

Town of Angier Annual Board Retreat

March 25, 2022

Board Attendees: Mayor Bob Smith, Mayor Pro-tem Loru Boyer Hawley, Commissioner Alan Coats, Commissioner Jim Kazakavage, Commissioner George “Jr.” Price

Staff Attendees: Gerry Vincent – Town Manager, Veronica Hardaway – Town Clerk, Melissa Wilder – HR Director, Sean Johnson – Planning Director, Hans Kalwitz – Finance Director, Lee Thompson – Chief of Police, Jimmy Cook – Public Works Director, Katy Warren – Library Director, Derek McLean – Parks & Recreation Director, Heather Keefer – Community Development Coordinator, Bill Dreitzler – Town Engineer

Arrival 8-8:45am

Call to Order 9am

Pledge

Invocation

1. 2021 Retreat Recap & Discussion of Growth Strategy

Town Manager Gerry Vincent gave a brief summary of the 2021 Board Retreat that talked about growth, infrastructure, the proposed Hwy 55 Bypass, and Downtown improvements. Mr. Vincent reviewed Board actions that were taken during that time with updates and are as follows:

- Commissioner Price made a motion to allow the Town Manager to move forward on buying a new Town Hall with financing decisions to be made at a later date. *Item is currently underway and progressing.*
- Commissioner Hawley made a motion to give the Town Manager the authority to act on behalf of the Town to propose and investigate needed action for CBDG grant. *Item has yet to begin.*
- Commissioner Price made a motion to direct the Town Manager to proceed with the planning and location of a community center and to come back to the Board for final approval. *Item is included in the Jack Marley Park Master Plan.*
- Commissioner Price and Commissioner Hawley made a joint motion to authorize purchase of all three properties (for a maximum of \$250,000). *This pertains to Harry Arnette’s properties and is currently underway and progressing.*
- Commissioner Hill made a motion to give the Town Manager the authority to evaluate and act on plans for the Farmers Market and/or multipurpose area. *Item is currently underway and progressing.*

No action required.

2. Harnett County Library Consolidation

Mr. Vincent introduced Harnett County Library Director, Angela McCauley, and thanked her for coming to meet with the Board in the hopes of clarifying some outstanding questions.

Ms. McCauley stated she has been the Harnett County Library Director for about 6 years, but has been with the County for 18 years in various other positions within the library. She has spent most of her career trying to convince people the importance of library services. Libraries add tremendous amount of value to a community and makes people want to come to your community. Ms. McCauley commended Angier's Board of Commissioners for understanding this importance and conveyed that Angier is fortunate to have Katy Warren as their Library Director.

Ms. McCauley said Harnett County has been studying consolidation of the municipal libraries within the county for approximately five years. She explained North Carolina has three types of library systems; the County Library System, Regional Library System, and Municipal Libraries. Harnett County is classified as a County Library System; however, the structure is an outlier from what a normal county library system is due to having a main branch with smaller branches in the towns or other populated areas of the county. The relationships Harnett County has with the municipal branches are exceptional because of the staff that's in place. The staff meet regularly and are all collaborative, not competitive, encouraging, and share ideas.

The mayors originally brought up the consolidation in 2017 because they wanted a single funded library system and have a unified county operation to improve access and services to all our residents. It also had much to do with taxpayer dollars to think they are being double taxed by having to pay municipal taxes along with county taxes. Based on the mayor's committee recommendation to the County Board of Commissioners, the Board of Commissioners charged Ms. McCauley in working out the details. When the consolidation was first presented in 2018, an agreement could not be established that would make everyone happy. The current County Board of Commissioners have asked staff to revisit this issue and attempt to move forward with consolidation of the County's Library System.

Ms. McCauley conveyed she believes there are good benefits to consolidation and could even benefit some branches more than others. Angier benefits in a different way because Angier is already adequately funded, fully staffed, and run great programs. There's not a whole lot more the County can do that will make it much better; however, the County can assist with expenses. Other libraries in the County are less fortunate and are severely underfunded. In order to be fair across the board, the County is offering consolidation to all municipal libraries rather than just those in need.

