

**September 28, 2015**  
**Board of Commissioners Meeting Minutes**

The Wendell Town Board of Commissioners held their regularly scheduled meeting on Monday, September 28, 2015, in the Board Meeting Room at 7:00 pm with Mayor Timothy A. Hinnant presiding. Present were Commissioners Virginia Gray; James Parham; Jon Lutz; John Boyette; and Sam Laughery; Teresa Piner-Manager; Butch Kay-Finance; Bill Carter-Police; and David Bergmark-Planning; and Jonnie Driver-Clerk.

The Pledge of Allegiance was led by Police Chief Bill Carter and invocation was given by Matt Brackett of Wendell Baptist Church.

**Adjustment and approval of the agenda.**

Mayor Hinnant stated Manager Piner had requested to add a Special Event Application to the agenda as agenda item 4B. There were no additional adjustments to the agenda. Commissioner Parham made a motion to approve the agenda with Item 4B Special Event Application. The vote was unanimous.

**Item 1 – Public Comment Period**

Regina Harmon said she would like to see if the board would put the Temporary Sign usage on a future agenda for discussion. She said the Town had an ordinance that addressed temporary sign permits, but she would like to see if it could be expanded upon and discussed in more detail. She stated that within the past year seven businesses had opened with two new ones on the way within the next couple of months. As a downtown business owner, we need the ability to be able to hang a temporary sign from our awnings to promote special things. She said under the current rule you could not have a sign hanging under your awning. She said 90% of the businesses in Wendell have awnings and do not have the ability to hang something from the upper part of the building or place it in front of the building for the lack of land use.

**Item 2 – Consent Agenda**

- a. Approval of the Minutes from Monday, September 14, 2015.
- b. Approval of the Wake County Tax Report for July 2015

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

**Item 3 – Update of activities by the Wendell Chamber of Commerce**

Stacy Bradfield stated that the chamber was excited to host the upcoming Harvest Festival. She said that there were currently 113 vendors, both food and craft, so the streets would be packed.

Tracie Hicks stated the Festival would begin at 4:00pm on Friday, October 2, 2015. She said the festival would open on Friday with the Pledge of Allegiance and the National Anthem and also on Saturday after the parade and before any awards were given. Tracie asked if anyone had a big peddle tractor that they would let the Chamber use for older kids. The ones they had were for the smaller kids. She said the Corn-Hole event was not on the agenda for the festival, but there would be corn-hole boards located throughout the festival for anyone to play. She said there were 10 contestants for the Little Mr. and Miss Wendell contest and the parade had approximately 60 entries. The dance teams would be dancing in the festival instead of the parade which we would incorporate into Regina Harmon's idea of Wendell's

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Got Talent along with their chicken nugget eating contest. She said she had a friend that had a drone that would be over the festival so we could get a count of how many people were in attendance.

**Item 4 – Follow-up to Town Board’s FY 15-16 budget request to review employee bonus/merit compensation.**

Mayor Hinnant stated that at the budget meeting the Board voted to provide employees with a cost of living in the amount of \$1300 per employee and we had hoped to have revenue projections before this board left to see about providing employees with a merit or bonus. He said he talked with our finance director and manager and tried to find out where the budget was so we could resolve this item. He said at this time there was not enough money to provide a merit, but there were some funds available for a bonus. He said if it was given in the form of a bonus, taxes would eat up so much, it would be a small amount, but we could do an appreciation gift and it would not have to be taxed. Employees would actually get the amount designated. He said the finance director and manager said the Town would be able to fund up to \$250 for a one time gift. He said he would like to put this on the agenda for a vote at the next meeting and since this was a gift, full time employee with 6 months of service with the Town, as of December 31, 2015, would be eligible.

