

**Town of Angier
Board of Commissioners
Work Session
Tuesday, July 11, 2023, 6:30 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a scheduled Board of Commissioners Work Session meeting Tuesday, July 11, 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 "Jr." Price

Members Absent:

Staff Present: Interim Town Manager Richard Hicks
Town Manager Elizabeth Krige
Town Clerk Veronica Hardaway
Town Attorney Dan Hartzog, Jr.

Others Present:

Call to Order: Mayor Smith presided, calling the Board of Commissioners Work Session meeting to order at 7:00 p.m.

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

Invocation: Mayor Smith offered the invocation.

Staff & Board Expectation Discussion

Town Manager Elizabeth Krige spoke about the Board's established vision through the FY23-24 Budget Ordinance. The Board has recognized the constraints staff currently has due to the lack of space in Town Hall. In order to keep the high quality of service to the citizens, a plan has been put in place to move forward with the construction of a new Police Department and then eventually a new Town Hall.

The Town has been very friendly and seems be very tight knit and because of that she feels it's important to preserve what makes us unique, but also welcoming new citizens to the area. Ms. Krige thinks it would be beneficial looking into obtaining some industrial development. Those facilities will contribute a great deal to Angier's tax base but would require less services.

Ms. Krige asked the Board what they would like to see in her weekly manager's communication to which the consensus was anything she thinks would be beneficial for them to know such as water leaks, emergencies, etc. and list any meetings she may have attended with other officials. For immediate issues, it was requested a quick "for your information" text be sent.

Town Attorney Dan Hartzog, Jr. explained simultaneous communication and what that means under the open meetings law. If text messages and/or emails are sent, the law is currently unsettled as to whether that is simultaneous communication. The closer in time back and forth is all the more likely to be considered a meeting. There's no difference in the law between text messages and emails as its written correspondence. He understands some emails and texts have to be sent to conduct day to day business; however, urged the Board to be mindful of how they might be viewed as communicating as a quorum at the same time. He reminded everyone that either way, it's still engaging in public business and is a public record. Receiving information via text is probably not a violation; however, in his legal opinion, it is recommended that no response be given to texts for informational items.

In the past, Ms. Krige has reviewed the agenda with each elected official and was able to gather any information to questions they might have had. She asked if this was something the Board would be interested in doing to which they responded that it wasn't necessary and if they had questions they would contact her directly. Ms. Krige requested that if any Board member receives concerns or complaints to please direct them to her so that they can be addressed and included in her weekly communication.

Commissioner Price voiced that he was disappointed in the way staffing has been handled in the Police Department. This has been discussed several times and he would like to see resolution to the issue.

Mayor Smith voiced his concern in regards to Angier not being able to keep up with the wanted amenities of the growing population. He feels very strongly that the Town find a way to move forward with much needed projects and amenities such as a police station, town hall, community center, farmer's market, and water & sewer system. Ms. Krige explained there has been money set aside for those individual projects; however, it is believed there will be a shortfall where a loan through USDA will be needed. The debt service on a \$5M building on a 30-year loan is approximately \$280,000 per year.

There was discussion on the progress of current projects.

Land has already been purchased for the future Police Station. The next step is to advertise the RFQ and send it to builders that have already expressed interest. The RFQ is ready to go and will be released August 1st. Staff will review and score RFQ's received and make a recommendation to the Board. It was recommended that Ms. Krige meet with those builders that have expressed interest.

To date, there has not been any progress made on a new Town Hall; however, it was the consensus of the Board that it was necessary to move forward. Interim Town Manager Richard Hicks suggested moving forward when the Board decides what builder to select for the police station. It was the consensus of the Board that the police station, town hall, and community center are top priorities. It was agreed that the Farmer's Market hasn't been very successful in the past therefore they wanted to reallocate the \$300,000 set aside to another project.

Discussion was had regarding the Harnett County SRO agreement. Right now, Harnett County is reimbursing the Town approximately \$60,000 per year when in fact it's actually costing \$85-90,000 per year. Mr. Hicks has spoken to Harnett County to renegotiate our contract for extra costs incurred to the Town. The Carolina Charter Academy is set to sign their SRO agreement and plans to pay the full cost of the officer.

Commissioner Price brought up how it would benefit Angier to release the water and sewer system to Harnett County. There was discussion on how that could potentially cause issue as they would have full control over Angier's development. Due to Angier not losing profit or customers, it was discussed how this would not be in the best interest of the Town. Mr. Hicks voiced that Harnett County is already in control with Angier having to purchase additional capacity.

There was discussion regarding the future water tank that will be constructed on Junny Road. It was said that in order to change the water tank from a pedestal style tank to a column style tank would cost an additional \$85,000. Unless both tanks are bid out, the full price would not be known until bids are taken and a final price is received. Tank construction cost is based on the availability of work for the limited number of contractors that build tanks. As it stands, all we have is our Engineers best estimate based on his experience. If both tanks are put out to bid, there would be extra money spent and more time wasted given the fact there's a deadline to meet due to ARPA funding. This project has already been approved in the budget.

There was discussion about the formation of former Town Manager Coley Price's contract to which Town Attorney Dan Hartzog, Jr. explained that Mr. Price's contract is binding and anything that happened five years ago is not something the Town could control.

Board Action: The Town Board unanimously voted to go into Closed Session pursuant to NCGS 143-318.11(a)(6) to discuss a personnel matter at approximately 7:55pm.

Motion: Commissioner Coats

Vote: 4-0; unanimous

Board Action: The Town Board unanimously voted to reconvene in open session at approximately 8:22pm.

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 8:23pm.

Motion: Mayor Pro-tem Hawley

Vote: Unanimous, 4-0

Attest:

Veronica Hardaway
Veronica Hardaway, Town Clerk

Robert K. Smith

Robert K. Smith, Mayor