There was some question as to why Angier's Library Board may not be in favor of the consolidation. Ms. McCauley suggested they may not see the benefit of how consolidation would be for Angier since its already functioning at a higher level, however the benefit is coming in cost savings for Angier since the library is doing so well.

There was some discussion regarding what type of cost savings Angier will anticipate by consolidating into Harnett County's Library System. Mr. Vincent explained the proposed consolidation would be a 3-year phase in. The first year the Town will only budget for 2/3 of the County's recommended budget for Angier's library with an anticipated savings of \$78,000; the

second year the Town will budget for 1/3 of the County's recommended budget with an anticipated savings of \$177,000; the third year the County would then absorb all operational costs anticipating a cost savings of \$236,000 plus rent received for the building.

The Board discussed concern if Angier's library would still be able to provide the same services and programs it currently has. Ms. McCauley responded that customer service and level of library services is driven by staff and there's no plan to change staff, and are not looking to reduce any type of funding or salary.

The Board inquired about staff's benefits and salary. Ms. McCauley stated there are some differences in regards to benefits and there has been some discussion in regards to negotiating salary. No employee coming from a municipal library will be making less or in worse shape than they are at this time. Everyone should remain where they are or in better shape and also have the opportunity to advance.

The Board was interested in knowing if the library would still have the flexibility with ideas and programs and if the library director would still keep them informed of happenings. Ms. McCauley stated Katy would still have the flexibility to be creative with ideas and programs and would need to keep Angier's Board informed especially if it involves town property. Mr. Vincent added that Katy would still give a report to the Board at monthly meetings.

Mr. Vincent stated that details of the agreement is what's the most important. Every municipality's agreement will be unique to them and will be structured a bit differently. He recommended offering the County a rental fee of \$1 if they participate in our renovation plans.

The Board had discussion about how funding from the ABC Board would be affected. Ms. McCauley stated those funds will be held in a separate fund for Angier only. As far as what the money would be used for would be discussed amongst the attorneys.

Action: A consensus of the Board to proceed, & authorized the Town Manager to negotiate an agreement for Board approval.

3. Re-zonings – Conditional
 - a. What does this mean to the developer and the Board of Commissioners
 - b. Discuss R-6 Zoning District
 - i. Set Caps on Density?

The Board discussed concerns regarding lot sizes in developments and the impact it has on infrastructure.

Planning Director Sean Johnson explained that the Board can establish the minimum setbacks and/or lot sizes as well as minimum lot width when considering Conditional Rezoning. It was explained that the Ordinance requires a minimum open space dedication of 20% of the property to be developed. However, when this Ordinance requirement was established, some local developers pushed for a minimum site area of 20 acres before that open space dedication requirement is triggered.

Action: Reaffirm direction to Staff to encourage Conditional Rezoning for R-6 developments as previously directed, plus encourage 20% open space dedication with 50% of that space dedicated to active space, and to utilize a mixture of 6,000 & 10,000 sqft lots.

4. Planning for the NC 55 Bypass

- a. US 401 Corridor Study
- b. Water Line (28,000 Linear Feet @ \$3.1M)
- c. Reserve Sewer Capacity for Commercial Development

Mr. Vincent stated the NC 55 Bypass project is proposed to start phase one in October 2022, with the following phase slated for October 2023. The Town does have authorization to install a new waterline of 28,000 linear feet along the proposed bypass, which is estimated to be approximately \$3.1M. At this time, there is not a revenue source for this project, however the Town is working with state delegates in search of funding.

Mayor Smith stated he has been working with CAMPO to address the US 401 Corridor Study. There has been some talk of making changes to this project that will give economic opportunities to Angier. They have estimated approximately 50,000 new residents in Harnett County in the coming years.

