

November 9, 2015
Board of Commissioners Meeting Minutes

The Wendell Town Board of Commissioners held their regularly scheduled meeting on Monday, November 9, 2015, in the Board Meeting Room at 7:00 p.m. with Mayor Timothy A. Hinnant presiding. Present were Commissioners Sam Laughery; Jon Lutz; James Parham; John Boyette and Virginia Gray; Teresa Piner-Manager; Jonnie Driver-Clerk; Butch Kay-Finance; John Slaughter-Police; Jeff Polaski-Parks and Recreation; David Bergmark-Planning; and Tamah Hughes-IT.

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

Captain John Slaughter led the Pledge of Allegiance and Invocation was given by Commissioner Laughery.

Adjustment and approval of the agenda.

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

Item 1 – Public Comment Period

Mr. Ed Morrell business owner in Wendell stated he would like to thank Commissioners Laughery, Parham and Mayor Hinnant for their service to the town over the past four year. He said he went with the Economic Development Committee to Apex to see what kind of ideas and information the committee might be able to get and make work in Wendell. One thing Apex did was build a skateboard park for the youth and someone donated \$100,000 and Apex matched it with 1 million dollars and they now have a great skate park. He said he knew that Wendell was not ready for that, however just recently he got a call that said there were a couple of kids on the roof of his building on Third Street. He said he went down and talked with them and they knew it was wrong to be on the roof, but they said they had no place to skateboard. He said there was a basketball court at the Police Department that was never used. He said it would be a great asset to the town and would help the kids build a good relationship with the Police. He said if the town saw fit to do this, Kissy and he would be willing to pay 50% of the cost to fix it up.

Ann Stewart - Hollybrook Road, stated she thought rezoning property on Short Street would be a hindrance to the town. She said to put 50-60 houses on acreage that small would become low rent housing before long, and that we had enough of that here. She said she worked in the schools every day and there were problems in our schools. She said there was a total lack of discipline and teachers were threatening to leave. If you call the parents about the child's behavior, their remarks were that they could not do anything with them at home, this was your problem. The parents don't care and she begged the town board not to put any more housing that would attract more families that do not discipline their children well enough to sit in the classroom without creating havoc. She said we were chasing the high achieving kids out of our public schools because they could not learn in the atmosphere in these classrooms. Our schools were not doing well. She goes into a different classroom every day because she could not stand the same class two days in a row.

Regina Harmon – stated she would like to congratulate the winners of the election Ben Carroll, David Myrick and Virginia Gray. She said she also wanted to thank the outgoing members for their time and dedication to the town. She said congratulations to Jeff and Teresa on the PARTF Grant that the town received and the hard work that put into preparation for the grant. She said the town received the

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grant on the same day that Parks and Recreation held the First Halloween Treat Trail which was fantastic and about 2500 people attended. She said she would also like to thank Ed and Kissy Morrell for offering to help pay to get the basketball court in working order. She said she was not able to give 50%, but she was willing to give a couple of hundred dollars, because kids were the future.

Regina said the next big event for the town would be December 4, 2015, and Teresa and Jeff had put together some outstanding things for the town all the way down to trolley rides, ice carving, cookie walk and a lot of other stuff so make sure you share it on your social media, because the more we share the more people we would bring into town. She said we all had to work together to make these things happen and everyone was doing the best job she had seen in a long time. She said over the past year we had worked together to bring things together with Wendell Falls, the things happening in our community, and seven new businesses in the last year had come into town. She said it was important to keep that business retention and the only way to do that was to bring people to this community that could spend money to help businesses stay in flux. She said Wendell Falls would bring this type of people to the community; we just had to get them here and work with them to make that happen. She said she also wanted to thank Mrs. Piner for getting the light replaced downtown that some knocked down on Friday night so quickly.

Item 2 – Consent Agenda

- a. Approval of the minutes from Monday, October 26, 2015.

Commissioner Parham made a motion to approve the Consent Agenda as written. The vote was unanimous.

