THENCE, LEAVING SAID RIGHT OF WAY, N88°39'22"W A DISTANCE OF 584.69 FEET TO A 3/4" IRON PIPE FOUND; THENCE, N02°50'18"E A DISTANCE OF 489.48 FEET TO A 1" IRON PIPE FOUND; THENCE, N87°54'08"W A DISTANCE OF 1,038.40 FEET TO A 1" IRON PIPE FOUND; THENCE, N02°40'05"E A DISTANCE OF 276.35 FEET TO A COMPUTED POINT THAT FALLS WITHIN THE TRUNK OF A 24" OAK TREE; THENCE N02°40'05"E A DISTANCE OF 203.60 FEET TO A CONCRETE MONUMENT FOUND; THENCE, N57°10'07"E A DISTANCE OF 1,028.80 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°11'27"E A DISTANCE OF 409.81 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°15'27"E A DISTANCE OF 155.00 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°15'27"E A DISTANCE OF 10.24 FEET TO A 3/4" IRON PIPE SET; THENCE, N12°33'27"W A DISTANCE OF 143.79 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N12°26'08"W A DISTANCE OF 402.66 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N12°22'07"W A DISTANCE OF 99.78 FEET TO THE POINT OF BEGINNING.

SAID AREA OF LAND CONTAINING 2,190,234 SQUARE FEET OR 50.28 ACRES, MORE OR LESS.

Section 2. Upon and after May 2, 2023, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in The Town of Angier and shall be entitled to the same privileges and benefits as other parts of The Town of Angier. Said territory shall be subject to municipal taxes according to General Statute § 160A-58-10.

Section 3. The Mayor of the Town of Angier, North Carolina, shall cause to be recorded in the office of the Registrar of Deeds of Harnett County, and in the office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1. above, together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Harnett County Board of Elections, as required by N.C. General Statutes § 163-288.1.

Section 4. Notice of this adoption of this Ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in The Town of Angier, North Carolina.

Duly adopted by the Angier Board of Commissioners on this the 2nd day of May, 2023, during their regularly scheduled monthly meeting.

ATTEST:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk

APPROVED AS TO
FORM:

Dan Hartzog Jr., Town Attorney



Conceptual Rezoning Rendering

Gardner Farms

Town of Angier*, North Carolina

*pending annexation from Hermet County
August 31, 2022
Page 3 of 3



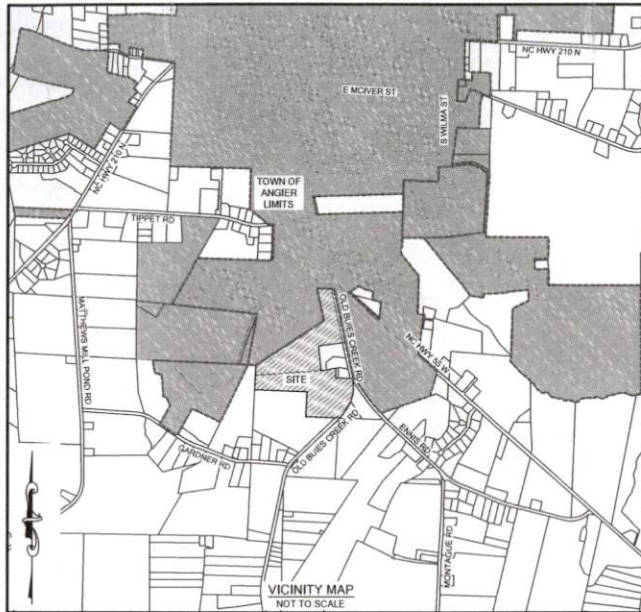
8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

Note: NOT FOR CONSTRUCTION - Conceptual Plans Only, lot yield and layout subject to change based on final design and approvals.

GARDNER TRACT ANNEXATION OUTER BOUNDARY LEGAL DESCRIPTION

BEGINNING AT A 1/2" IRON REBAR FOUND ON THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED AREA, TRACT OR PARCEL OF LAND, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N=634,561.24' AND E=2,077,517.85'; THENCE, FROM THE POINT OF BEGINNING, S89°13'37"E A DISTANCE OF 50.06 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S89°11'51"E A DISTANCE OF 83.36 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S89°15'28"E A DISTANCE OF 149.64 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD, THENCE, LEAVING SAID RIGHT OF WAY, S86°09'42"E A DISTANCE OF 30.80 FEET TO A COMPUTED POINT IN THE CENTERLINE OF OLD BUIES CREEK ROAD; THENCE, WITH SAID CENTERLINE, S11°59'08"E A DISTANCE OF 417.90 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID CENTERLINE, S11°57'31"E A DISTANCE OF 542.06 FEET TO A COMPUTED POINT; THENCE, S12°48'44"E A DISTANCE OF 109.31 FEET TO A COMPUTED POINT; THENCE, LEAVING SAID CENTERLINE; S77°11'16"W A DISTANCE OF 26.81 FEET TO A 3/4" IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD; THENCE, LEAVING SAID RIGHT OF WAY, S81°47'28"W A DISTANCE OF 482.29 FEET TO A 3/4" IRON PIPE SET; THENCE, S06°21'45"E A DISTANCE OF 479.91 FEET TO A 3/4" IRON PIPE SET; THENCE, N85°36'17"E A DISTANCE OF 105.27 FEET TO A 3/4" IRON REBAR SET; THENCE, N75°25'10"E A DISTANCE OF 100.67 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N81°45'04"E A DISTANCE OF 89.46 FEET TO A 3/4" IRON PIPE SET; THENCE, S00°25'01"W A DISTANCE OF 185.90 FEET TO A 3/4" IRON PIPE SET; THENCE, S87°25'24"E A DISTANCE OF 50.04 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S87°25'24"E A DISTANCE OF 227.82 FEET TO A 3/4" IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD; THENCE, FOLLOWING THE TWO TIE LINES SHOWN IN PLAT BOOK 2013 AT PAGE 23, S87°41'36"E A DISTANCE OF 31.13 FEET AND S25°13'10"E A DISTANCE OF 84.75 FEET TO A COMPUTED POINT ON THE EASTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD; THENCE, CONTINUING WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 893.42 FEET AND A CHORD OF 359.25 FEET BEARING S07°39'31"W AND AN ARC LENGTH OF 361.72 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S29°30'24"W A DISTANCE OF 116.95 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S30°24'21"W A DISTANCE OF 92.45 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S34°09'10"W A DISTANCE OF 100.62 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S43°29'13"W A DISTANCE OF 93.59 FEET TO A COMPUTED POINT; THENCE, LEAVING SAID RIGHT OF WAY, N88°40'16"W A DISTANCE OF 80.89 FEET TO A 3/4" IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD; THENCE, LEAVING SAID RIGHT OF WAY, N88°39'22"W A DISTANCE OF 584.69 FEET TO A 3/4" IRON PIPE FOUND; THENCE, N02°50'18"E A DISTANCE OF 489.48 FEET TO A 1" IRON PIPE FOUND; THENCE, N87°54'08"W A DISTANCE OF 1,038.40 FEET TO A 1" IRON PIPE FOUND; THENCE, N02°40'05"E A DISTANCE OF 276.35 FEET TO A COMPUTED POINT THAT FALLS WITHIN THE TRUNK OF A 24" OAK TREE; THENCE N02°40'05"E A DISTANCE OF 203.60 FEET TO A CONCRETE MONUMENT FOUND; THENCE, N57°10'07"E A DISTANCE OF 1,028.80 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°11'27"E A DISTANCE OF 409.81 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°15'27"E A DISTANCE OF 155.00 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°15'27"E A DISTANCE OF 10.24 FEET TO A 3/4" IRON PIPE SET; THENCE, N12°33'27"W A DISTANCE OF 143.79 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N12°26'08"W A DISTANCE OF 402.66 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N12°22'07"W A DISTANCE OF 99.78 FEET TO THE POINT OF BEGINNING.

SAID AREA OF LAND CONTAINING 2,190,234 SQUARE FEET OR 50.28 ACRES, MORE OR LESS.



NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NGRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. PROPERTY LIES IN ZONE "5" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS 1307200602001, DATED 10/03/2006.
4. PROPERTIES ZONED RA-30 FOR ANGLER PER HARNETT COUNTY GIS.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
8. BOUNDARY CORNERS SET ARE 3/4" IRON PIPE SET, UNLESS OTHERWISE SHOWN.

PROPERTY OWNER CERTIFICATION
(I/WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF ANNEXATION WITH MY (OUR) FREE CONSENT.

OWNER(S) _____ DATE _____

TOWN CLERK ANNEXATION CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN FOR ANNEXATION HAS FOLLOWED ALL REQUIREMENTS AND PROCEDURES AND A PUBLIC HEARING WAS HELD BY THE ANGLER BOARD OF COMMISSIONERS TO ANNEX THE PROPERTY SHOWN AND DESCRIBED HEREON. THE ANGLER BOARD OF COMMISSIONERS ADOPTED THE RESOLUTION TO ANNEX THIS PROPERTY ON THE ____ DAY OF ____ 2022.

TOWN CLERK: _____ DATE _____

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3355 PAGE 778); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF _____ A.D., 2023.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

STEVEN P. CARSON, PLS
NC LICENSE NO. 4752

REVIEW OFFICER CERTIFICATION (WAKE AND/OR HARNETT)

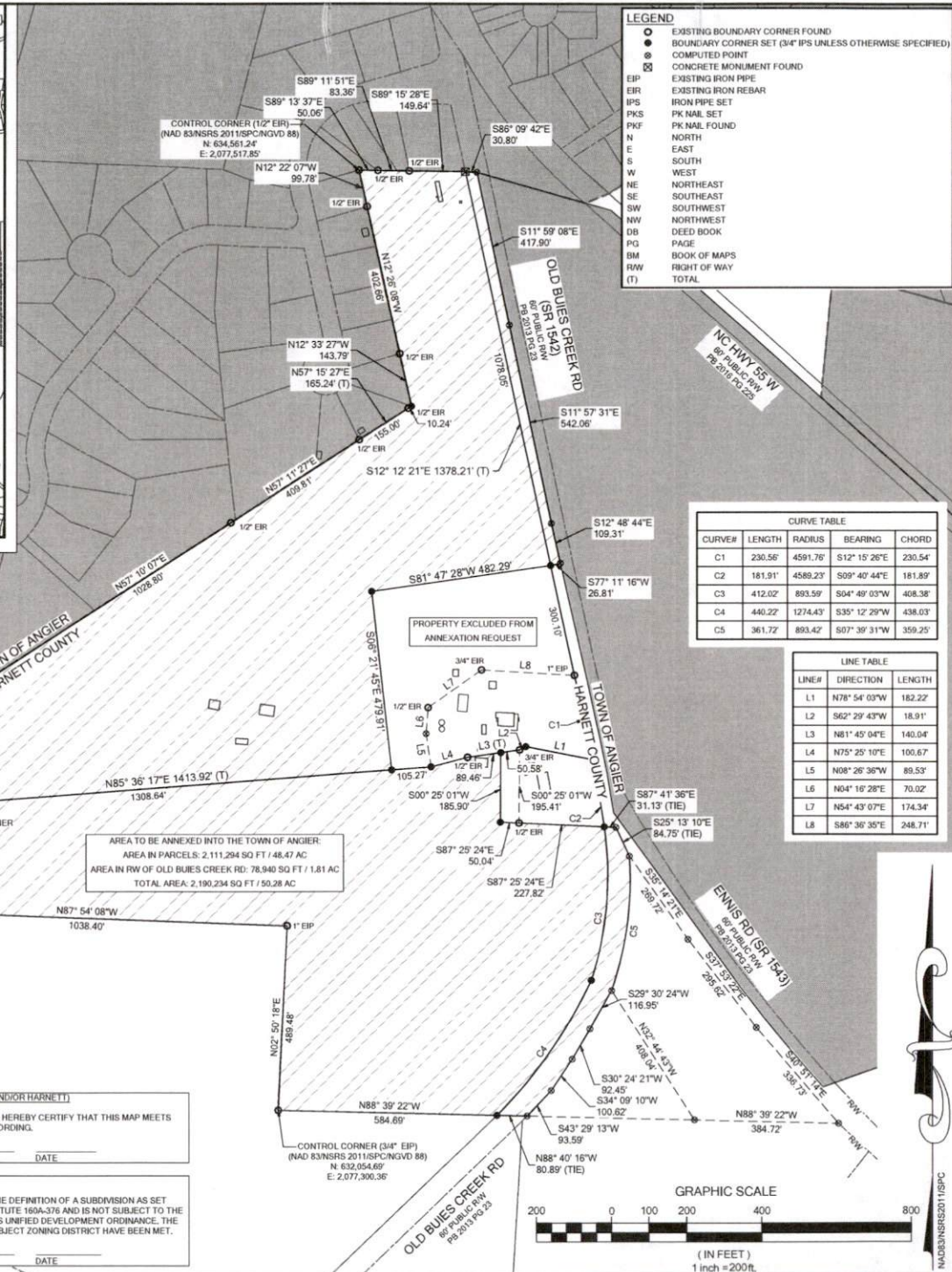
AS A HARNETT COUNTY REVIEW OFFICER, I HEREBY CERTIFY THAT THIS MAP MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

EXEMPT PLAN CERTIFICATION

THIS DIVISION OF LAND DOES NOT MEET THE DEFINITION OF A SUBDIVISION AS SET FORTH BY NORTH CAROLINA GENERAL STATUTE 160A-376 AND IS NOT SUBJECT TO THE REQUIREMENTS OF THE TOWN OF ANGLER UNIFIED DEVELOPMENT ORDINANCE. THE MINIMUM LOT REQUIREMENTS FOR THE SUBJECT ZONING DISTRICT HAVE BEEN MET.

