

**Town of Angier
Board of Commissioners
Tuesday, June 4, 2019, 7:00 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners meeting Tuesday, June 4, 2019, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Lewis W. Weatherspoon
Mayor Pro-Tem/Commissioner Craig Honeycutt
Commissioner Bob Smith
Commissioner Loru Boyer Hawley
Commissioner Mike Hill

Members Excused:

Staff Present: Town Manager Gerry Vincent
Town Clerk Veronica Hardaway
Public Works Director Jimmy Cook
Planning Director Sean Johnson
Police Chief Arthur Yarbrough
Downtown Manager Christy Adkins
Library Director Amanda Davis
Parks & Recreation Director Derek McLean
Town Engineer Bill Dreitzler
Town Attorney Dan Hartzog, Jr.

Others Present:

Call to Order: Mayor Weatherspoon presided, calling the Board of Commissioners meeting to order at 7:00 p.m.

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

Invocation: Commissioner Smith offered the invocation.

Approval of the June 4, 2019 meeting agenda: The Town Board approved the agenda with the following changes: move Consent Agenda Item #4 to Business Item #4 and move current Business Item #4 to Item #5.

Board Action: The Town Board unanimously approved the June 4, 2019 meeting agenda as amended.

Motion: Commissioner Hill
Vote: 4-0; unanimous

Public Comment:

Bryan Rogers, 820 N Benton Street, requested to have police presence in the evening at the ABC store while employees are leaving the store. He also brought a concern to the Board regarding debris removal. He stated he understood the Town only removes two piles of debris per week, he asked that in the event there are more than two piles would they have to be removed from the curb. Town Manager Gerry Vincent stated the Ordinance only allows two piles at the street, however if additional piles are at the curb, those piles would be picked up the following week.

Alan Coats, 131 Wilma Street, spoke as a private citizen not representing any civic group or organization. He requested the Board to look closely at the Dumpster Screening Ordinance prior to approval. He had concerns with some of the regulations due to some tenants not physically able to latch and unlatch a gate to access the dumpster.

Ronda Powell, 92 N Dunn Street, stated there are still traffic issues on her street with speeding and large trucks. She has requested the Town look into putting a four way stop at the intersection of Dunn and Williams Streets.

Public Hearing:

1. Annexation Petition

Planning Director Sean Johnson stated that a petition for Annexation has been submitted by KBNK Holdings, LLC for property located off Gardner Road inclusive to Harnett County of Parcel PINs#: 0673-42-7003; 0673-52-1506; 0673-52-3849; and 0673-52-4376. A sufficiency of the Petition and a Certification of Results were issued in May; a Date to Set the Public Hearing was approved in May and advertised appropriately. Following the required Public Hearing, the Town Board will be qualified to consider the Adoption of an Ordinance to Extend the Corporate Limits.

Mayor Weatherspoon opened the Public Hearing.

Everett Blake, 352 Gardner Road, stated he lives in front of the proposed annexation and currently has an active current lease on the property in question. Mr. Blake leases that property for a horse facility and stated that once the property is within city limits that horse facility will then be a non-conforming use. He stated he should be permitted to continue to use the facility in that format. The Town's Ordinance states that horses and livestock are a permitted use, however it is not permitted in the Animal Ordinance.

Town Attorney Dan Hartzog Jr. stated the Animal Ordinance would need to be amended to allow this use with a permit.

It was the consensus of the Board to include the Animal Ordinance to the June Work Session agenda.

Seeing no one come forward, Mayor Weatherspoon closed the Public Hearing.

Board Action: The Board voted unanimously to adopt an Ordinance to Extend the Corporate Limits that includes Parcel PINs#: 0673-42-7003; 0673-52-1506; 0673-52-3849; and 0673-52-4376

Motion: Commissioner Smith

Vote: 4-0; unanimous

2. Rezoning Request

Planning Director Sean Johnson stated the Planning Department has received a rezoning application for four parcels on Gardner Road identified by Harnett PINs: 0673-42-7003; 0673-52-1506; 0673-52-3849; and 0673-52-4376. The applicant has requested the four parcels to be zoned from RA-30 to R-10.

Mr. Johnson stated the property is largely vacant and contains a horse barn on the parcel nearest to Gardner Road. Surrounding Land Uses include low density residential and agricultural uses. Public water and sewer services are available. The requested rezoning to R-10 is not compatible with the Land Use Plan, however the uses permitted by the requested district would be compatible with existing uses, would not have an unreasonable impact on the surrounding community, and will not harm the public health, safety, and general welfare. The Planning Board recommended approval at their May 14, 2019 meeting.

Mayor Weatherspoon opened the Public Hearing.

Beverly Hall, 415 Gardner Road, expressed her opposition of the rezoning request. She explained the adverse effect the rezoning would have on the quality of life. She expressed her concern for future traffic issues and respectfully requested the Board to consider denying the rezoning request.

Jay Powelson, 246 Blair Drive, expressed his opposition of the rezoning request. He explained his concern of damaging his property value and quality of life. He respectfully requested the Board to deny the rezoning request.