Commissioner Laughery asked if this was merit based or across the board. Mayor Hinnant said this was across the board. If you make it merit based, it would be a part of the salary and the Town did not have the funds to increase the base salary because it would be recurring every year. He said another reason to distribute it as a gift rather than a bonus was because \$250 could put an employee into a different tax bracket and cause them to lose money. Commissioner Laughery said that he had come from the private industry and even if it was a bonus, many times they were merit based. There may be some employees that deserve it and some that don’t, that’s the bottom line. Mayor Hinnant said the difference in a bonus and a gift was that the bonus would still be a part of your money when you pay taxes for the next year. A gift would not be ongoing.

Mayor Hinnant asked Teresa to put this item on the agenda for a \$250.00 gift to the employees.

**Item 4B– Special Event application by Designs by Donna Florist and Gifts and Aubrey’s Grill**

Manager Piner said Designs by Donna Florist and Gift would be holding a Fall Open House and they would have vendors with face painting and music and had requested that Main Street be closed from 5:00-7:00pm.

Peddie Edwards of Aubrey’s Grill said the two Frozen Characters Elsa and Anna were going to be there and Greg Knott would be taking pictures and giving away gift bags that would have a ticket for a free hotdog from Aubrey & Peedies Grill. Everyone on Main Street had signed a petition stating they were in support of closing the street for this event. He said Fred Ammons would DJ the music. We would be open until 8:00pm.

The board was in agreement to close the street from 5:00-7:00pm.

**Item 5 – A request by Commissioner Laughery to discuss funding of the 2015 Harvest Festival**

Commissioner Laughery said the bottom line for him was that we make mistakes once in a while and he thought the Board made a mistake when it reduced funding for the Wendell Harvest Festival from \$4,000 to \$2,000. He said the only thing worse than making a mistake was not fixing that mistake.

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Commissioner Laughery made a motion to leave the contribution to the Wendell Harvest Festival the same as last year which was \$4,000 and that those funds go for the band on Saturday night.

Mayor Hinnant said he knew in the past the Chamber helped us with Christmas and the Lighting of the Square and he believed we had received notification that the Chamber would not be participating financially in the Christmas activities this season and that the Chamber wanted the Town to take that over. He said if we up the amount to \$4,000, he would like to ask the Chamber to make the same contribution they did last year to help with the Christmas event. He said if the Chamber was financially in a different situation from where they were in the past, he could see them asking us to take on the Christmas event.

Commissioner Gray asked Mrs. Piner if she had already made arrangements to cover the expenses for the Christmas Event. Mrs. Piner said yes, we budgeted about \$3,000 for the Lake Myra Light Show and once staff was notified that the Chamber would not be sponsoring the evening with Santa, alternative arrangements were made. She said it appeared the Town would have \$1,000 invested in this according to the arrangements and contracts we had already made.

Mayor Hinnant asked Commissioner Laughery if he would be willing to amend his motion to contribute \$4,000 to the Harvest Festival to \$3,000. Commissioner Laughery made no comment.

Tracie stated that in regard to the comment about mismanagement of the money, two years ago the Chamber was in a position where it did not need to be. Mayor Hinnant said one year ago was the incident he was talking about. Tracie said that she and the Mayor could discuss that further. Mayor Hinnant told Tracie that she was the one that brought it up. He said last year's Harvest Festival monies that could have gone into the operating budget were spent for entertainment. Tracie said no, that was tip jar money. Mayor Hinnant said it was still money that was contributed to the Chamber. Tracy said no it was contributed to the people that were working for the Chamber as volunteers. Mayor Hinnant said that could be semantics. He said he had no idea that she was going to bring this up, all he was trying to do was entertain the motion that was made by Commissioner Laughery, but if she wanted to challenge him in an open meeting he had no problem. Tracie stated that two years ago there was some mismanagement of money in the Chamber and some very gracious business owners came and got us out of that hole and we were told not to have bands at our event that would cost us more, so we did not do that. She said in an effort for us as a Chamber to get back to where we needed for our membership, we had to do things that help benefit them. She said one of the things we decided to change this year was the Night with Santa and we did not feel that was a big factor that would benefit all of our membership so it was decided we would not participate this year. She said we were trying to get back to the point that we were not just a social organization, but more about building businesses, to teach them about technology, educate them, and help them get their name out into the public.

