

**Town of Angier
Board of Commissioners
Work Session
Tuesday, April 18, 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, April 18, 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

Members Absent:

Staff Present: Interim Town Manager Richard Hicks
Human Resource Director Melissa Wilder
Chief of Police Lee Thompson
Code Enforcement Officer Shannon Hodges
Finance Director Hans Kalwitz
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 April 18, 2023 meeting agenda: The Town Board unanimously approved the agenda with the following amendment: add 143-318.11 (a)(5) to discuss possible property acquisition.

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

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Presentation

Design Build Option

Interim Town Manager Richard Hicks explained the different types of Public Bidding Contracts along with the advantages and disadvantages of the design build process.

- A. Separate Prime Bidding – architect is selected by the Town that designs the project and bids are received for Building, Plumbing, Electric, and HVAC.
- B. Single Prime Bidding – architect is selected by the Town that designs the project and bids are taken from a single prime contractor and they identify who they have selected to perform the various trades.
- C. Dual Bidding – same as above, both bid options are allowed and the Town can award a bid to the lowest responsible bidder.
- D. Construction Management at Risk Contract – architect is selected as well as a construction manager who accepts bids from various subcontractors to complete the job. This is the process that the Town used for the Town Hall.
- E. Design Build – the Town selects a contractor to complete the design and the construction of the project.
- F. Design Build Bridging Contracts – the Town selects a designer, who creates 35% of the documents for the building and the project is completed through the design build process. This is often referred to as design build light.

Advantages of the Design Build Process

- A. Simplifying designing, planning, and building processes through a single point of contact.
- B. Fewer parties involved in the project mean lower costs.
- C. Fewer disputes, interruptions and delays – making it easier to stay on schedule and meet goals.
- D. Access to a full team of experts and industry specialists.

When taking on a design build team, the owner gets all of the benefits of hiring a general contractor. The team comes with the same expertise, commitment, and availability to the owner, as well as the duty of contracting with an architect, engineer, subcontractors, material suppliers, and specialists to complete the entire build process.

Disadvantages of the Design Build Process

- A. High level of trust and communication is required.
- B. There is no competitive bidding taking place.

- C. Design bid build allows time for value engineering and more cost-effective approaches, which can extend the overall timeline of the project.
- D. More owner involvement in the build process.

1. Farrior & Sons

Bobby Evans, Vice President and Part Owner, began working with the firm in 1988. *Farrior & Sons, Inc.* is a 4th generation family-owned business out of Farmville, NC which is approximately an hour and a half away from Angier. Mr. Evans stated his firm has built 50 municipal projects, 15 fire stations, 70 school projects, over 200 medical projects, 180 churches, 30 family life centers, 80 professional offices, industrial projects, retail projects and restaurants. They try to stay within an hour and a half radius of Farmville for the purpose of having their employees' home at night. In order to keep 12 to 15 superintendents for projects going at any one time, they have a very diverse type of construction.

The company does not specialize in any one thing but are able to provide a wide variety of products; and the majority of their business comes from repeat customers or referrals. In his professional opinion, design build is the best way to deliver a project because you're taking the owner, the users of the property and the building and you're putting them together with an architect and engineering firm which brings a certain level of expertise and also adding the general contractor. Collaborating helps get the most cost-efficient way for any project. Their company builds a nice building, efficient building, and one that functions and is low maintenance. They establish a working realistic budget upfront and then work with architects and engineers through the design process, permitting process, and the construction process to make sure they build what is within the cost parameters. It's an estimated 12 months to get the building designed and permitted and another 12 months to build. The majority of their design build work is done with *Dunn & Dalton Architects*. Their experience has been a more traditional brick and mortar construction.

2. Southeastern Interiors & Jackson Builders

Jerry Milton, owner of *Southeastern Interiors*, stated his company frequently partners with *Jackson Builders*. For over 30 years they have been building in Harnett County and all over the state. They work with customers from the beginning until the end.

