

**June 8, 2015**  
**Board of Commissioners Meeting Minutes**

The Wendell Town Board of Commissioners held their regularly scheduled meeting on Tuesday, May 26, 2015, in the Board Meeting Room at 7:00 p.m. with Mayor Timothy A. Hinnant presiding. Present were Commissioners Virginia Gray; Sam Laughery; John Boyette; Jon Lutz; James Parham; Teresa Piner-Manager; Jonnie Driver-Clerk; Butch Kay-Finance; David Bergmark-Planning; Alton Bryant-Public Works; Jeff Polaski-Parks; Bill Carter-Police and Tamah Hughes-IT.

Mayor Hinnant called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was led by Chief Bill Carter, and the invocation was given by Commissioner Sam Laughery.

**Adjustment and approval of the agenda**

No adjustments were made to the agenda. Commissioner Parham made a motion to approve the agenda as written. The motion passed with a unanimous vote.

**Item 1 – Public Comment Period**

No one wished to speak.

**Item 2 – Consent Agenda**

- a. Approval of the Minutes from the Tuesday, May 26, 2015 regularly scheduled Board meeting.

Commissioner Parham made a motion to approve the consent agenda as written. The motion passed with a unanimous vote.

**Item 3 – Discussion and action on citizen board applications.**

Ms. Piner stated at the last meeting, citizen board applications were reviewed. The board voted to extend the application period for positions that had not received applications. Since that meeting, we have received two additional applications, one for an out-of-town Parks and Recreation position and one for the Tree Board.

Mrs. Piner stated voting ballots were included in the agenda packets; however the board could waive the ballot voting and vote by voice.

Commissioner Gray recommended that they vote by ballot. All were in agreement.

Mrs. Piner said the Planning Board needed 2 In-Town members and 1 Out-of-Town member. No applications have been received for the Out of Town member. The board voted, the Town Clerk tallied the votes and Kathe Schaecher received (2) votes, Lawrence Vaughan (2) votes, Gilda Wall (3) votes and Keisha King (1) vote. There was a tie between Lawrence Vaughan and Kathe Schaecher with (2) votes each and Mayor Hinnant broke the tie by voting for Kathe Schaecher. Gilda Wall and Kathe Schaecher were appointed to the Planning Board with a term expiration of 2018.

Mrs. Piner stated the Board of Adjustment needed 2 In-Town members and 2 Out-of-Town members. She said at the current time we only have one out of town applicant and he is re-applying for a second term. The votes were tallied by the Clerk and Mike Harrison received (5) votes and was nominated as an Out-of-Town member with a term expiration of June 30, 2018. The Town Clerk will notify the Wake County Board of Commissioners of the Town's referral of Mr. Harrison as an Out- of-Town Board of

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Adjustment member. Melissa Martin (2) votes, Ryan Zakaney (1) vote, Tona Whitley (4) votes and Gail Royster who re-applied (3) votes. Tona Whitley and Gail Royster were appointed as into the Board of Adjustment with a term expiration of June 2018.

Commissioner Gray said we had talked about adding an additional spot to the Economic Development Committee and wondered if we need to discuss that before making appointments. Mayor Hinnant asked if it would be better to wait until Wendell Falls starts having more people to move in, because that would be a large number of houses and he would think they would want to be a part of the committees. Commissioner Gray said people were anxious to help the Town get to that point, and she did not want to turn them away. She said she attend that meeting and they often have problems with a quorum, because these were people that have their own businesses and may not arrive at the start of the meeting or have to leave before the meeting was over. Mayor Hinnant said it would be his recommendation not to add the additional spot at this time since it was at the last minute and we want to fill these positions, but the board makes that final decision.

Commissioner Gray made a motion to expand the Economic Development Committee by one member. Commissioner Lutz asked if we extended this committee last year. Commissioner Gray said no, and it was not last minute, we talked about this when we went over the application at the last meeting. Mayor Hinnant said but we did not make a decision before tonight. Commissioner Gray said the Mayor said we could not vote at the work session. Commissioner Parham said he thought the concern was the number of absences over 2014-2015 and there were quite a few, so whether we vote on it tonight or not, he thought the Board should expand the members by one so that the committee would have a quorum. Without further discussion, the board voted unanimously to expand the members by one.

Mrs. Piner said on the Economic Development Committee there were eight (8) positions to be filled including the expansion of the membership by 1. The votes were tallied and the results were Barry Perry (5) votes, Lesia McKenzie (5) votes, Paul White (5) votes, Edward Morrell (5) votes, Don Brown (5) votes, Keisha King (3) votes, Sheree Hedrick (4) votes, Kyle Williams (2) votes, and Connie Jones (4) votes. Appointed to the Economic Development Commission were Barry Perry, Don Brown, Edward Morrell, Paul White, Lesia Mckenzie, Sheree Hedrick, Connie Jones and Keisha King.