Item 3 – Review and acceptance of the 2014/2015 audit report by Phyllis Pearson of Petway, Mills and Person.

Mrs. Pearson state the Independent Auditor report was a modified audited opinion and it was the best auditors report that was given and that was the type of opinion that we had given in the current year. For your compliance and government auditing standards we also issued an unmodified auditor opinion in that we found you complied with the law, regulations, grant agreements, and things of that nature.

Mrs. Pearson said in the Governmental activities, the town had \$11.4 million dollars in total assets, total liabilities \$3.8 million, total assets \$7.1 million. She said the cash on hand in your bank accounts was \$2.7 million and total revenues of \$5.1 million and total expenditures of \$4.7 million.

Mrs. Pearson said the business type activities the town had \$246,000 in assets and \$246,000 in liabilities. The fund had total revenues of \$12,000 and total expenses of \$12,000. She said for the Sewer Fund \$3.1 million in total assets and \$3.1 million in liabilities and \$94,000 in total revenues and \$94,000 in total expenses. She said the reason the revenues and expenses are equal in those two funds is because the City of Raleigh gives you principal and interest payments on your debt because the debt was not transferred to the City of Raleigh when the systems were merged.

Mrs. Pearson said in the General Fund the town had \$7.5 million in total assets, total liabilities \$2.4 million total of property tax receivable of \$64,000 total fund balance of \$4.9 million, total revenue \$5 million and total expenditures \$4.8 million. She said when we referred to the total fund balance of \$4.9 million \$220,000 was restricted by state statue. She said in the Streets Fund which was the Powell Bill there was \$8,343, and you had set aside \$891,000 of fund balance to pay for 2016 accounts payable and that left you an unassigned Fund Balance of \$3.8 million. She said of the \$3.8 million, 2.1 million is owed

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to customers of the utility systems when they were in existence, so the spendable fund balance is about \$1.7 million.

Mrs. Pearson said as of June 30, 2015 the town had \$3.8 million in the unassigned fund balance. She said the Local Government Commission had a recommendation that 8% of your prior year expenditures were in your fund balance and that number would be \$355,000 so over the years through controlling expenditures, and maintaining your revenue streams you are exceeding the recommendation of the Local Government Commission.

Mrs. Pearson said the change in accounting policies per GASB 68 was one item we had to address in the current year and it decreased your net fund balance by \$331,000 and that was a result of changes in the way accounting pension plans were being handled.

Commissioner Laughery said the Fund Balance was a percentage of our overall budget and we try to keep that at 40% could you tells that number. Mrs. Pearson said you were still at 40%, but one thing to note was that because of the liability of the deposits that were held in the amount of \$2.1 million when you consider that liability it was at 30%. She said the deposits for the utilities need to be settled over time either repaid to customers or a decision needs to be made about them.

Commissioner Parham made a motion to accept the audit report as presented by Mrs. Pearson. The motion passed unanimously.

Item 4 – Discussion and action on a presentation by H. Geoff Kokiko with KS Bank to provide ICS (Insured Cash Sweep) services to the Town of Wendell (Second Reading).

Mayor Hinnant stated this was presented at the October 26th Board meeting and was on the agenda for a Second Reading. No one had any questions or discussions.

Commissioner Parham made a motion to approve KS Bank to provide ICS (Insured Cash Sweep) for the Town of Wendell. Commissioners Parham, Laughery and Gray vote in favor of the motion. Commissioners Lutz and Boyette voted in opposition of the motion. The motion passed with a 3-2 vote.

Item 5 – Discussion and action to hold the second annual BMX event in Downtown Wendell on Main Street in the spring of 2016.

Parks and Recreation Director Jeff Polaski stated \$14,000 was allocated in the 2015-2016 budgets for events during the upcoming fiscal year.

Jeff stated at the July 13, 2015 Board meeting, the Parks and Recreation Commission prepared a recommendation of events for FY 2015-2016. He said the list of anchor events was approved by the Town Board with the exception of the BMX event planned for March 2016. The board asked that this event be brought back at a later date for review.

