

Work Session Meeting of the Town Board of the Town of Lillington, Monday, June 14, 2021 at 8:30 a.m. at the Lillington Town Hall (102 E. Front Street), Lillington, North Carolina.

Board Members Present: Mayor Pro Tempore Marshall Page
Commissioner Dianne Johnson
Commissioner Rupert Langdon
Commissioner Neil McPhail

Board Members Absent: Mayor Glenn McFadden

Staff Present: Joseph Jefferies, Town Manager
Lisa Young, Assistant Town Manager
Alicia Gregory, Town Clerk
Heather Millett, Accounting Technician III
Josh Perry, Planning & Inspections
William Baker, Parks & Recreation
Christy Powers, Parks & Recreation
Ashley Wimberly, Public Works

Call to Order & Welcome: Mayor Pro Tempore Marshall Page called the meeting to order at 8:30 a.m.

NEW BUSINESS

Item #1 Consideration of Dates for Street Naming Ceremony for Marcelle Brown

Mayor Pro Tempore Marshall Page recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory stated that on May 11, 2020, the Lillington Board of Commissioners accepted the property located at 306 S 1st Street and approved to change the name of the street to Marcelle Brown Way. Ms. Gregory concluded by stating that Town staff would like the Board to choose a date to hold a street naming ceremony for Mr. Brown sometime in July or August.

Mr. Jeffries added to Ms. Gregory's statements by informing the Commissioners that he has been speaking with Scott about the ceremony and the Town would have to plan between two families. Mr. Jeffries asked the Board to provide a few dates we can propose and questioned if they had any specific items they would like to see the Town do or serve at the ceremony.

Mayor Pro Tempore Page proposed 5 or 5:30 in the afternoon.

Mr. Jeffries stated that so long as the Town provides the families with enough notice, 5 or 5:30 p.m. would work.

Commissioner McPhail suggested the week of July 12th or July 19th.

Commissioner Langdon agreed and stated that he believes the Town should conduct the ceremony as soon as possible.

Mr. Jeffries took note of the July 12th and July 19th recommendations and clarified that the Board would like this to take place sometime between those dates at around 5 p.m.

All members of the Board agreed upon the ceremony taking place around 5 p.m. sometime between July 12th and July 19th.

There were no additional comments or questions.

Item #2 Senior Advisory Board Appointment

Mayor Pro Tempore Marshall Page recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory stated that per Section 32.65 of the Lillington Code of Ordinances; the Senior Advisory Board currently has two (2) available position for ETJ members. Ms. Gregory noted that there are four applications submitted that are requesting to be appointed to the Senior Citizens Advisory Board. The applicants include Brenda Oakley, Clenton Smith, Judy Shroats, and Steve/Susan Worrell. Ms. Gregory concludes by stating the Town Clerk has received no other applications for consideration of appointment.

The Board of Commissioners reviewed the provided applications while Ms. Christy Norris, Town staff member who oversees the Senior Citizens Advisory Board, explains that all four candidates would be great.

Following analysis of the applications, Mayor Pro Tempore Page made a motion to appoint Steve Worrell and Judy Shroats to the Senior Citizens Advisory Board. The motion was seconded by Commissioner Langdon and unanimously approved.

Item #3 Update on Stormwater Projects and Golden Leaf

Mayor Pro Tempore Page recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory provided updates on all Stormwater Projects and the Golden Leaf Fund. Ms. Gregory stated that the Town received the Disaster Declaration for the Town of Lillington on May 14, 2021. The disaster was declared by Governor Roy Cooper, which made state funds available for emergency assistance in the form of public assistance for recovery from this disaster for which federal assistance under the Stafford Act is either not available or does not adequately meet the needs of residents in the emergency area. The State will reimburse the Town for seventy five percent of all costs incurred due to the event.

Ms. Gregory moved on to state the 2nd Street project is in the preliminary stages. Ms. Gregory stated the contract has been awarded to Temple Grading and the preconstruction meeting took place on May 21, 2021. Temple Grading has submitted their frontline submittals. These submittals are being reviewed by the Town's Stormwater Engineer and, once approved, materials will be ordered.

Ms. Gregory continued to update the Board on other ongoing projects, including Duncan Street, where she states a Project Ordinance is slated for approval for the Regular Board Meeting June 15, 2021, to approve the project. Once this is completed, a preconstruction meeting will take place to move forward with the project. The contract was previously approved by the Town

Board. Temple Grading did let us know that the pipes for the replace and repair could take up to twelve weeks to receive.

