

TOWN OF RICHLANDS Town Board Meeting June 8, 2021 6:00 PM AGENDA

- I. Meeting Called to Order by Mayor McKinley Smith
- II. Pledge of Allegiance
- III. Invocation
- IV. Adoption of the Agenda
- V. Adoption of the Minutes
 - 1. May 2021 Meeting Minutes

VI. Public Hearings

- 1. Public Hearing FY 21-22 General Fund Budget
- 2. Public Hearing Zoning Text Amendments

VII. Old Business

VIII.New Business

- 1. Fiscal Year 2021-2022 Budget Ordinance
- 2. Zoning Text Amendments (Ordinance 2021-03)
- 3. Storage Room Design Proposal
- 4. Schedule Public Hearing (Zoning Map Amendment)

IX. Administrator Notes and Updates

1. Administrator Notes and Updates

X. Police Report

1. May 2021 Police Report

XI. Public Comment

XII. Board Member Concerns and Committee Updates

XIII.Personnel

XIV. Closed Session

XV. Adjourn



Agenda Item V. - 1. May 2021 Meeting Minutes

Description:

Review:

Attached are the minutes for the May 11, 2021 Regular Meeting of the Richlands Board of Aldermen.

Action Needed:

Adopt the Minutes.

ATTACHMENTS:

Description

May 11, 2021 Meeting Minutes

TOWN OF RICHLANDS NORTH CAROLINA

Office of the Town Clerk (910) 324-3301 (910) 324-2324 fax townclerk@richlandsnc.gov Mailing Address: P.O. Box 245 Richlands. N.C. 28574



The Richlands Board of Aldermen met in regular session on Tuesday, May 11, 2021, at 6:00 pm in the board room at the Richlands Town Hall. Present for the meeting were:

Mayor McKinley Smith Alderman Marilyn Bunce Alderman Kent Painter Alderman Paul Conner Alderman Kandy Koonce Alderman Tom Brown

Also present were:

Gregg Whitehead, Town Administrator Doreen Putney, Town Clerk

Keith Fountain, Town Attorney Johnathan Jarman, Public Works Director

Absent: Chief William Horne

There were no citizens present.

I. <u>MEETING CALLED TO ORDER:</u>

Mayor McKinley D. Smith called the meeting to order at 6:00 pm.

II. PLEDGE OF ALLEGIANCE: Alderman Tom Brown

III. INVOCATION: Mayor McKinley D. Smith

IV. ADOPTION OF AGENDA:

Gregg Whitehead, Town Administrator, presented the agenda to the Board.

A **motion** was made by Alderman Marilyn Bunce, seconded by Alderman Tom Brown to adopt the agenda as presented. The motion was unanimously carried.

V. APPROVAL OF MINUTES (April 13, 2021 & April 27, 2021 (Budget Workshop):

A **motion** was made by Alderman Kandy Koonce, seconded by Alderman Tom Brown to approve the regular board meeting minutes of April 13, 2021 and budget workshop meeting minutes of April 27, 2021. The motion was unanimously carried.

VI. <u>PUBLIC HEARING</u>:

1. **Zoning Text Amendment (Off-Premise Signs):**

Mayor Smith opened the meeting to hear public comment concerning a request to amend Section 153.192, Paragraph A – Miscellaneous Requirements of the Richlands Zoning Ordinance to correct language and to provide a clearer understanding regarding the permitted location and number of off-premise signs.

With no comments from the public, Mayor Smith declared the public hearing closed.

VII. OLD BUSINESS: None

VIII. <u>NEW BUSINESS</u>:

1. Fiscal Year 2021-2022 Budget Presentation:

Mr. Whitehead presented the proposed budget for Fiscal Year 2021/2022. Mr. Whitehead stated that a public hearing will need to be scheduled and the budget ordinance adopted prior to July 01, 2021. Mr. Whithead reported on the following:

- The total budget is \$1,549,200 which represents a 45.56% increase over the previous fiscal year.
- No tax increase is proposed.
- RDR funding is included in the budget.
- All of the capital item requests are included in this budget.
- A patrol vehicle and XMark mower have been included.
- We have hired a new Public Works employee.