Jeff said due to securing the stunt team, and planning the event, ProTown needed to be secured and scheduled within this calendar year. He said the cost of the event would be \$4,000.

Jeff said it was the recommendation of the Parks and Recreation Commission to approve the BMX event for FY 2015-2016. Jeff said this was an event that no one else in the area holds and that was why it drew people into town.

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Mayor Hinnant asked were you asking us to allocate an additional \$4,000 for this event, over what had been budgeted. Jeff said no that it was included in the event scheduled for the year.

Commissioner Laughery said last year the event was \$3,500 and this year it as \$4,000. Jeff said it was because he had requested \$500 for advertising and banners.

Commissioner Laughery made a motion to approve the BMX event in Downtown Wendell on Main Street in the spring of 2016. The motion passed unanimously.

Item 6 – Discussion and action on a Zoning Map amendment request by Kirk Rightmyer and Bob Polanco to rezone 12.75 acres of land (excluding ROW) located at 245 Short Street from R3 to R4.

David said the Public Hearing was held on October 12, 2015 to rezone from R3 to R4. He said the difference between R3 and R4 is the size of the lot that goes from 10,000 to 6,000 square feet.

David said if the request is approved staff asked that you also include 0.15 acres of land located at 99 Church Street in the approval which is (owned by the Town and adjacent to the site).

David said there had been some concerns with the intersection of Wall Street and what type of homes might be there. He said the Planning Board voted 5-2 in favor of the rezoning and staff does find the proposal to be in line with the Comprehensive Plan.

Commissioner Laughery asked how many houses are we talking about if rezoned to R4. David said probably 50-60, but we cannot be sure. Commissioner Laughery said I mean how many additional houses for R3-R4. David said 15-20.

Commissioner Gray asked David if he had any information about the sizes of the houses or anything about the houses. David said not much, they had to meet the building code and the town's setback requirements. He said the size, material, design or anything along those lines could not be addressed by the town. They could be anything as long as they met the state building code. She asked if we had received anything indicating where the roads would be, what it would look like or anything like that. David said at this stage we don't have a preliminary plat. Commissioner Gray said we were being asked to rezone a property, but we had no maps, lot size indication, or anything about the size of the houses. She said she felt like a zoning change was a big deal, and she needed more information before she could vote on that change, especially to go smaller.

Commissioner Laughery said he agreed with Commissioner Gray. He said he knew the development he lived in had certain requirements in the restrictive covenants, such as the size of the houses, certain material for construction and he did not know if the applicant had thought about coming forward with some kind of guarantee. He said the way he understood it was the developer was going to sell the lots to builders to build the houses. The developer could put certain requirements on the lots as to size, the number of bedrooms and the minimum standards that would be required to build on the lots. He said he could vote in favor of this request knowing that he could put up anything he wanted to. David said there would be two mechanism for that, one was for the developer to submit a conditional district zoning and then the board would have the development plan with the rezoning altogether at one time. David said in that case it was a traditional rezoning. He said the developer could put in restricted covenants of their own, but there was no way for the town to lock in conditions through a regular rezoning process.

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Commissioner Gray said we do not have anything that would protect the town. She said we held a public hearing on this and rezoning was a big deal, you don't just change it on a whim, you had to put notice in the paper. She said just because someone comes along and asked for smaller lot sizes. If that, that were not enough, had heard about the concerns that were brought up at the Public Hearing and people had been calling her with concerns and she did not feel like we had enough information.

Attorney Cauley said with a traditional rezoning all those other items do not come before the board (restrictive covenants, preliminary plat) , the board should exercise its good zoning judgement and determine whether R3 or R4 was appropriate because you do not have the benefit of the other information. He said you were not supposed to rely on other information if offered at this stage anyway.

