

March 14, 2016
Board Meeting Minutes

The Wendell Town Board of Commissioners held their regularly scheduled board meeting on Monday, March 14, 2016 with Mayor Virginia Gray presiding. Present were Commissioner's Ben Carroll; Jason Joyner; John Boyette; David Myrick; and Jon Lutz; Manager Teresa Piner; Sherry Scoggins-Special Assistant to the Manager; Jonnie Driver-Town Clerk; Jim Cauley-Town Attorney; Butch Kay-Finance Director; David Bergmark-Planning Director; Tamah Hughes-IT Administrator; and Bill Carter-Police Chief.

Mayor Gray called the meeting to order at 7:00 p.m. and welcomed the guest.

Chief Bill Carter led the Pledge of Allegiance and Dr. Claude Wilson-Staton of Covenant Presbyterian Church gave the invocation.

Adjustment and approval of the agenda.

There were no adjustments. Commissioner Lutz made a motion to approve the agenda as written. The vote was unanimous.

Item 1 - Public Comment Period

Sandy Foutch – 501 Wood Green Drive, Wendell and Chairperson of the Wendell Appearance Commission spoke about the Party with a Purpose, Held on Saturday, March 5, 2016, which was sponsored by local businesses donated proceeds to the Wendell Appearance Commission to use toward arts and beautification in Wendell. Over \$4,000 was raised. She thanked Klepchick Salon, Old Oak Construction, and Hedrick Insurance Agency, for their support and organization of the event, Wine and Beer 101 for hosting the event at their new location in Wendell, and the Wendell community for its support which made the event a success.

Item 2 – Consent Agenda

- a. Approval of the Minutes from the February 22, 2016 Board of Commissioners meeting.
- b. Approval of the February 20, 2016 Board Retreat Minutes
- c. Approval of the Wake County Tax Report for December 2015

Commissioner Lutz made a motion to approve the consent agenda as written. The motion passed unanimously.

Item 3 – Public Hearing on a map amendment request to rezone 350, 450, and 500 Lake Glad Road from Residential Agricultural (RA) to Manufacturing and Industrial (M&I).

David Bergmark presented the rezoning request and stated the Town of Wendell initiated the change for three properties totaling approximately 15.08 acres from Residential Agricultural to Manufacturing and Industrial. The reason behind this request was the town was considering the construction of a new public works building at 350 Lake Glad Road to be used primarily as storage.

David said rezoning the parcels to Manufacturing and Industrial would bring this area into conformance with the intended use of this property.

David said the Comprehensive Plan defines 350 and 450 Lake Glad Road fell within the S4 "Controlled Growth Area", and 500 Lake Glad Road, which did not have road frontage, was defined as S3 "restricted Growth Area" which did allow for Manufacturing & Industrial uses.

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David said at the February 15, 2016 Planning Board meeting, the Planning Board voted 6-0 in favor of the requested zoning map amendment, and staff recommended approval of the request.

Mayor Gray opened the Public Hearing for anyone wishing to speak for or against the rezoning request. No one wished to be heard and Mayor Gray closed the Public Hearing.

Item 4 – Discussion and action on a map amendment request to rezone 350, 450, and 500 Lake Glad Road from Residential Agricultural (RA) to Manufacturing and Industrial (M&I).

Commissioner Lutz made a motion to approve the request to rezone 15.08 acres of land located at 350, 450, and 500 Lake Glad Road from Residential Agricultural to Manufacturing and Industrial. The motion passed unanimously.

Item 5 - Discussion and action to award the bid to Barnhill Contracting from Town of Wendell 2015-2016 Street Resurfacing Project.

Manager Teresa Piner said the bid tab summary (attached and made a part of these minutes) is a result of this year's street improvement project. Five sealed bids were received on Thursday, February 25, 2016, and the low bidder for the project was Barnhill Contracting Company with a bid of \$929,501.40

Manager Piner stated the resurfacing project consisted of asphalt resurfacing of approximately 4.71 miles of town streets and cul-de-sacs. Work included furnishing and installing work zone traffic control; adjusting water valve boxes; adjusting manhole access points; asphalt milling along curb lines; asphalt full width milling; 2.0" depth asphalt milling, patching, and asphalt resurfacing.

Manager Piner said originally a larger area was planned to receive improvements but due to concerns and conflicts with City of Raleigh Utility projects, some areas listed for resurfacing had been removed and would be delayed until the utility improvements had been completed. We do not want to risk putting down new asphalt and the City of Raleigh needing to make cuts for improvements if it could be avoided. Teresa said the project on Lakewood Drive was a CDBG Project and all the easements were now in place. Wake County was taking the lead on that project and was preparing to go to bid. She stated we would continue to work on the unpaved streets in Wendell.

Attorney Cauley asked if the award of the bid was subject to the financing in Agenda Item 6. Mrs. Piner replied yes, but would ask that the Board award the bid so we could begin reviewing contracts and the application submittal to the LGC. Attorney Cauley said he would suggest awarding the bid subject to the financing terms in Item #6 unless you planned to pay the net amount of the contract before you get the financing. Teresa said the financing would not be approved until the first of May.