After a brief discussion, a **motion** was made by Alderman Tom Brown, seconded by Alderman Kandy Koonce to schedule a public hearing for June 08, 2021beginning at 6:00 pm for the proposed FY 2021/2022 budget. The motion was unanimously carried.

2. Sylvester Farms Development Easements:

Mr. Whitehead reported that Sylvester Farms Development is seeking approval of four maps with minor easements. The easements will facilitate the construction of utilities, and storm water facilities for phase 1 and phase 2. Mr. Eli Perry and Mr. Ward Sylvester, were available to answer questions from the Board. Mr. Perry stated that some of the requested easements are for ONWASA water and sewer lines. The other easements are for storm water.

After discussion a **motion** was made by Alderman Marilyn Bunce seconded by Alderman Tom Brown to approve the requested easements for Sylvester Farms Phase 1 and 2. The motion was unanimously carried.

3. Zoning Text Amendment (Ordinance 2021-01):

The required public hearing has been held. The Board may now deliberate and vote on Ordinance 2021-01 to amend Section 153.192, Paragraph A – Miscellaneous Requirements to the zoning text. Mr. Whitehead stated that this will correct inconsistent language and provide clearer regulations regarding the permitted location and number of

off-premise signs allowed. Mr. Whitehead stated that if approved, the Plan Consistency Statement will also need to be adopted to officially amend the zoning text.

After a brief discussion, a **motion** was made by Alderman Marilyn Bunce, seconded by Alderman Paul Conner to approve Ordinance 2021-01 Amending Official Richlands Zoning Regulations Section 153.192, Paragraph A. The motion was unanimously carried.

A **motion** was made by Alderman Marilyn Bunce, seconded by Alderman Paul Conner to approve the Land Use Plan Consistency Statement. The motion was unanimously carried.

4. ONWASA Administrative Services Agreement:

Mr. Whitehead presented the board with the ONWASA Administrative Services agreement for FY 21/22. The agreement is the same as last year. This agreement covers the ONWASA services that the town provides for their customers.

A **motion** was made by Alderman Tom Brown, seconded by Alderman Marilyn Bunce to approve the ONWASA Administrative Service Agreement for FY 21/22. The motion was unanimously carried.

5. Fiscal Year 2021/2022 Audit Contract:

Mr. Whitehead presented to the Board a contract to audit the FY ending June 30, 2021 (FY 2020/2021) by the CPA firm of Williams Scarborough Gray, LLP.

A **motion** was made by Alderman Paul Conner, seconded by Alderman Tom Brown to approve the Contract to Audit Accounts by Williams Scarborough Gray, LLP for the FY ending June 30, 2021 (FY 2020/2021). The motion was unanimously carried.

6. Schedule Public Hearings for Chapter 160D Updates:

Mr. Whitehead requested for the Board to schedule a public hearing regarding the state required text amendments to the zoning and subdivision ordinances that will enable the town to be compliant with General Statute 160D. Two separate hearing is recommended, one for Chapter 152 and one for Chapter 153.

A **motion** was made by Alderman Tom Brown, seconded by Alderman Paul Conner_to schedule a public hearing for June 08, 2021 beginning at 6:00 pm for Chapter 152 Subdivisions and Chapter 153 Zoning of the town's Code of Ordinances. The motion was unanimously carried.

IX. <u>ADMINISTRATOR NOTES AND UPDATES</u>:

The Town Administrator, Gregg Whitehead, presented a copy of notes and updates to the Board which are incorporated by reference and hereby made part of these minutes. Mr. Whitehead also reported on the following:

➤ RDR meeting is tomorrow. Talking about a virtual 5K.

X. POLICE REPORT:

Chief William A. Horne was attending the Chief's conference and will provide an updated report during the June 8, 2021 meeting.

XI. <u>PUBLIC COMMENT</u>: None

XII. BOARD MEMBER CONCERNS and COMMITTEE UPDATES:

<u>Alderman Tom Brown:</u> Expressed his concerns with residents having junk unlicensed vehicles on properties. He requested for the Police Department to look into it in the Brookhaven area.