SUBDIVISION ADMINISTRATOR _____ DATE _____



LEGEND

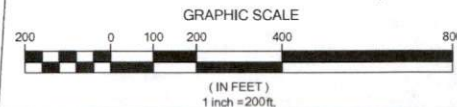
- EXISTING BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE SPECIFIED)
- COMPUTED POINT
- CONCRETE MONUMENT FOUND
- EXISTING IRON PIPE
- EXISTING IRON REBAR
- IRON PIPE SET
- PKS PK NAIL SET
- PKF PK NAIL FOUND
- N NORTH
- E EAST
- S SOUTH
- W WEST
- NE NORTHEAST
- SE SOUTHEAST
- SW SOUTHWEST
- NW NORTHWEST
- DB DEED BOOK
- PG PAGE
- BM BOOK OF MAPS
- R/W RIGHT OF WAY
- (T) TOTAL

CURVE TABLE

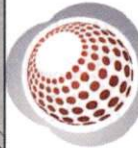
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	230.56'	4591.76'	S12° 15' 26"E	230.54'
C2	181.91'	4589.23'	S09° 40' 44"E	181.89'
C3	412.02'	893.59'	S04° 49' 03"W	408.38'
C4	440.22'	1274.43'	S35° 12' 29"W	438.03'
C5	361.72'	893.42'	S07° 39' 31"W	359.25'

LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N78° 54' 03"W	182.22'
L2	S62° 29' 43"W	18.91'
L3	N81° 45' 04"E	140.04'
L4	N75° 25' 10"E	100.67'
L5	N08° 26' 36"W	89.53'
L6	N04° 16' 28"E	70.02'
L7	N54° 43' 07"E	174.34'
L8	S86° 36' 35"E	248.71'



BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378



ANNEXATION PLAN FOR THE TOWN OF ANGLER
EXCLUSIVELY FOR: DANIEL W. GARDNER JR. & JANET FRAZIER GARDNER, AND KENNETH DALE GARDNER & DEBRA ANNE GARDNER
PIN# 0673-72-4977.000, & 0673-72-7501
AS DESCRIBED IN DB 3083 PG 913, & DB 3083 PG 915
BLACK RIVER TOWNSHIP - HARNETT COUNTY - NORTH CAROLINA

REVISIONS

1. REVISED PER OWNER COMMENTS (7/27/22)
2. REVISED PER CLIENT COMMENTS (4/17/23)

DESIGNED BY: N/A
DRAWN BY: ELS
CHECKED BY: SPC
SCALE: 1" = 200'
DATE: 07/13/2022
DRAWING #: 220227
SHEET 1 OF 1



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Veronica Hardaway
ISSUE Resolution #R010-2023 Fixing a Date for Annexation Public Hearing
CONSIDERED: Submitted by G&J Development, LLC
DEPARTMENT: Administration

SUMMARY OF ISSUE:

Staff has received a voluntary annexation petition from G&J Development, LLC for approximately 28.35 acres located at 5963 NC-210, Angier, NC (Harnett County PINs: 0662-68-5452.000; 0662-68-6638.000; and 0662-68-0457.000).

The Town Clerk has investigated the sufficiency of the petition, and the next step is for the Board to set the date of the Public Hearing for the June 6th Board meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

REQUESTED MOTION:

I move to set the date for the Public Hearing for the annexation petition submitted by G&J Development, LLC for June 6, 2023.

REVIEWED BY TOWN MANAGER:

Attachments:

- 1 Voluntary Annexation Petition
- 2 Certificate of Sufficiency
- 3 Property Survey & Map



Town of Angier

Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

Resolution No.: R010-2023
Date Submitted: May 2, 2023
Date Adopted: May 2, 2023

A RESOLUTION OF THE TOWN OF ANGIER FIXING A DATE FOR A PUBLIC HEARING REGARDING A REQUEST FOR ANNEXATION PURSUANT TO GENERAL STATUTE § 160A – 58.2

WHEREAS, the Town of Angier received a Petition submitted on March 30, 2023, by owners G&J Development, LLC requesting Annexation of an area described in said Petition a tract of land totaling approximately 28.35 acres located at 5963 NC-210, Angier, NC inclusive to Harnett County (Harnett PINs: 0662-68-5452.000; 0662-68-6638.000; and 0662-68-0457.000); and

WHEREAS, the Board of Commissioners directed the Town Clerk of Angier to Investigate the Sufficiency of the Petition; and

WHEREAS, certification by the Town Clerk of Angier as to the Sufficiency of the Petition has been made;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Angier Board of Commissioners that:

Section 1. A Public Hearing on the Request for Annexation of the area described herein will be held inside the Angier Municipal Building Board Room at 6:30 PM on Tuesday, June 6, 2023.

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

LEGAL DESCRIPTION

G and J Development LLC

Beginning at the northernmost point of Lot 2 of the Wellons Property as recorded in Map Book 2011, Page 223 in the Harnett County Register of Deeds; THENCE South 62 degrees 07 minutes 16 seconds East for a distance of 1195.87 feet to a point; THENCE South 24 degrees 33 minutes 52 seconds West for a distance of 449.63 feet to a point; THENCE South 59 degrees 59 minutes 17 seconds East for a distance of 113.82 feet to a point in the centerline of NC 210 N; THENCE along the centerline of NC 210 N the following courses and distances: South 37 degrees 24 minutes 07 seconds West for a distance of 58.43 feet to a point; THENCE South 37 degrees 17 minutes 45 seconds West for a distance of 100.01 feet to a point; THENCE South 36 degrees 51 minutes 25 seconds West for a distance of 84.17 feet to a point; THENCE South 36 degrees 51 minutes 25 seconds West for a distance of 15.84 feet to a point; THENCE South 35 degrees 17 minutes 45 seconds West for a distance of 100.09 feet to a point; THENCE South 33 degrees 49 minutes 10 seconds West for a distance of 99.98 feet to a point; THENCE



Town of Angier

Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

South 32 degrees 16 minutes 17 seconds West for a distance of 100.01 feet to a point; THENCE South 30 degrees 56 minutes 28 seconds West for a distance of 99.94 feet to a point; THENCE South 30 degrees 20 minutes 23 seconds West for a distance of 312.81 feet to a point; THENCE South 30 degrees 00 minutes 32 seconds West for a distance of 125.96 feet to a point; THENCE leaving the centerline of NC 210 N North 57 degrees 21 minutes 33 seconds West for a distance of 30.25 feet to a point on the western right-of-way of NC 210 N; THENCE continuing along the western right-of-way of NC 210 N North 30 degrees 03 minutes 37 seconds East for a distance of 102.83 feet to a point in the intersection of right-of-ways of NC 210 N and North Harnett School Road; THENCE along the western right-of-way of North Harnett School Road the following courses and distances: North 40 degrees 41 minutes 34 seconds West for a distance of 92.57 feet to a point THENCE North 41 degrees 45 minutes 04 seconds West for a distance of 64.32 feet to a point; THENCE North 38 degrees 26 minutes 26 seconds West for a distance of 82.78 feet to a point; THENCE North 36 degrees 16 minutes 06 seconds West for a distance of 84.72 feet to a point; THENCE North 33 degrees 50 minutes 51 seconds West for a distance of 84.97 feet to a point; THENCE North 31 degrees 34 minutes 56 seconds West for a distance of 79.17 feet to a point; THENCE North 28 degrees 34 minutes 40 seconds West for a distance of 81.61 feet to a point; THENCE North 25 degrees 21 minutes 28 seconds West for a distance of 83.30 feet to a point; THENCE North 24 degrees 11 minutes 05 seconds West for a distance of 78.91 feet to a point; THENCE North 23 degrees 55 minutes 59 seconds West for a distance of 16.00 feet to a point; THENCE leaving the western right-of-way of North Harnett School Road North 86 degrees 03 minutes 53 seconds West for a distance of 12.11 feet to a point; THENCE North 01 degrees 11 minutes 04 seconds East for a distance of 96.22 feet to a point in the centerline of North Harnett School Road; THENCE along the centerline of North Harnett School Road the following courses and distances: North 23 degrees 51 minutes 20 seconds West for a distance of 217.59 feet to a point; THENCE North 23 degrees 50 minutes 14 seconds West for a distance of 117.40 feet to a point; THENCE leaving the centerline of North Harnett School Road North 68 degrees 34 minutes 31 seconds East for a distance of 153.55 feet to a point; THENCE North 00 degrees 46 minutes 40 seconds East for a distance of 757.50 feet to the point and place of beginning. Together with and subject to covenants, easements, and restrictions of record.

Said property contains 28.357 acres more or less.

Section 3. Notice of the Public Hearing shall be published in *The Daily Record*, a newspaper having general circulation in the Town of Angier, North Carolina, at least ten (10) days prior to the date of the June 6, 2023, Public Hearing.

Adopted by the Angier Board of Commissioners on this the 2nd day of May 2, 2023..

ATTEST:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk



Town of Angier

Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

**Date Authorized to Investigate the
Sufficiency of the Annexation
Request:** April 4, 2023

CERTIFICATE OF SUFFICIENCY

During its April 4, 2023, Board of Commissioners' meeting, the Town of Angier Clerk was directed to Investigate the Sufficiency of the Petition to Annex submitted by property owner G&J Development, LLC, March 30, 2023.

To the Angier Board of Commissioners, I, Veronica Hardaway, Town Clerk for the Town of Angier, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the areas described therein, in accordance General Statute § 160A – 58.1.

This confirms the Sufficiency of the Petition.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Town of Angier, North Carolina, this the 2nd day of May, 2023.



ATTEST:

Veronica Hardaway
Veronica Hardaway, Town Clerk



Town of Angier
 Planning Department
 58 N. Broad St. E., NC 27501
 P.O. Box 278, Angier, NC 27577
 Phone: 919-331-6702
 Fax: 919-639-6130

Annexation Petition

Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	In which county (or counties) is the property to be annexed located? <input checked="" type="checkbox"/> Harnett <input type="checkbox"/> Wake	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: rcagoon-tingle@angier.org	
<input checked="" type="checkbox"/>	Boundary Survey to be recorded upon approval or an existing recorded plat showing the above written metes and bounds description of the property to be annexed. This document must be submitted electronically in .pdf format.	
<input checked="" type="checkbox"/>	Applicant has had a pre-application conference with the Planning Director in the past three (3) months? This is required prior to submittal of an annexation petition. Scheduled Appt.: <u>January 2023</u>	
<input type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan or	Copy of Subdivision Plat submitted for lot recording approval
<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Harnett County Geographic Information Services at 910-893-7523 or Wake County Geographic Information Services at 919-856-6370, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> MUST be filled in!	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input checked="" type="checkbox"/>	Rezoning Application, if the property is currently outside Town of Angier.	

Annexation Petition

Submittal Deadlines

Petitions for annexation are accepted by the Town of Angier Planning Department at any time. There is a fee required for submittal of an annexation petition of \$250 (*this fee does not include recordation fees*). **The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the Town Clerk.**

(The Town of Angier reserves the right to make exceptions to this general processing schedule when necessary.)

Summary Information / Metes and Bounds Descriptions

Development Project Name **Gryphon Village**

Street Address **5963 NC-210, Angier, NC 27501**

Town of Angier Subdivision approval #

or

Building Permit Transaction #

or

Site Plan approval # for multi-family

Harnett or Wake County Property Identification Number(s) list below

P.I.N. **0662-68-5452**

P.I.N. **0662-68-6638**

P.I.N. **0662-68-0457**

P.I.N.

P.I.N.

P.I.N.

Acreage of Annexation Site **28.357 acres**

Linear Feet of Public Streets within Annexation Boundaries **0** on existing properties

Annexation site is requesting Town of Angier

Water and/or Sewer

An agreement will need to be made with Harnett Regional Water.

