

**Town of Angier
Board of Commissioners
Work Session
Tuesday, September 17, 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, September 17, 2019, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

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

Staff Present: Town Manager Gerry Vincent
Town Clerk Veronica Hardaway
Police Chief Arthur Yarbrough
Public Works Director Jimmy Cook
Downtown Manager Christy Adkins
Finance Director Hans Kalwitz
Planning Director Sean Johnson
Parks & Recreation Director Derek McLean
Town Engineer Bill Dreitzler
Town Attorney Dan Hartzog Jr.

Others Present:

Call to Order: Mayor Weatherspoon presided, calling the Board of Commissioners Work Session 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 September 17, 2019 meeting agenda: The Town Board unanimously approved the agenda as presented.

Board Action: The Town Board unanimously approved the September 17, 2019 meeting agenda as presented.

Motion: Commissioner Smith

Vote: Unanimous, 4-0

Dumpster Expenses at Apartments at Town's Expense

Town Manager Gerry Vincent stated an audit has been conducted to review revenue loss for dumpsters placed at apartment complexes. Mr. Vincent reviewed the revenues and expenses for the last nine months which showed a loss of \$12,423.52. He explained there are three properties that are costing the Town in our current FY2019-2020 budget. Mr. Vincent recommended the Town give notice to all commercial properties with dumpsters and request they setup their own trash removal. He also indicated the Town is currently under contract with Waste Industries until 2021, however the dumpsters are on a separate contract and can be terminated at any time.

Alex Babbitt, Carolina Trash & Septic, provided a list to the Board with their fees, however the Board requested for them to bring more comparable information to what is currently in place.

Alan Coats, 131 Wilma Street, expressed his concern about dumpster screening requirements were decided prior to the discussion of dumpster expenses.

Ty Cobb, 11 N Dunn Street, informed the Board that all of his tenants are on a lease which is unable to be revised due to trash removal costs. He was informed previously that the Town receives a municipal rate which is something his apartments would not benefit from. He encouraged the Board to charge only the three properties that are costing the Town. Mr. Cobb suggested to continue with the current arrangement in order to give landlords time to inform their tenants.

Board Action: The Town Board unanimously voted to invoice the difference to the apartment accounts that are costing the Town and will proceed with a permanent solution by June 30, 2019.

Motion: Commissioner Hawley

Vote: Unanimous, 4-0

System Development Fee Ordinance (Revisions)

Planning Director Sean Johnson stated the Planning Department has drafted an amendment to several sections in Chapter 17 of the Town Code. The goal of the amendments are to revise the current code language to remove acreage and capacity fee verbiage and add the current System Development fee language per NC Session Law 2017-18, as well as to clarify all other water and sewer related fees in light of the recently filed law suit against the Town.

Town Attorney Dan Hartzog, Jr. explained the situation is not ideal where the Town Code and Rate & Fee Schedule do not correspond with each other. He further stated that even though the Code does not reference the System Development Fees, the Town has applied them through the Rate & Fee Schedule.

Mr. Johnson pointed out that the next key change is "existing lots or parcels for which the owner cannot produce records of previously charged acreage and capacity fees shall be subject to the current System Development fees at the time a building permit is issued". This would apply to all

infill lots or lots within older subdivisions that were never built upon. If proof cannot be shown tap fees were previously paid, the current regulatory fees and system development fees, which total \$4,556, are due in order to receive utility service.

Public Works Director Jimmy Cook explained that if a lot has an existing meter then the Town knows fees have been paid. If there is no meter in the box, fees have not been paid. The Public Works Department keeps a record of any meters that have been removed by the Town.

Mr. Johnson reviewed Section 17-61; Payment of tap fee, Master Meter required. He explained that for residential and nonresidential developments with 10 or more units on a single property, including manufactured home parks, a master meter must be installed to serve the entire development. The size of the master meter required to serve the development shall be determined by the Public Works Director. For developments with less than 10 units on a single property, the property owner must install individual meters serving each unit. When a master meter is installed, water and sewer bills will be rendered to the owner of the property. These bills will include a flat rate fee for water and sewer to be calculated using a flat rate shown in the current Rate and Fee Schedule multiplied by the number of units served by the master meter.

