

**Town of Angier
Board of Commissioners
Tuesday, March 3, 2020, 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, March 3, 2020, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Bob Smith
Mayor Pro-Tem Craig Honeycutt
Commissioner Alan Coats
Commissioner Loru Boyer Hawley
Commissioner Mike Hill

Members Excused:

Staff Present: Town Manager Gerry Vincent
Town Clerk Veronica Hardaway
Planning Director Sean Johnson
Lieutenant Lee Thompson
Finance Director Hans Kalwitz
Parks & Recreation Director Derek McLean
Library Director Katy Warren
Public Works Director Jimmy Cook
Town Attorney Dan Hartzog, Jr.

Others Present:

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

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

Invocation: Mayor Smith offered the invocation.

Approval of the March 3, 2020 meeting agenda: The Town Board approved the agenda with the following amendment: remove Item #2 under Consent Agenda and add it as Business Item #4.

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

Motion: Commissioner Hawley

Opposed: Mayor Pro-tem Honeycutt

Vote: 3-1

Presentation

None.

Public Comments

Kim Pruitt, 135 Country Haven Lane, Fuquay-Varina, spoke about how she feels it inappropriate that the recently approved façade grant amendment covers interior improvements of buildings. She also would like to see the money being used to purchase bike racks to be used for something more beneficial.

It was explained to Ms. Pruitt that any items improved within the interior of a building would first have to be approved and would stay with the building.

Public Hearings

1. Rezoning Request

Planning Director Sean Johnson stated the Planning Department has received an application to rezone an 82.5 acre property located along Rawls Church Road which straddles the Harnett/Wake County line owned by SHC Holdings, Inc. Harnett County PIN: 0675-00-1074, Wake County PIN: 0675016046. The property is currently zoned RA-30 and the requested zoning is R-6. The property was previously annexed into Town and will be required to obtain Angier water and sewer services in order to be developed. The property is currently wooded and includes a Duke Power easement, floodplains, and wetlands. Surrounding land uses include low and medium density residential as well as agricultural uses. Staff recommends approval of the rezoning request due to the requested district allowing uses compatible with surrounding uses and the Future Land Use Plan. The Planning Board recommended approval of the rezoning at their February 11th meeting.

Mayor Smith opened the Public Hearing.

Mike Reeves, 3245 Virginia Creeper Lane, asked if the dead end road (Virginia Creeper Lane) would be connected to the future development.

Mr. Johnson stated that the property owner has provided evidence that there will be a 100 foot buffer between the existing Ivy Creek subdivision and any future development on the property in question, and that Virginia Creeper Lane will be a dead end road.

Seeing no one, Mayor Smith Closed the Public Hearing.

Board Action: The Town Board unanimously voted to approve the rezoning request submitted by SHC Holdings, Inc. of an 82.5 acre property located along Rawls Church Road; Harnett County PIN: 0675-00-1074, Wake County PIN: 0675016046.

Motion: Commissioner Hill

Vote: 4-0, unanimous

2. Ordinance Amendment

Planning Director Sean Johnson stated that staff has drafted an amendment to Section 15.3 of the Ordinance related to Board of Adjustment term lengths, the applications they review and their approval criteria. These amendments are intended to address inconsistencies between current Ordinance language and the NC General Statutes, as well as establish clear guidelines for applicants to follow and Board members to use in reviewing those applications. At their February 11th meeting, the Planning Board did not come to a consensus on the Ordinance amendment in question. The amendment received two votes in the affirmative before the vote died for lack of a majority.

Mr. Johnson discussed the following amendments to the Ordinance:

Section 15.3. - Board of Adjustment.

