

Regular Board Meeting of the Town Board of the Town of Lillington, Tuesday, May 12, 2020 at 6:00 p.m. held virtually through ZOOM

Board Members Present: Mayor Glenn McFadden
Mayor Pro Tempore Marshall Page
Commissioner Dianne Johnson
Commissioner Judy Breeden
Commissioner Rupert Langdon

Absent Board Members: Commissioner Tim Stephens

Staff Present: Joseph Jeffries, Town Manager
Lisa Young, Assistant Town Manager
Alicia Gregory, Management Analyst/Town Clerk
Josh Perry, Planning & Inspections

Call to Order & Welcome: Mayor Glenn McFadden called the meeting to order and welcomed those in attendance at 6:00 pm.

Invocation: Commissioner Page held the invocation.

Agenda Consideration: Mayor Glenn McFadden presented the agenda for consideration by Town Board. Commissioner Johnson moved to approve the agenda as presented. The motion was seconded by Commissioner Langdon and approved unanimously. (Minute Book Notation: Agenda is on file at Lillington Town Hall).

The Board was polled and approved the Consideration of the Agenda unanimously.

Public Comment: Mayor Glenn McFadden inquired as to whether anyone wished to address the Town Board.

There were no other speakers signed up for public comment.

Consent Agenda: Commissioner Langdon moved that the consent agenda items be approved as submitted to the Board. The motion was seconded by Commissioner Johnson and the Board was polled and the consent agenda items were approved unanimously:

- Item #1** Work Session Minutes from March 9, 2020 Minutes were approved.
Item #2 Closed Session Minutes from March 9, 2020 Minutes were approved.
Item #3 Regular Meeting Minutes from March 10, 2020 Minutes were approved.
Item #4 Notation of Cancellation of Town Board Work Session April 13, 2020
Notation was approved.

Item #5

Notation of Cancellation of Town Board Regular Meeting April 14, 2020

Notation was approved.

Item #6

FY19-20 Budget Amendment #9

Amendment was approved.

Item #7

Stewart Inc. Planning Services Renewal Contract

Contract was approved.

PUBLIC HEARING

Item #8 Public Hearing on Consideration of a Conditional Rezoning Request from RS20 Residential Single Family to CZ-RMF Conditional Zoning Multi-Family Residential for a 9.12 Acre Tract PIN#: 0660-64-6241.000

Mayor McFadden opened the Public Hearing at 6:10 p.m.

Mayor McFadden recognized Josh Perry, Planning & Inspections. Mr. Perry explained Hatcher Creek, LLC has applied for a Conditional Rezoning for the property being PIN 0660-64-6241.00 located on East Cornelius Harnett Boulevard at Cedar Grove School Road. The request is to rezone the property from RS20 Residential Single Family to CZ-RMF Conditional Zoning Residential Multi-Family.

Agreed upon Conditionals:

1. Applicant must connect to Harnett County Regional Water.
2. The applicant shall be legally capable of providing a commitment to the town that the Conditional District development will comply with all documents, plans, standards and conditions ultimately approved by the Town.
3. If such project is not complete or a valid building or construction permit is not in place at the end of the 2-year period, the Administrator shall notify the applicant of either such finding.

Evaluation

The impact to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community. The Conditional Zoning Multi-Family Residential District will not have a negative impact on the community as it is consistent with the long-term intentions for development in the area to increase livability, walkability and a "placemaking (or multi-faceted) planning approach. The requested zoning district is compatible with the existing Land Use Classification. The requested zoning district is compatible with this area's land use classification of Multi-Family Residential and the goals of the Lillington transportation plan to improve options for automotive, bicycle and pedestrian access and movement.

The proposal does enhance or maintain the public health, safety and general welfare.

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The Conditional Zoning Multi-Family Residential District would maintain or enhance the public health, safety, and general welfare due with development consistent with established plans for the Town of Lillington.

Planning Board Review

The Planning Board considered the Conditional Rezoning Application at their meeting on March 16, 2020 and did unanimously vote to recommend Approval to the Board of Commissioners.

This concluded Mr. Perry's presentation to the Board of Commissioners.

Commissioner Langdon addressed Mr. Perry and asked what type of multi-family housing this would be.

Mr. Perry explained it would be apartments.

As there were no other speakers, the Public Hearing was closed at 6:14 p.m.

Item #8A Consideration of Approval of an Ordinance Amending the Town of Lillington Zoning Ordinance from RS20 Residential Single Family to CZ-RMF Conditional Zoning Multi-Family Residential for a 9.12-Acre Tract PIN#: 0660-64-6241.000

Mayor McFadden explained to the Board that under G.S. 166A-19.24, a local board may conduct any public hearing required or authorized by law during a remote meeting, but the board must allow written comments on the subject of the public hearing to be submitted between publication of notice and 24 hours after the public hearing. Mayor McFadden explained this meeting would be recessed until Thursday, May 14, 2020, at 8:30 a.m. to take action on the Ordinance.