Number of proposed dwelling units **78 (30 single family, 48 townhomes)**

Type of Units:

Single Family ☒

Townhouse ☒

Condo ☐

Apartment ☐

Building Square Footage of Non-Residential Space

Specific proposed use (office, retail, warehouse, school, etc.)

Projected market value at build-out (land and improvements) \$ **\$5,650,000**

Person to contact if there are questions about the petition

Name **Don Curry, PE**

Address **205 S. Fuquay Ave., Fuquay-Varina, NC 27526**

Phone **919-552-0849**

Fax #

Email **don@curryeng.com**

Annexation Petition

State of North Carolina, County of Harnett/Wake, Petition of Annexation of Property to the Town of Angier, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application respectfully request the annexation of said property to the Town of Angier, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:



Contiguous to the present corporate limits of the Town of Angier, North Carolina, or



Not Contiguous to the municipal limits of the Town of Angier, North Carolina, not closer to the limits of any other municipality and is located within three miles of the municipal limits of the Town of Angier, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes **No**

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

A. Property Owned by Individual(s) – All owners must sign, including husband & wife, and all joint tenants

Owner's Signature(s)

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Print owner name(s) and information

Name _____ Phone _____

Address _____

Email _____

Name _____ Phone _____

Address _____

Email _____

Name _____ Phone _____

Address _____

Email _____

Name _____ Phone _____

Address _____

Email _____

State of _____, County of _____

I, _____, a Notary Public for said County and State, do hereby certify that _____

_____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 20____. My commission expires _____, 20____.

Notary Public

(SEAL)

B. Property Owned by a LIMITED LIABILITY CORPORATION – The area to be annexed is owned by a Limited Liability Corporation properly registered with the State of North Carolina.

Print LLC Name
G & J Development, LLC _____ of which agrees to this petition.

(Company Seal)

Manager's Signature

Signature [Signature] Date 3-28-23

Print manager name and information

Name Austin Gardner Phone 919-669-1106

Address 2265 Benson Road, Angier, NC 27501

Email austin@gardnmc.com

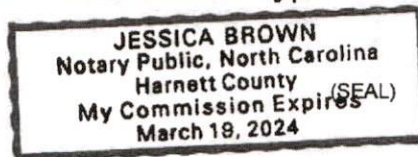
Company Mailing Address 2265 Benson Road, Angier, NC 27501

State of North Carolina, County of Harnett

I, Jessica Brown, a Notary Public for said County and State, do hereby certify that Austin Gardner, a manager for G & J Development, LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28 day of March, 2023. My commission expires March 19, 2024.

[Signature]
Notary Public



C. Property Owned by a PARTNERSHIP – The area to be annexed is owned by a General Partnership. All partners must sign; if owned by a limited partnership; general partner(s) must sign.

Print Partnership Name
_____ of which agrees to this petition.

Partner's Signature(s)

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Print Partner name(s) and information

Name _____ Phone _____

Address _____

Email _____

Name _____ Phone _____

Address _____

Email _____

Name _____ Phone _____

Address _____

Email _____

Name _____ Phone _____

Address _____

Email _____

(ATTACH ADDITIONAL NOTARIES FOR EACH PARTNER)

State of _____, County of _____

I, _____, a Notary Public for said County and State, do hereby certify that _____, a partner in _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the partnership.

Witness my hand and official seal, this the _____ day of _____, 20____. My commission expires _____, 20____.

Notary Public

(SEAL)

D. Property Owned by a CORPORATION – The area to be annexed is owned by a Corporation properly registered with the State of North Carolina. The Corporation President and Secretary must complete the following:

Print Corporation Name

_____ of which agrees to this petition.

(Corporate Seal)

President's Signature

Signature _____ Date _____

Secretary's Signature

Signature _____ Date _____

Print President's name and information

Name _____ Phone _____

Address _____

Email _____

Print Secretary's name and information

Name _____ Phone _____

Address _____

Email _____

Corporation Mailing Address _____

State of _____, County of _____

do hereby certify that _____ and _____
(typed or printed name of president) (typed or printed name of secretary)

personally came before me this day and acknowledged that he/she is _____ and
(title of corporate officer)

that he/she is _____ of _____ and that he/she, as such, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the _____ day of _____, 20____. My commission expires _____, 20____.

Notary Public

(SEAL)

HARNETT COUNTY TAX ID #
 040662 0055 03
 040663 0103
 040663 0103 01

For Registration Kimberly S. Hargrove
 Register of Deeds
 Harnett County, NC
 Electronically Recorded
 2020 Nov 24 12:37 PM NC Rev Stamp: \$ 1030.00
 Book: 3901 Page: 638 - 640 Fee: \$ 26.00
 Instrument Number: 2020021958

11-24-2020 BY: SB

STATE OF NORTH CAROLINA
 COUNTY OF HARNETT

GENERAL WARRANTY DEED

Prepared by & Return to:
 Brownlee, Whitlow, & Praet, PLLC
 5001 Weston Parkway, Ste 201
 Cary, NC 27513

Excise Tax: none: \$1,030.00

Parcel ID Number: 004-0662-0055-03; 04-0663-0103 & 04-0663-0103-01

Prepared By & Mail to: Pope & Pope, Attorneys at Law, P.A., 4590 Old Buies Creek Road, Angier, NC 27501 (NO TITLE SEARCH, TITLE OPINION OR CLOSING PERFORMED)

THIS DEED made this 18th day of November, 2020, by and between

GRANTOR	GRANTEE
Chesterfield Property Group, LLC, a NC Limited Liability Company	G & J Development, LLC, a NC Limited Liability Company
PO Box 158 Angier, North Carolina 27501	2265 Benson Road Angier, North Carolina 27501

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

W I T N E S S E T H:

THAT said Grantor, for and in consideration of the sum of TEN and no/hundredths DOLLARS (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto said Grantee, its successors and assigns forever, all of that certain piece, parcel, or tract of land situate, lying, and being in Black River Township of said County and State, and more particularly described as follows:

First Parcel:

BEING all of Tract B, containing 25,695 square feet gross, 9066 square feet in right of way, 16,629 square feet net, more or less, as shown upon that map of survey entitled, "Survey For: Troy G. Cotton and wife, Brookie H. Cotton" prepared by Ashworth Land Surveying, dated June 12, 1998 and recorded in Map Number 98-338, Johnston County Registry, reference to which map is hereby made for greater certainty of description.

The above described tract being all of that certain tract or parcel conveyed from Brookie H. Cotton, widow to James W. Johnson, III and Lloyd Stuart Surles by warranty deed dated March 3, 2011 and recorded March 3, 2011 in Deed Book 2843, Page 720, Harnett County Registry.

Second Parcel:

Submitted electronically by "Brownlee Whitlow & Praet, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Harnett County Register of Deeds.

Surveyed and Mapped For: Robert P. Wellons and wife, Su Lou Wellons," prepared by Stancil & Associates, Professional Land Surveyor, P.A., dated December 8, 2010, and revised December 10, 2010, December 16, 2010 and April 5, 2011, and recorded April 13, 2011 in Map Book 2011, Page 223, Harnett County Registry, which plat is incorporated by reference herein and made a part hereof.

The above described parcel being Tract No. 1 as depicted in warranty deed dated May 13, 2011 from Robert P. Wellons et ux to Lloyd Stuart Surles and James W. Johnson, III recorded June 6, 2011 in Deed Book 2872, Page 578, Harnett County Registry. For further reference see: Deed Book 1344, Page 312, Harnett County Registry.

Third Parcel:

All of Tract No. 2, containing 15.491 total acres, more or less (15.267 Net Acres with 0.224 acres located in road R/W) as shown on plat entitled, Owned By, Surveyed and Mapped For: Robert P. Wellons and wife, Su Lou Wellons," prepared by Stancil & Associates, Professional Land Surveyor, P.A., dated December 8, 2010, and revised December 10, 2010, December 16, 2010 and April 5, 2011, and recorded April 13, 2011 in Map Book 2011, Page 223, Harnett County Registry, which plat is incorporated by reference herein and made a part hereof.

The above described parcel being Tract No. 2 as depicted in warranty deed dated May 13, 2011 from Robert P. Wellons et ux to Lloyd Stuart Surles and James W. Johnson, III recorded June 6, 2011 in Deed Book 2872, Page 578, Harnett County Registry. For further reference see: Deed Book 1344, Page 312, Harnett County Registry.

See also:

(1) Boundary Line Agreement between Robert P. Wellons and wife, Su Lou O. Wellons and Max Trevis Adams and wife, Portia H. Adams dated April 27, 2011, and recorded in Deed Book 2860, Page 782, Harnett County Registry.

Boundary Line Agreement between Robert P. Wellons and wife, Su Lou O. Wellons and Margaret J. Matthews dated April 28, 2011, and recorded in Deed Book 2860, Page 787, Harnett County Registry.

The above described three parcels were conveyed from Lloyd Stuart Surles et als to Chesterfield Property Group, LLC by deed dated May 4, 2012 and recorded in Deed Book 3047, Page 541, Harnett County Registry.

Pursuant to NCGS §105-317.2 the Grantor acknowledges that the real property conveyed herein does not include a primary residence.

The herein described lands are conveyed to and accepted by the Grantee subject to all other easements, rights-of-way and restrictions shown on said map and listed on the public record.



This conveyance is expressly made subject to the lien created by Grantor's real 2020, Harnett County ad valorem taxes.

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, its successors and assigns forever, but subject, however, to the limitations set out above.

AND the Grantor covenants to and with said Grantee, its successors and assigns that it is lawfully seized in fee simple in said lands and premises, and has full right and power to convey the same to the Grantee (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will (and its successors, and assigns shall) forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this instrument to be duly executed and delivered, the day and year first above written.

Chesterfield Property Group, LLC, a NC
Limited Liability Company

By:  (Seal)
James W. Johnson, III, General Manager
By:  (Seal)
Lloyd Stuart Surles, General Manager

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, William M. Pope, a Notary Public of the County and State aforesaid certify that James W. Johnson, III, General Manager for Chesterfield Property Group, LLC, a NC Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 19 day of November, 2020.

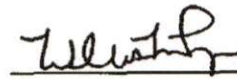

Notary Public



My commission expires: 04/23/2025
STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, William M. Pope, a Notary Public of the County and State aforesaid certify that Lloyd Stuart Surles, General Manager for Chesterfield Property Group, LLC, a NC Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 19 day of November, 2020.


Notary Public



My commission expires: 04/23/2025

L E G A L D E S C R I P T I O N

G and J Development LLC

Beginning at the northernmost point of Lot 2 of the Wellons Property as recorded in Map Book 2011, Page 223 in the Harnett County Register of Deeds;

THENCE South 62 degrees 07 minutes 16 seconds East for a distance of 1195.87 feet to a point;

THENCE South 24 degrees 33 minutes 52 seconds West for a distance of 449.63 feet to a point;

THENCE South 59 degrees 59 minutes 17 seconds East for a distance of 113.82 feet to a point in the centerline of NC 210 N;

THENCE along the centerline of NC 210 N the following courses and distances: South 37 degrees 24 minutes 07 seconds West for a distance of 58.43 feet to a point;

THENCE South 37 degrees 17 minutes 45 seconds West for a distance of 100.01 feet to a point;

THENCE South 36 degrees 51 minutes 25 seconds West for a distance of 84.17 feet to a point;

THENCE South 36 degrees 51 minutes 25 seconds West for a distance of 15.84 feet to a point;

THENCE South 35 degrees 17 minutes 45 seconds West for a distance of 100.09 feet to a point;

THENCE South 33 degrees 49 minutes 10 seconds West for a distance of 99.98 feet to a point;

THENCE South 32 degrees 16 minutes 17 seconds West for a distance of 100.01 feet to a point;

THENCE South 30 degrees 56 minutes 28 seconds West for a distance of 99.94 feet to a point;

THENCE South 30 degrees 20 minutes 23 seconds West for a distance of 312.81 feet to a point;

THENCE South 30 degrees 00 minutes 32 seconds West for a distance of 125.96 feet to a point;

THENCE leaving the centerline of NC 210 N North 57 degrees 21 minutes 33 seconds West for a distance of 30.25 feet to a point on the western right-of-way of NC 210 N;

THENCE continuing along the western right-of-way of NC 210 N North 30 degrees 03 minutes 37 seconds East for a distance of 102.83 feet to a point in the intersection of right-of-ways of NC 210 N and North Harnett School Road;

THENCE along the western right-of-way of North Harnett School Road the following courses and distances: North 40 degrees 41 minutes 34 seconds West for a distance of 92.57 feet to a point;

THENCE North 41 degrees 45 minutes 04 seconds West for a distance of 64.32 feet to a point;

THENCE North 38 degrees 26 minutes 26 seconds West for a distance of 82.78 feet to a point;

THENCE North 36 degrees 16 minutes 06 seconds West for a distance of 84.72 feet to a point;

THENCE North 33 degrees 50 minutes 51 seconds West for a distance of 84.97 feet to a point;

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THENCE North 23 degrees 55 minutes 59 seconds West for a distance of 16.00 feet to a point;

THENCE leaving the western right-of-way of North Harnett School Road North 86 degrees 03 minutes 53 seconds West for a distance of 12.11 feet to a point;

THENCE North 01 degrees 11 minutes 04 seconds East for a distance of 96.22 feet to a point in the centerline of North Harnett School Road;

THENCE along the centerline of North Harnett School Road the following courses and distances: North 23 degrees 51 minutes 20 seconds West for a distance of 217.59 feet to a point;

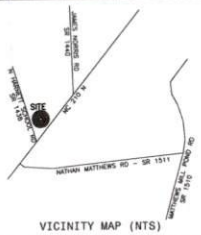
THENCE North 23 degrees 50 minutes 14 seconds West for a distance of 117.40 feet to a point;

THENCE leaving the centerline of North Harnett School Road North 68 degrees 34 minutes 31 seconds East for a distance of 153.55 feet to a point;

THENCE North 00 degrees 46 minutes 40 seconds East for a distance of 757.50 feet to the point and place of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 28.357 acres more or less.



