

**Town of Angier  
Board of Commissioners  
Tuesday, June 2, 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, June 2, 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  
Chief of Police Arthur Yarbrough  
Downtown Manager Christy Adkins  
Finance Director Hans Kalwitz  
Parks & Recreation Director Derek McLean  
Library Director Katy Warren  
Public Works Director Jimmy Cook  
Town Engineer Bill Dreitzler  
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 June 2, 2020 meeting agenda:** The Town Board approved the agenda with the following amendment: add a Closed Session pursuant to 143-318.11 (a) (3) and 143-318.11 (a) (9) to consult with the Town Attorney and discussion on taking action regarding plans to protect public safety by law enforcement and emergency service officials concerning actions taken or to be taken to respond to such activity.

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

**Motion:** Commissioner Hawley  
**Vote:** 4-0; unanimous

### **Public Comments**

Seeing no one, Mayor Smith closed the public comment portion of the meeting.

### **Public Hearings**

- 1. FY2020-2021: In accordance with NCGS 159.12 (b), before adopting the Budget Ordinance, the Board shall hold a Public Hearing at which time any persons who wish to be heard on the Budget may appear.**

Town Manager Gerry Vincent stated that the General and Utility Fund Budgets have been recommended for the Board of Commissioner's review and consideration for adoption on June 16, 2020. The General Fund is being recommended at \$4,563,384 at a 5.96% increase over last year's budget. The Utility Fund Budget is being recommended at \$3,940,415 at a 14.74% increase over last year's budget. The Capital Outlay (CIP) Budget is being recommended at \$706,920 and Utility Fund Budget is being recommended at \$661,000.

Mayor Smith opened the Public Hearing

Jr. Price, 619 N. Dunn Street, requested the Board to be mindful of the Police Department and their needs when adopting the new Budget.

Mayor Smith stated the Town Manager and staff have done an excellent job on the proposed budget and explained that citizens have up to 48 hours after the public hearing to respond and make written comments to the Town Clerk regarding the Budget.

Seeing no one, Mayor Smith closed the Public Hearing

- 2. Coble Farms West Development Agreement – Neill's Creek Sewer Extension**

Planning Director Sean Johnson stated that staff, with the blessing of the Board of Commissioners, has negotiated a development agreement with Rawls Church Developers, LLC for the development of the Coble Farms West subdivision located along Rawls Church Road (Harnett PIN: 0665-90-0278.000; Wake PIN: 0665818037). The agreement will facilitate the installation of approximately 4,500 feet of Town of Angier sewer line from the property in question to the existing manhole in the Southern Acres subdivision to the South.

The sewer to be extended will follow the Neill's Creek basin and be placed inside existing Town of Angier utility easements. This sewer line would complete a long-range Town utility project shown on previous utility maps and Capital Improvement Plans, and will also serve large undeveloped tracts along Neill's Creek between Southern Acres and the Coble Farms West property. The developer has previously received preliminary approval of 199 single family lots within the Coble Farms West subdivision.

As part of the agreement, the developer will receive cost assistance from the Town in the form of credit of all water and sewer System Development Fees and water and sewer Regulatory Fees that would be due for each lot to be developed in Coble Farms West. These credits will be only granted up to the actual cost of designing and installing the sewer line as described in the agreement.

The total maximum credit the Town will offer through this development is \$833,810. A preliminary estimate by the developer was received in at \$813,000. In the event the actual cost is less than the amount credited, Rawl's Church Developers, LLC will pay the Town the difference. If the amount exceeds the maximum credit, Rawl's Church Developers, LLC will be responsible for the overage.

Mayor Smith opened the Public Hearing

Town Attorney Dan Hartzog, Jr. stated that per NCGS, the Town is able to enter into a public private development agreement whereby the developer will install needed infrastructure in such a way the Town can credit them with fees to facilitate that.

Mr. Johnson stated the proposed sewer line will serve many large undeveloped tracts between the Southern Acres subdivision and Rawls Church Road that would be able to connect once installed; thereby facilitating additional annexations into Town.

Commissioner Hill stated this would be a tremendous cost savings to tax payers through this process.

Mr. Vincent stated the Town will still receive revenue for other utility and permitting fees that are not included in the development agreement which total approximately \$350,000.

Seeing no one, Mayor Smith closed the Public Hearing

**Board Action:** The Town Board unanimously voted to authorize the Town Manager to enter into a development agreement with Rawls Church Developers, LLC for the Coble Farms West subdivision and the installation of approximately 4,500 feet of Town of Angier sewer line (Harnett PIN: 0665-90-0278.000; Wake PIN: 0665818037).

**Motion:** Commissioner Coats

**Vote:** 4-0, unanimous

## **Consent Agenda**

### **1. Approval of Minutes**

- a. May 5, 2020 – Regular Meeting
- b. May 19, 2020 – Work Session

## **2. Budget Amendment #8**

- a. In preparation of our FY2020 audit, these budget amendments are the first round of cleaning up our budget. It is very possible there will be one more submitted for our June 16, 2020 meeting.

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

**Motion:** Commissioner Hill

**Vote:** 4-0, unanimous

## **Old Business**

### **1. Resolution #R010-2020 to Fix a Date of Public Hearing**

Mr. Johnson stated that the Planning Department has received a voluntary annexation petition from Manna Church for an approximately 6.2 acre tract of land located at 7904 S. NC 55 HWY in Willow Spring (Wake PIN: 0675246135). The property is currently Wake County's planning jurisdiction and is zoned R-30. Because no rezoning application was received for the property in question, staff and the Planning Board will recommend a new Town of Angier zoning district upon annexation approval. If annexed, any future development will require the extension of Angier water and sewer services to serve the property. The Board directed the Town Clerk to investigate the sufficiency of the petition at the May 5<sup>th</sup> Board meeting. The sufficiency has been certified and the Public Hearing will be set for July 7, 2020.