15.3.1 Establishment of the Board of Adjustment.

- A. The Town of Angier Zoning Board of Adjustment is hereby established. The word "board" when used in this section shall be construed to mean the Zoning Board of Adjustment. Membership on the Board shall include the seven members. Five of the members shall consist of the Angier Town Board of Commissioners. *These members shall be appointed to three-year, two-year, or one-year terms depending on the remainder of the term of that member's seat on the Board of Commissioners (whichever is largest).* ~~and~~ *The remaining two members* shall be appointed by the Harnett County Board of Commissioners to represent the extraterritorial jurisdiction. In the event the Board of County Commissioners fails to make their appointments within 90 days after receipt of a resolution from the Angier Town Board, requesting that such appointments be made, the Town Board may thereupon make such appointments. The two members appointed by the Board of County Commissioners shall be residents of the territory surrounding the corporate limits of the Town of Angier within the extraterritorial area.
- B. All meetings of the Board shall be held at a regular place and shall be open to the public. The Board shall keep minutes of its proceedings in a book maintained for that purpose only, showing the vote of each member upon each question, or if absent or failing to vote, an indication of such fact; and final disposition of appeals shall be by recorded resolution indicating the reasons of the Board therefore, all of which shall be a public record. No final action shall be taken on any matter unless a quorum is present.

15.3.2 Powers and duties. The Board of Adjustment shall have the following powers and duties:

15.3.2.1 Appeal of the administrator. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by administration in the enforcement of this ordinance.

- A. An appeal from the decision of the administrator may be taken to the Board of Adjustment by any person *who has standing under G.S. 160A-393(d) aggrieved or* ~~any officer, department, board or bureau of the town affected by such decision.~~ Such appeal shall be taken *within 30 days from receipt of the written decision of the administrator* ~~within a reasonable time as provided by the rule of the board~~ by filing

a notice of appeal with the Town Clerk and ~~with the officer from whom the appeal is taken and with the board a notice of appeal~~ specifying the grounds thereof. The office to whom the appeal is taken shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

- B. An appeal stays all proceedings in furtherance of the action appealed from, unless the administrator certifies to the Board after the notice of appeal shall have been filed with him by reasons of fact stated in the certificate, a stay would in his opinion cause imminent peril to life or property or that because the violation charged is transitory in nature a stay would seriously interfere with enforcement of this ordinance. In such case proceedings shall not be stayed except by a restraining order, which may be granted by the Board or by a court of record on application of notice to the administrator and on due cause shown.

15.3.2.2 Variances. To authorize upon appeal in specific cases such variances from the terms of the ordinance as will not be contrary to the public interest where, owing to special conditions a literal enforcement of the provisions of the ordinance will, in an individual case, result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. An application for a variance shall be submitted to the Board of Adjustment by filing a copy of the application with the Town Clerk. The applicant may submit reports, arguments, proposed findings or other documents along with the application. Upon submittal of a variance application, no enforcement action shall be taken by Staff until a decision is made by the Board of Adjustment.

The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in either districts shall not constitute a reason for the requested variances. No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance. The concurring vote of four-fifths of the board shall be necessary to grant a variance.

Such variances may be granted in such individual case of unnecessary hardship only upon findings by the Board of Adjustment after a public hearing that the following conditions exist:

- A. Unnecessary hardship would result from the strict application of the ordinance.
- B. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- C. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- D. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

- ~~A. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.~~
- ~~B. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.~~
- ~~C. A literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.~~
- ~~D. The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.~~
- ~~E. The special circumstances are not the result of the actions of the applicant.~~
- ~~F. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.~~

15.3.2.3 *Special use permits.* The development and execution of this ordinance is based on the division of the Town of Anger into districts within which the use of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform. ~~It is recognized, however, that there are some land uses which are basically in keeping with the intent and purposes of the district where special, but which may have an impact on the area around them which can only be determined by review of the specific proposal.~~ Special uses may be established, under certain conditions and with the proper controls, in such as manner as to minimize any adverse effects. ~~In granting approval of a special use permit, the Board of Adjustment shall impose such reasonable terms and conditions as it may deem necessary for the protection of the public health, general welfare, and public interest. In order to ensure that these uses, in their proposed locations, would be compatible with the surrounding development and in keeping with the purposes of the district in which they are proposed, their establishment shall not be a matter of right, but shall be only be permitted after review and approved of a Special Use Permit preceded by an evidentiary hearing.~~

Uses specified as a special use in Section 3.3 shall be permitted only upon the issuance of a special use permit by the Board of Adjustment. The owner or owners of all property included in the petition for a special use permit shall submit a complete application and a detailed site plan to the Planning Department.

