

**Town of Angier
Board of Commissioners
Work Session
Tuesday, February 21, 2023, 6:30 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners Work Session meeting Tuesday, February 21, 2023, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Bob Smith
Mayor Pro-tem Loru Boyer Hawley
Commissioner Alan Coats
Commissioner Jim Kazakavage
Commissioner George Junior Price via *Zoom*

Members Absent:

Staff Present: Interim Town Manager Richard Hicks
Human Resource Director Melissa Wilder
Chief of Police Lee Thompson
Planning Director Randy Cahoon-Tingle
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 Work Session meeting to order at 6:30 p.m.

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

Invocation: Mayor Smith offered the invocation.

Approval of the February 21, 2023 meeting agenda: The Town Board unanimously approved the agenda as presented.

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

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

It was the consensus of the Board to allow Commissioner George “Jr.” Price to participate via *Zoom*.

Presentation

1. EnviroLink

Cecil Rhodes gave a brief overview of the Water/Wastewater Revenue and Rate Evaluation. Mr. Rhodes will present the final System Development Fee Analysis in April for Board adoption in June.

2. Resolution #R003-2023 & Resolution #R004-2023 – to delete a portion of Roy Adams Road & West Church Street from the State Highway System

Public Works Director Jimmy Cook stated that currently the Department of Transportation is maintaining West Church Street and Roy Adams Road.

Roy Adams Road is off of Tippet Road and ties into the Clearfield Subdivision and goes from asphalt to dirt road. Myrtle Manor Subdivision that’s going in at the end of Roy Adams Road will be building the road and putting in the infrastructure. Undertaking the maintenance of this road will allow the Town to determine where the new infrastructure will be established. The same situation goes for West Church Street as it will tie into Honeycutt Oats Subdivision. They too will be bringing in utilities to be installed. Doing this will also increase the Town’s Powell Bill funding that is received every year that is based on street mileage.

In order to proceed with this action, the Board will have to adopt Resolution #R003-2023 and Resolution #R004-2023 to delete a portion of Roy Adams Road and West Church Street from the State Highway System.

Board Action: The Town Board unanimously voted to adopt Resolutions #R003-2023 & #R004-2023 to delete a portion of Roy Adams Road and West Church Street from the State Highway System.

Motion: Commissioner Kazakavage

Vote: 4-0, unanimous

Resolution No.: R003-2023

Date Submitted: February 21, 2023

Date Adopted: February 21, 2023

**RESOLUTION OF THE ANGIER BOARD OF COMMISSIONERS
REQUESTING THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION**

**DELETE A PORTION OF ROY ADAMS ROAD FROM THE STATE HIGHWAY SYSTEM AND
APPROVING THE TOWN'S ACCEPTANCE OF SAID STREETS**

WHEREAS, in accordance with General Statute 136-66.2 (Development of a Coordinated Transportation System), the Town of Angier proposes that the portion of Roy Adams Road from Tippet Road to the end of the existing dirt road, approximately 2,900 linear feet, that is within corporate limits of the Town of Angier be deleted from the State System and be made part of the Town of Angier Street System for maintenance purposes;

NOW, THEREFORE, BE IT RESOLVED, by the Town of Angier that it does hereby request that the portion of Roy Adams Road that is located within the corporate limits of the Town of Angier be deleted from the State Highway System by the Department of Transportation and that it does hereby accept the portion of Roy Adams Road from Tippet Road to the end of the existing dirt road, approximately 2,900 linear feet, which is located within the corporate limits as a part of the Town of Angier street system, upon the removal of said street portion from the State Highway System.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that upon approval by the North Carolina Department of Transportation of the deletion of Roy Adams Road from Tippet Road to the end of the existing dirt road, approximately 2,900 linear feet, from the State Highway System; that said street will be resurfaced and properly marked at the State's expense, prior to being deleted from the State System and being made part of the Town of Angier's Street System for maintenance purposes.

Resolution No.: R004-2023

Date Submitted: February 21, 2023

Date Adopted: February 21, 2023

**RESOLUTION OF THE ANGIER BOARD OF COMMISSIONERS
REQUESTING THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DELETE A PORTION OF WEST CHURCH STREET FROM THE STATE HIGHWAY SYSTEM
AND APPROVING THE TOWN'S ACCEPTANCE OF SAID STREETS**

WHEREAS, in accordance with General Statute 136-66.2 (Development of a Coordinated Transportation System), the Town of Angier proposes that the portion of West Church Street from Hwy 210 to Grays Lane, approximately 1,300 linear feet, that is within corporate limits of the Town of Angier be deleted from the State System and be made part of the Town of Angier Street System for maintenance purposes;

NOW, THEREFORE, BE IT RESOLVED, by the Town of Angier that it does hereby request that the portion of West Church Street that is located within the corporate limits of the Town of Angier be deleted from the State Highway System by the Department of Transportation and that it does hereby accept the portion of West Church Street from Hwy 210 to Grays Lane, approximately 1,300 linear feet, which is located within the corporate limits as a part of the Town of Angier street system, upon the removal of said street portion from the State Highway System.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that upon approval by the North Carolina Department of Transportation of the deletion of West Church Street from Hwy 210 to Grays Lane, approximately 1,300 linear feet, from the State Highway System; that said street will be resurfaced and properly marked at the State's expense, prior to being deleted from the State System and being made part of the Town of Angier's Street System for maintenance purposes.