Robert Cohen, 271 Gardner Road, expressed his concern of his property value decreasing.

Mr. Johnson explained that the proposed property currently allows mobile homes under the RA-30 zoning, however if the property is rezoned to R-10 mobile homes would no longer be permitted.

Shiv Nunna, KBNK Holdings, LLC, stated their intention is not to build cluster homes.

Mayor Weatherspoon closed the Public Hearing.

Board Action: The Board voted to approve the rezoning request submitted by KBNK Holdings, LLC to rezone four parcels of land from RA-30 to R-10 located off Gardner Road totaling approximately 36.8 acres.

Motion: Commissioner Hill; Mayor Pro-Tem Honeycutt, Commissioner Smith

Opposed: Commissioner Hawley

Vote: 3-1; motion carried

Consent Agenda Items

1. Approval of Minutes

- May 7, 2019 – Regular Meeting
- May 21, 2019 – Work Session Meeting

2. Appointment of Finance Officer

- a. Consideration and approval to appoint Town Manager Gerry Vincent as Finance Officer until a Finance Director is hired.

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

Motion: Mayor Pro-tem Honeycutt

Vote: 4-0, unanimous

Business Items

1. Manager's Recommended Proposed Budget for the Town of Angier's 2019-2020 Fiscal Year.

Town Manager Gerry Vincent presented the proposed FY 2019-2020 budget.

Mr. Vincent stated that as required by NCGS 159-11 (b), the proposed budget is balanced and includes many of the goals and objectives from the Board of Commissioners, as discussed and outlined during the Town's Annual Retreat. This budget will propose "attacking" the Town's infrastructure needs and facilities to benefit its full potential use and efficiency.

During the Board of Commissioners and Staff retreat the following goals and initiatives were developed:

- Attack Infrastructure and facility needs now
- Maintain, grow, and properly fund our outstanding workforce in a positive work environment-current and long term.

- Develop plans to facilitate and address organized growth
- Develop strategy to achieve “one town one team”
- Create the environment to leverage and increase revenue by attracting positive growth
- Attract small and large businesses by offering incentives and a business-friendly environment that helps them succeed.

Mr. Vincent explained an advertisement will be published in the local newspaper for a Public Hearing and adoption on June 18, 2018. In between June 4th and June 18th, the Board of Commissioners will set a Budget Workshop or two to discuss the details of the recommended budget.

2. Audit Contract and Engagement Letter with Cherry Bekaert LLP for FY2018-19 Annual Audit

Town Manager Gerry Vincent stated NCGS requires an audit each fiscal year. Cherry Bekaert, LLP, the auditors the Town used for last fiscal year, has provided a proposed contract and engagement letter for FY 2018-2019. The proposed total fee is \$26,250.

Board Action: The Town Board unanimously voted to contract with Cherry Bekaert LLP for FY 2018-2019 Annual Audit.

Motion: Commissioner Hill

Vote: 4-0, unanimous

3. Dumpster Screening Ordinance/Policy

Planning Director Sean Johnson requested the Board consider the adoption of staff and Planning Board recommended amendments to Section 7.3.4 of the Unified Development Ordinance. These amendments intend to amend the required screening for waste containers, both existing and proposed, located at multifamily and nonresidential sites. Staff, the Planning Board and the Commissioners have carefully discussed these amendments at several previous meetings. The public hearing for consideration of this amendment was conducted during the May 7, 2019 Board of Commissioners meeting. The amendment was tabled and discussed further at the May 21, 2019 Board Work Session meeting.

Board Action: The Town Board unanimously voted to adopt the amendment to Section 7.3.4 of the Unified Development Ordinance as presented.

Motion: Commissioner Hill

Vote: 4-0, unanimous

4. Board Rules of Procedure

Town Attorney Dan Hartzog Jr., stated there has been a proposed revision to the Boards Rules and Procedures recommended by UNC School of Government.

Board Action: The Town Board unanimously voted to adopt the updated suggested rules of procedure recommended by the UNC School of Government.

Motion: Commissioner Smith

Vote: 4-0, unanimous

5. Consideration to sell Town Property

Town Manager Gerry Vincent stated that there has been some interest in the purchase of some Town properties. The Town Attorney has provided two options on how to proceed with the sale of these properties. Those options are upset bid or a sealed bid process. Mr. Vincent recommended to proceed with the sealed bid option as the upset bid option can be a lengthy and expensive process.

Board Action: The Town Board voted to authorize the Town Manager to proceed with the sealed bid process to sell three parcels of Town property.

Motion: Commissioner Hawley; Commissioner Smith; Mayor Pro-Tem Honeycutt

Opposed: Commissioner Hill

Vote: 4-0, unanimous

Town Manager's Report

- Department Reports (Informational Items included in Agenda packets)

Mayor & Town Board Comments

Adjournment: Being no further business, the Town Board voted unanimously to adjourn the meeting at 8:05pm.

Motion: Commissioner Hawley

Vote: Unanimous, 4-0

Attest:


Veronica Hardaway, Town Clerk




Lewis W. Weatherspoon, Mayor