

**MINUTE BOOK 24, PAGE 140
CITY OF STATESVILLE COUNCIL MEETING – March 07, 2011
IREDELL COUNTY GOVERNMENT CENTER – 7:00 P.M.
STATESVILLE, NORTH CAROLINA**

Mayor Costi Kutteh presiding:

Council Present: Gregory, J. Johnson, Eisele, Huggins, Stallard, Matthews, Steele, M. Johnson

Council Absent: 0

Staff Present: Hites, Gaines, Fugett, Currier, Triplett, Layne, Pritchard, Anderson, Davis, Pressley, Smyth, Cranford, Bullins

Media Present: Jim McNally – Statesville Record & Landmark
Dave Veiser – Charlotte Observer

Visitors: 2

Call to Order

Invocation

The invocation was given by the City Clerk.

Pledge of Allegiance

Mayor Kutteh led the Pledge of Allegiance.

Mayor Kutteh stated one item would be added to the agenda, an update from McGill Associates on the 3rd Creek Wastewater Treatment Plant, but would not be considered until a continued meeting to be held on Monday, March 14, 2011 at 4:30 in the City offices building 2nd floor training room.

Consent Agenda

Mayor Kutteh stated all items on the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member so requests, in which event, the item will be removed from the Consent Agenda and considered with the other items listed in the Regular Agenda.

Mayor Kutteh read the Consent Agenda as follows:

- A. Approve the minutes of the Pre-Agenda meeting of February 03, 2011 and the Council meeting of February 07, 2011.
- B. Approve 2nd reading of TA11-01 filed by the City of Statesville to amend Article 3, Article 5, Article 6, and Article 7 of the Unified Development Code.
- C. Approve a motion to close West Broad Street from Kelly Street to Mulberry Street from 3:00 pm to 10:00 pm on May 6, May 20, June 3, June 17, July 15, August 12, September 9, and September 23 for the "Friday after Five Summer Concert Series".
- D. Approve expenditure with Rolta International in the amount of \$19,800 for the integration of the Sungard Work Management module with the City's GIS software.
- E. Adopt a resolution renewing the City's membership in the Cabarrus, Iredell, and Rowan HOME Consortium.

Council member J. Johnson made a motion to approve the Consent Agenda, seconded by Council member Eisele. The motion carried unanimously.

Regular Agenda

Consider acceptance of Crossroads Drive for maintenance by the City.

Larry Pressley thanked Council member J. Johnson for his research and the discovery of details that staff did not have concerning the maintenance of Crossroads Drive. Mr. Pressley stated the

street was constructed to City Standards and a final inspection was conducted by the City Engineer in November, 1991. Subsequently, information was given to the City Attorney to prepare documents dedicating the street for public use and City maintenance. In August, 1993, the right-of-way for Crossroads Drive was annexed in to the City. Excerpt from the August 16, 1993 Council Minutes is as follows: "The annexation of this street or surrounding properties in no way obligates the City to accept this street for maintenance. The street was never accepted for maintenance by the City Council. The length of the street to be accepted is 719 ft. Based on this information, that the street was constructed to City Standards and it was the intent of all parties in 1991 to have the City maintain the street, Staff recommends accepting Crossroad Drive for maintenance.

Council member J. Johnson made a motion to approve acceptance of Crossroads Drive for maintenance by the City, seconded by Council member Stallard. The motion was unanimously approved.

Consider approving the site plan for P11-01 Sherwin Williams located off Sullivan Road; Tax Map 4745-32-9369.

David Currier stated the site is located off Sullivan Road beside Sonic. The property consists of approximately 1.09 acres and is zoned B-4. The applicant is proposing to construct a free-standing 5,000 square foot Sherwin Williams Store. The building is a combination of brick and EIFS on the front and sides of the building and EIFS on the rear elevation, the awnings are proposed to be canvas, all of which meet the design standards for non residential development. The site will accommodate 20 parking spaces and even though signage is shown on the elevations they are permitted separately and must meet the sign regulations. In regards to access, improvements were made when Lone Star and Sonic were constructed in the form of widening, a turn lane and two driveways. The driveway to Lone Star and Sonic is full access while the driveway directly in front of the proposed Sherwin Williams is limited to right in and right out only. Customers can use either driveway for ingress and egress to all three businesses. Sidewalk is existing along the site and the future right-of-way for Sullivan Road has been dedicated per the Thoroughfare Plan. The TRC reviewed and approved the site plan on February 2, 2011. The Planning Board's recommendation is favorable as presented with a unanimous vote.

