

**Town of Angier  
Board of Commissioners  
Work Session  
Tuesday, April 19, 2022, 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, April 19, 2022, 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

**Members Absent:**

**Staff Present:** Town Manager Gerry Vincent  
Human Resource Director Melissa Wilder  
Planning Director Sean Johnson  
Public Works Director Jimmy Cook  
Library Director Katy Warren  
Finance Director Hans Kalwitz  
Community Development Coordinator Heather Keefer  
Town Engineer Bill Dreitzler  
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 April 19, 2022 meeting agenda:** The Town Board unanimously approved the agenda as presented.

**Board Action:** The Town Board unanimously approved the April 19, 2022 meeting agenda as presented.

**Motion:** Commissioner Coats  
**Vote:** 4-0, unanimous

## **Presentation**

### **1. Angier's Southwest Drainage Study**

Town Engineer Bill Dreizler stated that Gradient, PLLC was selected to perform a hydraulic analysis of an approximately 400-acre drainage basin in Southwest Angier, referred to as the Southwest Angier Drainage Basin Study. Mr. Dreitzler introduced Gordon Rose and Heath Wadsworth with Gradient, PLLC.

Heath Wadsworth, P.E., identified the Southwest Drainage area to be approximately 400 acres in the southwest part of town. Areas of concern were identified to be:

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.

Mr. Wadsworth reviewed three key recommended mitigation measures 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.

Mr. Wadsworth recommended beginning with Mitigation Measure #3 prior to making any other improvements. Town Manager Gerry Vincent stated the Town has received \$400,000 from the General Assembly for this project, which will be submitted to the State to get approval to move forward for next year's budget. All improvements projects recommended by this Study will cost approximately \$3.2 million, and that just includes the three mitigation measures within the southwest drainage basin.

### **New Business**

#### **1. Resolution #R009-2022 – to accept ARPA Funds for proposed treatment capacity upgrade at North Harnett Regional WWTP**

Town Manager Gerry Vincent stated that the Town of Angier has been approved for the American Rescue Plan Act (ARPA) funding from the State Fiscal Recovery Fund in the amount of \$3,293,750 that was requested by the General Assembly members Senator Burgin, Representative Strickland, and Representative Penny. This amount is in reference to increase sewer capacity at the Harnett Regional Wastewater Treatment Plant. Funds will not be disbursed unless the offer is accepted by way of Resolution and returned to the Division of Water Infrastructure.

**Board Action:** The Town Board unanimously approved Resolution #R009-2022 to accept ARPA Funds for proposed treatment capacity upgrade at North Harnett Regional WWTP.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0, unanimous

## **2. Resolution #R010-2022 – to accept ARPA Funds for proposed Water Distribution Core System Replacement & Junny Road 500,000-gallon Elevated Water Storage Tank**

Town Manager Gerry Vincent stated that the Town of Angier has been approved for an additional ARPA grant from the State Fiscal Recovery Fund in the amount of \$6,706,250. This amount is in reference to the proposed Water-Distribution Core System Replacement and a new 500,000-gallon Elevated Water Storage Tank on Junny Road. These funds will also not be disbursed unless the offer is accepted by way of Resolution and returned to the Division of Water Infrastructure.

**Board Action:** The Town Board unanimously approved Resolution #R010-2022 to accept ARPA Funds for proposed Water Distribution Core System Replacement & Junny Road 500,000-gallon Elevated Water Storage Tank.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0, unanimous

## **3. Debt Service Reserve Budget Ordinance**

Finance Director Hans Kalwitz stated that this Budget Ordinance is in regard to the FY 2021 audit. Within the audit, the Town had one finding; having an unrecorded fund (Debt Service Reserve) during the FY 2020 audit that resulted in the Water & Sewer Fund being undervalued. The result positively impacted the FY 2021 audit, although action was taken to record the \$142,736 and was noted as a prior period adjustment.

The Town will reinstate the Debt Service Reserve Fund, only to dissolve it by means of transferring the money within the Debt Service Reserve Fund into the Water & Sewer Fund. The net financial impact is neutral, as the transfer to the Water & Sewer Fund will be recognized, although no budget amendment will be made to accept the revenue in order to increase allowable spending. This is merely to maintain consistency with the FY 2021 financial statements and to make certain no further finding will take place on the topic.

**Board Action:** The Town Board unanimously approved the Debt Service Reserve Budget Ordinance in regard to the FY 2021 Audit.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0, unanimous

## **4. Angier Rezoning – Morris Coats Property**

Planning Director Sean Johnson stated the property in question is roughly 2-acres and is owned by Morris Coats and Stuart Matthews. The property is located on Highway 55 just over the Wake County line, right across the street from *Sunni Skies*. This property was zoned commercial back when it was in Wake County's jurisdiction in 1977, up until the Town rezoned the property when



it took it into Angier's ETJ in 2015 with Wake County Board of Commissioners approval. The property owners were of the understanding that the land would remain commercially zoned when Angier acquired it into their jurisdiction, however to their surprise, the property is actually zoned as RA-30 (Residential/Agriculture). They have provided documentation of the commercial zoning prior to the Town's ETJ expansion.

Mr. Johnson provided a copy of the letter that was distributed to property owners in 2015 when the Town acquired Wake County land into their ETJ. The letter, however, is contradictory in that it states the property owner's zoning district will not change unless they formally request a change. The formal procedure for the property in question to be changed back to commercial is to go through the rezoning process regardless of fault. Mr. Coats and Mr. Matthews have already submitted their application to begin the rezoning process and have requested the Board consider waiving the application fee.

**Board Action:** The Town Board voted to waive the Rezoning Application Fee.

**Motion:** Mayor Pro-tem Hawley

**Opposed:** Commissioner Price

**Vote:** 3-1; motion carried

Commissioner Coats acknowledged Mayor Smith and Town Manager Gerry Vincent's birthdays.

Mr. Vincent gave an update regarding the land acquisition behind the *Thanks a Latte* building.

Commissioner Price requested that for future meetings to refrain from stating where Board members are in the absence of meetings due to liability and security concerns.

**Adjournment:** There being no further business, the Town Board voted unanimously to adjourn the meeting at 7:20pm.

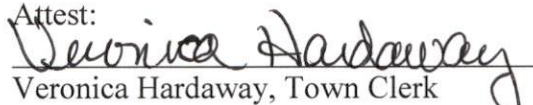
**Motion:** Mayor Pro-tem Hawley

**Vote:** Unanimous, 4-0



Robert K. Smith, Mayor

Attest:

  
Veronica Hardaway, Town Clerk