Ken Warren, owner of *Jackson Builders*, stated he has been partnering with *Southeastern Interiors* for over 20 years and they have done about 90% of the interiors for them. Their company also has a partnership with a design firm (*C Design*) that have been with them for about 18 years that would become part of the team. The process is to listen to you, find out what you need, find out what the community needs, what your facility needs are going to be and try to put that into a format that serves you well and fits within your budget. *Jackson Builders* has been in business for 49 years and have evolved tremendously. They have experience with several municipalities and have been involved with building fire stations, town halls, police stations, and governmental office buildings.

The primary owner role is setting goals; programmatic, budgetary, and schedule. As soon as they get conceptual drawings, budgeting begins. The primary design builder role is maintaining cost control, schedule accountability, and constructability. The primary designer role is to develop a vision for the project through design.

The relationship they would like to have with their clients is knowing what you're going to get before you get it and knowing what your going to spend before you spend it. Currently there are 38 people on payroll, 13 are in the office and the rest are field employees. They conduct most of their steel erection, carpentry, doors, partitions, and hardware. Their company fabricates a lot of their own steel which saves you double markup. As far as team organization, Angier is the very hub of the wheel. The structure of the process begins with kick off information gathering and some schematic design and then the developmental stage of it. They begin to flesh out the details of a floor plan and elevation to give more estimate information for the budget. Following that will be the design and preconstruction phase and then the construction process.

Jackson Builders along with *Southeastern Interiors* has done over 3,000 projects and the majority of these are design build. Design build is the primary delivery method for *Jackson Builders* and aims to be known as lead design builder in eastern North Carolina.

Mr. Hicks concluded that both firms are reputable contractors that have been in business 40+ years. Both of them would have the Town's best interest at heart. The Board has to decide if design build is the preferred option and why. RFQ's would have to be sent out to give builders the opportunity to present a proposal to you, when those proposals are ranked, then the Board can choose the builder to move forward with.

Business Items

1. Ordinance to Demolish Dwelling located at 272 W. Church St.

Code Enforcement Officer Shannon Hodges explained that the property in question is one of potential danger or is detrimental to public health or public safety. The property owner has failed to comply with Finding of Facts Order to repair or demolish within 90 days. The deadline to comply was October 17, 2022. This property has a history of nuisance violations, 3 within the last two years. Some of those issues include: high grass, junk vehicles, deterioration of dwelling to include rotten wood and cracked foundation. The current building permit has expired after six months with no inspections. The Planning Department is requesting the Board to approve an ordinance to demolish the single-family dwelling in violation of minimum housing standards. The cost to repair exceeds 50% of value.

Board Action: The Town Board unanimously voted to adopt an ordinance authorizing the Code Enforcement Officer to facilitate the demolition of the dwelling located at 272 W. Church St.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Commissioner Price expressed how proud he is of the work Mr. Hodge has done and is doing as Code Enforcement.

2. Resolution #R007-2023 Endorsing the Multimodal Planning Grant Program

Mr. Hicks explained that the NCDOT Integrated Mobility Division and the Transportation Planning Division created a matching grant program to fund plan development. This program was initiated through a special allocation of funding approved by the North Carolina General Assembly along with federal funds earmarked specifically for bicycle and pedestrian planning by the Transportation Planning Division.

Board Action: The Town Board unanimously voted to approve Resolution #R007-2023 Endorsing the Multimodal Planning Grant Program.

Motion: Commissioner Kazakavage

Vote: 4-0; unanimous

Resolution No.: R007-2023

Date Submitted: April 18, 2023

Date Adopted: April 18, 2023

RESOLUTION ENDORSING THE MULTIMODAL PLANNING GRANT PROGRAM FOR THE TOWN OF ANGIER

WHEREAS, the North Carolina Department of Transportation has issued a call for projects for the Multimodal Planning Grant Program; and

WHEREAS, the Town of Angier applied for funds to prepare a Multimodal Plan; and

WHEREAS, the Capital Area Metropolitan Planning Organization (CAMPO) has consistently supported Multimodal Planning initiatives by its member jurisdictions; and