Commissioner Gray said as a rule once we have voted on something, she did not like to bring it back up for another vote. She said she thought that kind of thing was what may have gotten us into some trouble in the past and she thought when we made decisions we need to hold fast to it whether we like it or not. She said she was in favor of \$4,000 when it was first brought up. She said she was going to say one more thing about the tip money and she then we need to let it go. She said the Town paid for the Band of Oz last year, it was not discretionary money, it was not money we gave the Chamber to enhance the Harvest Festival anyway they wanted, it was a tangible thing. She said it was not the Town's place to have oversight over the Chamber, we paid for the band. She said she went with the Economic Development Committee to Apex last week and they had 6 festivals a year and have 17,000-20,000 people at each of those events. She said we were not at the point to do something like, but we do other

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Christmas events and she felt like it was a great opportunity for the Town of Wendell to participate with the Chamber to sponsor the band. She said she liked the idea of give and take, and the Chamber helping us with Santa and us helping them.

Mayor Hinnant said he did not think the Town should have oversight on any non-profit except when a non-profit asks the Town for money. He said we had been directed by statute to take care of those tax dollars. He said doing the right thing was not always the popular thing. Commissioner Gray said she agreed. We don't even need to be sitting here talking about this because we had already voted on it. She said the money the Town gave the chamber, whether they did what we would have liked them to do, bring in a tangible thing at the festival. She said the check was written to the Band of Oz and we met our statutory requirement to the taxpayers. Tracie said we did not ask the Town for the \$4,000 last year. She said the only reason we asked this year was we thought it was supposed to be in the budget from our understanding last year.

Commissioner Laughery said his motion to contribute \$4,000 still stood and it would go to pay for the band. He said he would like to emphasize to everyone that this was the Wendell Harvest Festival, not the Chamber of Commerce Festival and the Town needed to support this event.

Fred Ammons of Wendell said the Band had already been sponsored, the board was too late. Thank you for your offer, but we have it covered.

Commissioner Laughery said if we agree that we were willing to pay for the band, then it was not necessary, but they needed to take a vote on the motion. Mayor Hinnant said there was no need to take a vote to give them money for something that had already been paid.

Commissioner Boyette stated that the motion would need to be withdrawn for us not to vote on it.

Commissioner Laughery said the whole reason this came up was because a number of people had the impression that the Town Board did not support the chamber and that there was bad blood between the Town and the Chamber. He said in the last three years he was trying to think if there was anything that we had not voted on to support the chamber and there was not one thing, it had always been a unanimous vote to help them.

Commissioner Gray said suggested that we table the item and maybe another opportunity to support the chamber would present itself.

Commissioner Laughery said withdrew his motion to increase the amount to \$4,000.

**Item 6 – Update on a Transportation Plan Strategy for the Town of Wendell**

David said at the last board meeting staff received directions to send the Transportation Plan back to the Planning Board. He said that was added to their agenda and the Chairman of the Planning Board indicated a desire to form a sub-committee of the Planning Board and hold a Charrette to gather more public input. He said at the next meeting, the Planning Board was looking to form that sub-committee and then hold some workshops. He said the Planning Board discussed the possibility of breaking out the plan in sections that might be less controversial but they were not in favor of doing that, so it could be next spring before it could be ready to present to the Board again. He said the Planning Board talked about how to get public input and the expense of direct mail when thousands of parcel owners would need to be notified. He said he would put together some numbers to bring to the Planning Board and

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Town Board about different options for notifications and provide some cost estimates to go with those options.