Council member Stallard pointed out that what is displayed is not the color of the building. Mr. Currier stated that was correct. The brick will be a softer red and the EIFS will be a gray color to match the brick trim.

Council member M. Johnson asked if water table split face block was being used. Mr. Patterson, the applicant answered that it was. Council member M. Johnsons asked if each one of the basins for the columns were also split face block. Mr. Patterson answered yes. Council member M. Johnson asked what type of brick was being used. Mr. Patterson stated it is a regular size, standard brick from Palmetto. Council member M. Johnson commended Mr. Patterson on the parapet.

Council member Stallard made a motion to approve the site plan for P11-01, seconded by Council member J. Johnson. The motion carried unanimously.

Consider approving a contract with Centralina Council of Governments for Ward redistricting services and approve BA #29.

David Currier stated the 2010 Census population counts require that the City analyze the population and racial makeup of the six political wards. The ideal ward population is calculated by dividing the number of people in the City of Statesville by six (the number of wards). The new ideal ward population is 4,087. The most populous ward cannot have over five percent of the population above the ideal ward population or 4,291. The same applies to the ward with the smallest population, whereby, it cannot have less than five percent below the ideal ward population or 3,882. Additionally, the 1985 Federal Justice Department consent order requires that two of the six wards contain a majority minority population. The redistricting must be done by July 18-19, a minimum of three working days prior to the filing date of July 25, 2011 for Wards 1, 4 and 6. The Centralina estimated cost to analyze the wards is estimated at \$3,914.00. This estimate is assuming the City is within the 10% deviation and that two of the six wards have a majority minority population. If the analysis finds that ward boundary adjustments are necessary, the estimated cost is \$9,125.00. Centralina will provide Council with three different scenarios for consideration on achieving the thresholds of 10% deviation maximum of the ideal population per ward and keeping the majority minority population that is required by the Justice Department. There is \$6,992 left in

the department's professional services line item to combine with the \$2,140 Budget Amendment to cover the cost.

Council member Steele asked for clarification of the process. Mr. Currier reviewed the scope of services proposed by Centralina. Mr. Currier stated if the City does need to redistrict, a resolution would need to be approved and a public hearing held prior to the ward being redrawn. Council member Steele asked at what point staff would know if the City needs to redistrict. Mr. Currier stated it should be finished and come before Council in June in order to give the Election Board time to make all the changes they will need to make. Council member Matthews asked if the Census triggers this. Mr. Currier stated yes, this is required every time the Census is done.

Council member Steele made a motion to approve the contract with Centralina Council of Governments for Ward redistricting services and approve BA #29, seconded by Council member Eisele. The motion carried unanimously.

Receive a monthly update report on the City Hall and Streetscape projects.

Brenden Pritchard stated the Streetscape project continues to run smoothly and on schedule. The water line on the west side of Center St. has been completed from Front St. to Broad St. Storm drains are installed as well in that block. Erosion control measures consist of silt sack in the catch basins and/or the use of stone filters or core logs. Electrical conduit is being installed from Sharpe to Front St. on the west side of Center St. The installation of water lines to Water St. will begin in the coming weeks.

Jason Layne stated overall the City Hall renovation is going smoothly and no major problems have arisen. The necessary interior demolition is 90% complete. The remaining demolition is pending on certain project milestones before it can be finished. The HVAC demolition is 100% complete on all floors. The interior masonry penetrations for new ducts have been completed. New raceways are being installed for communications, main panel feeders, and branch circuits. Discussion has begun regarding the lighting restoration work. Approximately twenty upper and lower window sashes have been removed and sent for restoration. In the basement new sewer piping under the floor of the basement is 100% complete and the slab has been repaired. New walls in the basement have been framed. On the first floor the new wall framing is 30% complete. The new second floor HVAC is 50% complete and the new third floor HVAC is 80% complete. Product samples have been submitted for approval for the exterior masonry restoration and the cleaning of the exterior of the building. The exterior cleaning and restoration should start within the next few weeks. In the coming weeks plumbing, heating and air, and electrical will continue to be roughed in. The new interior wall framing will be completed and drywall installation will begin.

There being no further business to come before Council, Council member Steele made a motion to continue the meeting until Monday, March 14, 2011 at 4:30 in the City offices building 2nd floor training room, seconded by Council member J. Johnson. The motion carried unanimously.



Scott Mitchell

Mayor

ATTEST:

Brenden Spruett

City Clerk