Planning Director Sean Johnson stated that CAMPO, as part of their US 401 Study, has expressed interest in upgrading existing roads instead of constructing a new location highway through farms specifically around Fuquay-Varina. In doing this, it will help traffic flow from Raleigh and be diverted around Fuquay-Varina and Angier to Lillington.

Mr. Vincent recommended reserving sewer capacity for commercial users that will be going along the proposed NC 55 Bypass. Sewer capacity is limited at this time until the Town applies for a grant that will expand Harnett County's water plant by 1.2M gallons per day.

Mayor Smith felt the Town is not adequately in position to service the growth along Hwy 210 from the center of Town out towards Harnett Central School. He voiced that Hwy 210 is an area the Town hasn't actively looked at.

Action: Continue to monitor the 401 Corridor Study, pursue grants to install the water line along the 55 Bypass, & reserve sewer capacity for commercial development along the 55 Bypass.

5. Storm Drainage Study

Town Engineer Bill Dreitzler stated the Town of Angier selected Gradient, PLLC to perform a hydraulic analysis of an approximately 400-acre drainage basin in Southwest Angier, referred to as the Southwest Angier Drainage Basin Study. Gradient, PLLC will be presenting to the Board the final report at their April workshop meeting. Areas of concern are the following:

Concern Area	Description
1	88 S. Park Street; yard and house floods
2	161 W. McIver Street; yard floods and water under house
3	12 Crestview; yard floods regularly and water gets underneath house
4	S. Park Street between W. Church and W. Depot Streets; Entire street floods
5	Ditch from S. Cross St to W. McIver St; inspect for debris and pipe sizes
6	Ditch from Oakwood Dr to Crestview Dr along W. McIver St; overflows
7	Ditch from Crestview Dr to S. Raleigh St; Partially clogged
8	Ditch from S. Raleigh St. to S. Broad St. E; inspect for debris and pipes
9	Ditch from S. Broad St. E./Hidden Acres Est to Black Riv; inspect
10	Ditch from S. Broad St. E./Hidden Acres Est to Black Riv; inspect

The Scope of the project included identifying key drainage outfalls and infrastructure; discuss specific historical flooding areas and desires to mitigate with the Town which includes identification of key concern areas; provide an analysis of flooding within the drainage basin; identify ditch sections and storm pipes expected to exceed design capacities; filed survey as required for the planning level analysis; provide recommendations for improvements within the drainage basin; provide an engineer's opinion of cost for recommendation improvements; and summarize findings in a final report.

The model results indicate significant flooding occurs during most storm events near the intersections of Park/West Depot Streets, Park/West Lillington Streets, and West McIver/Crestview Drive. Flooding in these areas inundates existing structures, including flooding crawl spaces and HVAC units, and in some cases entering the living space. Another concern area is road overtopping and flooding occurring at the intersection of S. Broad St. and the entrance to Hidden Acres Estates. It is estimated that this area will experience road flooding during storm events less than the 10-year storm. This flooding overtops the only vehicular access to the Hidden Acres Estate development. The proposed drainage improvements along West Depot Street and the Honeycutt Oaks development, under construction currently, were added to the existing conditions.

Three key recommended mitigation measures were reviewed to help alleviate problem areas. Mitigation Measure #1 are improvements from W. Depot Street to S. Raleigh Street where drainage improvements will significantly reduce the flooding in the concern areas. Most of the work will be done within existing Right-of-Way with some easement acquisition that would be required for ditch improvements and pipe extension. Mitigation Measure #2 are channel and pipe improvements at W. Smithfield Street to W. Williams Street where most of proposed improvements would be outside of the Right-of-Way, easement acquisitions would again be required for ditch improvements. Mitigation Measure #3 are culvert improvements at S. Broad Street and Hidden Acres Estates that would reduce overtopping frequency of S. Broad Street and Hidden Acres Estates; estimated level-of-service will be greater than 25-year storm event, however low cover existing utilities will create design challenges. It was recommended beginning with Mitigation Measure #3 prior to making any other improvements. All improvement projects recommended by this Study will cost approximately \$3.2 million, and that just includes the three mitigation measures within the southwest drainage basin.