**Item 7 – Update on a Planned Unit Development (PUD) submittal for Wendell Falls**

David Bergmark, Planning Director said Wendell Falls submitted an application to establish a new Planned Unit Development and it was paired with a text amendment to create the ability to do a Planned United Development under the UDO. David said a Planned Unit Development was for large-scaled integrated developments which provided higher quality community design, environmental protection, and community amenities in exchange for greater flexibility in site design requirements.

David said the standards included in the PUD submittal would replace the existing PUD document for Wendell Falls approved in 2006 and modified in 2008. He said the amendments would also replace the standards of the UDO for those sections of Wendell Falls that had been made subject to the UDO since 2014. He said all current site plan approvals would remain valid.

David stated that in order to create a new PUD, the applicant submitted a text amendment to the UDO to create a PUD district as a zoning category, establish general standards and procedures for PUD district applications, modify two standards for approving special use permits that would conflict with the creation of a PUD, and add a few additional uses and definitions to the UDO needed to support their PUD application. The uses added to the table would only be listed under the PUD district category for this development, and would not be permitted automatically in any given PUD. The Town Board would approve all uses included within any given PUD as part of the PUD approval process. A public hearing for this text amendment would be held at the October 12, 2015 meeting.

David said the purpose behind these changes was to solidify the applicable standards for the entire Wendell Falls development, rather than continue submitting text amendments, map amendments, and amendments to the development agreement each time a new section of Wendell Falls came online.

David said the boundaries of the proposed PUD district were the same as the previous Wendell Falls PUD, with the exception of the property owned by Wake County (the future Lake Myra Park and the Lake Myra Elementary school property). The proposed PUD plan document describes the specific development standards which would apply to Wendell Falls. He said any standards which were included in the approved PUD plan would override any conflicting UDO standards. He said the UDO served as the applicable standard for any items that were not addressed by the PUD Plan.

David said although the boundary of the PUD plan was virtually the same, the land use structure within the PUD district was markedly different than the existing PUD. The proposed PUD Plan Document simplifies the Project by consolidating the 34 land use pods down to 5 Zones each with certain allowed uses and development standards.

David said by creating five zones within the PUD, Newland sought to receive more flexibility in the location and size of different residential and non-residential components. He said the five zones incorporated into the PUD plan were:

- Zone 1: Regional Mixed-Use (the primary commercial zone, which also allows mixed-use)
- Zone 2: Neighborhood Mixed-Use (A transition zone between Zone 1 and Zone 3, which allows a variety of both residential and non-residential uses)

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- Zone 3: Residential (The primary residential zone, which allows a very limited amount of non-residential uses)
- Zone 4: Recreation (The site containing the Wendell Falls Amenity Center)
- Zone 5: Flex (The actual use of this property will be determined by the first development approval in this area. This area has potential for industrial development. However, if that potential was not realized and no industrial development begins, Newland desired to reserve the right to use it for commercial or residential purposes).

David said part of how we would look at this would depend on whether we compared it to the existing entitlements which were established by the current PUD or whether we compared it to the UDO.

David presented the following information on how the proposed PUD compared to the existing PUD, as well as to the UDO:

Standards/Requirements they offered to exceed (compared to UDO):

- Inclusion of residential design standards for single-family dwellings (which now under the new law we can't require any more for standard subdivisions.
- Inclusion for some design standards for townhomes includes ten percent of the acreage be non-residential which is (over 100 acres)
- 270 acres minimum which was more than the UDO would require.
- A minimum housing mix

Standards/Requirements they were offering to exceed (compared to the existing PUD):

- Inclusion of more residential design standards for single-family dwellings,
- Inclusion of some design standards for townhomes and apartments
- Inclusion of commercial design standards (in the UDO we have a lot, but under the old PUD we had basically none)
- Front yard parking limitations for apartments and developments in Zone 2
- Sidewalks on both sides of the road (rather than 1 side)
- Inclusion of street trees,
- Inclusion of some front yard planting requirements (for lots at least 50 feet wide)
- Inclusion of supplemental use standards for specific uses
- Inclusion of pervious paving parking requirements
- Inclusion of perimeter parking lot landscaping (they would follow our street connectivity index which insures a greater amount of activity and limits how many cul-de-sac you can have, supplemental use standards for specific uses as well as inclusion pervious paving parking requirements and some perimeter parking lot landscaping)

Standards/Requirements they are asking for exceptions to (compared to UDO)

[\*\*\* represents exceptions to the PUD or old zoning code as well.]

