

**MINUTE BOOK 24, PAGE 275
CITY OF STATESVILLE COUNCIL MEETING – September 19, 2011
IREDELL COUNTY GOVERNMENT CENTER – 7:00 P.M.
STATESVILLE, NORTH CAROLINA**

Mayor Costi Kutteh presiding:

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

Council Absent: 0

Staff Present: Fugett, Davis, Meyer, Anderson, Miglin, Cornelison, Hites, Currier, Salmon, Pressley, Bullins, Smyth, Cranford, Adams, Pritchard

Media Present: Dave Veiser-Charlotte Observer, Jim McNally-Record & Landmark

Others: 27

Call to Order

Mayor Kutteh called the meeting to order and asked that everyone rise for the invocation and the Pledge of Allegiance.

Invocation

The invocation was given by the City Clerk.

Pledge of Allegiance

The Pledge of Allegiance was led by Girl Scout Troop 10203.

Public Comment

Mayor Kutteh explained that during the second meeting of each month citizens are invited to speak about matters not on the current agenda. There were no speakers.

CONSENT AGENDA – All items below 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.

- A. Approve the minutes of the July 18, 2011 Council meeting, the July 28, 2011 Pre-agenda meeting and the August 01, 2011 Council meeting.**
- B. Approve 2nd reading of an ordinance amending Chapter 12, Section 185 and Section 209 regarding residents, *owners or employees* of the downtown business district.**
- C. Receive a report of an emergency non-depreciable capital purchase in the Electric Utilities Department.**
- D. Reappoint Joe F. Blevins and James Price to two-year terms on the Firemen's Relief Fund Board of Trustees.**
- E. Consider approval of a non-capital purchase by the Fire Department of 24 personal storage lockers for Fire Station #1.**
- F. Appoint Fred Wayand to the Tree Board.**
- G. Appoint Andy Briggs as Chair of the Statesville Convention and Visitors Bureau.**
- H. Consider approval of a contract and resolution with the NC Governor's Highway Safety Program for continued funding of the Traffic Safety Grant for fiscal year 2011-2012 and to also approve Budget Amendment #6.**
- I. Consider approval of the first reading of an amendment to Chapter 12, Article 1, of the Statesville City Code by deleting Ordinance #52-09 (Section 12-170) as it pertains to the first ten (10) parking spaces on the north side of W. Broad Street as it intersects with Kelly Street, east to 228 W. Broad Street.**

- J. **Consider a request from the Statesville Flying Service to extend their lease for property at the Statesville Regional Airport.**
- K. **Consider accepting an offer from NCDOT to purchase City owned property rights for the Iredell Museum property for the I-77/I-40/US-21 construction project. (Project #'s I-3819A-002, I-3819A-037A and I-3819A-175 were pulled from the agenda at the pre-agenda meeting)**

Council member Matthews made a motion to approve the Consent Agenda, seconded by Council member Gregory. The motion carried unanimously.

Regular Agenda

Mayor Kutteh advised that Item XIX had been removed from the agenda.

Recognize Investigator Brooks Meyer as the recipient of the Special Achievement Award from the NC Gang Investigator's Association for her outstanding performance during the past fiscal year.

Mayor Kutteh congratulated Investigator Meyer on her receipt of this award. Mayor Kutteh stated Investigator Meyer has been employed by the Statesville Police Department since August 30, 2004 and is currently the department's first Gang Intelligence Investigator. She has played a vital role in the establishment and success of SIGI, the Statesville Iredell Gang Initiative, identifying and tracking area gang members, developing cases against targeted chronic offenders, building and maintaining information sharing networks among law enforcement agencies and conducting numerous educational gang awareness presentations to communities. Investigator Meyer has a Bachelor's Degree in Criminal Justice from Appalachian State University and was one of only three people in the State to receive this award for individual achievement by the North Carolina Gang Investigator's Association.

Recognize the Statesville Fitness and Activity Center as the recipient of the 2011 Best New Project Award from the Partners for Parks organization.

