

**Town of Angier
Board of Commissioners
Workshop Session
Tuesday, April 23, 2019, 6:30 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners Workshop Session meeting Tuesday, April 23, 2019, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Lewis W. Weatherspoon
Mayor Pro-Tem/Commissioner Craig Honeycutt
Commissioner Loru Boyer Hawley
Commissioner Bob Smith
Commissioner Mike Hill

Staff Present: Town Manager Gerry Vincent
Town Clerk Veronica Hardaway
Public Works Director Jimmy Cook
Planning Director Sean Johnson
Town Engineer Bill Dreitzler
Downtown Manager Christy Adkins
Town Attorney Dan Hartzog Jr.

Others Present:

Call to Order: Mayor Weatherspoon presided, calling the Board of Commissioners meeting to order at 6:30 p.m.

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

Invocation: Mayor Weatherspoon offered the invocation.

Approval of the April 23, 2019, meeting agenda: The Town Board approved the agenda with the following amendment: add Closed Session pursuant to NCGS 143-318.11 (a) 3 – attorney-client privilege; and NCGS 143-318.11 (a) 4 – to discuss economic development.

Board Action: The Town Board unanimously approved the April 23, 2019 meeting agenda as amended.

Motion: Commissioner Smith
Second: Commissioner Hawley
Vote: Unanimous, 4-0

A. Planning Board Applications

The interview schedule for Planning Board candidates were as follows:

1. Theodore Lumbrazo

Mr. Lumbrazo had a fifteen (15) minute question and answer session during an open session with the Town Board beginning at 6:32pm. After a brief introduction, members of the Town Board asked the candidate questions.

It was the consensus of the Board to place the applicant on the May consent agenda for appointment.

B. Farmer's Market Presentation – Kevin Hardison with NC Department of Agriculture and Consumer Services

Kevin Hardison, NC Department of Agriculture, stated he has worked with several associations and areas such as farmer's markets and roadside stands. He has been with the Department of Agriculture for almost 20 years. He stated that there is not a formal permit or requirement to proceed with a farmer's market but can be managed by several different sources. Those sources being: Department of Agriculture, Town or Government entity, Independent, Cooperative Extensions, County Health Agencies, or a Board. Mr. Hardison explained that insurance, marketing management, and funding would be needed to run a successful market. He recommended that if the Town wanted to proceed with a market to utilize Town property, put a marketing manager in charge, and set guidelines the market would be governed by that would be available to those vending. A Farmer's Market should be a reflection of the goals of the Town and is most successful with government support. He explained there are several grant funding opportunities available to the Town. Mr. Hardison then explained to the Board the differences between a Town managed farmer's market versus a third party management.

Town Attorney Dan Hartzog, Jr. recommended an indemnity agreement with growers and vendors and to include that requirement in the guidelines.

C. Dumpster Screening Requirements

Planning Director Sean Johnson presented the revised draft of the Ordinance amendment to Section 7.3.4 based on the discussion during the April Planning Board meeting. This amendment would require existing waste containers on multifamily and nonresidential properties to be screened in the form of an opaque wall or fence with a latching gate that will reasonably secure the enclosure from unauthorized entry. The screen shall exceed the height of the waste containers by a minimum of six inches and shall not interfere with the emptying, replacement or removal of waste containers. For interpretation purposes, waste container shall include any waste container, recycling container, grease trap, oil storage container or any other similar container. Chain link fencing with slats or other supplemental screening material shall not be used to meet the requirements. All screening material shall remain in good condition as determined by the Administrator.

For all new and expanding nonresidential and multifamily properties require the same as existing properties but would also require containers to be located to the rear of the principal structure and use building materials that are compatible with those used for the exterior of the principal structure. Also, any ground mounted mechanical equipment shall be located to the rear or side yard and screened from view of the street. Roof-mounted mechanical equipment shall be screened from view by a parapet wall or screen wall matching the primary building materials.

It was the consensus of the Board to include a Public Hearing in May for this item with the following suggestions: setting a threshold for any container larger than 96 gallons; revising the definition of mechanical equipment; and to exclude the use of building materials that are compatible with the exterior of the principal structure.

D. Harnett County Water Contract

Town Manager Gerry Vincent explained to the Board that based on the Town's projected growth and water supply that Harnett County can provide, the new forty year contract would only be effective for ten years.

Town Engineer Bill Dreitzler explained Angier's water distribution system as follows:

Water Demand:

Assessing a 3-year time period, the Town's average daily purchase from Harnett County was 0.479 MGD. The total usage is comprised of residential, commercial, industrial, institutional, system usage and unaccounted for categories. Using a population projection of 10,000 residents in 2030 and 15,000 residents in 2040 we can estimate an average daily water demand of 0.720 MGD (2030) and 1.013 MGD (2040). Harnett County has indicated that their distribution system is not capable of delivering water to the Town in excess of 1,000 gpm due to management needs regarding temporary peaking factors on its distribution system. The 1,000 gpm flow rate equals a maximum 24-hour supply of 1,440,000 gallons per day. Using a 2.0 peaking factor for the Town's system, the 1,440,000 gpd equates to a supply of 720,000 gpd. As noted above, based on the current projects, Angier will reach the maximum water supply the Harnett County system can currently deliver in 2030.