Mrs. Piner said we started the Economic Development Commission back up and everyone's term ended at the same time. She said we need to stagger the terms and including the change that was made tonight to add a position we would need (5) 1 year terms and (3) 2 year terms. She said we could contact the members and see what they would prefer for their term or the board can set the terms. Mayor Hinnant said I wonder if we make the members that have served previously serve the (1) year term, they could always re-apply and the three new members have the 2 year term. Commissioner Parham made a motion to assign the old members to a one year term and the new appointees to a 2 year term. The motion passed unanimously

Mrs. Piner said the Parks and Recreation Commission had (1) in-town position and (2) out-of-town positions. She said we had not received additional applications for the In-Town position, the two that had applied Kathe Schaecher and Gilda Wall were appointed to other boards. The votes were tallied and Michael Gardner received (5) votes and Emma Gardner received (5) votes. Michael Gardner and Emma Gardner were appointed to the Parks and Recreation as Out-of-town members for a 3 year term expiring in June of 2008. Teresa said we had chosen not to put the same people on multiple boards in the past, but it had occurred when we did not have enough applicants to fill those positions.

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Commissioner Gray stated she would rather recruit a little more and see if there was anyone else that would like to serve. Commissioner Lutz asked if the Planning Board and Parks and Recreation Commissions met on the same nights. Mrs. Piner said no, Parks and Recreation is on the first Monday night and the Planning Board meets the third Monday night. She said we would be glad to see if we can recruit someone for the remaining vacant positions.

Mrs. Piner said on the Appearance Commission there were two vacancies and the applicants were Allison Klipchick and Kim Murray. The votes were tallied by the Clerk and Allison Klepchick and Kim Murray both received (5) votes and were appointed to the Appearance Commission with a three year term.

The Tree Board needed two members and we only received one application for the Tree Board Kenkesha Staten. Commissioner Gray made a motion to waive the ballot voting and vote by voice for this one applicant. The motion passed unanimously. Kenkesha Staten received (5) votes and was appointed to the Tree Board for a three year term.

**Item 4 – Discussion and action to authorize the bid award for the Lake Drive Storm Drainage Improvement Project.**

Teresa said the board was asked to receive the results of the Public Bid Opening and authorize the award to the lowest responsible bidder.

Mrs. Piner said the Lake Drive Storm Drainage Improvement Project includes construction of 36 inch and 48 inch storm drain pipes between First Street and Haywood Street to alleviate flood conditions experienced by adjoining properties. An advertisement for bids was published on Sunday, May 17, 2015. A pre-bid conference was held with potential bidders in the Town Hall conference room on Tuesday May 19, 2015 at 1:30 p.m. Sealed bids were received until 11:00 a.m. Tuesday, May 26, 2015, publically opened and read aloud.

Mrs. Piner said the lowest responsible bid came in at \$148,060. She said we had budgeted one hundred thousand. Because the current fiscal year was coming to a close, staff recommends rolling the funds into FY 2015-2016 budget. She said expenditures for the current year's budget were coming in under budget and with the reduction in cost to projects proposed for next fiscal year, there would be sufficient funds to complete the project and keep the fund balance at 40 percent of expenditures.

Mrs. Piner said with previous commitments to the completion of the drainage project, staff requests the board award the bid for the Lake Drive Storm water project to Lanier Construction Company in the amount of \$148,060.

Mayor Hinnant said it was allocated at \$100,000 when this fiscal year ends we would have very little money left, do you think we would have \$48,000. Mrs. Piner said we would have some funds available because expenditures were coming in under budget. Mayor Hinnant said he hoped that this project would be at the beginning of FY 2015-2016 and not the end of it since we had waited so long waiting on this. Mrs. Piner said it would begin immediately. The trees were removed last week and the paperwork was being prepared.

Commissioner Laughery made a motion to accept the bid in the amount of \$148,060 for the Lake Drive Storm Drainage Improvement Project. The vote was unanimous.

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**Item 5 – Discussion and action on the Fee Schedule for FY 2015-2016**

Manager Piner said we recommended including a Duke Energy charge of \$526 per new streetlight to the fee schedule. This is not a Town of Wendell Charge, but Duke Energy charge. This is not a new charge and it typically occurs in new subdivisions but we felt it would be clearer to those looking to develop.

Mrs. Piner said the Water/Sewer Fees would need to be changed to match the City of Raleigh Fee Schedule. Water tap fee changed from \$2,578 to \$2,648, Sewer tap fee changed from \$3,224 to \$3,311, Irrigation for existing water service changes from \$1,062 to \$1,091, Irrigation for new service changed from \$516 to \$530, and Water and Sewer stub inspections changed from \$80 to \$82.

Mrs. Piner stated for Parks and Recreation Fees, the on-site fee had changed from \$45 to \$50 so it would be the same as the online fee. She said we added the cost of field dry mix to the fee schedule, cost remains unchanged to what was being charged as well as tournament fees add been added to the schedule for clarity.