- Alternative standard to gateway overlay (formerly SHOD) parking standards\*\*\*
- A Board approved gateway monument sign for m/u or commercials parcels 50 acres or more\*\*\*
- An administratively approved private banners for light poles within the project\*\*\*
- Reduced setbacks for virtually all residential building types\*\*\*
- Abutting Rear Yard Plantings – They removed abutting rear yard buffer requirements\*\*\*
- The ability to do multi-family units by right
- Ability to have unrestricted parking location standards in zone 1 and 5
- Ability to have more front yard parking in zones 2 and 3 (mainly 2 – only apartment changed for zone 3)
- More spacing between street lights (this is fine)

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- Reduced commercial building design standards
- Reduced design standards for apartments/condos
- Cul-de-sac requirements (they would allow cul-de-sacs with less than 10 homes with no sidewalk)
- Requirements for wider sidewalks on street frontages with mixed use or commercial buildings with 10 feet or less front setback (UDO calls for 8 feet in these situations)
- Parking lot landscaping – Their standard is nearly identical to the old zoning code standard, but still slightly less than the UDO standard
- Street Trees – They propose a planting rate of 1 per 50 feet rather than 1 canopy per 40 feet.

David stated that concerns had been expressed regarding the following:

1. Regarding multi-family dwelling being permitted by right (rather than requiring a Special Use Permit) especially for apartment buildings. Under the UDO, all attached residential products require a special use permit. Under the existing PUD document townhomes and apartments do not require a special use permit.
2. Staff has also received comments regarding concern over wording within the existing development agreement which would seemingly require the Town to condemn property for roads or utilities necessary for the development if the developer was unable to purchase the property after making all feasible efforts. David said the attorney had reviewed this language and determined that the Town was not obliged to condemn property. He said the Town was only obligated to ‘consider’ condemnation when necessary.
3. Staff has some lingering concerns over Newland’s proposal for Wendell Valley Boulevard. Newland proposes to construct Wendell Valley initially as a 62’ wide 3-lane road, with a center turn lane as the third lane. They propose to reserve right-of-way for an ultimate 90’ wide cross-section. The 90’ cross-section is smaller than the 110’ section considered by the proposed draft transportation plan update, but would allow for a narrow 4 lane divided cross-section. By stating that they would reserve right-of-way, rather than dedicate right-of-way, the Town would be responsible for purchasing the additional right-of-way from them unless a future Transportation Impact Assessment (TIA) showed their development required 4 lanes.
4. The PUD would exempt Wendell Falls from the improvements called for in the Collector Street Plan of the UDO. A number of collector roads are shown in the Wendell Falls Circulator Plan. However, no information is contained addressing Martin Pond Road, Poole Road (south of Martin Pond intersection) or Knightdale Eagle Rock Road. This could be interpreted to mean that no improvements were required along these roads, since they were exempt from the applicable section of the UDO, and the Wendell Falls circulator plan did not propose any improvements. Prior to adoption by the Town Board, it was staff’s opinion that this issue needed to be addressed, either in the form of cross-sections or within the text to specify the general expectations for these roads (i.e. That Martin Pond Road be designed to be 3 lanes undivided, Poole Road 4 lanes divided, and Knightdale Eagle Rock Road 2 lanes divided). Alternatively, Newland could remove the exemption of the UDO standards for these roads, so that they would be improved according to the standards in place at the time of development.

David said Newland was here to answer any questions from the Board and he was happy to answer any questions.