<u>Alderman Kandy Koonce</u>: Stated that she has done some research on EV charging stations for electric vehicles. There has been an increase use of electric vehicles and requested if the town could look into the possibility of obtaining grant funding to install an EV station somewhere in town so that travelers could recharge their vehicles while traveling through town. Mr. Whitehead stated that he will do some research and also contact JUMPO to see if that is something they can do.

<u>Alderman Marilyn Bunce</u>: Reported that Thursday, May 13, 2021 beginning at 6:00 pm at the Town Hall there will be an organizational meeting for the Christmas Tree lighting event and invited anyone who is interested to attend.

<u>Alderman Paul Conner</u>: Gave a quick update on ONWASA. Alderman Conner stated that ONWASA is looking at possibly buying water from the base due to some of the wells being down.

XIII. PERSONNEL: None

XIV. CLOSED SESSION: None

XV. <u>ADJOURN</u>:

With no further business, a **motion** was made by Alderman Paul Conner, seconded by Alderman Marilyn Bunce to adjourn the meeting at 6:55 pm. The motion was unanimously carried.

	Respectfully Submitted,
Attest:	Mayor McKinley D. Smith
Doreen Putney, Town Clerk	



Agenda Item VI. - 1.
Public Hearing - FY 21-22 General Fund Budget

Description:

Public Hearing for the Proposed 2021-2022 Fiscal Year Budget.

Review:

The Board needs to hold a public hearing on the proposed General Fund Budget for the 2021-2022 Fiscal Year.

Action Needed:

Hold the public hearing.



Agenda Item VI. - 2.
Public Hearing - Zoning Text Amendments

Description:

Public Hearing - Zoning Text Amendments.

Review:

The Board needs to hold two public hearings concerning text amendments. One is to receive public comment concerning multiple text revisions to Chapter 152 (Subdivisions) of Title XV of the Town of Richlands Code of Ordinances. The proposed text revisions brings Chapter 152 (Subdivisions) into compliance with the requirements of General Statute 160D. The second public hearing is receive public comment concerning multiple text revisions to Chapter 153 (Zoning) of Title XV of the Town of Richlands Code of Ordinances. The proposed text revisions brings Chapter 153 (Zoning) into compliance with the requirements of General Statute 160D.

Action Needed:

Hold the public hearings.



Agenda Item VIII. - 1. Fiscal Year 2021-2022 Budget Ordinance

Description:

Fiscal Year 2021-2022 Budget Ordinance Adoption.

Review:

Now that the required public hearing has been held, the Board may deliberate and vote on the FY 2021-2022 Budget Ordinance (Ordinance 2021-02).

Action Needed:

Adopt the ordinance.

ATTACHMENTS:

Description

■ FY 21-22 Budget Ordinance

TOWN OF RICHLANDS NORTH CAROLINA



ORDINANCE TO ADOPT THE ANNUAL BUDGET

BE IT ORDAINED that the Board of Aldermen of the Town of Richlands hereby adopts this budget ordinance and the attached budgets for the General Fund Departments in support thereof. Furthermore, the Board of Aldermen finds that:

Section 1: The following amounts are hereby appropriated in the General Fund for the operation of the town government and its' activities for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

\$640,000
\$10,000
\$386,000
\$2,000
\$138,100
\$50,100
\$60,000
\$52,500
\$11,400
\$182,000
\$9,000
<u>\$8,100</u>
\$1,549,200
\$92,900
\$283,700
\$44,900
\$40,000
\$543,600
\$544,100
\$1,549,200

Section 2: The Ad Valorem tax rate shall be \$0.40 per \$100.00 of assessed valuation.