VICINITY MAP (NTS)

State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information in book 352, page 352, that this map was prepared in accordance with G.S. 47-50 as amended.

Witness my hand and seal this 20th day of March, 2023.

SIGNATURE

Licensed Number: L-3247

PRELIMINARY PLAT
NOT FOR RECORDATION

I, James W. Mauldin, Professional Land Surveyor No. L-3247, Certify to one or more of the following as indicated that ☒
a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that requires permits of land.
b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that requires permits of land.
c. That this plat is of a survey of an existing parcel or parcels of land.
d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of subdivision.
e. That the information available to this surveyor is such that I am unable to make a determination to the level of the professional ability as to conditions contained in (a) through (d) above.

James W. Mauldin, Professional Land Surveyor No. L-3247

REFERENCES:
M.B.2011, PG.223
M.B.98, PG.338
D.B.3901, PG.638
OTHER REFERENCES AS SHOWN

NOTES:
(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
(D.) THIS PLAT IS FOR ANNEXATION PURPOSES ONLY AND SHOULD NOT BE USED TO TRANSFER ANY PROPERTY SHOWN HEREON.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

LEGEND

- Existing Iron Pipe (Control Point)
- Other Stake Set (unless otherwise noted)
- Existing Concrete Monument (Control Point)
- Concrete Monument Set
- Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates

Zone: RA-50 Proj: 0862-68-6638.000
0862-68-5452.000
0862-68-0457.000

N.C. GRID NORTH (NAD 83)
(REF: M.B.2011, PG.223)

I HEREBY CERTIFY THAT THIS PLAT SHOWN HEREON WAS ANNEXED BY THE BOARD OF COMMISSIONERS, OF THE TOWN OF ANGER, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF HARNETT COUNTY.

TOWN MANAGER

DATE

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ANGER AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

TOWN MANAGER

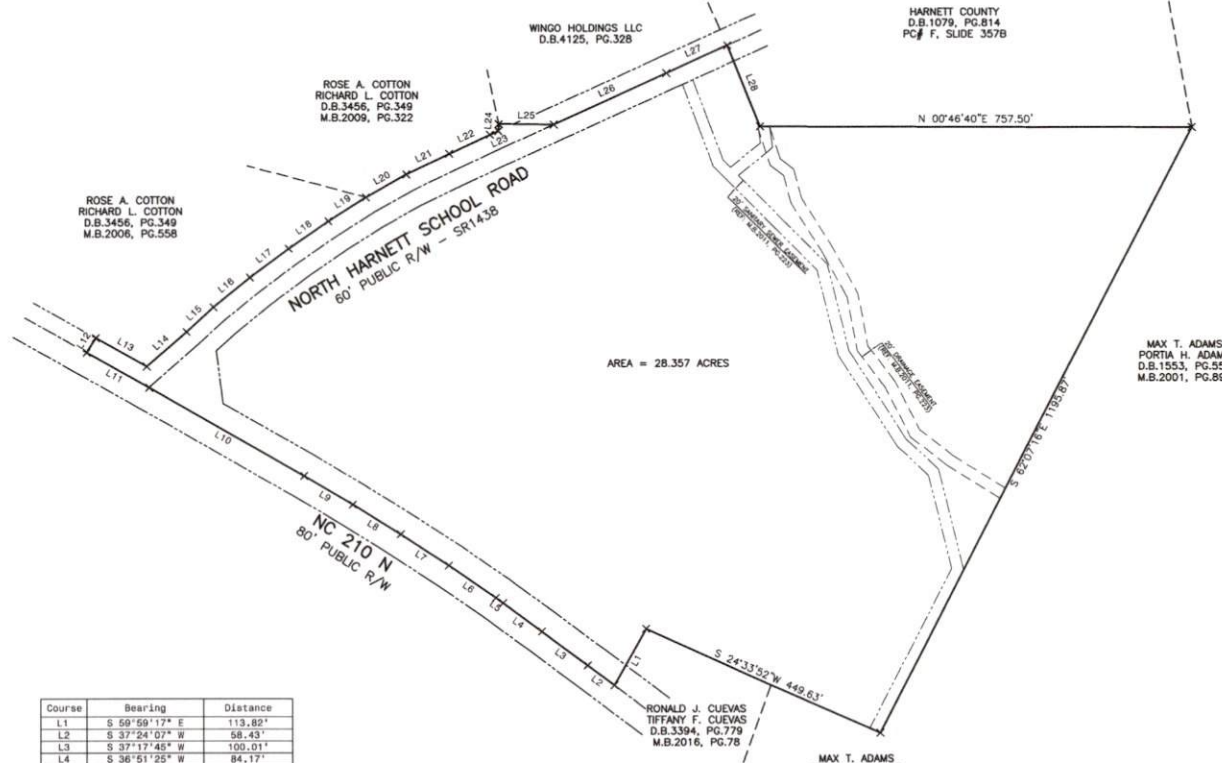
DATE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, REVIEW OFFICER OF HARNETT COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

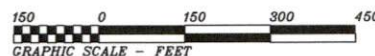
DATE



Course	Bearing	Distance
L1	S 69°59'17" E	113.82'
L2	S 37°24'07" W	58.43'
L3	S 37°17'45" W	100.01'
L4	S 36°51'25" W	84.17'
L5	S 36°51'25" W	15.84'
L6	S 35°17'45" W	100.09'
L7	S 33°49'10" W	99.98'
L8	S 32°16'17" W	100.01'
L9	S 30°56'28" W	99.94'
L10	S 30°20'23" W	312.81'
L11	S 30°00'32" W	125.98'
L12	N 67°21'53" W	30.25'
L13	N 30°03'37" E	102.83'
L14	N 40°41'34" W	92.57'
L15	N 41°45'04" W	64.32'
L16	N 38°28'26" W	82.78'
L17	N 38°16'06" W	84.72'
L18	N 33°50'51" W	84.97'
L19	N 31°34'56" W	79.17'
L20	N 28°34'40" W	81.61'
L21	N 25°21'28" W	83.30'
L22	N 24°11'05" W	78.91'
L23	N 23°53'59" W	16.00'
L24	N 68°03'53" W	12.11'
L25	N 01°11'04" E	98.22'
L26	N 23°51'20" W	217.59'
L27	N 23°60'14" W	117.40'
L28	N 68°34'31" E	153.55'

HARNETT COUNTY
MINIMUM BUILDING
SETBACK REQUIREMENTS

FRONT: 35' FROM R/W
REAR: 25'
SIDE: 10'
CORNER LOT SIDE: 20'



OWNER:
G AND J DEVELOPMENT LLC
2265 BENSON ROAD
ANGER, N.C. 27501
919-669-1246

ANNEXATION PLAT FOR:
TOWN OF ANGER

BLACK RIVER TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA
SCALE 1" = 150' MARCH 24, 2023

MAULDIN - WATKINS SURVEYING, P.A.
P.O. BOX 444 / 139 N. MAIN ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326 C-929

JOB# 4754
PF:4754ANNEX CF:4754PREL



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: May 2, 2023
PREPARED BY: Veronica Hardaway
ISSUE Resolution #R011-2023 Fixing a Date for Annexation Public Hearing
CONSIDERED: Submitted by CBD-MMP JV, LLC
DEPARTMENT: Administration

SUMMARY OF ISSUE:

Staff has received a voluntary annexation petition from CBD-MMP JV, LLC for approximately 40 acres located off Matthew Mills Pond Road, Angier, NC (Harnett County PIN: 0673-23-1894.000)

The Town Clerk has investigated the sufficiency of the petition, and the next step is for the Board to set the date of the Public Hearing for the June 6th Board meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

REQUESTED MOTION:

I move to set the date for the Public Hearing for the annexation petition submitted by CBD-MMP JV, LLC for June 6, 2023.

REVIEWED BY TOWN MANAGER:

Attachments:

- 1 Voluntary Annexation Petition
- 2 Certificate of Sufficiency
- 3 Property Survey & Map



Town of Angier

Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

Resolution No.: R011-2023
Date Submitted: May 2, 2023
Date Adopted: May 2, 2023

A RESOLUTION OF THE TOWN OF ANGIER FIXING A DATE FOR A PUBLIC HEARING REGARDING A REQUEST FOR ANNEXATION PURSUANT TO GENERAL STATUTE § 160A – 58.2

WHEREAS, the Town of Angier received a Petition submitted on April 12, 2023, by owner CBD-MMP JV, LLC requesting Annexation of an area described in said Petition a tract of land totaling approximately 48.45 acres located off Matthew Mills Pond Road, Angier, NC inclusive to Harnett County (Harnett PINs: 0673-23-1894.000); and

WHEREAS, the Board of Commissioners directed the Town Clerk of Angier to Investigate the Sufficiency of the Petition; and

WHEREAS, certification by the Town Clerk of Angier as to the Sufficiency of the Petition has been made;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Angier Board of Commissioners that:

Section 1. A Public Hearing on the Request for Annexation of the area described herein will be held inside the Angier Municipal Building Board Room at 6:30 PM on Tuesday, June 6, 2023.

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

LEGAL DESCRIPTION

All that certain parcel or parcels of land lying on the east and west sides of Matthews Mill Pond Road, being located in Black River Township, Harnett County, North Carolina and being those lands described in deed dated November 10, 2022 from Rebecca S. Partin to CBD-MMP JV, LLC and recorded in the Register of Deeds of Harnett County, North Carolina, in Deed Book 4173, page 2979. and shown on Plat Cabinet #1. Page 8, being more particularly described as follows. to wit:

Beginning at an iron spike found in the centerline of Matthews Mill Pond Road, having North Carolina state plane coordinates : 634.376.45 E: 2.072,810.24: thence South 86°44 '23" East 1.226.84 feet to a 5/8 inch iron pipe set: thence. South 0 1 °01 '17" West 573.62 feet a disturbed axle found; thence. North 87° 13 "00" West 1148.06 feet to an iron rebar found; thence. North 87° 13 °00" West 30.59 feet to a computed point in the centerline of Matthews Mill Pond Road, thence, following the center line of Matthews Mill Pond Road, South 03°37'31" East 581.52 feet to computed point; thence. leaving the centerline of Matthews Mill Pond Road, North 86°43' 11" West 25.81 feet to an iron pipe found 2.08 feet



Town of Angier

Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

north of property line: thence orth 86°43' 11" West 199.45 feet to an iron pipe found 8.97 feet north of property line; thence, orth 86°43' 11" West 1.017.24 feet to a 1 ¼ inch crimped iron pipe found: thence, North 00°17'59" West 264.47 feet to a 2" iron pipe found 0.4' above grade; thence, North 03°46'55" West 403.10 feet to a 8" axle found 3' above grade; thence, North 00°42' 51" East 482.92 feet to a bent axle found; thence, North 00°42'51" East 10.76 feet to an axle found: thence South 86°52'05" East 1.160.09 feet to a 1" iron pipe found 0.2' below grade; thence South 86°52'05" East 29.83 feet to an iron spike found in the centerline of Matthews Mill Pond Road, being the point of beginning. Containing 48.456 AC.±.

Section 3. Notice of the Public Hearing shall be published in *The Daily Record*, a newspaper having general circulation in the Town of Angier, North Carolina, at least ten (10) days prior to the date of the June 6, 2023, Public Hearing.