Commissioner Boyette said with the idea of moving more commercial off of Wendell Falls Parkway and onto Wendell Valley Boulevard, wouldn’t that automatically make the existing TIA outdated. David said that was one of his concerns. He said the potential for more commercial property on that road was one reason it was a concern of staff’s. David said there was the ability to have more commercial along that road, but we don’t know how much

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retail would be built. He said if it ended up being more retail it could potentially be a problem. Commissioner Boyette asked when DOT would require a new TIA. David said Mike Surasky checked with DOT and they said when they had any substantial commercial use; they would require a new TIA at that time. Commissioner Boyette asked why Newland wanted to build a smaller road when a new TIA could feasibly trigger having to tear up the old road and build a bigger one. He said the flip side of that coin was whether the right of way was in reservation opposed to dedication. Commissioner Boyette said as long as Newland was there and their development triggers the improvements, they would pay for it. He said he understood and believed them, but if the right of way was reserved and not dedicated and that retail did not come to fruition until after Newland completed the project, it would put the responsibility on the Town to install road improvements.

Laurie Ford, Vice President of Operation with Newland said this proposal was very important to them and the question about Wendell Valley Boulevard had been revolving out there since the beginning of discussions with Town staff. She said that Newland believed that roadway was ultimately going to be determined by science. She said there would be a scientific answer to trip generation and types of uses that go there and what standards that road would be designed and built. She said the unfortunate thing was that Newland did not know now what that requirement would ultimately be in the future. She said they know what the entitlements say could go there and they were very hopeful they could meet the limits of the entitlements. She said one of her favorite things to do in life was to market that project and she could tell the Board that as the person talking with potential end users for this property, none of us had any idea at this point and time. She said as they moved more through the development of the project, more information would be revealed and it would become pretty obvious that a new TIA was required. She said she did think the PUD agreement should have clarification built into the document that it currently does not contain. She said in conversations with DOT they were stating if it the first use was relatively small, Newland would like to suggest that 150 peak hour trips would trigger a TIA update. She said we would like to build the road to whatever the standard was that would be appropriate to accommodate that particular use and it certainly was not going to be a four lane divided highway at that point. She said once we get over the 150 peak hour trips per day that was the point where we would like to commit to doing an update to the TIA. She said we would commit to building the road to that standard and what we believe the road would contain a 62' cross section initially with dedicated right-of-way and if in fact we do need to broaden that right-of-way to a 90' standard, Newland would propose placing the additional right of way in reservation. Newland's position was that if they were generating the trips that forced that right-of-way, we were going to build it, pay for it, and dedicate the right-of-way. She said if there was some ancillary use outside our project boundaries, that right of way would be set aside in reservation and whoever was causing those trips per day would be obligated to pay for that reservation of right-of-way and pay to upgrade the roadway.

Commissioner Boyette stated that Ms. Ford indicated the road cross section would be science based but what he did not understand was using the first commercial use as the only measuring stick for the size of the road. He understood that Newland did not want to build a giant road with nothing on it. He said the problem was if the road becomes a cut through road for residents, those individual drivers were not going to pay to have the road upgraded. He said he would be more comfortable if it were going to be built with the amount of possible commercial development along that road and for the right of way to be dedicated, not reserved. Laurie asked dedicated to what standard. Commissioner Boyette said to the 90' divided four lane road. He said what he was hearing was if a piece of property was sold on the corner and it was going to be a small commercial use and did not generate a lot of trips, Newland would build the road to the 62' standard, but that was only the first of a lot of commercial availability along that corridor.

Mr. Richard Adams of Kimley Horn stated he was the traffic engineer with Newland on the project. He said a traffic study would coincide with that first commercial development and a scenario would be developed that would work with the Town and DOT on a likely full build out and project the trips for Wendell Valley Boulevard.

