

**November 28, 2011**

**Board of Commissioner's Meeting**

The Wendell Town Board of Commissioners held its regularly scheduled meeting on Monday, November 28, 2011, at 7 p.m. in the Wendell Commissioners Meeting Room with Mayor J. Harold Broadwell, II, presiding. Also present were Commissioners Carol Hinnant, Sid Baynes, Christie Adams, Ira Fuller, and Virginia Gray; Town Manager Teresa Piner; Police Chief Vance Johnson; Lieutenant Bobby Langston; Town Clerk Jonnie Driver; Planner Stacy Griffin; Public Works Director Alton Bryant; Finance Director Butch Kay; Parks and Recreation Director Brinkley Wagstaff; Attorney Jim Cauley; and Eastern Wake News Reporter Brian Slattery.

Mayor Broadwell called the meeting to order at 7 p.m.

The Pledge of Allegiance was led by Chief Vance Johnson and the invocation was given by Commissioner Fuller.

**Adjustment and approval of the agenda**

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

**Item 1 – Public Comment Period**

No one wished to speak.

**Item 2 – Consent Agenda**

- a. Approval of the Minutes of the November 14, 2011 Board of Commissioners meeting and work session.

Commissioner Fuller made a motion to approve the consent agenda as stated. The vote was unanimous.

**Item 3 –Recognition of Stacy Griffin on her induction as a member of the American Institute of Certified Planners.**

Manager Teresa Piner stated Ms. Griffin has been employed with the Town of Wendell for five years and that she received her certification as a North Carolina Zoning Official in 2008. In 2009 Ms. Griffin obtained her master's degree in public administration from American Public University.

Mrs. Piner said in order to become a certified planner, APA members had to meet certain education and experience requirements and pass the AICP exam as well as pledge to uphold ethical standards and engage in ongoing professional development.

Ms. Griffin was recognized and congratulated on her accomplishments by the Board of Commissioners.

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**Item 4 – Presentation by Martin, Alexiou and Bryson (MAB) Engineers and Chris Lukasina with the Capital Area Metropolitan Planning Organization (CAMPO) on the 231/Wendell Boulevard Intersection Study.**

Manager Piner said CAMPO conducted a study of Highway 231, Wendell Boulevard and the Old Wilson Road intersection using funds the organization did not have allocated to other projects.

Manager Piner said once an alignment had been selected the town could request funding for design of the project. She said the study would be in the \$200,000 range and would require the town to match 20 percent. She said following the design, the town could request Local Administered Projects Program (LAPP) funding for construction which would also require a match by the town of at least 20 percent.

Mr. Jody Lewis of Martin, Alexiou and Bryson Engineers said there were two alternatives, 4 A&B and 5 A&B, recommended. He addressed concerns the board had previously expressed about a roundabout at the intersection and the extension of Highway 231. He said alternative 4A called for the realigning of Old Zebulon Road to intersect with Wendell Boulevard and proceed directly across to the existing Hwy. 231. He said it also called for the closing of Old Wilson Road and Wendell Boulevard and creating a new connection between Wendell Boulevard and Old Wilson Road to the east but still providing that access between the two roads. He said one of advantages to choosing this alternative was that it simplified operations in the intersection. He said the alternatives tried trying to minimize the impacts to the historical area and the environment as much as possible.

Mr. Lukasina of CAMPO said alternatives 4 A&B and 5A&B offered a lot of options for the intersection. In addressing some of the board's concerns, he said the roundabout would be able to handle large trucks.

After a few questions and comments from the board, Mr. Lukasina stated the next option for the board would be to choose an alternative they were most interested in and submit it to CAMPO to be added to the Long Range Planning and to start the process of seeking federal, state and LAPP funds for the project. He said the town would still have a 20 percent match.

**Item 5 – Lake Myra Christmas request to move its light show into the corporate limits for the 2012 holiday season.**

Manager Piner said options for the holiday light show were given to the board at the November 14 Board of Commissioners meeting along with estimated costs for the four locations that were being recommended. She said the board had expressed concern at the last meeting that from an economic standpoint the light show should be as close to the downtown commercial district as possible but that Mr. Williams, who runs the Lake Myra light show, said the Town Square was too small for the display.

Mrs. Piner said the board directed staff to meet with Mr. Williams and look at other options before making a decision. She said the property next to the Park and Ride lot on Fourth Street was being looked at and Mr. Williams felt the area would be suitable for the light show. Mrs. Piner said the property owner was agreeable to working with the town on this site. Mrs. Piner

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said that Mr. Williams has agreed if the site on Fourth Street was used that he would put a smaller display at the Town Square and people could walk down Main Street to see the store fronts and the display at Town Square.

Mrs. Piner said if this site was suitable to the board, she would ask the board for permission to work with the property owner on a contract to secure this site for the 2012 holiday season.

Commissioner Gray said that parcel was for sale and she would be more interested in the town buying the property than leasing it.