Adopted by the Angier Board of Commissioners on this the 2nd day of May 2, 2023..

ATTEST:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk



Town of Angier

Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

**Date Authorized to Investigate the
Sufficiency of the Annexation
Request:** April 4, 2023

CERTIFICATE OF SUFFICIENCY

During its April 4, 2023, Board of Commissioners' meeting, the Town of Angier Clerk was directed to Investigate the Sufficiency of the Petition to Annex submitted by property owner CBD-MMP JV, LLC, April 12, 2023.

To the Angier Board of Commissioners, I, Veronica Hardaway, Town Clerk for the Town of Angier, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the areas described therein, in accordance General Statute § 160A – 58.1.

This confirms the Sufficiency of the Petition.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Town of Angier, North Carolina, this the 2nd day of May, 2023.



ATTEST:

Veronica Hardaway
Veronica Hardaway, Town Clerk



Town of Angier
 Planning Department
 58 N. Broad St. E., NC 27501
 P.O. Box 278, Angier, NC 27577
 Phone: 919-331-6702
 Fax: 919-639-6130

Annexation Petition

Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	In which county (or counties) is the property to be annexed located? <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Harnett <input type="checkbox"/> Wake </div>	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: rcagoon-tingle@angier.org	
<input type="checkbox"/>	Boundary Survey to be recorded upon approval or an existing recorded plat showing the above written metes and bounds description of the property to be annexed. This document must be submitted electronically in .pdf format.	
<input type="checkbox"/>	Applicant has had a pre-application conference with the Planning Director in the past three (3) months? This is required prior to submittal of an annexation petition. Scheduled Appt.: _____	
<input type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan <div style="text-align: center;">or</div>	Copy of Subdivision Plat submitted for lot recording approval
<input type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines.	
Required, but often missing information. Please make sure to include the following:		
<input type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Harnett County Geographic Information Services at 910-893-7523 or Wake County Geographic Information Services at 919-856-6370, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> MUST be filled in!	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	Rezoning Application , if the property is currently outside Town of Angier.	

Annexation Petition

Submittal Deadlines

Petitions for annexation are accepted by the Town of Angier Planning Department at any time. There is a fee required for submittal of an annexation petition of \$250 (*this fee does not include recordation fees*). The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the Town Clerk.

(The Town of Angier reserves the right to make exceptions to this general processing schedule when necessary.)

Summary Information / Metes and Bounds Descriptions

Development Project Name MATHEW mill Pond Place

Street Address 316/375/MATHEWS Mill Pond Rd.

Town of Angier Subdivision approval #
_____ or _____

Building Permit Transaction #
_____ or _____

Site Plan approval # for multi-family

Harnett or Wake County Property Identification Number(s) list below

P.I.N. 0673-231894

P.I.N.

P.I.N.

P.I.N.

P.I.N.

P.I.N.

Acreage of Annexation Site 40 ACRES

Linear Feet of Public Streets within Annexation Boundaries

Annexation site is requesting Town of Angier

Water ☒

and/or Sewer ☒

Number of proposed dwelling units 96

Type of Units:

Single Family _____

Townhouse ☒

Condo _____

Apartment _____

Building Square Footage of Non-Residential Space

Specific proposed use (office, retail, warehouse, school, etc.)

Projected market value at build-out (land and improvements) \$

Person to contact if there are questions about the petition

Name CHRIS McKINNEY

Address 152 River Haven Dr. Statesville NC 28677

Phone 336-684-7636

Fax #

Email mcki55557@gmail.com



Town of Angier

P.O. Box 278
Angier, NC 27501
919-639-2071



Lewis Weatherspoon
Mayor

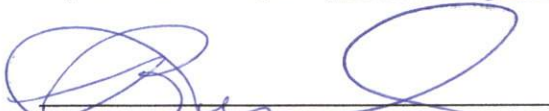
Veronica Hardaway
Town Clerk

Gerry Vincent
Town Manager

State of North Carolina, County of Wake

I, Betty Remick, A Notary Public for said County and State, do hereby certify that
Christopher McKinney, a manager for
CBD-MMP JV LLC, a limited liability company,
personally appeared before me this day and acknowledged the due execution of the foregoing instrument
on behalf of the partnership.

Witness my hand and official seal, this the 11 day of April, 2023
My commission expires 9-20, 2026.


Notary Public

(SEAL)



Complete if property is owned by a PARTNERSHIP

Petitioned Property PIN #: 0673-23-1894

The area to be annexed is owned by the partnership CBD-MMP JV LLC.
(Print Partnership Name)

Of which all partners agree to this petition. (Each signature must be notarized as below)

Christopher David McKinney  4/11/2023
(Print Partner Name) (Signature) (Date)

(Print Partner Name) (Signature) (Date)

(Print Partner Name) (Signature) (Date)

(Print Partner Name) (Signature) (Date)



Town of Angier

P.O. Box 278
Angier, NC 27501
919-639-2071




Lewis Weatherspoon
Mayor

Veronica Hardaway
Town Clerk

Gerry Vincent
Town Manager

State of North Carolina, County of Wake
I, Betty Remick, A Notary Public for said County and State, do hereby certify that
Christopher D McKenney, a partner in CBD-MMP JV LLC personally
appeared before me this day and acknowledged that he/she is Managing Member of
CBD-MMP JV LLC, and acknowledged the due
execution of the foregoing instrument.

Witness my hand and official seal, this the 11 day of April, 2023.
My commission expires 9-20, 2023.


Notary Public



Complete if property is owned by a LIMITED LIABILITY CORPORATION.

Petitioned Property PIN #: 0673-23-1894

The area to be annexed is owned by the Limited Liability Corporation

CBD-MMP JV LLC
(Print LLC Name)

Of which agrees to this petition.

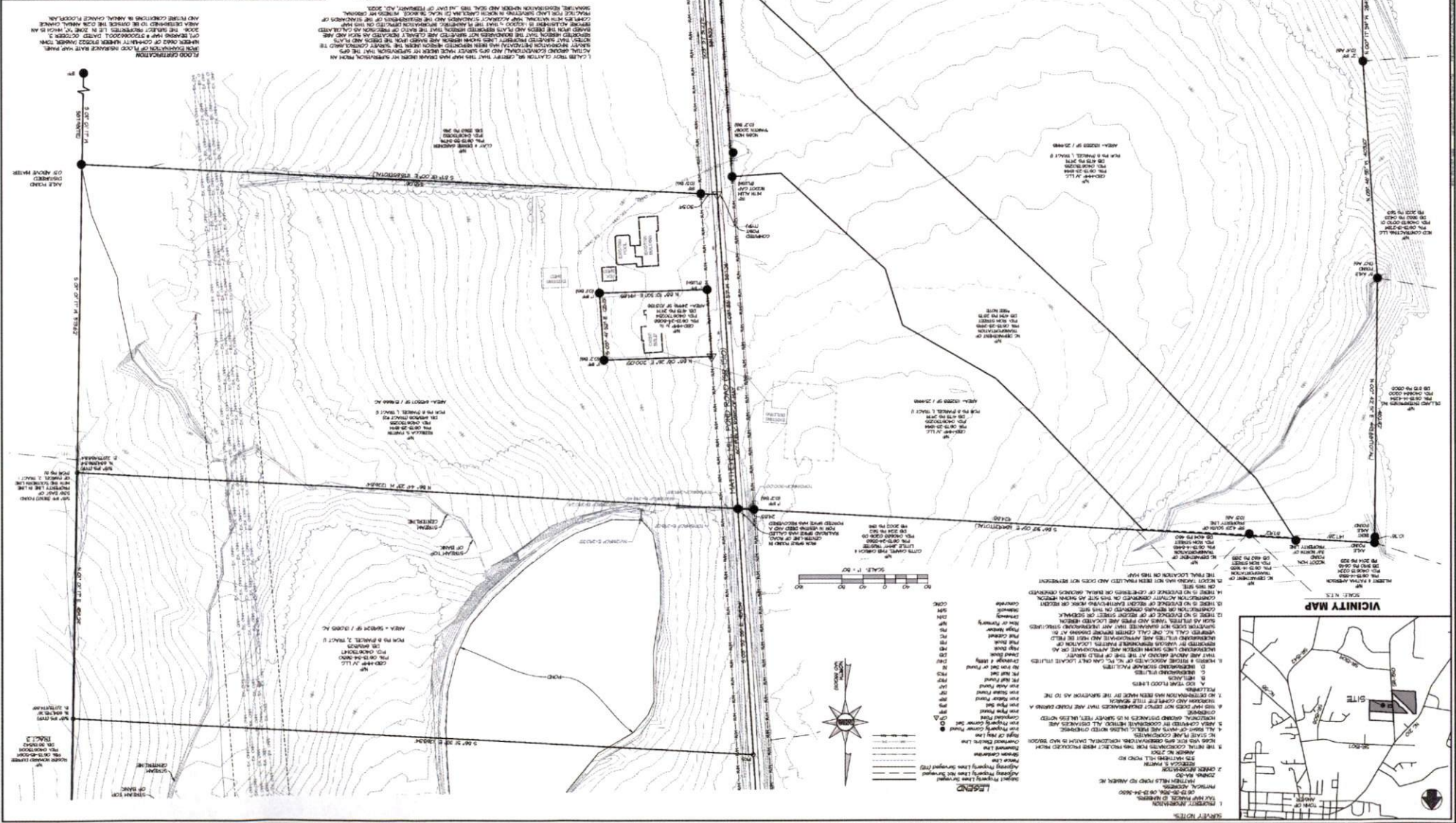
Christopher David McKenney Christopher D McKenney 4/11/2023
(Print Manager's Name) (Signature) (Date)

1401 Sunset Drive Suite B
Greensboro NC 27408
(Mailing Address)

(Company Seal)

MORRIS & RITCHIE ASSOCIATES OF NC, PC
 BOUNDARY SURVEY
 FOR: CRD PROPERTIES, LLC
 HATTENBERRY HILL ROAD
 ANNEUR, NC 27001
 MORRIS & RITCHIE ASSOCIATES OF NC, PC
 5605 CHANCELLOR WAY, SUITE 110
 RALEIGH, NC 27607
 (919) 200-1100
 WWW.MORRISANDRITCHIE.COM
 2021 MORRIS & RITCHIE ASSOCIATES, INC.

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES
 JOB NO. 21000
 SCALE: 1"=40'
 DATE: 02-27-2023
 DRAWN BY: ADP
 CHECKED BY: JMC



Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

11/17/2022 10:15:23 AM

NC Rev Stamp: \$5,000.00

Book: 4173 Page: 2979 - 2983 (5) Fee: \$26.00

Instrument Number: 2022113522

HARNETT COUNTY TAX ID #

040673 0254

040673 0255

040673 0147

040673 0148

11-17-2022 BY: AC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$5,000.00

Recording Time, Book and Page

Tax Map No.:

Parcel Identifier No.: 040673 0254; 040673 0255; 040673 0147; 040673 0148

Mail after recording to: Douglas Boyette, Brady Boyette PLLC, 1025 Dresser Court, Raleigh, NC 27609

This instrument was prepared by: Brady Boyette PLLC

This Deed made this 10 day of November, 2022, by and between

GRANTOR	GRANTEE
Rebecca S. Partin a/ka Rebecca Stephenson Partin, widower	CBD – MMP JV, LLC, a North Carolina limited liability company
105 Bagley Lane Dunn, NC 28334	Mailing Address: 1401 Sunset Drive, Suite B, Greensboro, NC 27408

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

See Attached Exhibit A.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 693, Page 508, Book 2179, Page 585, Book 698, Page 825, and Book 722, Page 949, Harnett County Registry.

A map showing the above-described property is recorded in Book of Maps _____, Page _____ and referenced within this instrument.

Submitted electronically by "Brady Law Firm PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The above-described property ☒ does ☐ does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad Valorem Taxes for the year 2022.