Commissioner Lutz said David made a comment earlier about the new PUD document, if they were not addressing the cross section at this time, what would become the rule, the old UDO or the old PUD. David said if they were not addressing it, the UDO and the standards in place would apply if they were not addressed anywhere else.

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Mayor Hinnant said he saw that the Planning Board was ok with what the developer was asking, was that correct. David said that was correct, except for the concerns with the road. Mayor Hinnant said he read this twice and the only thing he had concerns with was the multi-family dwellings not remaining as a Special Use. He asked if they could create the new PUD and leave the multi-family dwellings as a Special Use. David said it could be done. Mayor Hinnant said his recommendation would be to adopt the PUD and leave the multi-family use as Special Use. Laurie said she understood the Town's concern with multi-family and understood how important it was for the front door coming into Wendell to be properly protected. She said the one thing she would say about the multi-family component was the Community of Wendell Falls was meant to appeal to a very broad range of residents and we had known for a fact that multi-family would be a part of that equation. She said in order to support the kind of commercial that they were in the process of marketing for; they needed roof tops and more people in the area. She said as she was marketing the commercial the push back that she was getting was the need for roof tops. She said in addition to commercial marketing she was also talking with multi-family developers and one of the things she would say that was important to any commercial or multi-family developer was some level of certainty, knowing that they could do what the developer needed to do before they put a significant amount of money into a process. She said that was the advantage of not having to go through a Special Use Permit because they had to invest money to get to that point. She said she could see that being a hurdle. She said we do not have to go through the Special use process in Briar Chapel. Laurie said Newland had built architectural standards into the PUD for the multi-family which did layer a certain level of assurance that were going to get the type of development that you were looking for with this zoning without having to go through a Special Use Permit.

Commissioner Boyette said we had all known that this development was going to contain multi-family and the fact that it was not allowed by right; it would hobble their commercial interest because there was that level of uncertainty. He said as far as multi-family and the Town goes, when more people are living in a smaller space, there were fewer streets per living unit for the Town to ultimately maintain in the future, it made providing services more efficient. He said when you put more people into a smaller area sometimes there were downsides, but when it was done right, there could be a lot of upsides. He said he thought not having multi-family by right would be a detriment to their development.

There were no further comments or questions and Mayor Hinnant asked David to place the item on the October 12<sup>th</sup> agenda.

**Item 8 – Commissioner Comments**

Commissioner Gray said the Economic Development Committee visited the Town of Apex and it was a wonderful experience. We met with the Chamber and visited Moon and Lola retail and manufacturing and we learned a lot from her. We met with the town manager and discussed how they did things in the town. She said hopefully in the future Wendell could implement some of those things.

Commissioner Boyette said he was watching the news and saw a study that was being done ranking all the states and the District of Columbia on best places for teachers to work. He said out of 51 states N.C. was 50<sup>th</sup>. He said if you see a teacher please thank them and tell them how much they are appreciated and if you see a state legislator say something to them too.

Commissioner Lutz said he was traveling over the weekend and the Town he visited had a small marina. That Town was closer to a body of water than Wendell, but he thought that incorporating a water element to our parks department would be a nice idea. He said it did not have to be motorboat capital, but paddle boarding, kayaks, and wetland involved. He said he looked forward to seeing everyone at the Harvest Festival and was especially looking forward to the Pumpkin Derby.

Commissioner Laughery said we need to support our local businesses and restaurants. He said he watched the video from the last meeting and there were a lot of issues on the Transportation Plan and

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he thought that was to be expected, but it was a good start. He said his suggestions were to track every issue and make sure we knew whether it was resolved or not and why it was not resolved. He said he thought that was important.

Commissioner Parham did not make any comments.

**Item 9 – Mayor Comments.**

Mayor Hinnant had no comments.

**Item 10 – Adjourn**

Mayor Hinnant adjourned the meeting at 8:15.

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Timothy A. Hinnant, Mayor

Attest:

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Jonnie S. Driver, Town Clerk