The Board discussed possible storm water fee to be applied to residential and commercial customers based on impervious surface. It was the consensus of the Board to review the fee proposal again.

Action: Gradient to make formal presentation to the BOC at the April Workshop, proceed with a stormwater fee breakdown for both residential & commercial properties, & apply for an upcoming grant applicant in September 2022 for Mitigation Measure #3.

6. Downtown Master Plan by NC State University
 - a. Farmer's Market
 - b. Courtyard Improvements
 - c. Planned Events

Community Development Coordinator Heather Keefer began speaking about the Downtown Master Plan with NC State and that it has been delayed due to COVID, however they have been working through the survey's citizens have completed. NC State has identified the business core boundaries where most proposed projects will be in the business core area. Approximately 800 surveys have been submitted identifying what citizens wouldn't want changed such as Jack Marley Park, restaurants, small town feel, Depot Square, events, festivals and also identified their dislikes and would want to see changed such as traffic, parking, shopping choices, night life, gathering spaces, and wayfinding. The survey also recognized items that stood out to citizens as a vision of Angier. Those items being a Farmer's Market, more retail, nightlife, restaurants, green spaces, splash pad, and more entertainment.

In addition to the Downtown Master Plan, the Community Development Advisory Board had a lot of concerns about downtown and pedestrian safety. Some immediate ideas have been shared between the planning, police, and public works departments. Two areas that are being focused on are Depot Street and Broad Street. It has been recommended to add a larger sign that says "drive safely entering Downtown Angier" so people know to be alert. Some upgrades and relocation of the speed limit radar signs can alert drivers to start slowing down sooner. Another recommendation would be to add solar-powered push button LED pedestrian crossing signs at the crosswalks located near the Red Barn and Angier Family Pharmacy. Existing crosswalks located on N. Broad St. near Forrest Fitness doesn't have great visibility. This can be upgraded by bringing the pedestrians further out into the intersection by using curb and gutter bump outs. The large planters throughout town can be utilized on either side of the bump out to create a barrier. No parking spaces would be eliminated by this upgrade but would prevent parking directly on the crosswalk. Another proposal is adding streetscape bump outs with street lamps at the intersection of S. Broad St. E and Lillington Street as well as at the intersection of W. Williams Street and N. Raleigh Street. Streetscape and on-street parking around Town Hall improvements are proposed such as parallel and angled parking on Williams Street, N. Broad St. E crosswalks, sidewalk around the clock tower, and storm drainage, curb and sidewalks as needed to fill in gaps.

Other items proposed are surrounding the Town's Farmer's Market. Streetscape and on-street parking around Farmer's Market improvements such as parallel and angled parking on Lillington Street, S. Broad St. E crosswalks, extension of Church St., storm drainage, curb and sidewalk as needed to fill in gaps and possible railroad gate on Lillington Street to block of traffic during events. Ms. Keefer reviewed two possible concepts of the Farmer's Market and parking placement with the Board. There was some question as to whether this space can be utilized as a multipurpose space for gathering and meetings at times when it's not being utilized as a Farmer's Market. It was confirmed that this project would be identified as a multipurpose use. Property has already been purchased and is slated to start in the upcoming Fiscal Year.

The Community Development Advisory Board have also proposed some courtyard improvements between Ed's Restaurant and Legacy Designs off Depot Street. To make this area seem more inviting, it was proposed to add rod iron fencing and archway to the front facing Depot Street, pillars placed at the perimeter, and a brick wall at the rear dividing the parking lot from the seating area. In addition to those improvements, it was proposed to install stamped concrete for that area to be used as a multipurpose function as well. Other upgrades proposed are storm drainage, curb & gutter to fill in on Depot Street, water/sewer upgrades and a small wall surrounding the water spigot to prevent tampering.