**Board Action:** The Town Board unanimously voted to adopt Resolution #R010-2020 to Fix a Date of a Public Hearing for a voluntary annexation petition submitted by Manna Church for approximately 6.2 acres of land located at 7904 S. NC 55 HWY in Willow Spring (Wake PIN: 0675246135).

**Motion:** Commissioner Coats

**Vote:** 4-0, unanimous

### **2. Downtown Main Street Advisory Board Vacancy**

Downtown Manager Christy Adkins stated three applications have been received for the vacancy on the Downtown Advisory Board. The vacancy is due to a former member stepping down. She recommended the appointment of Jacqueline Pena for the vacancy as she has a business in the downtown, has volunteered on downtown committees in the past and has expressed many good ideas that would benefit the downtown.

**Board Action:** The Town Board unanimously voted to appoint Jacqueline Pena to the Downtown Main Street Advisory Board.

**Motion:** Commissioner Hawley

**Vote:** 4-0, unanimous

### 3. Resolution #R012-2020 to Temporarily Close Alleyway

Mr. Hartzog Jr. stated the Town has the statutory authority to temporarily close the alleyway. He explained there is not a specific procedure to follow however, he recommended the Board adopt a Resolution in support of the closing.

Ms. Adkins stated that this gathering place is in the heart of our community. Because of this, the Town will be temporarily closing the alleyway to make a gathering space in the area between *Ed's Restaurant* and *Legacy Design & GraphX* that's owned by the Town. Making this area a community gathering area would provide a safer, cleaner, convenient, and multipurpose space. The cost for this proposed project will be approximately \$3,000 and will include: pots, plants, trash cans, and cigarette receptacles. Matching outdoor patio tables, chairs, and umbrellas will be provided. There is also the possibility of future water features and/or firepits. This area is not meant to be a permanent courtyard as everything in that area is moveable and can be relocated at any point in time.

**Board Action:** The Town Board unanimously voted to temporarily close the alleyway between *Ed's Restaurant* and *Legacy Design & GraphX* to utilize as an outdoor seating area.

**Motion:** Commissioner Hawley

**Vote:** 4-0, unanimous

### New Business

#### 1. Resolution #R011-2020 to Direct the Clerk to Investigate the Sufficiency of a Voluntary Annexation Petition submitted by Ruth Dupree Petrea.

Mr. Johnson stated the Planning Department has received a voluntary annexation petition submitted by Ruth Dupree Petrea for approximately 27.49 acres of land located at 9725 Kennebec Church Road (Wake PIN#: 0675302448; Harnett County PIN: 0674-39-0203.000). The property is currently in both Wake County's and Harnett County's planning jurisdiction and is zoned R-30 and RA-30 respectively.

**Board Action:** The Town Board unanimously voted to adopt Resolution #R011-2020 to Direct the Clerk to Investigate the Sufficiency of a Voluntary Annexation Petition submitted by Ruth Dupree Petrea (Wake PIN: 0675302448; Harnett PIN: 0674-39-0203.000).

**Motion:** Commissioner Hill

**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. Downtown Parking Lot Project

There has been some conversation among the property owners regarding my letter indicating the Town's desire to acquire property to the rear of the buildings and improve the utilities and parking situation. Jim Nicholson, owner of Brick & Mortar Grill, has been a huge supporter and advocate to work together and emphasize "Angier First"!

With regards to the Downtown Parking Lot #2, meetings with individual property owners/businesses to discuss the removal of the solid waste carts and a single dumpster scenario.

2. COVID-19:

A week ago last Friday, the Town submitted a reimbursement expense report to Harnett County regarding items related to COVID-19, and future related expenses through December 21<sup>st</sup>. These funds were approved by Congress, known as the CARES Act, distributed approximately \$2.4M to Harnett County (and the 5 towns), as it relates to COVID-19.

3. FY21 Budget

Our Public Hearing for the FY21 Budget was had at tonight's meeting. The adoption is set for June 16<sup>th</sup> at 6:30pm. If the Board is considering a budget work session, it will be set for next week. In addition, closing out FY20 is underway with one month remaining.

4. Jack Marley Park

We will resume the discussions regarding the comprehensive plan update for Jack Marley Park, and schedule public forums to discuss future amenities of the Park. Surveys are being tallied now.

5. Town Hall/Police Station

Oakley Collier Architects are beginning the logistics process and space needs for staff. The former process began in 2007, but never implemented. Once revised, staff & the Board will be included to review potential space, future needs, logistics with mobilizing staff for approximately 15-18 months during construction, and revisions to the library. On the finance-side, the task or the goal is to finance this project without a tax increase.

### **Mayor & Town Board Reports**

**Board Action:** The Town Board unanimously voted to go into Closed Session pursuant to NCGS 143-318.11 (a)(3) and 143-318.11 (a) (9) to consult with the Town Attorney and discussion on taking action regarding plans to protect public safety by law enforcement and emergency service officials concerning actions taken or to be taken to respond to such activity at approximately 8:04pm.

**Motion:** Commissioner Hawley

**Vote:** 4-0, unanimous

**Board Action:** The Town Board unanimously voted to reconvene in open session at approximately 9:11pm.

**Motion:** Commissioner Coats  
**Vote:** 4-0, unanimous

**Adjournment:** Being no further business, the Town Board voted unanimously to adjourn the meeting at 9:12pm.

**Motion:** Mayor Pro-tem Honeycutt  
**Vote:** Unanimous, 4-0



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Robert K. Smith, Mayor

Attest:

  
Veronica Hardaway, Town Clerk