Council member Paula Steele reported that Partner's for Parks is a non-profit support organization that seeks to enhance parks and recreation programs and projects in our region through funding and advocacy. The Statesville Fitness and Activity Center opened its doors to the public in February of 2009. Council member Steele described the features, programs, and activities available at the Center. In the initial planning stages the Center was projected to generate revenue of approximately \$75,000 each year. The popularity of the Center has surpassed all expectations. Revenues for fiscal year 2010-2011 were in excess of \$322,000. The Leisure Pool opened in the summer of 2009 with projected revenues of \$50,000. Revenues for fiscal year 2010-2011 were over \$149,000, accounting for over 90% of the operational costs. Council member Steele thanked Brent Cornelison, City of Statesville Recreation & Parks Director, for his efforts in this project.

Mayor Kutteh pointed out the City did not apply for this award, this was an unsolicited nomination made by the Partners for Parks organization.

Accept four Public Power Awards of Excellence from Electricities.

Mark Oderfinn, Division Director for Electricities, presented four awards to Larry Cranford, City of Statesville Electric Utilities Director, for the staff and City's achievement of excellence. He stated there are four key areas: Competitive Business Environment, Energy Efficiency, Financial Stability, and Service Excellence. Mr. Oderfinn stated that Statesville was one of the few cities to earn four awards.

Recognition of City employees for Hurricane Irene relief efforts.

Mayor Kutteh stated Council wished to recognize two groups of employees that were instrumental in Hurricane Irene relief efforts. So much so that the City received e-mails from individual citizens in the communities they served. A crew of seven Electric Utilities employees worked in Wilson, NC for more than seven days restoring power to Wilson Energy customers. The crew worked 16 hour days and was described by one Wilson Utility employee as working like a "herd of bulls". Mayor Kutteh congratulated and thanked James Bishop, James Bowers, Frank Thomas, Justin Johnson, Jason Wilson, Michael Lyon and Jeremiah Christopher for a job well done.

Mayor Kutteh reported that four City of Statesville firefighters, David Tomlin, Eddie Harpe, Steve Estes, and Brandon Medina were assigned to Carteret County, NC. The crew took a fire truck to Sea Level, NC where the local fire station had been flooded and the equipment was damaged. The Statesville crew responded to calls for three days while the local fire station was put back in operation. This arrangement is part of the joint program of the North Carolina Emergency Management Division and the North Carolina Chief's Association. Mayor Kutteh congratulated and thanked the firefighters for their service.

Accept the 2011 Justice Assistance Grant (JAG) from the Bureau of Justice Assistance in the amount of \$24,798 and approve Budget Amendment #7.

Sergeant Miglin reported the Statesville Police Department was officially awarded a total of \$24,798 in grant funding via the Bureau of Justice Assistance 2011 Justice Assistance Grant (JAG) Program. The grant goes into effect October 1, 2011 and no match is required from the City. The grant funds will be invested into the on-going development of the Statesville Police Department's "Impact Policing" initiative, and have been allocated as follows: \$14,000 for overtime funding, including \$995 for FICA, \$5,598 for travel and training expenses and \$5,200 for the purchase of six new Tasers.

At Mayor Kutteh's request Sergeant Miglin explained the "Impact Policing" initiative.

Council member J. Johnson made a motion to accept the 2011 Justice Assistance Grant (JAG) from the Bureau of Justice Assistance in the amount of \$24,798 and approve Budget Amendment #7, seconded by Council member Eisele. The motion carried unanimously.

Approve one appointment to the ABC Board.

Mayor Kutteh explained that David Pope's term will expire on October 1, 2011 and he has asked to be reappointed. There are 2 other active applicants, Angela Graham and Lonnie White, requesting to be considered for the ABC Board. Nominations will be taken and if there are multiple nominations Council will vote by written public ballot.

Council member J. Johnson and Council member M. Johnson simultaneously nominated David Pope.

Mayor Kutteh asked for other nominations. There being no other nominations he asked for a motion.

Council member J. Johnson made a motion to approve David Pope for reappointment to the ABC board, seconded by Council member M. Johnson. The motion carried unanimously.

Receive a report on the projected end of year finances.