Utility Easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

GRANTOR(S):

BY: Rebecca S. Partin aka Rebecca Stephenson Partin by Jane Rebecca Tew,
Rebecca S. Partin a/k/a Rebecca Stephenson
Partin by Jane Rebecca Tew, Attorney-in-fact
Attorney-in-fact

STATE OF NC

COUNTY OF Wake

I, the undersigned, a Notary Public for said County and State, do hereby certify that Jane Rebecca Tew, attorney in fact for Rebecca S. Partin a/k/a Rebecca Stephenson Partin, appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and on behalf of the said Rebecca S. Partin, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Harnett, State of North Carolina, on the 24th day of March 2015, in Book 3292, Page 283 and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

My Commission Expires: 1/12/2026

Jessica L. Tarducci
Notary Public

Print Notary Name: Jessica L. Tarducci



EXHIBIT A**Parcel A:**

BEGINNING at a point in the centerline of State Road 1510 (Matthews Mill Pond Road), said point being a distance of 0.35 miles Southwest of the intersection of S.R. 1510 and N.C. Highway 55; thence South 85 degrees 42 minutes 20 seconds East 30 feet to a new iron pipe on the Eastern right-of-way of S.R. 1510; thence continuing South 85 degrees 42 minutes 20 seconds East 200 feet to an existing iron pipe; thence South 02 degrees 25 minutes 09 seconds West 125.00 feet to an existing iron pipe; thence North 85 degrees 42 minutes 20 seconds West 200 feet to a new iron pipe in the Eastern right-of-way of S.R. 1510; thence continuing North 85 degrees 42 minutes 20 seconds West 30.00 feet to a new PK nail set in the centerline of S.R. 1510; thence with the centerline of S.R. 1510, North 02 degrees 25 minutes 09 seconds East 125.00 feet to a point in the centerline of S.R. 1510, the point and place of BEGINNING, and containing 0.66 acres, including 0.086 acres in the right-of-way of S.R. 1510 and lying in Black River Township, Harnett County, North Carolina, as shown on Survey by Daniel V. Partin, RLS, Dated June 15, 1998, and entitled "Survey of Herbert R. Partin & Rebecca S. Partin", reference to which survey is hereby made for a greater certainty of description.

PROPERTY ADDRESS: 345 Matthews Mill Pond Road, Angier, NC 27501

PARCEL ID: 040673 0254

Parcel B, Tract No. 1:

BEGINNING at a railroad spike in the center line of state road No. 1510, marked by an iron stake in the eastern margin of the road, corner with S.W. Ennis property in a deed which appears of record in Book 307, Page 579, Harnett County Registry, and runs thence with center line of SR No. 1510, North 2 degrees 27 minutes 24 seconds East, 582.35 feet to an existing railroad spike in the center of said road; thence continuing with the center line of SR No. 1510, North 2 degrees 25 minutes 0.9 seconds East 585.6 feet to a railroad spike in the center line of the road connecting with Jason Matthews property and parcel allotted to Larry Gene Dupree and runs thence with a line of Jason Matthews and continuing with the line of Ned Matthews, North 80 degrees 45 minutes 33 seconds West 1191.00 feet to an iron stake connecting with Huey Honeycutt and Ned Matthews; thence with a line of Huey Honeycutt South 3 degrees 28 minutes 27 seconds West 593.53 feet to an iron stake in the line of Devon McLean; thence South 6 degrees 26 minutes 51 seconds West 567.80 feet to an iron stake connecting with Buddy Campbell and Huey Honeycutt; thence South 80 degrees 39 minutes 46 seconds East 1264.05 feet to the point and place of BEGINNING and containing 31.65 acres, more or less, according to an actual survey by Mickey R. Bennett, Registered Surveyor, in March, 1979.

Parcel B, Tract No. 2:

BEGINNING at a railroad spike in the center line of SR No. 1510, corner with S.W. Ennis property as described in a deed which appears of record in Book 307, Page 579, Harnett County Registry, and runs thence with the center line of SR No. 1510 North 2 degrees 25 minutes 09 seconds East 585.6 feet to a railroad spike, corner with Larry Gene Dupree tract; thence with the line of Larry Gene Dupree tract South 80 degrees 45 minutes 36 seconds East 1227.04 feet to a stake in the line of the Howard Dupree Estate; thence 56 degrees 59 minutes 30 seconds West 574.20 feet to an

BR 4173 PG 2302 DOOR 2022113022

iron stake, corner with S.W. Ennis property; thence with line of S.W. Ennis property North 81 degrees 8 minutes 00 seconds West 1180.06 feet to the point and place of BEGINNING, and containing 15.96 acres, more or less, according to an actual survey by Mickey R. Bennett, Registered Surveyor, in March 1979.

LESS AND EXCEPT that 0.66-acre parcel, more or less, conveyed to Johnny P. Stapleton and wife, Bonita Jo Stapleton by Deed recorded in Book 1280, Page 797, Harnett County Registry.

LESS AND EXCEPT all or a portion of that 6.46-acre parcel, more or less, conveyed to the North Carolina Department of Transportation in the Deed for Highway Right of Way recorded on 07/22/2022 in Book 4159, Page 2875, Harnett County Registry.

PROPERTY ADDRESS: 375 Matthews Mill Pond Road, Angier, NC 27501; 316 Matthews Mill Pond Road, Angier, NC 27501
PARCEL ID: 040673 0255

Parcel C:

All that certain parcel of land lying generally easterly of Matthews Mill Pond Road, being located in Black River Township, Harnett County, North Carolina and being more particularly described as follows, to wit:

BEGINNING at an iron pipe set, having North Carolina state plane coordinates N: 634,336.54 E: 2,073,966.64; thence North 86°44'23" West 1,226.84 feet to an iron spike found in the centerline of Matthews Mill Pond Road; thence, with the centerline of said road, North 03°32'35" West 459.54 feet to a PK nail set; thence, leaving said road, South 86°51'33" East 1,263.34 feet to an iron pipe set; thence, South 01°01'17" West 459.29 feet to the point of beginning. Containing 13.081 acres, more or less, according to an actual survey by Morris & Ritchie Associates of NC, PC, dated July 7, 2022.

BEING the same property conveyed from Larry Gene Dupree to Herbert E. Partin and Rebecca S. Partin in Deed Book 698, Page 825, Harnett County Registry.

PROPERTY ADDRESS: 13.081(+/-) acres, Matthews Mill Pond Road, Angier, NC 27501
PARCEL ID: 040673 0147

Parcel D:

All that certain parcel of land lying generally easterly of Matthews Mill Pond Road, being located in Black River Township, Harnett County, North Carolina and being more particularly described as follows, to wit:

BEGINNING at an iron pipe set, having North Carolina state plane coordinates N: 634,795.76 E: 2,073,974.83; thence North 86°51'33" West 1,263.34 feet to a PK nail set in the centerline of Matthews Mill Pond Road; thence, with the centerline of said road, North 03°32'35" West 412.22 feet to an iron spike found; thence, leaving said road, North 85°08'18" East 145.57 feet to an iron

DR 4175 PG 2500 DOCT 2022 11022

pipe found; thence, North 02°39'38" West 134.99 feet to an iron pipe found; thence, North 85°20'29" East 44.67 feet to an iron rod found; thence, North 03°16'04" West 105.07 feet to an iron rod found; thence, South 87°28'01" East 1,122.95 feet to an iron pipe set; thence, South 01°01'17" West 686.84 feet to the point of beginning. Containing 19.156 acres, more or less, according to an actual survey by Morris & Ritchie Associates of NC, PC, dated July 7, 2022.

BEING the same property conveyed from Rebecca Sue D. Bannister and Robert Dale Bannister to Herbert E. Partin and Rebecca S. Partin in Deed Book 722, Page 949, Harnett County Registry.

PROPERTY ADDRESS: 19.156(+/-) acres, Matthews Mill Pond Road, Angier, NC 27501

PARCEL ID: 040673 0148

MORRIS & RITCHIE ASSOCIATES OF NC, PC

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH
PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING &
LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION
AND LANDSCAPE ARCHITECTS



Legal Description – Parcel B Tract #2 of DB 4173 PG 2979

48.456 Acres

CBD – MMP JV, LLC

Black River Township – Harnett County, North Carolina

All that certain parcel or parcels of land lying on the east and west sides of Matthews Mill Pond Road, being located in Black River Township, Harnett County, North Carolina and being those lands described in deed dated November 10, 2022 from Rebecca S. Partin to CBD-MMP JV, LLC and recorded in the Register of Deeds of Harnett County, North Carolina, in Deed Book 4173, page 2979, and shown on Plat Cabinet #1, Page 8, being more particularly described as follows, to wit:

Beginning at an iron spike found in the centerline of Matthews Mill Pond Road, having North Carolina state plane coordinates N: 634,376.45 E: 2,072,810.24; thence South $86^{\circ}44'23''$ East 1,226.84 feet to a 5/8 inch iron pipe set; thence, South $01^{\circ}01'17''$ West 573.62 feet a disturbed axle found; thence, North $87^{\circ}13'00''$ West 1148.06 feet to an iron rebar found; thence, North $87^{\circ}13'00''$ West 30.59 feet to a computed point in the centerline of Matthews Mill Pond Road, thence, following the center line of Matthews Mill Pond Road, South $03^{\circ}37'31''$ East 581.52 feet to computed point; thence, leaving the centerline of Matthews Mill Pond Road, North $86^{\circ}43'11''$ West 25.81 feet to an iron pipe found 2.08 feet north of property line; thence North $86^{\circ}43'11''$ West 199.45 feet to an iron pipe found 8.97 feet north of property line; thence, North $86^{\circ}43'11''$ West 1,017.24 feet to a 1 1/4 inch crimped iron pipe found; thence, North $00^{\circ}17'59''$ West 264.47 feet to a 2" iron pipe found 0.4' above grade; thence, North $03^{\circ}46'55''$ West 403.10 feet to a 8" axle found 3' above grade; thence, North $00^{\circ}42'51''$ East 482.92 feet to a bent axle found; thence, North $00^{\circ}42'51''$ East 10.76 feet to an axle found; thence South $86^{\circ}52'05''$ East 1,160.09 feet to a 1" iron pipe found 0.2' below grade; thence South $86^{\circ}52'05''$ East 29.83 feet to an iron spike found in the centerline of Matthews Mill Pond Road, being the point of beginning.
Containing **48.456 AC.±.**



530 Hinton Pond Road, Suite 104, Knightdale, NC 27545 (984) 200-2103 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Leesburg, VA ♦ Raleigh, NC
(410) 515-9000 (443) 490-7201 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 994-4047 (984) 200-2103

MANAGER'S REPORT &
STAFF REPORTS

HUMAN RESOURCES



HR/PAYROLL MONTHLY REPORT

FOR THE MONTH OF:

April 2023

- Processed payroll 4/6/23 \$76,000.25 and 4/21/23 \$73,868.33
- Compiled & Submitted Monthly Retirement Report on 4/21/23
- Remitted Federal & State payroll tax on 4/6/23 and 4/21/23
- Invoiced Harnett County SRO Contract for April 2023
- Sent out reminders for annual evaluations
- Advertised for New positions approved in budget and vacant positions
 - Part Time Utility Customer Service Rep
 - Police Officer Positions
 - Utility Maintenance Worker
- Processed applications as they were sent in and provided to the departments for review and consideration
- Hired Part Time Utility Customer Service Rep started on April 17th

ENGINEERING

Memo

To: Richard Hicks, Interim Town Manager
From: Bill Dreitzler, P.E., Town Engineer
Date: April 25, 2023
Re: May 2023 BOC Meeting - Engineer's Staff Report

Please consider my staff report for the scheduled May, 2023 Board of Commissioners meeting:

Hwy 210 Sidewalk Extension Project

The project is nearing completion of construction. An extension request to August 15, 2023 has been approved as a Supplemental between NCDOT and the Town. With the construction being substantially completed by the end of March, it will take 2 to 3 months to navigate final reimbursement requests, final inspections with NCDOT and compiling other required NCDOT close out documents. **NCDOT has completed the required final inspections and the Contractor is working to complete the resulting punch list items.**

Project Budget

Federal Funding:	\$ 888,548.00
Town Funding:	<u>574,838.00</u>
Project Budget:	\$ 1,463,386.00

Willow, Junny and West Lillington Sidewalk Extension – LAPP (EB-6020)

Summit Engineering has submitted 30% drawings to NCDOT for initial review. A public input meeting was held in the Town's Board Room on Wednesday, March 15, 2023 from 6 PM to 8 PM. Task 2 of the Engineering Agreement is being reviewed by NCDOT for concurrence. The total cost of Task 2 is \$83,079.22. The combination of Task 1 and Task 2 is \$169,844.30. The Board of Commissioners when approving Task 1 also approved Task 2 for execution by the Town Manager as long as the total cost of the combined tasks did not exceed \$170,000. Summit is moving forward with the stormwater design and utility relocation design for the project as we move to the 60% completion submittal. Staff continues to meet approximately every 2 weeks with Summit and NCDOT to keep the project on track. **The project continues to wait on final approval of Task 2 from NCDOT.**

Wastewater Inflow/Infiltration Evaluation

The video inspection work has been completed and Hydrostructures is in the process of evaluating. Once the evaluation is completed, they will provide a Condition Assessment Report/Technical Memorandum. The Report was received on 10-26-2021 and is currently under staff review. The Report has broken down recommended repairs as Priority 5, Priority 4 and Priority 3 as per the NASSCO Rating System. Priority 5 represents locations with sewer lines in the worst condition and needing repairs in the near-term. Priority 4 represents identified sewer lines with severe defects. Priority 3 represents identified sewer lines with moderate defects that will continue to deteriorate if not repaired. The opinion of cost for repairs are:

Priority 5:	\$ 208,438
Priority 4:	\$ 225,625
Priority 3:	<u>\$ 226,875</u>

Total Cost: \$660,938

Town staff is evaluating potential funding sources for the proposed I/I repairs. Removing I/I from our wastewater collection system reduces our monthly treatment cost with Harnett Regional Water. In addition, Town Staff is currently focused on funding and repairs for the Priority 5 locations to begin the process.