The Board of Adjustment shall find that the following conditions exist prior to granting approval of a Special Use Permit application:

- A. The requested use will not impair the integrity or character of the surrounding or adjoining districts;
- B. The requested use will not be detrimental to the health, morals, or welfare;
- C. Adequate utilities, access streets, drainage, sanitation and/or other necessary facilities have been or are being provided;
- D. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

- E. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Adjustment.

Planning Staff will issue Special Use Permits upon approval by the Board of Adjustment. The permit is transferable with the sale of the property and will not expire unless a new development proposal or special use permit is approved for the subject property. The Board of Adjustment shall review any substantial change or increase in density or size of the approved site plan submitted as a part of the special use application. The Planning Director may approve minor modifications of the approved plans, provided that the changes do not substantially alter the original plan as approved, and the intent and objectives of the original approval are not deviated from.

15.3.2.4 Right of appeal. If a Land Use Permit is denied, then the applicant may appeal the action of the administrator to the Board of Adjustment; and that from the decision of the Board of Adjustment, recourse shall be had to courts as provided by law. Such appeal shall be made within 30 days of such written permit denial by submitting the appeal to the Town Clerk.

15.3.3 Hearing process.

- A. Appeals from the enforcement and interpretation of this ordinance and requests for variances, shall be filed with the administrator specifying the grounds thereof. The administrator shall transmit to the Board of Adjustment all applications and records pertaining to such appeals and variances.
- B. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give due notice thereof to the parties, and decide it within a reasonable time.
- C. ~~The concurring vote of four-fifths~~ A simple majority vote of the members of the board shall be necessary to reverse any order, requirement, decision, or determination of the administrator or to decide in favor of the applicant any matter upon which it is required to pass under any ordinance, or to grant a variance from the provisions of this ordinance.
- D. Every decision of the Board shall be subject to review by the Harnett County Superior Court by proceedings in the nature of certiorari. Any appeal to the superior court shall be taken within 30 days after the decision of the Board is filed in the office of the zoning officer, or after a written copy thereof is delivered to the appellant by personal service or registered mail, whichever is later.

15.3.4 Administration of oaths. The chairman or any member temporarily acting as chairman is authorized to administer oaths to witnesses in any matter coming before the Board. All testimony before the Board must be under oath and recorded.

15.3.5 Fees for variances or appeals. The Board of Commissioners shall set a fee, payable to the Town of Angier, North Carolina, to cover the necessary administrative costs and advertising of each application for a variance or appeal. The set fee shall be posted in the current Rate and Fee Schedule of the Town. ~~town clerk's office.~~

15.3.6 Stay of proceedings.

- A. An appeal stays all proceedings in furtherance of the action appealed from, with the following exceptions:
 - 1. The administrator certifies to the Zoning Board of Adjustment, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property; or
 - 2. The administrator certifies to the Zoning Board of Adjustment, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, seriously interfere with enforcement of the ordinance because the violation charged is transitory in nature.
- B. In either case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Zoning Board of Adjustment or by a court of record on application, on notice to the administrator, and on due cause shown.

Mayor Smith opened the Public Hearing.

Seeing no one, Mayor Smith Closed the Public Hearing.

Board Action: The Town Board unanimously voted to approve the amendments to the Board of Adjustment Ordinance as presented.

Motion: Commissioner Coats

Vote: 4-0, unanimous

Board Action: The Town Board unanimously voted to abolish the current Board of Adjustment and reconstitute it under the new Ordinance set above.

Motion: Commissioner Coats

Vote: 4-0, unanimous

3. Ordinance Amendment

Planning Director Sean Johnson stated that staff has drafted an amendment to Sections 13.11 and 4.9.3 of the Ordinance related to nonconforming automobile storage, junk yards, and salvage yards. These amendments are intended to authorize Code Enforcement staff to pursue the screening of properties in Angier's jurisdiction which have an abundance of junked motor vehicles stored that are visible from adjacent properties and right-of-ways. The Planning Board recommended approval of the amendment at their February 11th meeting.