Section 3: The following General Fund Fees are hereby adopted for provision of services by the town government for the fiscal year beginning July 1, 2021:

Fee Type	Fee Schedule
Property Tax Rate	\$.40/\$100 assessed valuation
Business Privilege Licenses	Repealed by law
Community Building Rent	\$250.00 per day with \$100 deposit
Town Hall Board Room Rent	\$30.00 for first three hours and \$15 each
	additional hour
Venters Park Picnic Shelter	\$15.00 per hour w/three hour limit
Garbage Service	
residential, per cart	\$17.00 per month
commercial, 1 cart	\$17.00 per month
commercial, 2 carts	\$34.00 per month
commercial, 3 carts	\$51.00 per month
recycling cart (extra)	\$5.00 per cart per month
Bulky Item Pickup by Request	\$10.00 per item permitted
Copies	\$.10 per page
Golf Cart Registration	\$25.00 Annually
Police Reports	\$5.00 per report copy
Parade Permit	\$50.00
Applicant Fingerprint Requests	\$15.00 per request
VIN # Verification	\$25.00 per verification
Zoning Permit (Residential)	\$100.00
Zoning Permit (Commercial)	\$200.00
Zoning Verification Letter	\$10.00
Flood Verification	\$10.00
Flood Development Permit	\$200.00
Rezoning Application (Map)	\$450.00
Rezoning Application (Text)	\$250.00
Special Use Application	\$250.00
Variance Request	\$250.00
Subdivision Plan Review	\$50.00
10 Lots or Less	\$100.00
11 – 50 Lots	\$200.00
50 + Lots	\$50.00
Minor Subdivision Approval	\$50.00
Sign Permit	
Wall Mounted	\$100.00
Free Standing	\$200.00

Section 4: The Town Administrator, or in his/her absence the Finance Officer, is hereby appointed Budget Officer and is authorized to transfer appropriations within a fund as contained herein under the following guidelines:

- 1. Monies may not be transferred between funds except as has been designated by the budget documents or in accordance with generally accepted accounting principles and any laws respecting same and with the approval of the Board of Aldermen;
- 2. Any transfer of funds between departments shall only be done with the approval of the Board of Aldermen;
- 3. The Town Administrator shall be authorized to make budget amendments to line items within a department up to \$2,500.00, provided that any such budget amendments and the justifications for such budget amendments shall be presented to the full board at the next regularly scheduled meeting after the amendment occurs;
- 4. The Town Administrator shall be authorized to approve expenditures up to and including \$2,500.00 and all expenditures exceeding \$2,500.00 shall be presented to the Board of Aldermen for approval.

Copies of this ordinance and the attached budget shall be maintained in the office of the Town Clerk of the Town of Richlands, and shall be made available for public inspection.

Be it ordained this the 8th day of June, Two Thousand and Twenty-One.

Doreen Putney, Town Clerk	McKinley Smith, Mayor



Agenda Item VIII. - 2.

Zoning Text Amendments (Ordinance 2021-03)

Description:

Zoning Text Amendments (Ordinance 2021-03).

Review:

Now that the Board has held the required public hearing, the Board may deliberate and vote on the zoning text amendments (Ordinance 2021-03) to amend Chapter 152: Subdivisions and Chapter 153: Zoning of Title XV of the Richlands Code of Ordinances.

Action Needed:

Adopt the ordinance.

ATTACHMENTS:

Description

Ordinance 2021-03

STATE OF NORTH CAROLINA TOWN OF RICHLANDS

ORDINANCE 2021-03

Introduced: June 8, 2021 Adopted: June 8, 2021

AN ORDINANCE REVISING, AMENDING, RESTATING, CODIFYING AND COMPILING CHAPTER 152
AND CHAPTER 153 OF THE CODE OF ORDINANCES FOR THE TOWN OF RICHLANDS, NORTH
CAROLINA IN ORDER TO MEET THE STATUTORY REQUIREMENTS OF GENERAL STATUTE 160D.

