

**Town of Angier  
Board of Commissioners  
Tuesday, August 6, 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, August 6, 2019, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

**Members Present:** Mayor Lewis W. Weatherspoon  
Mayor Pro-Tem 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  
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 August 6, 2019 meeting agenda:** The Town Board approved the agenda with the following changes: add a Closed Session pursuant to NCGS 143-318.11 (a) (6) – to discuss a personnel matter.

**Board Action:** The Town Board unanimously approved the August 6, 2019 meeting agenda as amended.

**Motion:** Commissioner Hawley

**Vote:** 4-0; unanimous

### **Public Comment:**

Gene Joslyn, 46 W Depot Street, requested the Board to consider and approve Bike Fest 2020 for the first week in June. Mr. Joslyn thanked the Town for 2019's event as they raised \$15,000 benefitting the Pediatric Brain Tumor Foundation. He also stated he appreciates the services provided by the Town such as Police and Public Works.

It was the consensus of the Board to include Bike Fest 2020 on the August Work Session agenda.

Alan Coats, 131 Wilma Street, thanked the Town for the beautiful mural on the library building and is looking forward to seeing the others that are planned. Mr. Coats reminded everyone that the Crepe Myrtle Festival is September 14, 2019.

### **Public Hearing:**

#### **1. Rezoning Request**

- a. 764 S Raleigh Street (PIN#: 0673-75-4682.000)  
General Commercial to Office Institutional

Mayor Weatherspoon announced the applicant for this case has withdrawn his petition for rezoning in writing; therefore no public hearing will be conducted.

#### **2. Rezoning Request**

- a. 117 N Park Street (PIN#: 0674-60-5218.000)  
R-10 to R-6

Planning Director Sean Johnson stated the Planning Department has received a rezoning application for the property located at 117 N. Park Street. The property is currently vacant and surrounding land uses include medium density residential, commercial and recreational uses. Public water and sewer services are available.

Mr. Johnson stated that the requested rezoning to R-6 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 for the reasons stated in the evaluation. Also, the approval of this rezoning request may facilitate the redevelopment of an area targeted in the Land Use Plan for such. The Planning Board recommended unanimous approval of the proposed rezoning at their July 9, 2019 meeting.

After the Staff presentation was completed, Mayor Weatherspoon opened the Public Hearing.

Chris Wagner, 142 S. Poplar Street, stated he is a member of the Planning Board and he voted against the proposed rezoning request.

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

**Board Action:** The Board voted unanimously to approve the rezoning request for property located at 117 N Park Street.

**Motion:** Commissioner Hill

**Vote:** 4-0; unanimous

### **Consent Agenda Items**

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

- June 10, 2019 – Budget Meeting
- July 2, 2019 – Regular Meeting
- July 23, 2019 – Work Session Meeting

#### **2. Resolution #R011-2019**

- a. Consideration and approval of a resolution utilizing the remaining funds from the water tank project to purchase water meters.

**Resolution No.: R011-2019**

**Date Submitted: August 6, 2019**

**Date Adopted: August 6, 2019**

#### **RESOLUTION TO UTILIZE REMAINING FUNDS FROM WATER TANK PROJECT TO PURCHASE WATER METERS**

**WHEREAS**, the Town of Angier previously determined to undertake a project for the financing of a water tank construction, and the Finance Officer has now presented a proposal for the remaining funds of such project;

**WHEREAS**, the Town determined to finance the project in the amount of \$ 1,600,000 through Branch Bank and Trust Company ("BB&T") in accordance with the proposal dated April 21, 2017 and the Board of Commissioner's approval May 22, 2017; and

**WHEREAS**, a contract was awarded to MBD Consulting in the amount of \$ 1,043,051; with \$ 556,949 in remaining funds; and

**WHEREAS**, the Finance Officer is requesting to utilize the remaining funds from the Water Tank Project to purchase water meters for approximately \$ 245,000; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Town of Angier consent for the remaining funds from the Water Tank Project be utilized to purchase the following:

Mobile Meter Reading (Mobile Data Collector with Software) including Mapping and Mobility Module

1,000 Meters/Setters



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

**Motion:** Commissioner Smith

**Vote:** 4-0, unanimous

## **Business Items**

### **1. Disposing of Local Government Property Sealed Bid Results**

Town Manager Gerry Vincent stated the Town Board voted to dispose of Government property by the Sealed Bid Process pursuant to G.S. 160A-268 and requested a minimum bid be set for the properties located at:

1. 190 W. Williams Street (PIN#: 0674-60-5161.000)
2. 200 W. Williams Street (PIN#: 0674-60-5111.000)
3. 73 E. Lillington Street (PIN#: 0673-89-0207.000)

Mr. Vincent stated that staff was unable to obtain actual costs incurred regarding demolition and clean-up for each property, however, based on history, a typical cost to demolish a house averages around \$5,000 per property. The sale price is listed on the property identification card; therefore, he recommended a minimum bid for each property to be \$16,000. Five bids were received August 5, 2019 awarding 73 E. Lillington Street to Coaly Design at \$25,500; 109 W. Williams Street to Trevel Construction at \$21,500; and 200 W. Williams Street to Trevel Construction at \$21,500.

**Board Action:** The Town Board unanimously voted to accept property bids as presented.

**Motion:** Commissioner Hawley

**Vote:** 4-0, unanimous

### **2. Pay & Classification Study Budget Amendment**

Town Manager Gerry Vincent stated the Board reached a consensus at their July 23, 2019 Work Session Meeting to authorize the pay and classification study to be placed on the Board of Commissioner's agenda for consideration. The pay and classification study establishes a fair and equitable analysis focusing on regional peers similar in size and job functions. A formal job analysis of each position was completed to gain an understanding the scope of responsibilities and major job functions associated with each job. To summarize, in order to bring employee salaries to today's market rate, based on each job description, the Board of Commissioners will need to adopt and authorize the Town Manager to implement the added costs in this fiscal year's budget in the amount of \$60,646. Mr. Vincent stated that with recent hires in the Finance Department, there is a potential of approximately \$10,000 in savings. If approved, the adjustments will be effective August 12, 2019 payroll cycle. The added cost would be appropriated from the General Fund Balance and Water/Sewer Fund Balance, respectfully.

