

**Town of Angier
Board of Commissioners
Tuesday, September 1, 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 on Tuesday, September 1, 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
Library Director Katy Warren
Finance Director Hans Kalwitz
Parks & Recreation Director Derek McLean
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 September 1, 2020 meeting agenda: The Town Board unanimously approved the agenda as presented.

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

Motion: Commissioner Hill

Vote: 4-0; unanimous

Public Comments

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

Public Hearings

1. Rezoning Request

Planning Director Sean Johnson stated that the Planning Department has received a rezoning application from Trevel Construction Corp. for two parcels totaling 0.54 acres at W. Smithfield Street and 106 N. Park Street (Harnett PIN's: 0674-60-7213.000; 0674-60-7322.000). The properties are currently zoned R-10 and the requested district is R-6. The property owner has expressed interest in continuing the redevelopment of the N. Park Street/W. Smithfield Street area through subdividing the parcel at 155 W. Smithfield St. to build a new dwelling in addition to remodeling the existing homes on the properties.

Mr. Johnson stated the properties are approximately 0.25 acres and 0.28 acres respectively. Each lot currently contains one single family dwelling. Surrounding land uses include medium density residential, manufacturing, recreational and service uses. Public water and services are available. The proposed rezoning to R-6 is not in line with the uses identified by the Land Use Plan, however the R-6 district requested matches the adjacent properties and will facilitate the continued redevelopment of that area. The Planning Board recommended approval at their August 11th meeting.

Mayor Smith opened the Public Hearing

Louie Levert, applicant and general contractor, stated he has already redeveloped four houses in the same area of town, and once he's done the whole street will be new. He has plans to install a concrete driveway and landscaping. The houses previously constructed are around 1400 sq. ft. and appraised for approximately \$200,000.

Seeing no one, Mayor Smith closed the Public Hearing

Board Action: The Town Board unanimously voted to approve the requested rezoning submitted by Trevel Construction Corp. for two parcels totaling 0.54 acres (Harnett County PINs: 0674-60-7213.000; 0674-60-7322.000) from R-10 to R-6.

Motion: Commissioner Hawley

Vote: 4-0, unanimous

Consent Agenda

1. Approval of Minutes

- a. August 4, 2020 – Regular Meeting

2. Ordinance Revision

- a. Revision of Ordinance #ORD004-2020 to change the square footage and acreage noted on the property's legal description to match the recorded annexation map.

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

Motion: Mayor Pro-tem Honeycutt

Vote: 4-0, unanimous

New Business

1. Budget Amendment #3

Finance Director Hans Kalwitz stated this budget amendment accepts a donation for our Police Department as well as the recent settlement of litigation. The Police Department received \$100 and will use this to increase their allowable spending within the Travel & Meals expenditure line. This budget amendment will increase the General Fund by \$100 and increase the Water & Sewer Fund by \$600,000.

Board Action: The Town Board unanimously voted to approve proposed Budget Amendment #3.

Motion: Commissioner Hawley

Vote: 4-0, unanimous

2. Resolutions #R017-2020 and #R018-2020 for AIA Grant Application

Town Manager Gerry Vincent stated NCDEQ has made available Asset Inventory Assessment Grants for water and sewer infrastructure. The Town has submitted for these grant opportunities on three occasions and has been unsuccessful. The last submittal was the 2017 funding cycle. The grant funds may be used for a variety of water and sewer infrastructure needs; however, the predominant use for this application is intended for accurate GIS mapping of water and sewer infrastructure. Public Works staff has been working diligently to map the utility infrastructure when time allows. If successful, these grants will allow us to speed up the mapping process. Accurate mapping and inventory of utilities is critical to the management of the utility system. Staff will utilize Hydrostructures, Inc. to prepare the application at no cost to the Town. Hydrostructures has a successful track record of preparing AIA Grant Applications.

The grant amount will be \$150,000 for water and \$150,000 for sewer. The Town match will vary depending on specific local government unit indicators established by DEQ. The maximum match is 20%; therefore, the maximum Town match would be \$30,000 for water and \$30,000 for sewer. This will bring each project budget to \$180,000. The match requirement includes a 1.5% grant fee which must be paid. The balance of the match requirements can be achieved using in-kind services such as staff time working on each project.

Board Action: The Town Board unanimously voted to approve Resolutions #R017-2020 & #R018-2020 to apply for the Asset Inventory Assessment Grant.