Ms. Keefer reviewed various planned town events for the upcoming year. She stated her goal is to get as many different non-profits and other community partners involved in the implementation of each event. It was also explained how she is standardizing our event road closures by identifying large, medium, and small events and reviewed several road closure options for these categories.

Ms. Keefer has been working very hard on marketing and communication by reaching out using various mediums to get information to all citizen age groups.

Action: *Schedule a presentation to the BOC by NC State University to finalize the downtown plan, proceed with downtown pedestrian measures, Farmer's Market Concept A (design parking lot layout), & apply for AARP grant.*

7. Future Park Master Plan
 - a. Community Center

Parks & Recreation Director Derek McLean gave a brief overview of the Future Park Master Plan for the Community Center and upgrades at Jack Marley Park as well as the proposed future park site that will be located off of Guy Road. Mr. McLean stated that a full presentation of the Future Park Master Plan will be given by *WithersRavenel* at the next Board meeting.

The Board had discussion regarding the road located at the backside of Jack Marley Park near Hickory Street.

Board Action: The Town Board voted to open the road at the backside of the park near Hickory Street.

Motion: Commissioner Price

Opposed: Commissioner Coats

Vote: 3-1; motion carried

Action: *Proposed concept drawing covers anticipated activities, contact property owner to the NW to secure a 50-foot permanent R-O-W for a rear entrance/exit, schedule a final presentation to the BOC, & contact developers regarding the Guy Road entrance.*

8. Urban Service Area initiated by Harnett County

Mr. Vincent stated Lillington has set a preliminary boundary line Urban Service Area that they will present to their Board and Harnett County regarding where they want their growth to stop. Harnett County has initiated a request for Angier to delineate where our boundaries are set outside of our ETJ. How the map is drawn depends on where Angier's existing utilities are, where additional development may go, and where it would make sense for Harnett County to serve utilities to those new developments outside of Angier's current jurisdiction. The concern is we have established a boundary agreement with Fuquay-Varina, and now Angier needs to establish an Urban Service Area boundary line to our North, Northwest and Southwest.

Mr. Johnson stated an Urban Service Area is an agreement between a municipality and county to designate areas outside of their planning jurisdiction where they plan to grow one day but do not have it in their current jurisdiction. We currently have two large gravity outfall sewer lines northwest of Angier. One was put in 2013 from Sunni Skies to Chalybeate Springs Road. The other line is from Rawls Church Road down Chalybeate Springs Road along the Neil's Creek corridor. This opens up an entire drainage basin north and west of Town for new developments to flow into one of those two lines and therefore annex into Angier. The USA would begin at some point outside of that drainage basin area. Harnett County has initiated this agreement because it

will allow developers to annex into Angier but be served by county utilities. This proposal is a new concept and currently there are no developments that fit these criteria. There's a lot of benefits in strategically placing an USA agreement with the County. Angier is purchasing 1.2 million gallons per day from the county with their new wastewater plant expansion. If a developer taps into the county line, they will not take up any of Angier's sewer capacity. However, the USA agreement would still require them to annex into Angier even though Angier's utilities are not needed. There would be no additional strain on Angier's sewer capacity or water pressure. Angier needs to decide just how much further outside the current jurisdiction to go to allow developers to annex into Angier.

Mr. Vincent added that developments are already annexing into Lillington, Lillington is collecting the tax base, but those developments are being served by Harnett County utilities. *EnviroLink* completes a report every few years to look at our water and sewer fees. Along with that, they also consider the costs associated with maintaining our system and what our capital projects are. After that information is compiled, that generates the fees set for the next five years and how it needs to increase to maintain that system. Terms of the agreement will be brought before the Board for approval.