Commissioner Lutz made a motion to award the bid to Barnhill Construction subject to financing in Agenda Item #6, and authorized the Manager to enter into a contract with Barnhill Construction. The motion passed unanimously.

Item 6 – Adoption of a Resolution authorizing staff to accept bank loan proposals and file an application with Local Government Commission for various street and drainage improvements and to set a Public Hearing for March 28, 2016.

Finance Director Butch Kay said we were trying to do three things with one vote on this particular agenda item. The Board was being requested to 1) Adopt Resolution R-01-2016, 2) Authorize the

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manager to move forward with the application to the Local Government Commission to get their approval, and 3) Set a Public Hearing for March 28, 2016.

Commissioner Lutz asked what the Public Hearing would be addressed too. Butch said the public hearing would provide the public the opportunity to discuss and provide comments on the bank loan.

Commissioner Lutz made a motion to approve Resolution R-01-2016 for staff to accept bank loan proposals, authorize the Manager to submit the application to the Local Government Commission for approval, and set a Public Hearing for March 28, 2016. The motion passed unanimously.

Item 7 – Report from Mayor Gray on the Triangle J. Council of Government Mayors and County Chairs Meeting held Thursday, March 3, 2016.

Mayor Gray said Triangle J. provides classes to learn about governmental operations. The past meeting was about regional water supply, water conservation, the bodies of water which were basically Jordan and Falls Lake and the management of those bodies of water. She said that at this time both Jordan and Falls Lake were full, and there were no drought concerns.

Commissioner Boyette asked if anything was mentioned about the Little River Reservoir. Mayor Gray replied no, they had an engineer present and they discussed how they managed the water supply, kept algae from growing, kept water moving so it did not become stagnant and other water quality efforts.

Item 8 – Report from Commissioner Joyner of the Wendell Fire Department Board of Directors meeting held Thursday, March 3, 2016.

Commissioner Joyner said those in attendance discussed a variety of things; two big items were the budget and planning the future with Wendell Falls with the establishment of a Fire/EMS station in that area. The Fire Department was in good financial shape, and we were working with the County Commissioners to make sure they remain in good financial standing with room for expansion. He said another item discussed was the ISO Inspection which Commissioner Boyette would be involved in and that was the inspection that established the property insurance rates for the towns.

Item 9 – Commissioners' Comments

Commissioner Joyner said the Black Tie Gala was a very nice event, and it was nice to see so many residents in attendance. He said he was able to spend Saturday night with Troop 365 of Knightdale who camped out for the weekend at Wendell Park. He said early voting was going on and it was good to see the activities going on with the Scout Troop. The new playground equipment was swamped the entire time he was there. He said he would encourage the Town to continue to have the Scout Troop at the park because he had an amazing blueberry cobbler that the scouts made. He said when he went back to the park on Sunday, the Troop had left the park spotless, trash was gone, and everything was like it was before they came.

Commissioner Boyette said he thought early voting went smoothly. It was very well organized and he had never seen early voting so busy. He said just a reminder the primary election was Tuesday, March 15, 2016 and the bond issue was on the ballot, so please get out and vote.

Commissioner Myrick said he agreed with Commissioner Boyette, the weather was so nice there really was no reason not to get out and vote. He said thanks to the Appearance Commission and everyone involved in planning the dinner. It was a great event and really complimented the town. He would like

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to see more events like that in town. He also congratulated the Carolina Tar Heels for their ACC Championship win and #1 Seed.

Commissioner Carroll stated the Black Tie Event was the dream of the Appearance Commission for a couple of years. He said as a Commissioner he had to step down from his position on the Appearance Commission, but he had appointed himself as an honorary member. Thanks to all the businesses that donated items and facilities. If you did not go this year, make plans to attend next year's event.

Item 10 - Mayor's Comments

Mayor Gray reported she attended the Wendell Pedestrian Plan Stakeholder meeting, discussed the goals of the plan, and begin the process of identifying problem areas for pedestrians. She said a survey was being distributed and she encouraged everyone to fill it out. She said this was your opportunity to be heard and let us know where you saw problems for pedestrians and let us know of places that should be improved. Mayor Gray also attended the CAMPO 101 meeting and the purpose of that was to help the Town Board and the Town made the most of the decisions and opportunities that could come about from being a member of CAMPO. She said we learned about different types of funding for projects and it was a very long process, but she hoped we would be ready when the time came.

Mayor Gray congratulated Shane Barham, Principal of Wendell Creative Arts and Science Magnet Elementary School, who was named Principal of the Year for our region which includes North Carolina, South Carolina, Tennessee and Kentucky. He is also in the running for a larger award and we wish him lots of luck with that. She appreciated everything he did for the school and community. When people look at places to live, they look at schools first, and that plays a big part in economic growth.

Mayor Gray reminded the audience of the ProTour BMX show downtown Saturday, March 19, she said this is a very exciting event and there will be things for your children to do and it is just a very family oriented event.

Item 11 – Adjourn

Commissioner Lutz made a motion to adjourn. The meeting was adjourned 7:30 p.m.

Mayor Virginia Gray

Attest:

Jonnie S. Driver, Town Clerk