WHEREAS, the North Carolina General Assembly adopted a major overhaul of NC planning and land use statutes by creating Chapter 160D of the North Carolina General Statutes with the passing of Session Law 2019-111; and

WHEREAS, the Chapter 160D effectively combines the previously separate land use statutes for counties and municipalities into one encompassing General Statute; and

WHEREAS, one of the provisions of Chapter 160D is the requirement that municipalities amend their existing zoning and development ordinances to bring them into compliance with the new State standards by January 1, 2021; and

WHEREAS, the General Assembly moved the compliance date to July 1, 2021 due to the many challenges brought by the COVID-19 Pandemic; and

WHEREAS, the Town of Richlands contracted with the East Carolina Council to review and provide the necessary changes to Title XV Land Usage, specifically Chapter 152: Subdivisions and Chapter 153: Zoning to be in compliance with the requirements of Chapter 160D of the NC General Statutes; and

WHEREAS, the revisions to Chapter 152: Subdivisions and Chapter 153: Zoning of Title XV of the town's Code of Ordinances have been completed and the revisions for both Chapter 152: Subdivisions and Chapter 153: Zoning have been reviewed and recommended for approval by the Richlands Planning Board.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE AUTHORITY OF THE POLITICAL SUBDIVISION OF THE TOWN OF RICHLANDS:

- Section 1. Chapter 152 and Chapter 153 of Title XV of the Richlands Code of Ordinances of the Political Subdivision are hereby repealed and replaced with a new Chapter 152 titled "Subdivisions" and a new Chapter 153 titled "Zoning" shall by adopted.
- Section 2. Such Code shall be deemed published as of the day of its adoption and approval by the Legislative Authority and the Clerk of the Political Subdivision is hereby authorized and ordered to file a copy of such changes to the Code of Ordinances in the Office of the Clerk.

PASSED AND ADOPTED by the Legislative Authonorth Carolina, on this day of	ority of the Political Subdivision of the Town of Richlands, , 2021.
Attest:	Mayor McKinley D. Smith Sr.
Doreen Putney, Town Clerk	Mayor McKilley D. Silliti St.
Approved as to Form:	
Attorney:	
Keith Fountain	



*Agenda Item VIII. - 3.*Storage Room Design Proposal

Description:

Storage Room Design Proposal.

Review:

Storage space is becoming increasingly limited at town hall, especially with the ongoing need to store multiple years of financial documents. A possible long term solution is to convert the unused concrete patio area in the back of town hall into a storage room with an internal door connected to the conference room. The Walker Group has submitted a proposal to offer design services and provide the town a set of construction plans for any future construction needs. The proposal total is \$3,500. \$2,975 is for design and plans and an additional \$525 if the Board desires to bid the project.

Action Needed:

Approve the proposal if desired.

ATTACHMENTS:

Description

■ Walker Group Storage Room Proposal



Design Proposal

Prepared for: Gregg Whitehead, Town Manager

Town of Richlands

Date prepared: April 23, 2021

Mr. Whitehead,

Thank you for the opportunity to provide our fee proposal for the renovation of the Town Hall to enclose exterior porch space to be used as conditioned storage room. Our proposal is based on the following:

1. Project Scope:

The Walker Group will provide architectural design services and construction administration for the renovation including structural, mechanical, and electrical engineering. No Civil engineering, plumbing or fire protection engineering services are anticipated.

2. Designer's Services and Deliverables:

Design Development and Construction Document Preparation

- Finalized Plan approved by Town
- Construction Details
- Interior finishes and materials schedules
- Mechanical, and electrical systems to support new storage space
- Prepare construction documents for bidding

Deliverable: Design Development drawings for approval

Bid Documents for Construction

Cost Estimate

Bidding and Negotiation

- Prepare and Coordinate advertisement for bidders
- Hold Pre-bid meeting and conduct bid opening
- Provide certified Bid Tabulation and facilitate procurement of Contractor for Construction

Construction Administration

- Review contractor Submittals and Pay Applications
- Coordinate between Owner and Contractor during construction

Deliverable: Field Reports

Shop drawing submittals Closeout Documents

3. Consultants:

Mechanical/Electrical/Plumbing Engineering

Topsail Engineering Hampstead, NC

4. Design Fees

Design Phase	% Total Design Fee	Fee
Design Development	40%	\$1,400.00
Construction Documents	45%	\$1,575.00
Bidding and Construction Administration	15%	\$ 525.00
TOTAL DESIGN FEES		\$3,500.00

5. Proposed Schedule:

Documentation and Design Development	21 May 2021
Construction Documents	15 June 2021
Bidding and Construction Administration	TBD

Upon acceptance of this proposal, work can begin immediately. The Town of Richalnds will be billed for work performed by The Walker Group Architecture, Inc. upon completion of each design phase and upon completion of Construction Administration.