Wastewater Collection and Water System Master Plan

The utility mapping will be updated as new developments are recorded and populated within the Harnett County GIS system. At present, we will be updating the wastewater collection and water distribution system mapping to include a) Southern Acres, b) Kathryn's Retreat and c) Bellewood. **The update is underway. As subsequent developments record final plats and are updated on the Harnett County GIS Site we will update our Utility Master Plans accordingly.**

Construction Standards

The updated water and sewer standard details are being drafted. The water and sewer details have been completed, reviewed and final comments are being addressed. Staff met for a work session to mark-up Roadway details on January 13, 2022. Upon final mark-up edits, the details will be provided to our drafting consultant. **No change in status since last month.**

Sanitary Sewer Flow Tracking

Through March 2023 our Average Daily Flow (ADF) to the North Harnett Regional Wastewater Treatment Plant is 0.608 MGD or roughly 60% of our 1.008 MGD treatment allocation. We are currently tracking 0.841 MGD in obligated but not yet tributary flows (18 different active developments). Therefore, our ADF + NYT flow is over our permitted capacity by 0.441 MGD. In addition, we are tracking 5 additional developments that are in the design phase that currently total 0.397 MGD in projected wastewater flow.

HRW has been moving forward with the design and permitting of the North Harnett Regional Wastewater Treatment Plant Expansion Project. HRW is currently planning an expansion in the range of 6-7.5 MGD. The current plant capacity of 7.5 MGD. The Town and County are currently working on an Interlocal Agreement regarding the expansion that was requested by the Division of Water Infrastructure (DWI) as part of the ARPA process. The draft Agreement is being reviewed by DWI to assure that language meets the State's requirements. The Agreement will be presented to the BOC upon approval from DWI. Furthermore, the Town has requested for a contract modification that provides for the purchase of an additional 1.0 MGD within the next 5 to 10 years. Based on recent staff communication with HRW, the additional 1.0 MGD will be handled via a Memorandum of Understanding that will be drafted at a time when the actual construction cost for the current expansion is known.

Pump Station #1 – Dupree Street and Pump Station #6

Temple Grading and Construction Company, Inc. was the low bidder with a bid price of \$3,866,083.00 and has been issued a Notice to Proceed. Based on material price increases and modifications in the scope, the project has incurred \$378,102.32 in change order cost. The change order cost had been \$442,330.32; however, through value engineering a reduction change order was approved that was a deduct of \$64,228. The reduction was related to concrete ballast for the wet wells. Therefore, the current contract amount is \$4,244,185. We are currently estimating that PS#6 will go on-line in April/May 2023. Regular progress meetings are being held with the contractor and staff to keep the project moving and address issues that may arise as early as possible. The project is approximately 50% complete.

Stormwater Utility Fee

An initial discussion regarding Stormwater Utility Fees was held at the BOC Workshop on Tuesday, May 18, 2021. The Board instructed staff to continue³² with the process of developing a Stormwater Utility Fee Structure. The initial step will be developing a Stormwater Capital Improvement Plan.

500,000 Gallon Elevated Water Storage Tank

Based on direction from the Board of Commissioners, the project is moving forward as a Pedeshphere Tank in lieu of a Leg Tank. In addition, we are in the process of receiving construction bids to isolate the Junny Road Standpipe from the Town's distribution system and connect directly to the Blue Dog fire suppression system. This path will allow the Town to save considerable funds by significantly reducing the amount of water that has to be flushed per month for water quality and allow the Town to meet its obligations to Blue Dog for adequate water supply to operate the fire suppression system. A current key task is locating and securing a site for the project's booster pump station. Per our design consultant, the booster station needs to be located in the area of Tippet Road and Hwy 210. A progress meeting is being scheduled for early May 2023.

Old Core Water Distribution System Replacement Project

A kick-off meeting for the engineering phase of the project was held at Public Works on March 27, 2023. The initial site walk-thru and subsequent survey location phase is scheduled to begin in the next couple of weeks. The project team is also evaluating the most effective way to break the project into multiple contracts. A project schedule will be developed in the next few weeks. A progress meeting is being scheduled for early May 2023.

Southwest Drainage Basin Mitigation Measure #3 (MM#3)

A project meeting was held on March 15, 2023. In addition to the project team meeting, Gradient had surveyors on site to assess the project survey needs. Notification letters will be sent out to impacted property owner's regarding survey crew presence on March 29th. Staff has begun communications with CSX to determine if the property they own in the project area can be acquired. Gradient has presented an alternative that modifies the access to Hidden Valley and eliminates one of the two culvert crossings. This option, even with property acquisition would save the Town a considerable amount of cost. Project design is moving forward with a current completion date of late June 2024 pending our direction as it relates to the CSX property.

Wastewater Treatment Additional Capacity Purchase – Supplemental Funding

The Town received a Letter of Intent to Fund this project from NC DEQ on March 11, 2022. We are coordinating with the State and Harnett Regional Water on the process and timing for release of this funding. The Town received \$3,293,750 in ARPA Earmark funds to be used as a supplement to the cost of the additional 1.25 MGD in wastewater treatment capacity in the North Harnett Regional Wastewater Treatment Plant. In the current budget, the Town received an additional \$2.85M that will be applied towards the purchase of the additional wastewater treatment capacity. Therefore, the total ARP funds that will be applied to treatment capacity is \$6,143,750. NC DEQ Division of Water Infrastructure submitted an Offer & Acceptance for ARP Funding for Project No. SRP-W-ARP-0019. Although we submitted required documents for the 2021 and 2022 earmarks, DWI has combined the funds being used for the wastewater treatment expansion project. Therefore, a new Resolution is required for the \$6,143,750 combined amount. Staff has received an "First Amendment to Utility Agreement" from Harnett County and the document is under review. This amendment will formalize the terms of the purchase of 1.25 MG of additional wastewater treatment capacity in the North Harnett Regional Wastewater Treatment Plant. Per discussions with Ken Pohlig, Division of Water Infrastructure, the \$6,143,750 may be distributed to Harnett County as a "capacity fee" applied towards the current project cost estimate of \$8,783,500. The balance will be paid using available ARPA funds and the water/sewer general fund. Note that the project cost remains an estimated cost as it will be based on actual construction cost. Harnett Regional Water has indicated that they anticipate an

authorization to construct by years end. **Per correspondence from Steve Ward, HRW Director, the updated project cost is \$74,931,120 or \$8.33/gallon. This translates to an updated Town of Angier cost for the additional 1.25 MGD of wastewater treatment of \$10,407,100. Based on the current project funding sources, the Town will need to identify an additional \$1,623,600.**

System Development Fee – 5-year update

The Town has engaged Envirolink to provide the 5-year update to our System Development Fee Report. The Report is required by statute to be updated, at a minimum, every 5-years. The Report was posted for public review and comment and is scheduled for Board approval in June 2023. Results from the financial analysis indicate that the Town's System Development Fees will generally remain the same as the current fee structure.

McIver and Wilma Sidewalk Extension LAPP

The Town has been notified by CAMPO that the "Angier Elementary School Sidewalk Connection" project has been funded. The CAMPO cost is \$878,400 and the Town match is \$219,600. The project will kick off with mandatory LAPP training in March 2023. Staff is also working with NCDOT Division 6 regarding options to combine the LAPP funds with available NCDOT funds for sidewalks in this area. A meeting was conducted including Town staff, NCDOT and CAMPO to discuss combining funding sources. Based on the consensus at the meeting, NCDOT is preparing an Agreement to install sidewalks along McIver from the school to Wilma using Division 6 funds. **No change since the last report.**

Additional Capital Projects – Funding Source Evaluation

Staff continue to evaluate funding opportunities for the following projects on our Capital Improvement Program:


- Southwest Angier Drainage Basin Study MM1 and MM2.
- Wastewater Collection System Inflow and Infiltration Repairs.

Miscellaneous

In addition to the above major projects, I continue to provide support to the Town staff including but not limited to the following:

- Attendance as staff engineer at the Pre-Development, TRC, Planning Board Meetings, Board of Commissioners Meetings, and Board of Adjustment Meetings, as requested by the Town Manager.
- Meet with citizens on an on-call basis for issues predominately related to storm drainage.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bill Dreitzler", written over a horizontal line.

Bill Dreitzler, P.E., Town Engineer

12-month Flow Totals

Apr-22	19,737
May-22	15,496
Jun-22	12,207
Jul-22	12,409
Aug-22	12,554
Sep-22	14,987
Oct-22	14,991
Nov-22	16,441
Dec-23	24,260
Jan-23	24,345
Feb-23	27,902
Mar-23	26,633
	221,962

ADF

0.608

Not Yet Tributary Flow

Kathryn's Retreat 44 lots x 360	0.015
Whetstone Phase 2 9 lots X 225	0.002
Andrews Landing TH 5 units x 360	0.002
Honeycutt Oaks 254 lots x 360	0.091
Lynn Ridge 56 lots x 360	0.02
Coble Farms West 126 lots x 360	0.045
Neill's Pointe 150 lots x 360	0.054
Highland Ridge 256 lots x 480	0.123
Spring Village 259 lots x 360 15 lots x 480	0.1
Cotswold PUD 104 units x 360	0.037
Kennebec Crossing 83 lots x 360	0.03
Tanglewood 25 lots x 360	0.01
Tanglewood 3 68 lots x 360	0.024
Williams Street Place 39 lots x 360	0.014
Camden Place 163 lots x 360	0.059
Myrtle Manor 57 lots x 360 63 lots x 480 6 lots x 240	0.021 0.03 0.001
Sherri Downs 116 lots x 480 109 lots x 600	0.056 0.065
Vaughn Farms 88 lots x 480	0.042
Subtotal	0.841

CD Review Phase

Wimberly (340)	0.122
White Oak Crossing (342)	0.123
Easley's Pond (152)	0.055
Station Pointe (266)	0.096
Lawrence Properties (27)	0.001
Subtotal	0.397

Total flow to HC thru PS #9 and CS# 1 and CS # 2

ADF + NYT	1.449	%	1.438
Add In Land Application		%	1.201
ADF + NYT + Identified	1.846	%	1.831
Add In Land Application		%	1.530

LAST UPDATE: 4-25-2023

PUBLIC WORKS



Town of Angier

www.angier.org

Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

Veronica Hardaway
Town Clerk

April 25, 2023

Public Works staff report for the Month May

- Staff took 20 loads of limbs/leaves to the landfill the month of March (32.94 tons)
- Staff took 9 loads of Household to the landfill the month of March (9.28 tons)
- Staff set 19 new water meters
- Staff completed 200 workorders to mark Town Utilities (water and sewer lines).
- Staff serviced and vacuumed out 10 pump stations
- Staff made water tap a 477 N. Hickory Street
- Staff repaired water leak at Mary Marvin Trail
- Staff checked sewer outfall lines
- Mowed Sewer outfall lines
- Staff relocated water services from a 2' line to 10" water line at Wimberly Road 196,310, 283,288 Wimberly Road
- Staff completed Trenching a safety course
- Staff made water tap at 423 South Broad Street
- Staff GIS water meters and Gate valves along NC 210
- Staff repaired water leak at NC 55/South Broad Street
- Staff cut off 51 Residents for non-payment of water bills.
- Staff reading water meters 3500
- Staff Flushed water lines and exercised Gate valves
- Staff inspecting new utilities at Coble Farms, Neill Point and Spring Village, Honeycutt Oaks, Tanglewood
- Lanier's Construction Completion date March of 2023.
- Planting Flowers in the planters the week of April 3rd,
- Water Fountain will be cleaned and put back into operation the week of April 3rd.