Mr. Johnson discussed the following amendments to the Ordinance:

Section 13.11. - Nonconforming automobile storage, junk yards, and salvage yards.

Nonconforming automobile storage, junk yards, and salvage yards shall provide an opaque buffer in accordance with ~~chapter 7's requirement for outdoor storage~~ Section 4.9.3 no later than ~~one-year~~ six months after the date of notification by the administrator.

4.9.3 Junkyards, junked motor vehicles, salvage operations and similar uses.

Junkyards, salvage operations, and similar uses shall comply with the following requirements. Junkyards, salvage operations, and automobile repair services existing at the date of adoption of this ordinance shall be brought into compliance with the requirements included herein within ~~two-years~~ six months of the effective date of this ordinance.

Standard	Junked Motor Vehicles (Existing and New Automobile Services)	New and Expanding Junkyards	Nonconforming Junkyards
Buffer shall be adjusted in height to meet the required height requirement and to ensure maximum screening where the road grade is significantly higher than the required buffer and during all seasons of the year.	X	X	X
Junked motor vehicles shall not be stacked higher than the screening.	X	X	X
Vehicles shall be stored in such a manner that all fire apparatuses and equipment can ingress and egress all areas of the site at all times and be in accordance with all state and federal regulations.	X	X	X
Maximum of two junked vehicles outside of automobile salvage yard or enclosed building, unless otherwise specified.	X		
Junked motor vehicles and parts storage areas shall be screened from view from adjacent property and right(s)-of-way by the following: (all requirements shall be met at time of installation and shall be a minimum six feet in height): an opaque fence at least six feet in height. Chain link fencing with slats or other supplemental	Opaque fence or row of continuous evergreen shrubs X	"Buffers" article of this ordinance X	Opaque fence or row of continuous evergreen shrubs X

screening material shall not be used to meet the requirements of this section.			
New automobile services that have junked motor vehicles and motor vehicles parts storage areas shall be screened from view from adjacent property and right(s)-of-way.	X	X	X
Junked motor vehicles or parts shall not be stored in the front yard or in the required front yard setback.	X	X	X
Setback from a school, residential structure, religious institution, or place of public assembly existing at application approval, excluding the residence of the owner (s) of such use.		1,000 feet	
Buffering plan shall be submitted in accordance with chapter 7 of this ordinance.		X	
All operations, equipment, junk, and/or inoperable motor vehicles shall be kept within said buffer at all times unless in motion by transportation to and from the site.	X	X	X
Setback for equipment, junk, and/or inoperable motor vehicles from any adjoining property lot line.	20 feet	50 feet	20 feet
Fences shall be designed to reasonably secure the area from unauthorized entry.	X	X	X
Setback from rights-of-way of any public or private road existing at application approval (property line shall be used if no right-of-way).		100 feet	10 feet
The operational area existing at the effective date of the ordinance shall not be expanded, except in conformance with the provisions of this ordinance.		X	X

Motor vehicles, parts, or other junked materials storage prohibited in setback.	X	X	X
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Mayor Smith opened the Public Hearing.

There was much discussion amongst the Board regarding concern of placing undue burden on business owners. It was the consensus of the Board to notify business owners and invite them to the next Board meeting prior to adoption.

Kim Pruitt, 135 Country Haven Lane, Fuquay-Varina, agreed with the Board on notifying business owners.

Seeing no one, Mayor Smith Closed the Public Hearing.

Board Action: The Town Board voted to continue the Public Hearing until the April 7th Board meeting; re-publish notice to invite those businesses affected.

Motion: Commissioner Coats

Opposed: Commissioner Hill

Vote: 3-1

Consent Agenda

1. Approval of Minutes

- a. February 4, 2020 – Regular Meeting
- b. February 18, 2020 – Work Session Meeting
- c. January 21, 2020 – Work Session Meeting

2. Mainstreet Advisory Board Bylaws

Item removed and added as Business Item #4

3. Town Manager Amended Contract

- a. The Town Manager's amended contract that was discussed and approved at the November 4, 2019 Board of Commissioners Meeting.