Mr. Johnson informed the Board that there will be a massive commercial intersection where the NC 55 Bypass and HWY 210 will intersect. Harnett County already has a water line on HWY 210. If a commercial developer approaches Angier and they can't get Angier water or sewer, if they don't annex, they could put in a septic system. This would mean Angier loses that tax base and job creation.

Action: Proceed with proposed concept, as discussed by staff, with Harnett County, and negotiate an USA for BOC approval.

9. New Town Hall/Police HQ Update

a. Reappraisal/Harnett County-Revenue Neutral

Mr. Vincent reviewed financials received by *Davenport & Co.* Information of re-appraisals have been received from Harnett County indicating a real value increase of 31% as opposed to the 15% we projected. Our new projected levy is approximately \$2.7M; currently its \$2.1M. Because of this increase, there will be approximately \$636,000 additional revenue that could pay for the new Town Hall building all by itself. The additional revenue comes from growth along with Harnett County's comprehensive revaluation. Projected annual tax revenue from subdivisions is roughly \$2,451,755. Based on the growth rate of this revenue the Town will have to publicize what the new rate will be. If the Town were to decide to go revenue neutral, we would have to drop the tax value rate from \$0.53 per \$100 to \$0.39 per \$100, however the Town wouldn't receive any new revenue. The money would be given back to the citizens by dropping their rate. If that were the case, we not be able to afford additional officers and other Town staff.

Highlights from the *Davenport & Co.* financial information:

Description of Long-Term Debts – Future Borrowing Assumptions

- Total cost of project is approximately \$14.1 million
- Town expects to contribute \$1 million from Unassigned Fund Balance
- Town's net borrowing amount is \$13.1 million in the second half of FY 2022 at 2.50% (estimate)
- Town makes interest only payments in FY 2023 and FY 2024
- Note: debt service projections assume full \$13.1 million drawn down at closing. However, the Town expects to explore a draw down loan option as well as an option that is fully funded at closing
- \$13.1 million of permanent funding from USDA pays off interim financing in FY 2024
- 2 years of interest only payments in FY 2025 and FY 2026; 28 years of level debt service payments beginning FY 2027
- Interest rate for planning purposes equal to 2.25%

Projected Statement of Income and Expense – Assumption for Projection (Revenues)

- Inclusive of Property Taxes (real, personal, and public services) and motor vehicle taxes
- Mid-year Ad Valorem revenue projections are more than \$300,000 higher than FY 2022 budget values
- Wake County revaluation is effective for FY 2022 (reflected in 2022 mid-year projections). Property values assumed to grow 3% annual from FY 2022 values beginning in FY 2023
- Harnett County revaluation will go into effect in FY 2023, Harnett County expects a 15% increase in Ad Valorem revenue in FY 2023 over the FY 2022 mid-year projections. FY 2023 values assumed to grow 3% annually beginning in FY 2024
- Assumes Town realizes incremental Assessed Value growth of approximately \$92,518,995 annually in FY 2023 – FY 2027 from subdivision development (\$462,594,976 of total assessed value added by FY 2027).
- The assessed value of growth from subdivision development by FY 2027 has grown from \$462 million to \$707.5 million based on most recent estimates.
- Vehicle tax is expected to grow at the same rate as Property Values, mentioned above, for each County in FY 2023 – FY 2027
- Assumes collection rate on Property tax is 99.50% in FY 2022 – FY 2027; assumes collection rate on vehicle tax is 100%; and assumes tax rate remains at \$0.53 for ever \$100 of assessed value

Mr. Vincent reviewed the Town's future and on-going projects that totals approximately \$42M. The items reviewed are the Town's wish list to which he explained will be worked on a little at a time over each Fiscal year. Because the Town has many planned projects, it was his recommendation to accept the new revenue and not lower the real estate tax. If real estate taxes were decreased there is a possibility they would have to be raised the next fiscal year in order to afford upcoming projects.