Commissioner Boyette said we had been hearing about this property for a while, and while everyone would like two acre lots and million dollar homes, it would not happen on this piece of property. We were talking about property that was on the west side of town and if there was a place for a little higher density it should be infill development downtown and one thing we were supposed to look at was what was the best use, not what it could be. He said at the current zoning there had been no interest in the property, and other places in town were being snapped up and being built. He said this property was bordered by train tracks, a cell tower on an industrial zone property and the cemetery on the opposite side of the street. He said he looked at it as being an opportunity to get some infill on a piece of property that might otherwise not see it for another 10 years and more roof tops will definitely help the businesses. I understand the concerns with the schools and other things, but rezoning does not have too much to do with the schools, there are other ways to address those problems.

Commissioner Parham said if this was tabled until the November 23rd Board meeting, would we still only be able to consider the zoning. Attorney Cauley said you could only consider the zoning unless the applicant was to amend their application. Commissioner Parham said he thought the concerns were with the aesthetics. He said people were afraid they would come out and put up just anything they wanted. Attorney Cauley said those issues were beyond the scope of a traditional rezoning decision and that was what was before the board. Mayor Hinnant said the legislature says you cannot legislate taste.

In response to mayor Hinnant's comment regarding the legislature, Commissioner Gray said that was a shame. She said she did not necessarily think residential was the best use of the land, it backs up to manufacturing and industrial on the other side, there was a cemetery there, warehouses across the railroad track and she did not think the reason to change the zoning of a piece of property was because no one had been interested in it for another use. She said it was not the town's job to jump in and fix it when someone had the desire to sell a piece of property.

Commissioner Laughery said he just wanted clarification on what the attorney said earlier. If this applicant was to come back with commitments, even though they were minor, the board could accept that as a promise that they were going to build at least a certain size or quality house. Attorney Cauley said not with a traditional re-zoning request, the board was not supposed to consider any representations by the applicant. He said what you had to keep in mind in that the property could be rezoned and then sold and the rezoning was still in place.

Commissioner Gray asked if Attorney Cauley was saying that the only thing we could consider at this rezoning was the property reduction from 10,000 square feet to 6,000 Square feet. Attorney Cauley said that the board was to consider whether the request was an appropriate zoning for this property.

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Commissioner Boyette made a motion to approve the rezoning request from R3 to R4 and to include 0.15 acres that was owned by the Town of Wendell at the end of Church Street. Commissioner Parham and Boyette voted in favor of the motion. Commissioners Laughery, Lutz and Gray voted in opposition of the motion. The motion failed with a 2-3 vote

Item 7 – Discussion and action on a Zoning Text Amendment to amend Chapters 2, 15, and 19 of the Unified Development Ordinance (UDO) in order to establish standards for Planned Unit Developments (PUDs) (Second Reading)

Commissioner Parham made a motion to approve the Zoning Text Amendment to amend Chapters 2, 15 and 19 of the UDO. The motion passed unanimously.

Item 8 – Public Hearing on a Zoning Map Amendment request to rezone approximately 1,050 acres of property (excluding ROW) within the Wendell Fall development to a proposed Planned Development (PUD) zoning district.

David said approval of the zoning map amendment was structured so it was only in effect if the Special Use was also approved. He said the purpose behind this was to solidify all the development standards at once rather than coming back over and over again for rezoning after rezoning.

David said currently the areas included within the request were zoned RA, R3, R7 and NC. He said the area was located as primarily a Controlled Growth Area (S4). The area closer to the interchange was identified as an Intended Growth Area (S5). He said the uses proposed were found to be appropriate.

David said the Planning Board voted unanimously to recommend approval of the Wendell Falls PUD submittal, including the map amendment request, but asked that the Town Board give further consideration to the proposed language and/or cross-sections for roads within the adjacent property to Wendell Falls prior to adoption.

David said staff recommended approval of the rezoning request.

Mayor Hinnant opened the Public Hearing for comments.