Mayor Kutteh reminded the public that during the budget process, year end expenditures are fairly clear and certain. Revenues are not as clear due to some that lag at the end of the fiscal year such as Sales Tax revenue and other various Franchise Tax revenues. Council and staff were optimistic that year end revenues would be higher than projected. Council wished to revisit the issue of employee compensation if this happened.

Lisa Salmon stated that staff was pleased to report the September 15, 2011 final distribution of Sales Taxes, Utility Franchise Taxes and other State shared revenues for the fiscal year ending June 30, 2011, was higher than expected. Staff had anticipated the net loss for the year would be approximately \$1.4 million, including the transfer in from the closure of the Recreation Construction Fund of about \$1.1 million and the transfer out of about \$2.7 to prefund five years of the Streetscape/City Hall projects. With this final distribution of revenue basically we will end the year, is that your revenues and transfers in will improve about 1%, or \$255,000 by what we had projected. Our expenditures are also a little less than 1% lower, or about \$242,000 lower than what we projected. So rather than a \$1.4 million net loss this year that was projected, staff predicts a net loss for the year of approximately \$900,00-\$955,000.

Council member M. Johnson stated that based upon this final analysis and the discussion that is recorded in the May 2011 minutes, he asked that Council approve a one-time 2% bonus, inclusive of a one-time educational bonus for the City employees.

Council member M. Johnson made a motion to approve a 2% one-time bonus and a one-time educational bonus.

Council member J. Johnson asked if the 2% bonus was the same amount for each employee or 2% of the salary they earn. Council member M. Johnson replied he believed it was 2% of the salary they earn. Council member J. Johnson stated he did not feel this was fair. He stated he was in favor of giving a bonus, but a bonus is a bonus, and Council is giving it because we could not give a raise due to the economy and the economy is hurting everybody equal, such as gas, groceries, electric, etc. Anytime we give a bonus, the Christmas Bonus for example, everybody gets the same amount of \$75.00. I am 100% for giving the bonus, but the number of active employees we have, 404, should be divided into the amount of money we set aside for this. This is the only way I will vote for this, if an equal amount goes to each employee.

Mayor Kutteh asked for a second to Council member M. Johnson's motion. Council member Steele seconded the motion. Mayor Kutteh called for further discussion.

Mayor Kutteh asked how provisional employees would be treated. Council member M. Johnson replied he felt this should be handled by Administration and unless there is some sort of reprimand in place he would assume it would be the same for all employees.

Lisa Salmon explained how the bonus would be implemented if approved. The bonus would apply to all full-time employees. If the employee was hired before the end of the fiscal year, they would receive the bonus at the end of a successful probationary period based on their salary as of July 1st. Employees hired after the beginning of the fiscal year shall not be eligible for the bonus.

Council member J. Johnson asked what the total was for a 2% bonus. Mrs. Salmon replied with benefits the total for the bonus would be \$386,279. The total for the education bonus would be \$6,580. Council member J. Johnson reiterated he was not objecting to this total amount. He wants the total number of employees divided into the total amount of \$386,279 so all employees get an equal bonus. He stated the person making \$20,000 a year would get a very small bonus compared to an employee that makes \$100,000 a year. The cost of living has gone up equally for everybody such as insurance, gasoline, groceries, power bill, water bills, etc. The person making \$100,000 a year can survive that better than someone making \$20,000 a year who is already living from payday to payday. If we are going to give a bonus we need to give an equal amount to everyone.

Mayor Kutteh asked when the bonus would be implemented if approved. Mrs. Salmon stated it would be processed separately from payroll and would be within the next few weeks.

Council member Stallard asked how a bonus was given in the past. Mrs. Salmon replied she did not recall any bonuses being given except the Christmas Bonus. She stated that employee raises are a percentage of salaries. Lynn Smyth recalled a bonus that was given many years ago and it was a flat equal dollar amount per employee.

Council member J. Johnson reminded Council the Christmas bonus and the annual Service Award bonus is the same amount for every employee.

Council member Gregory stated everyone gets 2% for an annual COLA raise and felt this bonus should be the same.