The Board had discussion on the Harnett County revaluation and it was the consensus of the Board not to decrease the real estate tax rate.

Mr. Vincent stated a General Contractor, Rodgers Builders, has been locked in and have qualified all sub-contractors. We are in the process of sending out bids to lock in prices. The new building will go in the same footprint as the old annex building and existing Town Hall. Existing furniture and camera system will be utilized in the new building to avoid additional costs.

Mr. Vincent reviewed the General & Utility Fund Capital Projects along with revenue sources for those projects. They are as follows:

General Fund

Project	Costs	Source of Revenue	Fiscal Year
Town Hall/Police	\$13.0M \$1M	USDA Loan - 30 Years Fund Balance	2022-2023
Farmer's Market Land	\$500,000 \$60,000	Fund Balance	2022
Community Center	\$4.5M	PARTF/Bank Loan/Fund Balance	2024
LAPP - Junny Road	\$1.7M	NCDOT/CAMPO/GF	2023-24
LAPP - Hwy 210 Project	\$1,463,386	NCDOT/CAMPO/GF	2022
SW Drainage Study	\$3.2M	GF/Propose a Storm Management Fee	2022
Future Park Master Plan	\$65,000	General Fund	<u>\$24.5M TL</u>

Utility Fund

Project	Costs	Source of Revenue	Fiscal Year
HC - Sewer Capacity	\$8.7M	USDA Loan (\$2.5M)/American Rescue Plan (\$1.7M)/NC General Assembly (\$3.5M)/Fund Balance (\$1.0M)	2026-27
55 Bypass New Water Line	\$3.2M	USDA Loan	2025-27
Pump Station Upgrades #1 & #6	\$3,866,083	First Bank Loan (19 Years) /American Rescue Plan (\$625,000)/Fund Balance	2023
W. Lillington/Park St. - Water Line	\$100,000	NC General Assembly	2023
Water Tank/Core System Replacement	\$6.5M	NC General Assembly/Fund Balance	2022-23 <u>\$22.3M TL</u> <u>\$46.8M Grand Total</u>

Sources of Revenue

Revenue Sources	
\$1.7M	American Rescue Plan Federal Funding/Signed March 2021
\$10.4M	NC General Assembly
\$100,000	NC General Assembly
80/20	NCDOT LAPP Match Funds
Fund Balances:	
General Fund	\$5,214,300
Utility Fund	\$3,924,399
United States Department of Agriculture (USDA)	
Private Placement Loans - Banks	
Build Back Better Infrastructure Bill - Not Yet Approved	

Action: Continue to proceed with the construction of a new town hall/police HQ and be prepared for the County's reappraisal information, advertise a "revenue neutral", but recommend against it!

10. Ten Years from Now, how do we plan?

- a. Capital Improvement Projects/Plan FY22-27

Action: Continue to "chip" away at priority projects, include the widening of Wilma Street, & review the cost estimate for a SW Regional Pump Station along Hwy 210.

11. Department Reports (Operation & Capital Projects)

Each Director gave a presentation about their department and reviewed special requests and needs.

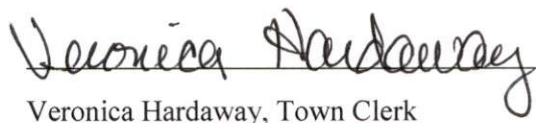
- a. Planning, Zoning & Code Enforcement **ADD a new position**
- b. Finance **ADD a new position in Utilities**
- c. Library **ADD 2 PT positions**
- d. Police **ADD 3 new positions**
REINSTATE fees regarding tickets issued
- e. Parks & Recreation **OPEN a second entrance/exit to N. Hickory**
- f. Public Works & Utilities **ADD 2 new positions**

Adjournment: Mayor Pro-tem Loru Hawley motioned to adjourn at approximately 5:22pm. Unanimous



Robert K. Smith, Mayor

Attest:



Veronica Hardaway, Town Clerk