Pauline Stallings – Taylor Road - asked if this would change the size of any homes they were building to smaller homes. David said this would allow for smaller lots than what the prior PUD allowed. She said she was concerned that they could put a denser development beside her where they were they currently lived which the zoning currently allowed for 1 acre lots per house. She said it would change the whole aspect of the place if they go any denser. She said it was dense enough now. She also would like to know if there would be any apartments built.

Laurie Ford said she understood her concern, the previous zoning actually did allow for higher density development than what she was currently experiencing. She said the 4,000 unit count was not changing. She said the current zoning would allow for enhanced flexibility for denser applications but she could not tell her at this time what would go into that area because Newland had not begun to work in that area. She said the area did also permit multi-family. Ms. Stallings asked if the cost of the home would go up. Laurie said Newland was working very hard to make sure everything they put on the ground was intentional and well thought through. She said their goal was to build value, not erode value and Newland hoped it would also enhance the value of the surrounding property as well.

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David said he wanted to add that there would be a perimeter buffer around those properties from the development

No one else wished to be heard, and Mayor Hinnant closed the Public Hearing.

Item 9 – Discussion and action on a Zoning Map Amendment request to rezone approximately 1,050 acres of property (Excluding ROW) within the Wendell Falls development to a proposed Planned Unit Development (PUD) zoning district

Commissioner Parham made a motion to approve the Zoning Map Amendment to rezone approximately 1,050 acres within Wendell Falls Development. The motion passed unanimously.

Item 10 – Public Hearing on Special Use Permit request to establish standards for a Planned Unit Development (PUD) governing the Wendell Falls subdivision.

David said this Special Use Permit request contained the standards of the conditional district that would be created. He said the PUD overrode the UDO and anything that was not mentioned within the PUD document used the UDO standard as a fall back.

David said a minimum of 50% of the acreage would be developed for residential uses and a minimum of 10% of the acreage would be developed for non-residential/mixed uses. He said by including the table, Newland was ensuring that over 100 acres (at a minimum) would include a non-residential use (commercial, industrial, office, etc.). He said multi-family was listed as permitted by right in zones 1, 2, 3, 4, and 5b.

David said there were a few changes to the dimensional standards on the setbacks. He said as proposed the minimum front setback for single family homes was 8 feet for alley-loaded products and 10 feet for front-load products.

David said the proposed PUD plan retains language regarding the 'perimeter Buffer' contained in the existing PUD plan. He said due to the high quantity of open space being preserved in Wendell Falls (min. 273 acres) Newland was requesting to be exempt from the tree protection regulations of the UDO (included in chapter 8). He said Wendell Falls was not subject to such regulations under the existing PUD approval, and they were requesting to apply their own landscaping standards in lieu of those in Chapter 8 of the UDO through their residential and commercial design guidelines. David said this standard would allow street trees to be placed every 50 feet on center, rather than every 40 feet on center. He said another notable standard would exempt Wendell Falls from the requirement that abutting rear yards have rear yard plantings to create a separation.

David said the existing PUD document contains no standards related to the location of parking, with the exception of parking within the Gateway Overlay (GO district) (referred to as the Special Highway Overlay District (shod) within the old zoning code).

David said Newland also revised the parking ratio table to require more parking spaces for office/service, retail, and restaurant uses.

David said the proposed PUD follows UDO standards for signs, with two exceptions. Newland proposes to include language that would allow the Board of Commissioners to grant a gateway monument sign

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for non-residential, mixed use or commercial parcels 50 acres or greater in size for the purpose of demarcation. He said the PUD would also allow staff to permit light pole banners.

David said with the passing of House Bill 150, municipalities were no longer authorized to regulate design elements for single family homes, townhomes, and their associated accessory structures. He said as a result, any design guidelines included within the PUD plan or its associated Development Agreement for single family homes and townhomes represent benefits Newland was offering which go above and beyond what we can require.

Mayor Hinnant opened the public hearing and all parties who wished to speak were sworn in by Town Clerk, Jonnie Driver.

