

Work Session Meeting of the Town Board of the Town of Lillington, Monday, September 14, 2020 at 8:30 a.m. held virtually through ZOOM.

Board Members Present: Mayor Glenn McFadden
Mayor Pro Tempore Marshall Page
Commissioner Dianne M. Johnson
Commissioner Rupert Langdon
Commissioner Tim Stephens
Commissioner Neil McPhail

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

Call to Order & Welcome: Mayor Glenn McFadden called the meeting to order at 8:30 am.

NEW BUSINESS

Item #1 Update Highway 210 Sewer Line Project

Mayor McFadden recognized Joseph Jeffries, Town Manager. Mr. Jeffries briefed the Board on the status of the 210 Sewer Line Project. Mr. Jeffries stated there was a request by a developer for a connection to this future line. Originally, the line was to only go to Harnett Central road, but would be broken up into phases for management purposes. Following a meeting with a potential developer located on the other side of Harnett Central Road, proposing a 270-unit project, staff explored the possibility to complete the sewer line. After a meeting with the Town's engineer for the 210 Sewer Line Project he submitted a \$1.3 million construction cost for completion of this line, this is option three. Currently, survey work is being completed, right-of-ways and easements are being acquired. Mr. Jeffries explained this project would be of great importance because it will generate approximately \$870,000 in System Development Fees. This project alone would pay off a substantial amount of the projects loan. Mr. Jeffries explained the sewer line would be completed in December 2021, if the project remains on the current timeline.

Commissioner Page asked if they would be extending the line to their project.

Mr. Jeffries explained yes they were in understanding that they would be responsible for the extension.

Commissioner Langdon asked if the property would be annexing into the Town.

Mr. Jeffries explained they would be required to.

The Board was polled and there were no additional questions.

Item #2 Requested Handicap Parking Spot at the Intersection of S. Main and W. Ivey Street

Mayor McFadden recognized Joseph Jeffries, Town Manager. Mr. Jeffries explained the Property Owner of 826 Main Street, Russel Bradley, is requesting the Town of Lillington to create a handicap parking space at the intersection of S. Main Street and W. Ivey Street.

The Board was polled individually.

The Board was in consensus on installing a handicap parking spot in this location.

Item #3 Discussion of Government Services Complex Conditions

Mayor McFadden recognized Joseph Jeffries, Town Manager. Mr. Jeffries explained that Harnett County is currently having issues with engineering and construction. The Harnett County Government Services Complex is scheduled to be completed by February 2021. The Contractor is showing concerns that the turn lanes from McKinney Parkway to US 401 North will not be completed due to failure to receive an approved set of plans from Harnett County at this point. A condition for the Major Site Plan approval was having this intersection improvement completed by the Certificate of Occupancy. As this is a condition of the project staff would like to know the direction the Board would like to take.

The main concern was the County not completing the improvements required as a condition of the project and wanted to know the protections in place.

Commissioner Stephens was very concerned about the County not completing the improvements to the roadway. He stated that he wanted to hold the County to the agreed upon conditions of the project.

Commissioner Langdon asked is there any scenario the town would be liable to complete the project.

Mr. Jeffries explained he did not believe so and that with this being a government entity he did not feel it would be an issue. He also suggested getting a letter of credit or a performance bond.

Commissioner Langdon was in favor of receiving a performance bond from the County.

Mayor McFadden asked Mr. Jeffries to follow up with the County to get more information from the County about timelines and expectations.

Mr. Jeffries stated he just wanted to make the Board aware but no action was required at this time.

There was no further discussion.

Item #4 Discussion of Permanent Alleyway Closure to Vehicular Traffic

Mayor McFadden recognized Joseph Jeffries, Town Manager. Mr. Jeffries explained the Town has received a request in pursuant with the Downtown Master Plan Mrs. Samantha Hill is requesting the alleyway between 726 S Main Street and 10 West Front Street to be closed to

vehicular traffic in order to add a fire escape/rooftop access required for roof top seating. This will need to be addressed before she is comfortable moving forward on the construction plans as the second means of egress that will be needed for the rooftop seating. The alleyway would need to be completely closed to vehicular traffic and only allow pedestrians.

Mayor McFadden was concerned with eliminating the parking back there. He explained that he has businesses located there that rent those parking spaces and they are private property. He explained that those parking spaces could not be utilized if this alleyway was closed. He felt it was premature at this point.

Commissioner Page was concerned with fire safety in this area and spoke with the Fire Chief about his concerns. He was concerned with giving up the alleyway and felt there were benefits to having the alleyway open to vehicular traffic and did not feel this was the right time.

Commissioner Langdon felt at this time it was premature to close the alleyway for one single business.

Commissioner McPhail explained that it seemed conceptually a good idea and felt it was a difficult location to travel through. He did feel after hearing other Commissioners that there were some concerns he now has about closing the alleyway.