POLICE DEPARTMENT



Angier Police Department

P.O. Box 278, 55 North Broad Street West

Angier, North Carolina 27501

Office (919) 639-2699

Chief of Police

Garland L. Thompson, Jr.

gthompson@angier.org

Date April 25, 2023

To Interim Town Manager: Richard Hicks

From Garland L. Thompson, Jr

Subject Matter: April, 2023 Police Activities & Statistical Data

ABC Monthly Report is included in Board Packets

****Police activities for the month of April, consisted of 3,069 calls for Service/Officer initiated activities (call logs). Officers investigated 39 offenses. During these investigations; 11 individuals were arrested on a total of 19 charges, 6 arrests were made due to outstanding warrants (warrant service), 2,488 Subdivision / Security checks were logged for the month of April, 30 traffic accident reports were created this month, 15 cited for ordinance violations, 68 traffic citations were issued totaling 90 charges and 77 verbal or written warnings.**

- 2024 Angier Police Department Calendar project has begun.
- We continue to be short staffed. We do have the process started on a new hire so hopefully we'll have his packet back from N.C. Training & Standards within the next month.
- We started Coffee with a Cop back up and had a great turn out.
- We began sending out #9PM Routine notices on Facebook. This notice reminds our community to go outside and remove all valuables from their vehicle and secure all doors.

Thank you,

Chief of Police

Garland L. Thompson, Jr.

gthompson@angier.org

State of North Carolina
Alcoholic Beverage Control Commission
ABC Law Enforcement Monthly Report
GS 18B-501(f1)



Board:

Angier Town

Reporting Month / Year:

Apr-23

Regulatory Activity and Training	
Violations Reports Submitted to ABC Commission	0
Total Number of Offenses Contained in Reports	0
Sell to Underage Campaign Checks	0
Permittee Inspections	0
Compliance Checks	0
Seller / Server Training	0
Alcohol Education	0

ABC Law Violations	At Permitted Establishment	Away From Permitted Establishment
Sell / Give to Underage	0	0
Attempt to Purchase / Purchase by Underage		0
Underage Possession		0
Unauthorized Possession		0
Sell / Give to Intoxicated		0
All Other Alcohol Related Charges		2
Total:		2

Controlled Substance Violations	At Permitted Establishment	Away From Permitted Establishment
Felony Drug Related Charges		2
Misdemeanor Drug Related Charges		7
Total:		9

Other Offenses	At Permitted Establishment	Away From Permitted Establishment
Driving While Impaired		2
All Other Criminal Charges		38
Total:		40

TOTAL CRIMINAL CHARGES:	51
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Agencies Assisted	
Assistance Provided to Other Agencies	0

Remarks

Reporting Officer / Title:

G.Thompson / Chief

Report Date:

4/25/2023

Call Log Call Type Summary

Angier Police Department

03/28/2023 - 04/25/2023

911 Hang Up - 911 Hang Up	19	Alarm Activation - Alarm Activation	22
Animal Complaint - Animal Complaint	1	Assault - Assault	3
Assist EMS - Assist EMS	6	Assist Motorist - Assist Motorist	12
Assist Other Agency - Assist Other Agency - Law Enforcement	7	Breaking and Entering - Breaking and Entering	2
Business Walk Thru - Business Walk Thru	158	Careless and Reckless Vehicle - Careless and Reckless Vehicle	4
Citizen Complaint - Citizen Complaint	1	Code Enforcement - Code Enforcement	1
Community Policing - Community Policing	1	Crash - Traffic Accident	30
Custody Dispute - Child Custody Dispute	1	Direct Traffic - Direct Traffic	17
Disturbance - Disturbance	5	DOA - Dead On Arrival	1
Domestic Dispute - Domestic Dispute	11	Drug Activity - Drug Activity	2
DWI - Driving While Impaired	2	Escort - Escort	3
Follow Up - Follow Up	5	Foot Patrol - Foot Patrol	10
Found Property - Found Property	2	Fraud - Fraud	2
H&R - Hit and Run	1	Juvenile Complaint - Juvenile Complaint	3
Larceny - Larceny	7	Mental Subject - Mental Subject	7
Noise Complaint - Noise Complaint	5	Open Door - Open Door	1
Order Violation - Order Violation	8	Other Call - Other Call Not Listed	2
Parking Violation - Parking Violation	7	Property Damage - Property Damage	2
Security Check - Security Check	1,360	Shoplifting Complaint - Shoplifting Complaint	4
Shots Fired - Shots Fired	3	Stand-By - Stand-By	1
Stolen Vehicle - Stolen Vehicle	1	Subdivision Check - Subdivision Check	1,128
Suspicious Activity - Suspicious Activity	12	Suspicious Person - Suspicious Person	3
Suspicious Vehicle - Suspicious Vehicle	12	Traffic Stop - Traffic Stop	145
Trespassing - Trespassing	2	TWO - Talk With Officer	10
Warrant Service - Warrant Service	11	Welfare Check - Welfare Check	6

Total Number Of Calls: 3,069

PARKS & RECREATION

MONTHLY REPORT
ANGIER PARKS & RECREATION
April 25, 2023

- Spring sports season games have begun and we have set another record with 850 participants for the spring 2023 season. We will have (65) total teams for boys and girls ages 3-15. We have T-Ball, Baseball, Softball & Soccer for this season. Games started on April 24 and will continue through early June.
- Commissioner Alan Coats donated a new Butterfly and (2) Dragonfly metal art pieces that have been installed to restroom building at entrance playground area. Special thank you to Commissioner Coats for the generous donation.
- Installed treated timbers around the (2) parking lot islands on Williams Street to keep cars from driving through the islands and causing damage. The timbers look great.
- The software for field and picnic shelter rentals through our Tyler Parks and Rec. Software is now set up and operational.
- Construction on the ditch area by Dog Park was completed on April 21. The ditch area is now piped in and will be easier to maintain and looks so much better without the open ditch there anymore.
- Eagle Scout Brayden Myers will be completing his Eagle Scout Project by designing and constructing (2) Dog Park exercise ramp features. (1) for the small dog park and (1) for the large dog park. We are looking forward to Brayden completing this project for Angier Parks and Rec.
- The Jack Marley Park entrance sign is scheduled to be painted this week.

PLANNING & INSPECTIONS



Town of Angier
Planning & Inspections Department
919-331-6702



Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

Planning and Inspections Department
Monthly Report: March 2023

Permitting/Inspection Totals – Month of April 2023:

Total Permits Issued: **80**

Building Inspections Performed: **257**

New Construction Permits Issued - Residential: **24**

New Construction Permits Issued - Commercial: **0**

Total Fees Collected: **\$23,267.25**

2022-2023 Fiscal Year Totals:

New Construction - Residential: **196**

New Construction - Commercial: **1**

Total Fees Collected: **\$210,579.00** as of (April : 105.29%)

*Fiscal Year Budgeted: **\$200,000***



Town of Angier
Planning & Inspections Department
919-331-6702



Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

Subdivisions – Current Status:

Whetstone Phase II: Home Construction Underway
Kathryn's Retreat: Home Construction Underway
Coble Farms West: Home Construction Underway
Honeycutt Oaks PUD: Site Construction Underway
Lynn Ridge: Home Construction Underway, Phase 3 Recorded
Neill's Pointe: Home Construction Underway
Highland Ridge: Site Construction Underway
Kennebec Crossing: Site Construction Underway, Final Plat nearing recordation
Spring Village PUD: Phase 1 Under Construction
Tanglewood 1: Home Construction Underway
Tanglewood 3: Annexation Recorded
Cotswold PUD: Home Construction Underway
Camden Place PUD: Site Construction Underway
White Oak Creek Crossing PUD: Construction Drawings Under Review
Myrtle Manor PUD: No Site Work underway
Sherri Downs: Final Plat nearing recordation
Easley Pond Phase I: Construction Drawings Under Review
Vaughan Farms PUD: Construction Drawings Approved
Wimberly: Construction Drawings Under Final Review

Multifamily & Nonresidential Projects – Current Status:

Andrews Landing Townhomes (8316 S. NC 55 Hwy): Townhome Construction Nearing Completion
Circle K (NC 55 Hwy and Kennebec Church Rd): Site Plan approved/ construction drawings under review
Angier Medical Complex (N Raleigh St and Logan Ct): Site Plan under review

Code Enforcement Spreadsheet Attached



Town of Angier

www.angier.org

Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

Veronica Hardaway
Town Clerk

Community Development Coordinator Report for April 2023

- Placed brick orders for 27 new bricks for our walkway
- Presented pricing to the Chamber for 12 new receptacles at the Depot that the Chamber will be paying \$7000.00 for the work
- Presenting to Board of Commissioners for approval of the work to be done at the depot grounds.
- Met with Shelby, Chief Lee, Hector and David to discuss National Day of Prayer on May 4th and National Night Out on August 1st
- Met with Bruce Naegelen to tour the downtown area to create our Angier story
- Met Desiree Patrick who is the new communication director with Harnett County. She wants to volunteer at some of the events at the depot
- Met with the owner of Chatham Mills Farmer's Market to invite farmers to voice their input on what would be best for the design of our farmer's market
- Worked with Scott Harvey and helped him to get Harvey John's Steakhouse established in Angier
- Attended the Harnett County Chamber and Economic Development Luncheon
- Met with Mike Cauli from Pizza Amore to help him find a location to purchase and establish a restaurant location here in Angier
- Working on 2 grants. Environmental Enhancement Grant and the Rural Transformation Grant Fund



Town of Angier

www.angier.org

Robert K. Smith
Mayor

Richard Hicks
Interim Town Manager

Veronica Hardaway
Town Clerk

CODE ENFORCEMENT DIVISION ACTIVITY REPORT FOR MONTH OF APRIL 2023

NEW INVESTIGATIONS: 29

Nuisance: 26

Zoning: 3

Minimum Housing: 0

Vehicle: 0

OPEN/ ACTIVE CASES: 30

Nuisance: 18

Zoning: 8

Minimum Housing: 3

Vehicle: 1

CASES CLOSED: 21

Nuisance: 12

Zoning: 8

Minimum Housing: 1

CIVIL CITATIONS ISSUED: 3

PENDING ABATEMENTS: 1 – Ordinance To Demolish 272 W. Church Street - Approved

COMPLETED ABATEMENTS:

Nuisance: 20 South Cross Street – Clean Property / Town Abatement

Nuisance - 229 Blair Drive – Clean Debris / Town Abatement



Town of Angier

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919-639-2071

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Mayor

Richard Hicks
Interim Town Manager

CODE ENFORCEMENT DIVISION ACTIVITY REPORT FOR MONTH OF APRIL 2023

NEW INVESTIGATIONS: 12

23-094	241 W WILLIAMS ST	High Grass / Debris	3/30/2023	CLOSED
23-095	50 S CROSS ST ANGIER	Dilapidated Structure	3/30/2023	CLOSED
23-096	211 W WILLIAMS ST	High Grass / Debris	3/30/2023	CLOSED
23-097	43 NORDAN ST	High Grass / Debris	3/30/2023	CLOSED
23-098	899 N RALEIGH ST	Open Storage / Debris	3/30/2023	Pending Abatement
23-099	216 S RALEIGH ST	High Grass	3/31/2023	CLOSED
23-100	33 Norden	High Grass / Debris	4/4/2023	CLOSED 4/13/2023
23-101	294 W. Williams	High Grass / Debris	4/5/2023	CLOSED 4/12/2023
23-102	335 S RALEIGH	High Grass	4/5/2023	CLOSED 4/12/2023
23-103	210 W. Williams	High Grass	4/5/2023	CLOSED 4/18/2023
23-104	738 CHALYBEATE SPRINGS	Open Storage - Screening Required	4/5/2023	Pending - 30 days
23-105	W CHURCH ST	High Grass	4/5/2023	CLOSED 4/14/2023
23-106	280 W. Williams	High Grass	4/5/2023	CLOSED 4/14/2023



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23-107	56 N. Broad	High Grass	4/18/2023	Pending
23-108	33 N. Hickory	Open Storage / Grass	4/18/2023	Pending Notice
23-109	234 W CHURCH ST	Debris / Grass	4/12/2023	CLOSED 4/25/2023
23-110	109 Dunn	Debris / Grass	4/18/2023	Work Stop – Fines
23-111	143 Lynn ridge	Fence - No Permit	4/18/2023	Pending Notice
23-112	229 Whetstone	Fence - No Permit	4/18/2023	Pending Notice
23-113	44 N Broad	High Grass	4/24/2023	Pending Notice
23-114	48 N. Broad	High Grass	4/24/2023	Pending Notice
23-115	56 S Broad St	Grass /Debris	4/24/2023	Pending Notice
23-116	61 S. Broad St	Grass/Debris	4/24/2023	Pending Notice
23-117	49 Park St.	Grass	4/19/2023	On Site Visit
23-118	42 Junny Rd.	Grass	4/25/2023	On Site Visit
23-119	88 S. Park	Debris / Grass	4/18/2023	CLOSED 4/19/2023
23-120	67 S. Cross	High Grass	4/19/2023	Pending Abatement
23-121	887 S. Raleigh	High Grass	4/25/2023	New
23-122	67 S. Cross	High Grass	4/25/2023	New