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

Motion: Mayor Pro-tem Honeycutt

Vote: 4-0, unanimous

Old Business

1. Resolution #R008-2020 to Set a Date for a Public Hearing

An Annexation Petition was submitted by property owners Jo Penny Dorman and Ruby U. Stephenson who, is requesting to annex 3 tracts of land totaling approximately 115.006 acres total more or less; located along Kennebec Road and Status Street (PIN#'s: 0684384989; 0684485026; and 0684188054). The Board directed the Clerk last month to investigate the Sufficiency of the Petition and to Certify Results during its Board of Commissioners meeting March 3, 2020. The results have been verified by the Clerk. Now the Town Board is able to set the date by way of Resolution for a Public Hearing regarding this Annexation Petition for its April 7, 2020, Board of Commissioners meeting. Following the Public Hearing in April, the Town Board will be eligible to consider whether to adopt an Ordinance to Annex this property.

Board Action: The Town Board unanimously voted to adopt Resolution #R008-2020 to Set a Date for a Public Hearing on April 7, 2020.

Motion: Commissioner Hawley

Vote: 4-0, unanimous

New Business

1. Budget Amendment #5 & #6

Finance Director Hans Kalwitz explained that Budget Amendment #5 pertains to multiple expenditure line re-allocations. The Farmer's Market expenditure line did not exist within the Budget Ordinance and, considering the desired implementation, an expenditure line was created as the best method of keeping track of associated expenses. Along with this amendment, which took money from Salaries – Part Time, so too the Police Department Capital Outlay pulled from the same expenditure line to outfit a replacement patrol vehicle. It would be ideal for this amendment to be adopted with a retroactive date of 10/02/2019 which is a permissible practice.

Mr. Kalwitz explained that Budget Amendment #6 is in regard to our Hwy 210 Project as well as Radio Read Meter Project. The Hwy 210 Sidewalk Extension Project will have expenses pertaining to utility relocation and the approved Right-of-Way Mapping. This will be paid out of Fund 25 (Hwy 210/Park Street Sidewalk Extension Project Fund). In order to pay out of Fund 25, a transfer from Fund 10 (General Fund) will need to take place. This part of the amendment will allow the Finance Director to make the transfer. The Radio Read Meter Project is progressing at a great pace, to the extent that we will increase the allocation for Water Department Materials expenditure line and pulling from Sewer Department Transfer to W/S Capital Reserve expenditure line.

Budget Amendment #5 has no financial impact on the Fund level. Budget Amendment #6 will increase Fund 10 (General Fund) by \$10,316 and increase Fund 25 (Hwy 210/Park Street Sidewalk Extension Project) by \$10,316. Fund 10 is simply subsidizing Fund 25 activity.

Board Action: The Town Board unanimously voted to approve Budget Amendments #5 & #6 that pertains to the Farmer's Market, Police Capital Outlay, the Radio Read Meter Project, and Hwy 210 Sidewalk Extension.

Motion: Commissioner Hawley

Vote: 4-0, unanimous

2. Minimum Housing Case – Ordinance to Vacate & Close Structure

Mr. Johnson requested that the Board adopt an Ordinance to vacate and close the dwelling at 67 S. Cross Street pursuant to Town Code Section 5-28.10 (c). The property owner was given 90 days to bring the home into compliance with the minimum housing code by re-establishing water and power service and restoring the dwelling to a livable condition. Upon Board approval, the Planning Department will hire a contractor and pay for the cost to close the dwelling by boarding up each door and window to the home. These costs will be a lien against the property pursuant to Town Code Section 5-28.10 (d).

Board Action: The Town Board unanimously voted to adopt the Ordinance to vacate and close the structure located at 67 S. Cross Street pursuant to Town Code Section 5-28.10 (c).