Commissioner Stephens asked if there was an easement for the power company in this alleyway.

Mr. Jeffries explained he was unsure at this point.

Commissioner Langdon asked if the entire alleyway had to be closed.

Mr. Jeffries stated it would only be closed to vehicular traffic but he did feel that was a possibility. He then explained that he was in favor of having a completed plan for that block before closing off alleyways. He stated he wanted to have a better understanding of the traffic in the area.

Mayor McFadden stated that he wanted more information to determine how traffic movement would take place and was in favor of receiving the completed plan for this Downtown block.

All Board members were in consensus with waiting to have a completed plan and there was no other discussion.

Item #5 Administrative Reports

Monthly Public Works Monthly Activities Report - Mayor Glenn McFadden recognized Public Works Director, Ashley Wimberly. Mr. Wimberly presented the August 2020 monthly report. He reviewed all projects with the Town Board. The monthly report was provided to Town Board members for informational purposes.

Monthly Financial Report – Mayor Glenn McFadden recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory reviewed the financial 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 August 2020. The financial report was provided to Town Board Members for informational purposes. (Minute Book notation: Financial reports are on file at Town Hall).

Town Manager's Report – Mayor Glenn McFadden recognized Joseph Jeffries, Town Manager. Mr. Jeffries reviewed current and on-going town projects, provided a briefing on upcoming projects and responded to various questions from Town Board members.

Mr. Jeffries briefed the Board about concerns with stormwater in Falls of the Cape. He explained the Town would not be accepting any more Phases until these issues are addressed.

Mr. Jeffries explained that the Town is continuing to work closely with the Town's stormwater engineer to repair the damages to Duncan Street and 2nd Street. He stated that currently the engineer estimates repairs to be approximately \$800,000. Duncan Street will be going out to bid for construction during the next few weeks.

Mr. Jeffries briefed the Board on the status of the River Park Phase II. He stated construction plans are currently being engineered.

Mr. Jeffries explained that he had been approached by the Boys and Girls club about funding. He explained the Town has monies allocated for a particular non-profit that is not going to be operational this year. He explained Mr. George Womble had requested this funding for the Boys and Girls Club of Lillington.

The Board was polled to determine if all members were in favor of donating the two thousand dollars to the Boys and Girls Club. There was a consensus by all Board members to donate the two thousand dollars to the Boys and Girls Club.

There were no other questions for Mr. Jeffries.

Item #6 Discussion of Regular Meeting Agenda for September 15, 2020

Town Manager, Mr. Joseph Jeffries, reviewed the Agenda for the September 15, 2020, Regular Meeting.

Commissioner Page questioned the location of the petition for annexation.

Mr. Jeffries explained that it indeed was located near the Flatwoods Fire Department.

Commissioner Page asked about the utility services in this area.

Mayor McFadden explained the water and sewer services will be provided by Harnett County.

Commissioner Page asked if the property was located within the area for annexation by the Town.

Mr. Jeffries said yes it is within three miles of the corporate limits.

Commissioner Johnson asked what the plan is for this property.

Mr. Jeffries explained it will be a single family dwelling with the potential for a horse barn.

There were no questions presented.

Item #7 Closed Session to Meet per §143-318.11(a)(3), §143-318.11(a)(5), & §143-318.11(a)(6)

Motion by Commissioner Langdon that the Town Board go into closed session as allowed by North Carolina General Statute §143-318.11(a)(3), §143-318.11(a)(5), & §143-318.11(a)(6). The motion was seconded by Commissioner Johnson and unanimously approved.

There was no other discussion on this item.

Commissioner Langdon moved to go into Closed Session.
Commissioner Page moved to go into Closed Session.
Commissioner Johnson moved to go into Closed Session.
Commissioner McPhail moved to go into Closed Session.
Commissioner Stephens lost connection.

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


A motion was made by Commissioner McPhail to approve COVID-19 Relief payment to all full-time employees. The motion was seconded by Commissioner Langdon and approved unanimously following the Board being polled individually.

A motion was made by Commissioner Page to approve one time payout to employee for vacation and comp time. The motion was seconded by Commissioner Langdon and approved unanimously following the Board being polled individually.

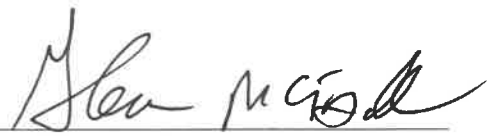
Adjournment: Commissioner Johnson moved that the meeting be adjourned. The motion was seconded by Commissioner Page and unanimously approved.

The Board was polled and the meeting adjourned with unanimous approval.

Attest:


Alicia L. Gregory, Town Clerk




Glenn McFadden, Mayor