Acceptance of Proposal:	
Authorized Representative	Date
Town of River Bend	
Ednb Neller	4/26/21
Beth B. Walker, Principal	Date
The Walker Group Architecture, Inc	

This proposal is valid for 30 days



Agenda Item VIII. - 4.

Schedule Public Hearing (Zoning Map Amendment)

Description:

Schedule Public Hearing (Zoning Map Amendment).

Review:

The Board needs to schedule a public hearing regarding a request by New Beginnings to rezone approximately 108 acres of property (Cavanaugh Farm) along Richlands Loop Road from R-8 and R-20 to exclusively RM-8.

Action Needed:

Schedule the public hearing.



Agenda Item IX. - 1. Administrator Notes and Updates

Description:

- No RDR meeting for June is scheduled at this time.
- The Memorandum of Understanding to expand the Jacksonville MPO to include all of Onslow County has been signed by NCDOT. MPO staff will be coordinating with the town to get our Transportation Advisory Committee (TAC) member onboard. Alderwoman Koonce has been designated as the town's TAC representative.
- On May 26, the Richlands Planning Board approved a revised Preliminary Plan for Squires Run Subdivision, which will consist of 169 lots and will be located in between Maidstone Park and Tri-Field Estates. The original Squires Run Subdivision plan submitted in 2009 consisted of 218 lots.

Review	7:
Action	Needed:



*Agenda Item X. - 1.*May 2021 Police Report

Description:

Attached is the Police Activity Log for May 2021.

Review:

Action Needed:

Receive the Police Report.

ATTACHMENTS:

Description

■ May 2021 Police Activity Log

Activity Log Event Summary (Cumulative Totals)

Richlands Police Department (05/01/2021 - 05/31/2021)

911 Hang-Up	1	Adminstration Run	37
Alarm Activation	10	Animal Complaint	1
Arrest	7	Assault	1
Assist Citizen	17	Assist EMS	Ę
Assist Other Agency	8	Assist Other RPD Officer	13
Bank Escort	4	Business Check	1,700
Business Walk Through	15	Call for Service	236
Careless & Reckless	2	Citation	95
Cite & Release	9	Civil Problem	1
Crash	7	Domestic Dispute	۷
DWI	1	DWLR	14
Fingerprinting	9	Follow up Investigation	1
Foot Patrol	1	FTO Training	2
Funeral Escort	2	Incident Report	15
Juvenile Problems	1	Larceny	3
Lighting Violation	24	Loud Muffler	3
Narcotic Incident	1	No Insurance	1
Noise Complaint	2	NOL	17
Open Container	1	Open Door/Windows	Ę
Operational Reports	1	Patrol Zone 1	69
Patrol Zone 2	69	Patrol Zone 3	66
Patrol Zone 4	66	Patrol Zone 5	65
Patrol Zone 6	66	Possession of Drug Paraphernalia	1
Possession of Marijuana	4	Possession Of Stolen Property	1
Registration Violation	33	Safe Movement Violation	6
Seat Belt Initiative Check Point	3	Seatbelt	12
Selective Traffic Enforcement	54	Special Assignment	1
Speeding	33	Stoplight/Sign	15
Supplement to report	9	Suspicious Vehicle/Person/Incident	3
Task Force Event	26	Towed Vehicle	1
Transport to Jail	4	Trespassing	2
Unlock Car	8	Vehicle Check After Shift	70
Vehicle Check Before Shift	71	Vehicle Searches	11

Date: 06/01/2021 -- Time: 10:22 Page 1

Activity Log Event Summary (Cumulative Totals)

Richlands Police Department (05/01/2021 - 05/31/2021)

Vehicle Stop	144	Verbal Warnings	73
Warrant	3		

Total Number Of Events: 3,273

Date: 06/01/2021 -- Time: 10:22