Council member M. Johnson stated if the bonuses were given in equal amounts, an employee making \$20,000 would receive a bonus equal to 4.8%. He said the City's pay scale is based on commiserate performance with commiserate jobs throughout the region. If Council genuinely feels that \$20,000 is not a living wage, then pay scales need to be adjusted. He felt the last pay study the City performed was done fairly, honestly, and equitably in order to determine the pay ranges that were associated with these jobs.

Council member J. Johnson stated the last pay study gave the top employees a 6-7% pay increase to bring them in range of what was recommended. At that time, we (Council) said we would come back and get the rest of them and we haven't been back yet.

Council member M. Johnson stated Council did not say it would reevaluate these employees at a later date. Career Development Tracks were going to be implemented for employees within those job classifications and ranges and an Educational Track that would follow as well. Specifically, Firefighter 1, 2 and 3 and Master Police Officer Program and due to the state of the economy we never got there.

Council member Stallard stated when a bonus is given in the private sector it is a percentage of the employee's yearly salary and he supports giving the 2% bonus.

Mayor Kutteh reviewed the motion made by Council member M. Johnson and the educational bonus. He asked if there was any further discussion for this item. There being no further discussion Mayor Kutteh asked for a vote.

The vote was as follows:

Ayes: M. Johnson, Steele, Gregory, Eisele, Matthews, Huggins, Stallard

Nays: J. Johnson

Motion carried 7-1

Approve a change order for the City Hall renovation project.

Council member Steele explained the original estimate did not include refinishing the woodwork in the first floor offices and none of the woodwork on the third floor. She requested an estimate from the contractor for this and also received a quote for the awning at the rear entrance. Council member Steele

asked Council to appropriate \$65,000 for the refinishing of the woodwork, the rear entry awning, and approves budget amendment #9.

Council member Stallard made a motion to appropriate \$65,000 to fund the additional refinishing work, purchase the rear entrance awning and to approve Budget Amendment #9, seconded by Council member M. Johnson. The motion carried unanimously.

Consider approval of an amendment to add Chapter 5: Outdoor Dining, to the Downtown Design Review Committees Guidelines.

Alison Adams stated the Downtown Master Plan Committee met on June 14, 2011 and recommended that Planning staff pursue revising the Downtown Design Guidelines by adding Chapter 5: Outdoor Dining. The guidelines are specifically for the CB, CBP and Municipal Service District, which will allow for business owners to have outdoor dining within the City's right of ways. The request is in compliance with the Downtown/115 Land Use Plan. Outdoor dining is encouraged in Section 2.2: Land Use and Section 3.4.1. General Streetscape Recommendations. City staff would like to implement the regulations prior to any future request. Staff foresees an increase in applications once the streetscape improvements are complete. The proposed design guidelines specify the types of barriers, furniture and fixtures that will be allowed by obtaining approval through City staff. Each owner/tenant will have to obtain insurance and include the City as an insured party on the policy. The applicant will also have to meet the requirements set forth by the ABC Commission in order to serve alcohol in the designated outdoor dining areas. The Downtown Master Plan Committee and the Planning Board recommends approval as presented.

Council member Stallard clarified that each applicant would be reviewed. Mrs. Adams agreed each applicant would meet with staff and review their design schematic and would be approved by staff on a case-by-case basis.

Council member Matthews asked how the restaurants that have already established outdoor dining were being handled. Mrs. Adams answered that staff is currently working with them to ensure they will still meet these guidelines. Council member Steele asked if there are any businesses that do not meet these guidelines at this time. Mrs. Adams stated all were in compliance.

Council member Gregory asked which dining arrangement is staff suggesting businesses use. Alison Adams stated any could be applicable. It depends where the business is located, what the streetscape design is at that location, how much sidewalk space the business has to work with, and if there is any City furniture such as benches or lampposts located in the area. Mrs. Adams explained the pictures in the guidelines are just examples of what can be done and staff will meet with each applicant to determine the best use of the available space and that there will be no inference with pedestrian traffic.