Mr. Cook explained that by installing master meters, rather than reading multiple meters at an apartment complex only one meter would need to be read; the property owner would have to then bill individual tenants.

There was some concern expressed by the Board regarding fairness of billing amongst tenants as well as if all tenants would be affected if the master meter is shut off.

Mr. Johnson explained the Town would only be responsible for the reading of the master meter, however, landlords can meter tenants individually.

Commissioner Hawley called for a consensus to table the Ordinance until the next work session.

Town Attorney Dan Hartzog, Jr. encouraged the Board to approve the Ordinance but to table a portion of the System Development Fee section for a possible revision and Section 17-61 for further discussion.

It was the consensus of the Board to approve the Water/Sewer Ordinance with the exception of Section 17-57 and Section 17-61.

Unified Development Ordinance – Park & Recreation Development Fee (Revisions)

Planning Director Sean Johnson stated the Planning Department has drafted an amendment to several sections in Chapter 6 of the Unified Development Ordinance. Revisions have been made to Section 6.5 and Section 6.7 amending Open Space Requirements and adding a Parks & Recreation Development Fee. Section 6.5 – Payment in Lieu of Open Space Dedication; currently allows developers to choose to pay a \$500 per lot fee rather than dedicate the required amount of open space, which is due at final plat recordation. Mr. Johnson recommended revising the payment in lieu amount to \$600 per lot based on the increase in property values in Angier's jurisdiction.

Section 6.7 adds language for a Board approved addition to the Rate & Fee Schedule during the FY2019-2020 Budget process, being a \$500 per lot Parks and Recreation Development Fee. This fee is in addition to the Open Space dedication requirements or payment in lieu option, and would also be due at final plat recordation. Per NCGS 160A-372, both these funds and the payment in lieu funds collected would be held in a separate account by the Town and used only for the acquisition or development of recreation, park, or open space sites.

Town Attorney Dan Hartzog, Jr. explained the Parks and Recreation Development Fee has statutory requirements to be based on a formula which takes into account the property tax value of the land to be developed. He recommended the formula be established and added to the Ordinance before the Town begins charging this fee.

It was the consensus of the Board to add Section 6.5 to the October Workshop agenda and table Section 6.7 until more information is gathered from other jurisdictions implementing a Parks and Recreation Development Fee.

Levitt Foundation Grant Opportunities

Mr. Vincent stated the Downtown Manager has been looking into grant opportunities for Town events. The Levitt Foundation is a dollar for dollar match with a maximum of \$25,000; however the only requirement is to partner with a non-profit 501(c)3 organization that will be a conduit of the funds.

Downtown Manager Christy Adkins stated the grant is for a concert series made up of ten concerts from Spring to Fall to get citizens to come downtown as a community. She explained the Downtown Advisory Committee is not designated as a 501(c)3, but pointed out the Angier Museum is and is willing to partner with the Town to apply for the grant that is due in three days.

Commissioner Hawley expressed her reservations of having to submit a grant in three days and partnering with the Museum to do so. Ms. Hawley suggested the Downtown Advisory Committee apply to become designated as a 501(c)3 to be able to partner with them in the future.

It was a 3-1 consensus of the Board to proceed with applying for the Levitt Foundation Grant. In favor: Commissioner Hill, Commissioner Smith, Mayor Pro-Tem Honeycutt. Opposed: Commissioner Hawley.

Non-Profit Walk Special Event Request by Tiffany Harvey

Due to Ms. Harvey's absence, the Board did not take action at this time.