Lastly, Ms. Gregory updated the Board on the Golden Leaf Project, stating, the bids for the Golden Leaf Project came in much higher than the allotted money we had available. The Town submitted a request for additional funding, but it was not approved. We have reached out to our consulting engineer and they are currently working with the contractor to reduce the project scope. Ms. Gregory explained that the lowest bid was \$868,336, while funds remaining for the project total \$461,647. Ms. Gregory assured the Town Board that staff will work closely with the Engineer to identify the highest priorities for repair and replacement.

There were no additional questions or comments.

Item #4 Consideration of Engagement for Legal Services from Poyner Spruill, LLP
Mayor Pro Tempore Page recognized Joseph Jeffries, Town Manager. Mr. Jeffries asked the Board of Commissioners to consider the Engagement Letter for Legal Services from Poyner Spruill, LLP. Mr. Jeffries stated the Town would be engaging Poyner Spruill, LLP, to represent the Town, and they would agree to represent the Town, in connection with the review and negotiation of a potential Development Agreement with Greenfield Communities governing certain land within the Town's jurisdiction, as well as, Harnett County's jurisdiction comprised of approximately 420 acres. Mr. Jeffries stated Poyner Spruill, LLP is very experienced with large local projects and explained that this project is outside of the UDO and requires partnerships for numerous aspects that is beyond Town staff knowledge and understanding, requiring the expertise of a professional firm, Poyner Spruill, LLP, to help navigate the agreement.

Commissioner Johnson asked Mr. Jeffries if this will be a mixed-use project. Mr. Jeffries affirmed that yes, this will be a neighborhood mixed-use development that consists of both residential and commercial property.

Commissioner Langdon asked for clarification on the stated 420 acres, as he was under the impression the property being discussed is nearly 1,000 acres for the entire property.

Mr. Jeffries stated that the total property *does* total nearly 900 acres, but that the Development Agreement concerns 420 of those 900 acres.

Commissioner Langdon stated that he understood and supports the use of professional legal services, as their aid may help to eliminate some of the issues we have faced in the past. Mr. Jeffries agreed and stated that the Developer's Agreement requires expertise, making it critical we have somebody experienced in the field to iron out the complexities.

Commissioner Page asked where we would pull the funding from.

Ms. Young stated Town staff does not know the total cost of services, but specified that all costs will be pulled from the Professional Services line of the Administration Department's Budget.

There were no further questions or comments.

Motion by Commissioner Johnson to Approve the Engagement for Legal Services from Poyner Spruill, LLP. The motion was seconded by Commissioner McPhail and approved unanimously.

Item #5 Administrative Reports

Monthly Public Works Activities Report – Mayor Pro Tempore Page recognized Ashley Wimberly, Public Works Director. Mr. Wimberly presented the monthly report. Mr. Wimberly reviewed ongoing projects, completed projects, and answered various questions from Town Board members.

Monthly Financial Report – Mayor Pro Tempore Page recognized Lisa Young, Assistant Town Manager. Ms. Young reviewed the monthly summaries for the Town’s revenues, expenditures, and year-to-date fund balances in the General Fund, Water/Sewer Fund, and the Powell Bill Fund for the month of April.

Town Manager’s Report – Mayor Pro Tempore Page recognized Joseph Jeffries, Town Manager. Mr. Jeffries reviewed current and on-going Town projects, provided a briefing on potential Town-County collaborations, and responded to various questions from Town Board members. Mr. Jeffries acknowledged the Town’s restricted time table to complete numerous projects as the fiscal year comes to a close, but he ensured the Town Board that Town staff is working diligently to tie up all loose ends before July 1st. Mr. Jeffries also recognized Mr. Josh Perry, Planning & Inspections, to give a brief overview of upcoming planning projects. Mr. Perry broke down the various development and planning projects to be presented in the June 15, Regular Meeting.

Item #6 Discussion of Regular Meeting Agenda for June 15, 2021

Joseph Jeffries, Town Manager, reviewed the Agenda for the June 15, 2021, Regular Meeting.

Item #7 Closed Session to Meet per §143-318.11(a)(4) & §143-318.11(a)(5)

Motion by Commissioner Langdon that the Town Board go into closed session as allowed by North Carolina General Statute §143-318.11(a)(4) & §143-318.11(a)(5). The motion was seconded by Commissioner McPhail and unanimously approved.


A motion was made by Commissioner McPhail to come out of Closed Session. The motion was seconded by Commissioner Johnson and unanimously approved.

Adjournment: The meeting adjourned following the unanimous approval of a motion by Commissioner McPhail and a second by Commissioner Langdon.

Attest:


Alicia L. Gregory, Town Clerk




Glenn McFadden, Mayor