3. Monarch Butterfly Request & Project

The Mayor and Board of Commissioners received letters from Pine Springs Preparatory Academy students asking for the Town's help with the decline in populations of the monarch butterfly. They requested the Town to sign a pledge and choose 3 action items that could help save this species. The Angier Rotary Club has been in communication with Angier Parks & Recreation and Public Works to establish butterfly benches sanctuary paths since last year.

Tammy Farley, President-Elect of Angier Rotary Club, shared a letter written by President Dolores Price stating their local chapter has secured a grant from Rotary International that is a similar endeavor that would satisfy at least three call to action items. The Rotary Club respectfully requests a Proclamation to proclaim March 11th the "Mayors' Monarch Pledge Day". The following are the three action items that can be accomplished:

- Action Item #1 – Issue a Proclamation to raise awareness about the decline of the monarch butterfly and the species need for habitat.
- Action Item #2 – Engage with city parks and recreation, public works, sustainability, and other relevant staff to identify opportunities to revise and maintain mowing programs and milkweed/native nectar plant planting programs.
- Action Item #3 – Add or maintain native milkweed and nectar producing plants in community gardens.

Benches on the West Broad Street side of the greenway between the Town Hall and Black-River Fire Department will have landscaping and plantings to be used by monarchs and other pollinators as a safe migration path where they will be able to land, propagate, find nourishment, and hopefully increase in number. The Rotary Club has researched specific types of foliage needed to promote and maintain the butterfly habitat which will require some digging, landscaping, mulching, and labor which is why there's an open invitation to all who would like to help on March 11th at 9am.

It was the consensus of the Board to proceed with this item.

4. Town of Angier Facility Rental Policy Amendment

Interim Town Manager Richard Hicks explained there are two major changes to the policy that's being proposed. The first being that we currently allow half day rentals; however, it's difficult to monitor and keep up with who comes in and out. The proposal is to allow all-day rentals instead of having some half day rentals. The second major change is the notary seal that's required on the rental agreement which is not really necessary.

It was the consensus of the Board to add this item to March's consent agenda.

5. Discussion regarding new Water Tank location off Junny Road

Mr. Hicks explained that the Town has received a piece of property from *Bulldog Hose Co.* to install the new water tank. The original plan was to install the tank on the existing site where the

standpipe is. Later, it was found that standpipe actually provides the fire flow pressure for that industry. If you take the Junny Road tank down, their fire suppression system will not work. Due to this issue, the existing tank cannot be deconstructed to allow for a new tank to be placed on the same site. In which case, *Bulldog Hose Co.* has donated about an acre site to the Town, the deed has been recorded, and now the project is ready to move forward. However, a temporary hold has been placed due to soil testing of the new site but once completed we would need to move forward with the project as ARPA funding is being used. Those funds will need to be expended by 2026 and if the project were to start over, a significant amount of time would be added to our timeline.

Charlie McGougan, P.E. with MBD Consulting Engineers, stated that they are just getting started with the design of the new 500,000-gallon water storage tank. The first step is to conduct a Geotechnical Study which determines the foundation that's going to be used. He anticipates the project will be ready for submission in the next 4-5 months to the public water supply section for a permit and from that point would be advertising and receiving of bids. The construction time for a project such as this is typically 12-15 months.

Mr. McGougan suggested keeping the existing Dora St. elevated tank in service during the construction time for the proposed elevated tank. This will help maintain the needed water storage and fire protection. A project has already been designed and permitted that would remove the Junny Road tank from the distribution system and dedicate it solely to the industries fire protection system. Once the proposed replacement tank is in service, the Junny Road tank can be removed from any type of service and demolished. The Junny Road tank site is 0.2 acres and not large enough to sustain construction of the proposed elevated tank.

Mr. McGougan continued that the Dora St. tank site, which is owned by the Town, is also not large enough to allow construction of a new tank with the existing tank still in service. This parcel is only 0.70 acres and there are two town owned buildings located on site that would need to be demolished and removed along with the existing tank to make the site workable for the new tank construction. Mr. McGougan went on to say that the donated acre site by *Bulldog Hose Co.* is ideal in terms of the amount of open relatively flat space available for tank erection purposes. The construction site would include a 1.0-acre permanent parcel with an additional 1.40 acres of adjacent temporary construction easement. The ground elevation at the *Bulldog Hose Co.* site is 338' Mean Sea Level, which is among the higher elevations across the Town. The ground elevation at the proposed site is approximately 22ft. higher in elevation than the ground elevation at the existing Dora St. tank site. Higher ground elevation results in a lower tank height above ground level. Tank cost increases with height above ground level.

Mayor Pro-tem Hawley disclosed that she resides in the subdivision directly across from the proposed site of the new tank and asked if there was any other location on that property that the tank can be constructed.

