



**Wendell Town Board of Commissioners
Board Room
15 E. Fourth Street, Wendell, NC 27591
Town Board Meeting Agenda
Monday, April 22, 2019 @ 7:00 PM**

CALL TO ORDER

- Welcome by Mayor Virginia R. Gray
- Pledge of Allegiance by Tamara Simms student at Wendell Middle School
- Invocation by Wendell Council of Churches

1. ADJUSTMENT AND APPROVAL OF THE AGENDA

2. PUBLIC COMMENT PERIOD [one-hour time limit in total]

The Public Comment Period is your opportunity to share comments with the Town Board on any topic as long as it is not an item scheduled for public hearing. During Public Comment, the Town Board receives comments and refrains from speaking.

Thanks to everyone in the audience for respecting the business meeting by abstaining from speaking from the audience, applauding speakers, or other actions that distract from the meeting.

Anyone wanting to speak during Public Comment Period should do the following:

- *Sign up prior to the beginning of the meeting. The sign-up period will begin 20 minutes prior to the start of the meeting and will end when the meeting begins.*
- *When the Public Comment Period is announced, come to the podium and state your name and address for the record.*
- *Be concise and limit your comments to three minutes or less. Designate a spokesperson for large groups. Direct comments to the full Town Board and not to an individual Town Board member.*

3. CONSENT AGENDA

The Board of Commissioners uses a Consent Agenda to act on non-controversial items unanimously recommended for approval or have been discussed at previous meetings. The Consent Agenda is acted upon by one motion and vote of the Board. Any individual board member may pull items from the Consent Agenda for further discussion. Items pulled will be handled with the "OTHER BUSINESS" agenda topic.

- 3a. Appointment of Megan Howard as Town Clerk and Sherry Scoggins as Deputy Town Clerk.
- 3b. Schedule public hearing for the Town of Wendell FY 2020 budget on Monday, May 13, 2019 at 7 PM.

- 3c. Second reading of a map amendment request to rezone 17 acres located behind Industrial Drive, accessed by Church Street (PIN #1784326835; addressed as 0 Wendell Blvd.) from Manufacturing & Industrial (M&I) to Corridor Mixed Use (CMX). [Public hearing and first vote occurred on 4/8/2019; NC GS 160A-75].
- 3d. Approval of temporary street closure of Third Street between Cypress and Pine Streets for the Saturday, May 11, 2019 Spring Into the Arts Walk.

4. RECOGNITIONS, REPORTS, AND PRESENTATIONS

- 4a. Recognition of Wendell Middle School teacher: Michael Howes
Speaker: Mayor Virginia Gray
- 4b. Introduction of new Town of Wendell employee: Town Clerk Megan Howard

5. PUBLIC HEARINGS

QUASI-JUDICIAL [EVIDENTIARY] PUBLIC HEARINGS - *Quasi-judicial hearings are different than regular public hearings in that they resemble a court hearing where testimony is presented. The Town Board refrains from “ex parte communication” about these cases, as they must make a decision based solely on the written and oral evidence actually presented at the hearing itself. This means that the Town Board refrains from receiving any information about these cases outside the hearing, including emails, phone calls, letters, etc. The Town Board also refrains from conducting meetings about these issues outside the hearing. These same prohibitions do not apply to staff. Staff welcomes inquiries from the public about any of these cases.*

Evidentiary (Quasi-Judicial) Hearing Guidelines:

- Case is announced
 - Town Attorney provides rules of procedure for an evidentiary hearing
 - Disclosure
 - Town Clerk provides oath for persons wishing to present testimony
 - Staff presentation
 - Applicant presentation
 - Opposition presentation
 - Applicant rebuttal
 - Opposition rebuttal
 - Staff closing comments
 - Board inquiry
 - Board called into deliberation
 - Board discussion of the findings of fact:
 - Approve
 - Approve with conditions
 - Deny (must include reason)
-

- 5a. **EVIDENTIARY HEARING** continued from the April 8, 2019, meeting for a special use request to construct an 84-unit apartment complex on 17 acres located behind Industrial Drive, accessed by Church Street (PIN #1784326835;

addressed as 0 Wendell Blvd.) [contingent upon approval of Item 3c].
Speaker: Planning Director David Bergmark

6. ADMINISTRATIVE ITEMS

- 6a. Façade Grant request for 1 North Main Street.
Speaker: Planning Director David Bergmark
- 6b. Update on Citizen Advisory Boards.
Speaker: Special Assistant to the Manager Scoggins
- 6c. Discussion and decision for the lease of the property located at 122 W Second Street as a museum by the Wendell Historical Society.
Speaker: Town Manager Marc Collins

7. OTHER BUSINESS (any item pulled from the CONSENT AGENDA [item 3 on this agenda] will be discussed during this portion of the agenda)

- 7a. Update on board committee(s) by Town board members:
 -  Capital Area Metropolitan Planning Organization [CAMPO] – Mayor Gray
 -  East Wake Senior Center Auxiliary – Commissioner Myrick

8. COMMISSIONERS' REPORTS / COMMENTS

9. MAYOR'S REPORTS / COMMENTS

10. CLOSED SESSION

Closed session will be called if necessary.

11. ADJOURN