Nick Robinson – Bradshaw and Robinson LLP stated we were submitting as evidence in support of the Special Use Permit all the application materials that we had submitted, revisions thereto since the submittal and we incorporated as well all the evidence from the Public Hearings for Oct. 12, that we had last month. He said in addition we would want to submit into the record for acceptance the minutes of the three Planning Board Meetings from August 17, Sept. 1 and Sept. 21. We would like to submit minutes of the meeting and public hearing for this board on Sept. 28, October 12, and October 26. He said we would like the power point presentation submitted as record along with the comments made by Mr. Bergmark, comments at the Public Hearings from October 12 and the meeting tonight. We also want included in the record of this hearing the applicant's statement and evidence submitted during the public hearing tonight. We specifically want to include in the record one substantive change since the last public hearing and he presented a copy to the board. He said the proposed change was to require a Type A buffer rather than a Type B buffer between any pre-existing dwelling and any industrial use in Zone 5. He said our request was that if you approved the Special Permit tonight that you make, as an addendum, inclusion of this language and we would modify and put this into the approved PUD document.

Mr. Robinson said that Newland supported the summary given by Mr. Bergmark and would like to incorporate the approval of the summary into the record. He said Newland's expert witnesses, Mr. Livengood, Mr. Seamster and Mr. Adams were in attendance and supported the application and were available if the board had any questions. We specifically ask that Newland's statements from the findings described in the Unified Development Ordinance which supported the approval of a Special Use Permit and incorporate Mr. Bergmark proposed findings of facts as well. Mr. Robinson requested that the board approve the Special Use Permit tonight. (All documents requested by Mr. Robinson are attached and hereby made a part of the minutes.)

No one else wished to be heard and Mayor Hinnant closed the Public Hearing.

Item 11 – Discussion and action on a Special Use Permit request to establish standards for a Planned Unit Development (PUD) governing the Wendell Falls subdivision.

Commissioner Parham made a motion to approve the Special Use Permit Request governing Wendell Falls subdivision to include the language provided for additional buffer protection on the perimeter boundary between Zone 5 Industrial/Manufacturing Uses and existing single family residential uses. The motion passed unanimously.

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Item 12 – Public Hearing on an amendment to the Wendell Falls Development Agreement to apply standards from a newly created Planned Unit Development (PUD) document.

David stated this item incorporated the changes from the other items into the Development Agreement which was the fifth amendment which took the design standards as well as other changes in the new PUD and provided for a development agreement that trigger the changes into effect.

Mayor Hinnant opened the Public Hearing for anyone wishing to speak. No one wished to be heard.

Commissioner Laughery asked if it was correct that if an item was not in the PUD it would be controlled by the UDO. David said that was correct. David said they could voluntarily put forth standards that we might not otherwise be able to require.

Item 13 – Discussion and Action on an amendment to the Wendell Falls Development Agreement to apply standards from a newly created Planned Unit Development (PUD) document.

Commissioner Parham made a motion to approve an amendment to the Wendell Falls Development Agreement to apply standards from a newly created Planned Unit Development (PUD) document. The motion passed unanimously.

Item 14 – Resolution of Intent to formally close an unimproved portion of right-of-way known as Wendell Falls Parkway.

David said the applicant is Old Oak Construction who purchased The Richardson House and they are requesting about 3,797 square feet to be closed.

David said the portion of Wendell Falls Parkway requested for closure has not been improved, opened to the public, or accepted for maintenance by NCDOT; however it was still shown as right-of-way on Wake County's GIS records. Old Oak Construction sought to formally close this portion of Wendell Falls Parkway in an effort to install a septic system and convert the house to commercial office space.

Commissioner Parham made a motion to accept the Resolution of Intent to close an unimproved portion of right-of-way known as Wendell Falls Parkway. The motion passed unanimously.

Item 15 - Discussion and action on a small incentive policy request by Dr. Mark Vardy.

David said on November 3, 2015 an application was submitted to the Town of Wendell Planning Department by business owner Dr. Mark Vardy for the small business economic incentive policy.