Recommendations:

1. Begin discussions with Harnett County regarding system upgrades/modifications that will be required to supply the Town with 2.0 MGD.
2. Prepare an opinion of cost for the upgrades/modifications determined needed to increase water supply to the 2.0 MGD demand.
3. Determine the Town's cost obligations and payment terms.
4. Include language in the new Water Purchase Agreement to set the terms for the future needs.
5. Evaluate alternative water supply/purchase sources for the 1.280 MGD gap between the 2040 2.0 MGD demand and the current County maximum of 0.720 MGD.

Water Storage:

Water storage capacity needs include four components: 1) equalization volume, 2) fire suppression, 3) emergency reserve and 4) operational reserve. NC Public Water Supply Rules

require that storage capacity meet the requirements of fluctuating demand plus provide a reserve for fire protection which is equalization volume and fire suppression. In addition, the total storage capacity can not be less than ½ days average demand. The Town currently has 350,000 gallons of elevated water storage. The “ideal” storage based on items 1 through 4 above would be 426,666 gallons. However, based on NC Rules, the Town’s required minimum storage volume is 284,444 gallons. Therefore, we are currently in compliance. Based on the current demand projections the minimum storage capacity for 2030 will be 314,666 gallons and for 2035 will be 330,666 gallons. Recommendations:

1. Consider a policy to move towards water storage that addresses equalization volume, fire suppression, emergency reserve and operations reserve in lieu of simply meeting State minimums.
2. Based on item 1 above, provide an additional above ground water storage of 250,000 gallons by 2030. That would provide the Town with 600,000 gallons of storage and address our needs through 2040.
3. An alternative would be to provide an additional above ground water storage of 100,000 gallons by 2030. This approach would not meet the desired water storage needs; however, it would keep the Town in compliance with State rules through 2040.

Water Distribution:

Overall, the Town’s water distribution system is in good condition to address future growth. A recent evaluation to assess the ability of our distribution system to adequately meet demand for a proposed development along Hwy 210 on the south side of Town yielded positive results. This area is served by the Dora Street tank which is at a lower pressure gradient than the new Kennebec Church Road tank. However, based on an estimated total daily demand for the development project of 100,150 gpd our system pressures are 55 psi for peak hour demand based on our system model. Recommendations:

1. Update our Water Distribution System Master Plan to include the Hwy 55 Bypass and to align with our current Land Use Plan.
2. Develop a financial plan and schedule to replace the Town’s core system that was identified for replacement back in 2016. The estimated cost at the time was \$1.9 million. This project should be a 5-year target to align with the 10-year target for a new elevated storage tank. With the core system replaced, the new elevated tank can be constructed at the same overflow elevation as the Kennebec Church Road tank and provide for better service in the areas currently fed from the Dora tank.
3. Once we have determined water distribution system upgrades that will be needed to expand our supply beyond the 0.720 MGD discussed in the Water Demand section above, update the CIP to address these needs.

It was the consensus of the Board to research alternative water sources and authorize the Town Manager and Town Engineer to have discussions with those entities.

E. Closed Session

Board Action: The Town Board unanimously voted to go into Closed Session pursuant to 143-318.11 (a) (3) – attorney-client privilege, 143-318.11 (a) (4) – to discuss economic development at approximately 8:19pm.

Motion: Commissioner Hawley
Second: Commissioner Hill
Vote: Unanimous, 4-0

Board Action: The Town Board unanimously voted to reconvene in Open Session at approximately 8:25pm.

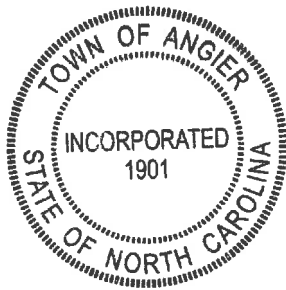
Motion: Commissioner Hawley
Second: Commissioner Smith
Vote: Unanimous, 4-0


The Board had discussion regarding the Angier-Black River Fire Department's special district tax.

The Board had discussion regarding the Local Government Commission's letter received by the Town.

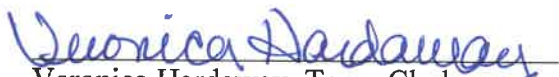
Adjournment: The Town Board voted unanimously to adjourn the meeting at 8:36pm.

Motion: Commissioner Hawley
Second: Commissioner Smith
Vote: Unanimous, 4-0




Lewis W. Weatherspoon, Mayor

Attest:


Veronica Hardaway, Town Clerk