NEW BUSINESS

Item #9 Consideration of Approval of Encroachment Agreement between Harnett County and the Town of Lillington

Mayor McFadden recognized Josh Perry, Planning & Inspections. Mr. Perry stated Harnett County is requesting to use the right-of-way of the public road designated as Alexander Drive for the construction and/or erection of an asphalt trail to be known as Alexander Drive Trail. He stated Town Attorney, Tony Buzzard, has reviewed this agreement.

A motion was made by Commissioner Johnson to approve the Encroachment Agreement between Harnett County and the Town of Lillington. Commissioner Breeden seconded the motion. The Board was polled individually and approved the agreement unanimously.

Item #10 Consideration of Approval of a Resolution Accepting the Donation of Property from David and Deborah Senter Located at 200 East Front Street

Mayor McFadden recognized Town Manager, Joseph Jeffries. Mr. Jeffries explained David and Deborah Senter have proposed to donate the land located at 200 East Front Street. Their request is with acceptance of the donation that the Town place a sign on the donated property designating the park as the "Senter Family Park".

Commissioner Page has reservations about the size of the property and the agreement it had to be a children's park.

Mayor McFadden explained that this was a request from the Senter Family and if accepted it would have to remain a children's park for fifty years.

A motion was made by Commissioner Langdon to approve the Resolution Accepting the Donation of Property from David and Deborah Senter Located at 200 East Front Street. Commissioner Breeden seconded the motion. The Board was polled individually and approved the agreement unanimously.

Item #11 Consideration of Approval of a Resolution Accepting the State Reserve Grant Offer of \$150,000 Water Asset Inventory and Assessment Grant

Mayor McFadden recognized Alicia Gregory, Management Analyst. Ms. Gregory explained the purpose of this agenda item is to approve the Resolution Accepting the State Reserve Grant Offer of \$150,000 Water Asset Inventory and Assessment Grant. The Town of Lillington was approved for a Water Asset Inventory and Assessment Grant from the Water Infrastructure Fund in the amount of \$150,000. All work associated with the Asset Inventory and Assessment project must be completed within 24 months of April 22, 2020. The purpose of the resolution is to accept the grant offer, make the applicable assurances, and to authorize the representative of the project to execute the acceptance documents.

A motion was made by Commissioner Johnson to approve the Resolution Accepting the State Reserve Grant Offer of \$150,000 Water Asset Inventory and Assessment Grant. Commissioner Breeden seconded the motion. The Board was polled individually and approved the Resolution unanimously.

Item #12 Consideration of Approval of a Resolution Accepting the State Reserve Grant Offer of \$150,000 Wastewater Asset Inventory and Assessment Grant

Mayor McFadden recognized Alicia Gregory, Management Analyst. Ms. Gregory explained the purpose of this agenda item is to approve the Resolution Accepting the State Reserve Grant Offer of \$150,000 Wastewater Asset Inventory and Assessment Grant. The Town of Lillington was approved for a Wastewater Asset Inventory and Assessment Grant from the Wastewater Infrastructure Fund in the amount of \$150,000. All work associated with the Asset Inventory and Assessment project must be completed within 24 months of April 22, 2020. The purpose of the resolution is to accept the grant offer, make the applicable assurances, and to authorize the representative of the project to execute the acceptance documents.

A motion was made by Commissioner Page to approve the Resolution Accepting the State Reserve Grant Offer of \$150,000 Wastewater Asset Inventory and Assessment Grant. Commissioner Breeden seconded the motion. The Board was polled individually and approved the Resolution unanimously.

Item #13 Consideration of Approval of Audit Services Contract for FY2020-21

Mayor McFadden recognized Lisa Young, Assistant Town Manager. Mrs. Young explained Town staff solicited a Request for Proposal (RFP) for Auditing Services from Cherry Bekaert LLP (Raleigh) to provide auditing services for FY2020-21. The company served as the Town's auditor for FY2015-16, FY2016-17, FY2017-18, FY2018-19, and FY2019-20.

Cherry Bekaert has agreed to provide auditing services for \$25,750.

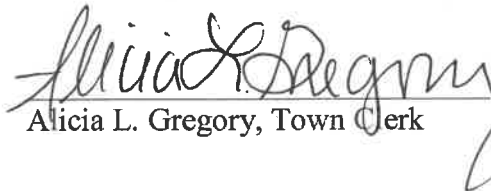
A motion was made by Commissioner Langdon to approve the Audit Services Contract for FY2020-21. Commissioner Page seconded the motion. The Board was polled individually and approved the Resolution unanimously.

Non-Agenda Items: Mayor Glenn McFadden inquired as to whether there were any non-agenda items that should be addressed by Town Board members or staff.

There were no additional comments.

Adjournment: The meeting was recessed to Thursday, May 14, 2020, at 8:30 a.m. following the unanimous approval of a motion by Commissioner Johnson and a second by Commissioner Page.

Attest:


Alicia L. Gregory, Town Clerk




Glenn McFadden, Mayor