**Board Action:** The Town Board unanimously voted approve Budget Amendment #1 of FY2019-20 and authorize the Town Manager to implement the added costs in the amount \$60,646.

**Motion:** Commissioner Hawley

**Vote:** 4-0, unanimous

### **3. Earp Property Water Line Easement Acquisition**

Town Manager Gerry Vincent stated that in 2017 the Town, in good faith, negotiated a water line easement with Mr. Roy Lee Earp on the Earp family property. The water line construction began in 2017 and completed for active usage. In 2018, with Mr. Earp's passing, the Town negotiated a revised agreement to secure the easement long term for water distribution. The negotiated agreed upon cost for the water line easement is \$45,000. Mr. Vincent recommended the Board to consider and approve Budget Amendment #2 of FY2019-20 for the water line easement in the amount of \$45,000.

**Board Action:** The Town Board unanimously voted to approve Amendment #2 of the FY2019-20 for the Earp property water line easement in the amount of \$45,000.

**Motion:** Commissioner Hawley

**Vote:** 4-0, unanimous

### **4. Brick & Mortar Grill 5<sup>th</sup> Anniversary Request**

Town Manager Gerry Vincent stated Jim and Lori Nicholson, owners of Brick & Mortar Grill, are celebrating their 5<sup>th</sup> year anniversary and requesting a road closure on N. Broad Street from Williams Street to Depot Street on September 14, 2019. The restaurant's celebration is the same day as the Crepe Myrtle Festival, which will close S. Broad Street from Depot Street to E. Lillington Street, but the festival ends at 3pm. Therefore, the entire length of Board Street will not be closed for the entire duration of both events.

Jim Nicholson, 8 N. Broad Street, explained his five year anniversary is coming up in September and would like to celebrate in a big way for the success of the restaurant. He would like to have the celebration from 5pm until 10pm out front of the restaurant with grilling and live music.

**Board Action:** The Town Board voted to approve the 5<sup>th</sup> Anniversary Event for Brick & Mortar Grill.

**Motion:** Commissioner Smith

Opposed: Commissioner Hill; Commissioner Hawley

In Favor: Commissioner Smith; Mayor Pro-tem Honeycutt

**Vote:** 2-2



The Mayor opened the floor for discussion.

Commissioner Hill requested the Planning Director's advice on how to proceed with road closures.

Planning Director Sean Johnson stated that being the Town owns the streets, it would be the Board's decision on a case by case basis.

**Board Action:** The Town Board voted to approve the 5<sup>th</sup> Anniversary Event for Brick & Mortar Grill and requested the Town Manager to set guidelines for events like this in the future.

**Motion:** Commissioner Smith

**Vote:** 4-0; unanimous

### **Town 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:

A. The Downtown WiFi was officially activated on Tuesday, July 23<sup>rd</sup>. The signal strength has been adjusted, but just as a reminder, it will only connect on the outside of the building, not within.

B. The WRAL Weather Camera was officially activated on Thursday, July 25, 2019. WRAL introduced the Town of Angier as an additional weather camera for the Raleigh region.

C. Request for Qualifications are currently underway to secure a firm to begin working on the revisions to the Parks & Recreation Master Plan, gearing up to potentially apply for a Parks & Recreation Trust Fund Grant (PARTF).

D. CodeRed Emergency Alert System will be activated in August. This communication system will be key when it comes to disaster preparedness and recovery. The system will automatically input land and mobile lines within the 27501 zip code; however, there may be phone numbers that are not accessed, a form will be attached to the Town's website for residents to input their contact information.

E. The Town of Angier and Harnett County Public Utilities Department met to discuss water and sewer options and/or opportunities. As we continue to grow, our capacities for water and sewer decrease as it stands today. Since Harnett County has the only water intake approval within the Cape Fear River on a regional basis, they control the systems. However, buying capacity with any expansion (water or sewer), would be a guarantee.

F. The new Finance Director will start August 19, 2019.

G. The Payroll/HR Office received a refurbishment and now has adequate spacing and storage for staff.

H. Attended the Monthly Manager's Breakfast hosted by Harnett County at Campbell University.

a. The re-appraisal process has begun. Over 66,000 parcels will be evaluated and completed in the next 2 years;

b. Some economic development interests in Harnett County was announced.

I. The Retention Wall Project is complete at Jack Marley Park. On a side note, we have determined that there is a blockage with the sewer line from the restrooms and the cause is deep tree roots. The plan is to reroute the sewer line, if possible.

J. The Earp Property easement will be finalized this week.

K. Lt. David Campbell's retirement luncheon is scheduled for August 30, 2019 at 12pm at the Depot. The Board of Commissioners, Town Staff, and special guests will be invited to attend.

#### **Mayor & Town Board Comments**

**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 7:30pm.

**Motion:** Commissioner Smith

**Vote:** Unanimous, 4-0

**Board Action:** The Town Board unanimously voted to reconvene in Open Session at approximately 7:34pm.

**Motion:** Commissioner Smith


**Vote:** Unanimous, 4-0

**Adjournment:** Being no further business, the Town Board voted unanimously to adjourn the meeting at 7:34pm.

**Motion:** Commissioner Hawley

**Vote:** Unanimous, 4-0

Attest:

  
Veronica Hardaway, Town Clerk