Sidewalk Project (Walgreens to Fish Drive)

Town Engineer Bill Dreitzler provided an update regarding the Highway 210 Sidewalk Extension Project. He stated that based on discussion with CAMPO and NCDOT, the Easement Acquisition and the Construction Administration will be handled in-house. Therefore, the current Project Budget Estimate is \$796,164. There is a deadline at the end of the year to obtain "construction

authorization” from NCDOT to proceed with the project. Failure to meet this deadline will mean the Town will have to re-apply for construction funding in the next CAMPO LAPP program cycle. Construction Authorization requires the completion of three project components: 1) NCDOT Construction Plan Approval, 2) Environmental Approvals, and 3) R/W Certification. The Town has NCDOT approval for the 70% plan phase. The consultant is completing the construction plans, anticipation of 100% plan submittal to NCDOT by the end of the month, environmental requirements have been approved by NCDOT and are now handling the r/w acquisition in-house. Justification has been submitted for the use of \$1.49/SF for the cost of acquisition to the NCDOT R/W office for approval as well as 13 Claim Reports using the \$1.49/SF figure. Once NCDOT gives authorization to proceed based on our submitted Claim Reports, property owners will be notified.

Water Supply Option/Opportunity

a. Feasibility Study

Town Engineer Bill Dreitzler summarized the work that has been done over the last few months in regards to future planning for water demand needs. Mr. Dreitzler stated that Harnett County has the ability to deliver the Town approximately 720,000 GPD on an average daily flow. Current use is approximately 400,000 GPD. Based on our growth projections, exceeding the 720,000 GPD in average daily flow will be anticipated in 10-years. In order to increase the County’s ability to deliver water to Angier beyond the 1,000GPM limitation, it would require a significant systems improvement project. The anticipated scope and cost for the project, would require multiple partners. The County does not have a major water system improvement project on its current 5-year CIP.

Mr. Dreitzler explained that the city of Dunn has approximately 5 MGD of available capacity in its Erwin Water Treatment Plant and has expressed serious interest in Angier being a future bulk water supply customer. Dunn has recently engaged in a system expansion to provide bulk supply to Eastover with a current bulk rate of \$2.16/1000 gallons. Angier has a 12-inch water line near Pope & Pope along Hwy 55 south of Town being approximately 13 miles from a 24-inch Dunn water line in Erwin near the Hwy 55 and US Hwy 421 intersection. As an initial estimate budget for this project \$9M is recommended. The Town of Coats could also participate in the project as a potential future customer as well as Fuquay-Varina. It has been requested that NCDOT consider a “betterment” to the Hwy 55 Bypass project being a water line extension along the proposed route. In this early stage, a budget of \$3M for this project is recommended. If Fuquay-Varina and/or Coats participate, we would be able to reduce the cost to Angier for both projects.

Mr. Dreitzler added that he requested a proposal for a Feasibility Study for this project from Charlie McGougan, MBD Engineers. Charlie developed Angier’s water system model and over the years has updated the model and provided system evaluations when required. The anticipated cost of a Feasibility Study will be in the \$10,000 to \$15,000 range and will give more accurate project cost information.

It was the consensus of the Board to proceed with the Feasibility Study.

Request for Qualifications – Parks & Recreation Master Plan

Mr. Vincent stated the Parks and Recreation RFQ's were advertised and five proposals were received September 6, 2019. Proposals are going through the review process and a recommendation will be presented at the October Board meeting.

Advisory Board Terms – Upcoming Vacancies

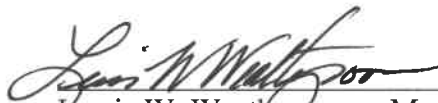
It was the consensus of the Board to proceed with the Advisory Board advertisement.

Commissioner Hill requested to revisit the Vacant Meter Policy at another meeting.

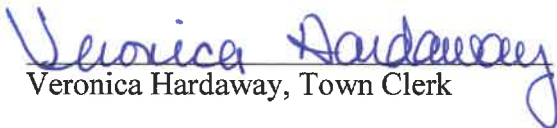
Adjournment: There being no further business, the Town Board voted unanimously to adjourn the meeting at 8:24pm.

Motion: Commissioner Hawley

Vote: Unanimous, 4-0


Lewis W. Weatherspoon, Mayor

Attest:


Veronica Hardaway, Town Clerk