Mr. McGougan explained that the site was designated by *Bulldog Hose Co.* and would have to defer to them as far as what might be available on the site other than what they have designated.

Commissioner Price requested Brian Hawley to come up and address the Board about his view of the new proposed tank site.

Brian Hawley, 49 Kerrylane Drive, stated he lives right across the street of where the proposed tank is planned to go. He spoke in opposition of the tank site explaining that the Town had adopted a Comprehensive Land Use Plan in 2017 and is now deviating from that plan without notice to constituents. He explicitly recalls statements made that the existing tank would be dismantled and a new tank would be erected in the same location. Town Managers or any hired officials should not be allowed to make such deals without the Town Board or constituents being advised and believes in full transparency. Now the proposed site will house a tank that will be less than 300ft from his front door. He also explained that when Johnson's Landing tank was being constructed he advocated for that 500,000-gallon tank not be erected outside someone's front door to which fell on deaf ears. Planning for the future should be planned for the right way to include constituents by having hearings and meetings to talk about these things. Lastly, Mr. Hawley went on to say that a gentleman from NC DEQ told him that the tank off Junny Road, the standpipe which was referred to, was taken offline between 2018 and 2020. It was brought back online this past August of 2022 having been offline for roughly two years before having to make changes. He doesn't believe this is the best option for the Town.

Commissioner Coats thanked Mr. Hawley for his statement and went on to say that decisions made several years ago by others not knowing where the Town would be at this point were probably not given other options. Because of that, the plan was to dismantle and build on the existing site, however things have changed and the Town was given land to allow for a 500,000-gallon water storage tank.

Public Works Director Jimmy Cook stated that back in 2017 when the Kennebec water tank went online the Town was under the assumption that the Junny Road tank could be taken offline. The tank sat idle and then was washed and cleaned out as required by the state. Once *Bulldog Hose Co.* tested their pumps it was determined that the Town could not provide enough water flow to them to be able to serve their fire suppression. Legally the Town has to provide them with water which is why the Junny Road tank was put back online. Due to that tank being so large, it periodically has to keep chlorine residuals up. The original plan was to put the new tank on the existing area; however, with the Town going to the largest tank, there is just not enough room to put it on the existing site. The Town then started looking for different site locations and while having conversations with *Bulldog Hose Co.*, they offered us the proposed site as discussed earlier. The proposed site was pushed further away from the *Bulldog Hose Co.* to be less obtrusive to them and to give them space if they ever wanted to expand.

Mr. Cook went on to say that there have been several complaints from citizens about lack of water pressure and the Board directed staff to move forward with these projects. No matter where the tank will be constructed it will be unsightly, however the important thing is for the residents of Angier to have adequate water pressure. As Mr. McGougan stated, the proposed site is ideal for

several reasons. The reason why the Dora Street site was left alone is because the existing two buildings that are there the Town uses for storage and if the Town ever wanted to build a public building that land would be available. The Town will do whatever it can to make the tank aesthetically pleasing with fencing and shrubbery. Currently the outskirts and part of the way down Junny Road is on the high-pressure side, everybody in Town is on the low-pressure side so our goal is to have one pressure zone which is better for the distribution system as well as better water quality.

Mayor Pro-tem Hawley asked if anyone has approached *Bulldog Hose Co.* to see if they would be willing to move it further down or closer to the back side of their property. She also stated that her constituents are asking why the Town is catering to *Bulldog Hose Co.* Mr. Cook responded that *Bulldog Hose Co.* is catering to the Town by giving us the property and stated that we can work with the engineer to see if moving the tank to the back side of the proposed property is possible to which Ms. Hawley stated that would be the better option.

Mr. Cook will go out to the proposed site and stake out where the new tank would go if it was pushed back further on the property.

Mayor Smith suggested exchanging property.

Mayor Pro-tem Hawley wants there to be more transparency as letters were not distributed nor was a public hearing held. She stated no constituents were in attendance due to there being no public comment period during workshops.

Mr. Hicks voiced that once the property was given to the Town, our ability to dispose of it is very complicated. It can't just be given back unless it was conditional.

Mayor Smith called to have this item deferred until the March meeting and have the Town Manager and Public Works Director research this further.

6. Discussion regarding how to utilize \$50,000 State/County Grant Funds

Mayor Pro-tem Hawley requested to table this item until there has been further discussion with Senator Burgin.

Board Action: The Town Board unanimously voted to go into Closed Session pursuant to NCGS 143-318.11 (a)(4) to discuss possible property acquisition at approximately 7:11pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Board Action: The Town Board unanimously voted to reconvene in open session at approximately 8:45pm.

Motion: Commissioner Price

Vote: 4-0; unanimous

Adjournment: There being no further business, the Town Board voted unanimously to adjourn the meeting at 8:45pm.

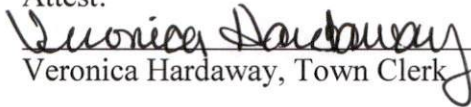
Motion: Mayor Pro-tem Hawley

Vote: Unanimous, 4-0



Robert K. Smith, Mayor

Attest:


Veronica Hardaway, Town Clerk