Commissioner Parham made a motion to approve the fee schedule for FY 2015-2016. With no further discussion the vote was unanimous.

**Item 6 – Public Hearing on a Zoning Map Amendment request to rezone 4.54 acres of land (excluding ROW) located at 2555 Wendell Boulevard from Manufacturing & Industrial to Highway Commercial.**

David Bergmark stated the Town of Wendell was requesting a change in zoning classification for approximately 4.54 acres of property within that parcel identified by PIN # 1784265206. This area was currently zoned Manufacturing and Industrial (MI) and was being requested to be rezoned to Highway Commercial (CH). The new property owner Dr. Vardy is in support of this request.

David said Dr. Vardy had acquired the property with the intent of opening a dual-use facility. The building would initially house indoor recreation, for activities such as softball batting practice. Dr. Vardy also plans to move his chiropractic office into the building as well.

David said indoor recreation was a permitted use in both the Manufacturing and Industrial (MI) district, as well as the Highway Commercial (CH) zoning district. He said medical offices were not listed as permitted in the MI zoning district. David said rather than consider the future medical office as a supplemental use to indoor recreation, staff proposes to rezone the property Highway Commercial (CH) which permits medical offices. He said the proposed rezoning district would be more in line with the Town's ultimate vision for this corridor, and would clearly settle any concerns over the medical office being moved to this location.

David said the Planning Board had reviewed this change and found it to be consistent with the uses in the comprehensive plan for the S4 Sector that if falls within and the Planning Board voted 6-0 in favor of making the change with one member abstaining, but did not state his reason. He said staff was also in favor of the change.

Commissioner Boyette asked if the change in zoning would require additional parking. David said the zoning change would not necessitate additional parking but the use itself would in order to serve clients and patients.

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Mayor Hinnant opened the public hearing for comments.

Paul White, 651 Lions Club Road, Wendell stated he owned property across from 2555 Wendell Boulevard and was in favor of the zoning change.

Mrs. Julia Ledford, 3 Ledford Lane, Wendell - stated she and her husband, along with his brothers own the adjoining property and was in favor of the rezoning. She said it was better to live next to Highway Commercial than heavy industrial. She thanked them for making this change.

No one else wished to speak and the Mayor closed the public hearing.

**Item 7 – Discussion and action on a Zoning Map Amendment request to rezone 4.54 acres of land (excluding ROW) located at 2555 Wendell Boulevard from Manufacturing & Industrial (MI) to Highway Commercial (CH).**

Commissioner Gray made a motion to rezone 2555 Wendell Boulevard from Manufacturing Industrial to Highway Commercial. With no further discussion the motion passed unanimously.

**Item 8 – Commissioner Comments**

Commissioner Gray said she would like to thank all the people who applied to serve on citizen boards; we still need a few more. She said she attended the new principals selection input session at Wendell Middle School and the purpose was for the parents and citizens to provide input into the type of principal they are looking for. She said a selection has not been made yet, but that she felt confident we would get a good principal. She said she was the graduation speaker at Wendell Elementary School and it was a great thing to be asked and it was also fun. She appreciated Mr. Barham inviting her to speak. She said the PTA gave her a gift. It really meant a lot.

Commissioner Boyette said just a reminder not to forget the Food Truck Rodeo tomorrow, June 9, at Parks and Recreation. He said he went last month and it was delicious.

Commissioner Parham said he thought Alton Bryant and the manager had purchased the paint to start painting the Senior Center (bathrooms). He said he had spoken with Pastor Sims at the Eastern Regional Center and he has a group of young people who do projects like this around town and he was happy the group is assisting the Senior Center.

Commissioner Lutz stated that on Friday, June 26<sup>th</sup> there would be a Golf Tournament at the Wendell Country Club to benefit Rebecca Wilder and her family. He said they are a wonderful family, and was going through some tough medical issues right now. It would be a great cause to support.

Commissioner Laughery stated he was excited about the events going on in Town and happy to see Dr. Vardy expanding in Wendell. He said Sheree Hedrick had a sign that says it all in the front of her office, "Shop Local". That was what keeps this Town alive.

**Item 9 – Mayor Comments**

Mayor Hinnant said the governor called him last Friday and selected him as one of the representatives of the Governor's NC Connect initiative. He said the state was using the same type strategy that

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Wendell was hoping to, but rather than loans they were doing bonds. They were hoping, because of the low interest rates to take care of infrastructure needs, transportation needs, and facility needs. He said he was proud of the fact that our Town Administration and the Board had the foresight to do that for this Town. He said it was very awakening for me to see that the Governor's Office was pitching to do the same thing for the entire state that we were doing for our town.

**Item 10 – Adjourn**

Mayor Hinnant said this meeting is adjourned by acclamation at 7:39 p.m.

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Timothy A. Hinnant, Mayor

Attest:

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Jonnie S. Driver, Town Clerk