David said the small business economic incentive policy allows for certain reduction in fees, but must be approved by the Town Board. He said in total, the amount of incentives requested from reduced and waived fees is \$714.50.

Staff had reviewed the incentive policy application for Vardy HPD and it had been deemed complete.

Commissioner Boyette said he had been on the board for 2 years and this was the first time he had remembered an incentive policy request being submitted. David said this was the first time it had been requested.

Commissioner Lutz said a lot of these deductions look like they were 50%, but on items 2, 3a, and 3b, the

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Amount was 100%. Should they be 50% also? David said according to the approval amount those three items were reimbursed at 100%.

Commissioner Laughery said if this was the first time we had used the incentive policy for small businesses, we were not advertising enough. We need to get the word out that this was available for local businesses. Commissioner Laughery made a motion to approve the Small Business Economic Development Incentive Application from Vardy HPC in the amount of \$714.50. The motion passed unanimously.

Item 16 – Discussion and Action on the Wendell Transportation Plan Strategy.

David said this was a carry-over from the last meeting. He said the Planning Board had formed a sub-committee and they had asked Commissioner Gray to serve as liaison to the sub-committee. He said he would ask the Town Board to review and approve the notification method and associated cost recommended by the Planning Board, as well as the Town Board liaison.

Mayor Hinnant said he felt like the new board should be the ones that decide who represented the Town Board.

Commissioner Laughery made a motion to table this item until the new board was seated at the December 14, 2015 meeting. The vote was unanimous.

Item 17 – Commissioner Comments

Commissioner Boyette said this was the way he liked board meetings to run. You get down into some business. We do not always agree 100% on things, but if we all agreed on everything we would only need one person on the board. He was glad to see people in attendance tonight, taking part in the town business.

Commissioner Parham said he appreciated Mr. Morrell giving us an idea of how to solve some of the problems that exists in Wendell such as skateboarding. He said the police had tried to stop them, but they needed a place to go. He said he also appreciated Ms. Harmon stating that she would help as well. He said our schools and our students were always referred to as (they) when talking about problems within the schools. He said he had probably been in more schools than those in attendance, going from school to school demonstrating how teachers should teach to reach all kids. He said we should stop complaining about our schools and work to find solutions. He knew that some of the bigger companies in town had release programs and he hoped the town would follow and allow the employees to help in the schools. What really made a difference in schools was to have the parents taking part. He said he would like to see the new board coming in try to make improvements in our schools. He said when you were talking to the board, get rid of the pronoun “they “and name the names of people so we know to who you were referring.

Commissioner Lutz said the Halloween Trail was very well done and congratulations to Jeff and his staff on receiving the PARTF Grant.

Commissioner Laughery said we need to support our businesses downtown to keep them here in Wendell. He said one thing that was an oversight on his part was when we did the rezoning of the property near the Food Lion. He said one issue raised was the screening between the commercial site and the individual properties on Ledford Lane. He said he asked the question about putting in screening and the answer was that it was in the UDO. He said that means the applicant was willing to put in the

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absolute minimum screening allowed. I had hoped it would come before the board again and the board would have the opportunity to re-address that.

Commissioner Gray had no comments.

Item 18 - Mayor Comments

Mayor Hinnant said he also went to Apex on Saturday and the strategy they used was destination shops. They had a common theme from shop to shop. He said they painted the buildings different colors and it was a very inexpensive fix. He said what Apex had was a brand and he thought Wendell Falls would give us the branding we needed.

Mayor Hinnant said what Mr. Morrell was basically talking about was the Police Athletic League which was a grant where Police Officers get involved in the community and have a Police Athletic League. He said whether the basketball area near the police department would be good or bad would be up to the new board, but he believed there was a lot of merit in committing to that kind of program.

Item 19 – Adjourn.

Mayor Hinnant adjourned the meeting at 8:21 p.m.

Timothy A. Hinnant, Mayor

Attest:

Jonnie S. Driver, Town Clerk