Commissioner Hinnant said she did not have a problem talking about an agreement with the land owner as long as it came back to the board for approval. She said since she was leaving the board in December she was not comfortable with giving a lot of direction because it was not budgeted for this year and the board didn't have a bottom line amount of what it would cost the town which was a major concern for her. Mrs. Hinnant said she thought it would be good to check into the cost of buying the land, traffic control, security, lot improvements, and other things so the board could have a ball park figure to work with.

Commissioner Gray said she was very pleased with the site, but she also felt there were some costs involved that had not been talked about and needed to be put together for the board to discuss.

Commissioner Adams said one important component was all parties agreeing that this option would work. She said one concern with the land on Fourth Street was that it is owned by another party, and she felt that leaving improvements made by the town on someone else's property that was for sale was not a good thing. She said she was in agreement to moving forward with the property on Fourth Street but researching all the costs that would be involved first.

Mrs. Piner said she felt a sidewalk would be needed and that would not be taken up after the light show because it would be on the right-of-way. She said the electrical drop would remain and she felt there would need to be a vegetative buffer along Hollybrook Road to reduce the amount of glare from the holiday lights for motorists at the intersection which would not be removed.

Commissioner Hinnant said she had a problem with improving an individual's property like putting in a sidewalk and then when that lot was sold, it was enhanced by taxpayer's money.

Mrs. Piner said staff would continue to gather information and bring information back to the board.

**Item 6 – Discussion and action regarding implementation of a State of Emergency Ordinance for the Town of Wendell**

Manager Piner said the ordinance was presented to the board at the last meeting and it was the board's recommendation that some changes be made. She said those changes had been added and the attorney had reviewed the ordinance.

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Commissioner Fuller made a motion to put the ordinance on the December 12, 2011 agenda in proper ordinance format to be adopted. Everyone was in agreement. Manager Piner asked if it could be put on the consent agenda. The board was in agreement.

**Item 7 – Cancellation of the December 26, 2011 Board Meeting.**

Commissioner Hinnant made a motion to cancel the December 26, 2011 Board meeting. The vote was unanimous.

**Item 8 – Commissioners’ reports**

Commissioner Gray said she attended a community forum at Carver Elementary School and they were reaching out to the community to share some achievement goals they had set for the school. She said everyone should take advantage of volunteering at the school and that they had a tremendous need for volunteers.

Commissioner Gray said the Downtown Group had worked very hard on the downtown area and that the Christmas Candy Store would be opening December 1 in the old coffee shop building.

Commissioner Hinnant thanked Commissioner Gray and the Downtown Group for the hard work that had gone into the Christmas decorations downtown and said the downtown looked very good. She also said there were a lot of people in need this year and she encouraged everyone to help those in need if possible.

Commissioners Adams, Fuller and Baynes had no report.

**Item 9 – Mayor’s report / comments**

Mayor Broadwell said he received a nice note from Matt Cebey-Crecco, the Eagle Scout candidate who did the work at the Senior Center.

**Adjournment.**

The meeting was adjourned at 7:55 p.m. by a motion from Commissioner Fuller. The vote was unanimous.

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J. Harold Broadwell, II, Mayor

Attest:

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Jonnie S. Driver

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**Board of Commissioners Work Session**

The Wendell Board of Commissioners held a work session following the regularly scheduled Board meeting on Monday, November 28, 2011, at 7:55 p.m. with Mayor Harold Broadwell presiding. Present were Commissioners Carol Hinnant, Sid Baynes, Christie Adams, Ira Fuller, and Virginia Gray; Town Manager Teresa Piner; Finance Director Butch Kay; Public Works Director Alton Bryant; Police Chief Vance Johnson; Lieutenant Bobby Langston; Planner Stacy Griffin; Attorney Jim Cauley; Town Clerk Jonnie Driver; and Eastern Wake News Reporter Brian Slattery.

**Item 1 – Update on the status and condition of the “Experience Wendell” and holiday banners within the corporate limits.**

Manager Piner said the “Experience Wendell” banners were purchased in 2003 and that as they removed them to put up the Christmas wreaths the banners were getting frayed and were fading. She said next year when they came down for Christmas that might be the last time the town could use them. She said she wanted the board to know so at budget time the board could look at setting money aside to replace them. She said the cost would be somewhere around \$3,000. She said she would like to see some additional banners in the future out at the interchange.

Commissioner Hinnant said when these banners were originally purchased they were purchased by individuals during the town’s centennial year and it was not unheard of for people to donate things to the town, so maybe some people would donate them. She said if anyone was interested they could get with Manager Piner and get more information on the banners.

Manager Piner said in a follow-up to the charette the N.C. State School of Design had originally planned to come back to town November 30 but with exams for the students they had rescheduled for December 8, 2011 from 6 to 8 p.m. at Town Hall.

The meeting was adjourned at 8 p.m. by a motion from Commissioner Adams. The vote was unanimous.

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J. Harold Broadwell, II Mayor

Attest:

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Jonnie S. Driver