Motion: Commissioner Hill

Vote: 4-0, unanimous

Manager's Report

- Department Reports (Informational Items included in Agenda packets)

Town Manager Gerry Vincent thanked Commissioner Coats for the donation of metal butterflies for the building at Jack Marley Park.

Mr. Vincent updated the Board on various items. Those items are the following:

1. Met with Executive Director with Habitat for Humanity to discuss a partnership to create ownerships in Angier. A list of vacant properties has been sent to them for review and consideration.
2. Auditors began the FY20 audit and met with staff for two days in August. Submission is on track for the end of October.
3. Spoke with Duke Energy regarding the Downtown Parking Lot Improvement Project, Downtown Improvements and new construction of a Town Hall/Police Department. These projects are now on his radar for future discussions. However, Duke does not offer grants for downtown improvements or a system betterment program.
4. Executive Order 124 Update – Staff has sent out letters to residents over the course of the COVID-19 pandemic period with success. Of the 254 delinquent accounts, 36% paid in full, 36% made partial payments, but 28% are nonresponsive. The plan is to continue to contact these account holders to recover 100% of the revenue by the end of the six-month period.
5. Downtown Master Plan Study continues despite the pandemic. There have been delays due to COVID-19, but we have the following schedule:
 - a) September – Survey to be sent out to downtown merchants/residents
 - b) October – Draft Master Plan to be reviewed and considered
 - c) December – Finalize any potential changes
 - d) January – Presentation to the Board of Commissioners
6. September 15th BOC Workshop will be scheduled for this month, as well as a Board of Adjustment meeting.
7. Staff Highlights

Planning Department – Last year, Sean Johnson and his staff broke records with the number of permits issued in a fiscal year, triple digit new homes, and they have continued strong into FY21. In addition, revenues in all categories for FY20 exceeded budgeted figures. Within the first month of FY21, Building Permit revenues are at 33% of anticipated

revenues and Planning Fees are up 26%. Knowing that it will slow down in the winter, we've experienced a great start to Fiscal Year 2021.

Through the time that I have come onboard in December 2018, Sean has aggressively "attacked" the Unified Development Ordinance with many positive changes to move Angier forward for new businesses to develop with the downtown. His excellent relationship with the Planning Commission and Board of Commissioners presenting himself with poise, professionalism and patience are all great qualities. His very lean staffing model produces great results for Angier. In my opinion, as we continue to break records, an additional Planning Technician position is clearly warranted, if revenues exceed budgeted figures by year end.

Parks and Recreation Department – Due to the extended pandemic restrictions, Derek and his staff have been the most affected, with exception to the library services a clear second. If you cannot allow patrons and/or participants, you cannot schedule activities, programs and/or games. However, the Park's appearance and grounds are in excellent shape. The newly installed retaining wall has performed just as anticipated and planned, weathering strong storms and heavy rains.

However, this pandemic has not stopped Derek and his staff from continuing with planned capital projects such as: renovation of the basketball courts, an additional picnic shelter, security cameras throughout the park, and continuing follow up with the updates of the Comprehensive Master Plan of Jack Marley Park. All of the capital projects are planned to be completed by the end of the calendar year. The comprehensive Master Plan updates will kick off this Fall.

During the week of September 11th, Gov. Cooper plans to address the state moving into phase 3, or not. Derek and his staff are preparing to move into phase 3 with a plan for Fall activities, programs and games.

Although the Parks and Recreation Department is in the shadows of local government services, it is at the forefront as a vital necessary service to the Angier residents.

Mayor & Town Board Reports

Board Action: The Town Board unanimously voted to go into Closed Session pursuant to NCGS 143-318.11 (a) (3) to review Closed Session minutes at approximately 7:58pm.

Motion: Commissioner Coats

Vote: 4-0, unanimous

Board Action: The Town Board unanimously voted to reconvene in open session at approximately 8:19pm.

Motion: Commissioner Hawley

Vote: 4-0, unanimous

Adjournment: Being no further business, the Town Board voted unanimously to adjourn the meeting at 8:19pm.

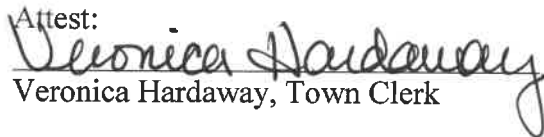
Motion: Commissioner Hawley

Vote: Unanimous, 4-0



Robert K. Smith, Mayor

Attest:



Veronica Hardaway, Town Clerk