Motion: Commissioner Hawley

Vote: 4-0, unanimous

3. Minimum Housing Case – Ordinance to Vacate & Close Structure

Mr. Johnson requested that the Board adopt an Ordinance to vacate and close the dwelling at 91 S. Johnson Street pursuant to Town Code Section 5-28.10 (c). The property owner was given 90 days to bring the home into compliance with the minimum housing code by re-establishing water and power service and restoring the dwelling to a livable condition. Upon Board approval, the Planning Department will hire a contractor and pay for the cost to close the dwelling by boarding up each door and window to the home. These costs will be a lien against the property pursuant to Town Code Section 5-28.10 (d).

Board Action: The Town Board unanimously voted to adopt the Ordinance to vacate and close the structure located at 91 S. Johnson Street pursuant to Town Code Section 5-28.10 (c).

Motion: Commissioner Hill

Vote: 4-0, unanimous

4. Mainstreet Advisory Board Bylaws

Board Action: The Town Board unanimously voted to add this item to the March Work Session Meeting.

Motion: Commissioner Hawley

Vote: 4-0, unanimous

Manager's Report

- Department Reports (Informational Items included in Agenda packets)

Town Manager Gerry Vincent updated the Board on various items. Those items are the following:

1. Annual Board Retreat:
March 6th one day event
8:30am-6pm
Campbell University
2. March & April will be a busy time for staff to prepare the upcoming FY21 Budget. More will be discussed at the Board Retreat.
3. Angier hosted the monthly Manager's Meeting February 26th.
4. On February 19th, the CAMPO Executive Board approved the Town's Highway 210 Sidewalk Project from Walgreens to Fish Drive. The improvements will consist of new sidewalk, drainage improvements and utility locations along Hwy 210. Once we received the official approval from CAMPO staff, we will begin to advertise and then bid out the project. The funding consists of federal and local dollars at an 80/20 match. Cost estimate is approximately \$870,000.

In addition, we have received notification to begin the next Locally Administered Project Program (LAPP) along Willow Street to Junny Road. This project will encompass sidewalks (3,950 LF) and drainage improvements. Once we receive an official letter, we will then know the time frame involved and begin the process. Cost estimate is approximately \$1.8M. Again, it's an 80/20 funding formula, Town's match at approximately \$360,000.

5. New doors have been placed at the entrance of the Library and Board Room as a capital project under this year's budget.
6. Official correspondence from Ted Martin with the American Legion Post 436 has been received. The letter indicates that the membership strongly supports the Jack Marley Park property for its proposed American Legion Center, but understands it is a Board of Commissioners decision.

Alex Lee has indicated the possibility of donating a vacant piece of property located at the southwest corner of E. Lillington Street/S. Dunn Street (86 E. Lillington Street). The property is approximately .24 acres and ideal for an American Legion Post Center. The American Legion Post is requesting an answer by March 5th, which is its Executive Committee Meeting. The Executive Committee will approach the full membership on March 12th, sale of the property is on March 18th.

7. Town Hall/Police Station Update: Met with the existing architects of Oakley Collier to discuss next steps. The previous studies, plans, designs will have to be restudied as it did meet the future growth pattern of Angier.

In addition, the Town Manager and Clerk visited the Garner Town hall to get a perspective of design, spacing, and the latest in technology. The Garner Town Hall was completed in 2017, approximately 27,000 square feet at a cost of \$7.5M. The next visit will be to Fuquay-Varina's Town Hall.

It was the consensus of the Board to allow the Town Manager to negotiate further for the Town to possibly purchase the property located at Jack Marley Park and find another piece of land that would accommodate the American Legion and to also continue conversations with Alex Lee on his future use plans on the cemetery property.

Mayor & Town Board Reports

Staff Reports

Adjournment: Being no further business, the Town Board voted unanimously to adjourn the meeting at 8:27pm.

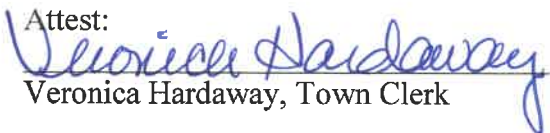
Motion: Commissioner Hill

Vote: Unanimous, 4-0



Robert K. Smith, Mayor

Attest:



Veronica Hardaway, Town Clerk