WHEREAS, the Town's proposals are consistent with CAMPO's goals and objectives which seek to "provide, manage and maintain a safe, efficient and sustainable transportation system for all modes, intended to serve all segments of the population" and "encourage walking, bicycling and transit options, integrated with motor vehicle transportation, by providing a transportation system that serves the public with mobility choices"; and

WHEREAS, the rules associated with the Program require that the Town of Angier Board of Commissioners endorse projects inside the corporate boundaries of the municipality; and

WHEREAS, the CAMPO is the MPO for the Capital urbanized area within the Town of Angier and its extraterritorial planning jurisdiction; and

WHEREAS, the Town Board of Commissioners reviewed the proposal and recommended that it be endorsed by the Town Board.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners for the Town of Angier that it endorses the Bicycle & Pedestrian Planning Grant Initiative proposal of the Town.

Adopted by the Angier Board of Commissioners on this the 18th day of April, 2023, in Angier, North Carolina.

3. Voluntary Annexation Petition Submitted by Chris McKinney

Town Clerk Veronica Hardaway stated staff has received a voluntary annexation petition submitted by Chris McKinney for approximately 40 acres located off Matthew Mills Pond Road (Harnett County PIN: 0673-23-1894). The next step is for the Board to Direct the Town Clerk to Investigate the Sufficiency of the Petition and report back at the May 2nd Board meeting.

Board Action: The Town Board unanimously voted to approve Resolution #R008-2023 Directing the Clerk to Investigate the Sufficiency of the Petition submitted by Chris McKinney for approximately 40 acres located off Matthew Mills Pond Road (Harnett County PIN#: 0673-23-1894).

Motion: Commissioner Coats

Vote: 4-0; unanimous

Resolution No.: R008-2023

Date Submitted: April 18, 2023

Date Adopted: April 18, 2023

**A RESOLUTION OF THE TOWN OF ANGIER DIRECTING THE
TOWN CLERK TO INVESTIGATE AN ANNEXATION PETITION RECEIVED
UNDER GENERAL STATUTE § 160A – 58.1**

WHEREAS, the Town of Angier has received a Petition requesting Annexation of an area described in said Petition of a 40 acre tract of land located on Matthews Mill Pond Road, Angier, NC inclusive to a portion of Harnett County Parcel Pin # 0673-23-1894.000; and,

WHEREAS, the Petition to Annexation was submitted on April 12, 2023 by Chris McKinney and is scheduled to go before the Town of Angier Board of Commissioners during its April 18, 2023 meeting for Consideration to Direct the Clerk to Investigate;

WHEREAS, the General Statute § 160A – 58.2 provides that the Sufficiency of the Petition shall be Investigated by the Town of Angier Clerk before further Annexation Proceedings may take place; and,

WHEREAS, the Town Board of Commissioners of The Town of Angier Deems it Advisable to Proceed in Response to this Request for Annexation; and,

THEREFORE, BE IT RESOLVED, by the Mayor and Town of Angier Board of Commissioners that:

The Town of Angier Clerk is hereby Directed to Investigate the Sufficiency of the Aforementioned Petition and to Certify as soon as Possible to the Town Board of Commissioners the result of her Investigation.

Adopted by the Angier Board of Commissioners on this the 18th day of April, 2023.

Board Action: The Town Board unanimously voted to go into Closed Session pursuant to NCGS 143-318.11 (a)(5) to discuss possible property acquisition and (a)(6) to discuss a personnel matter at approximately 8:05pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Board Action: The Town Board unanimously voted to reconvene in open session at approximately 10:00pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Adjournment: There being no further business, the Town Board voted unanimously to adjourn the meeting at 10:00pm.

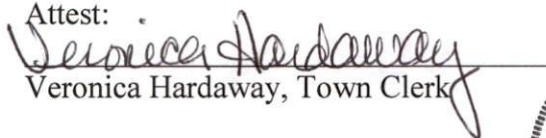
Motion: Mayor Pro-tem Hawley

Vote: Unanimous, 4-0



Robert K. Smith, Mayor

Attest:


Veronica Hardaway, Town Clerk