Council member Huggins asked how much outdoor dining square footage each business would be eligible for. Mrs. Adams stated each business has the width of their building and it would depend on what type of plant beds, benches, etc may be in the streetscape in front of their building facade. There is no exact number because the amount will be different for each business. Council member Stallard pointed out that each business is required to adhere to a 5 ft. pass through rule. Mrs. Adams agreed that was correct.

Rob Hites asked if any restaurant will be allowed to exceed the width of their building façade when they set out their outdoor dining. Mrs. Adams stated that would be determined on a case by case basis.

Council member Huggins made a motion to approve an amendment to add Chapter 5: Outdoor Dining, to the Downtown Design Review committee Guidelines, seconded by Council member M. Johnson. The motion carried unanimously.

Conduct a public hearing and consider approving first reading of an ordinance to amend Chapter 20, Streets and Sidewalks, Section 20-14: Placing Items within Right-of-Way of the City code. Mr. Carrier stated this amendment to the City Code is a housekeeping item which replaces the existing Outdoor Dining language in this section of the Code with a new modified text and shifts the details for Outdoor Dining encroachments to the Downtown Design Standards. This is based on the recommendations in the Downtown/115 Master Land Use Plan and the actual construction layout of the streetscape. It also expedites the permitting process for downtown businesses. The Downtown Master Plan Committee is recommending that Council consider designating City staff to review and approve Outdoor Dining per compliance with the following standards.

- All material and items within the encroachment area shall meet the Design Standards outlined in Chapter 5 of the adopted Design Guidelines for Downtown.

- The sale and consumption of beer, wine, liquor, and other fortified beverages shall be permitted within the encroachment area between the hours of 7:00 a.m. - 11:00 p.m.
- The application process shall begin with the Planning Director or his designee, rather than the Public Works Director.

The permit is valid for 1 year provided the applicant carries the appropriate insurance and the permit may be reissued each year following, as long as the applicant's insurance has been renewed and the property is in compliance. The Planning Board's recommendation was favorable with a unanimous vote to approve the request as submitted.

Mayor Kutteh declared the public hearing open and asked if there were any speakers in favor or opposition of this item. There being no speakers, Mayor Kutteh declared the public hearing closed.

Council member M. Johnson made a motion to approve first reading of an ordinance to amend Chapter 20, Streets and Sidewalks, Section 20-14: Placing Items within Right-of-Way of the City code, seconded by Council member Stallard.

Council member Matthews asked if downtown retail businesses would be allowed to place wares on the sidewalk to sell. Mr. Currier stated currently the display of merchandise on the sidewalk is prohibited and clarified that this amendment only addresses outdoor dining; however, this is an issue that the Downtown Master Planning Committee will need to address in the near future.

Mayor Kutteh asked for a vote on the motion. The motion carried unanimously.

Conduct a public hearing and consider approving first reading of TA11-06 filed by the City of Statesville to amend Article 6.07, Sign Regulations, Section R-Sign Standards, for the CB, CBP, Municipal Service and H-115 Districts.

Alison Adams stated the proposed revisions to Article 6.07 Sign Regulations, R. Sign Standards for the CB, CBP, Municipal Service and H-115 Districts has been written to make the permitting process more user friendly for downtown business owners. Mrs. Adams reviewed the proposed changes as follows:

- Removal of text allowing the Downtown Statesville Development Corporation (DSDC) to review and approve sandwich board signs. This amendment is allowing City Planning staff the ability to permit and enforce sandwich board signs.
- Monument signs: The amendment would allow staff to review monument signs in the CB, CBP or MSD. Currently the Downtown Design Review Committee (DRC) reviews and approves monument signs. All other zoning districts are able to obtain permits within a two day turn around. The proposed change will allow the downtown area to have the same convenience.
- Uniform Sign Plans: additional language has been added to clarify that after an applicant obtains approval for a uniform sign plan from DRC that staff will permit each sign from that point forward.
- Sandwich Board Signs: Currently business owners in the downtown have the ability to obtain a standard chalk board style sandwich board sign from the Downtown Statesville Development Corporation. With the proposed changes, business owners will be able to use their creativity to design their own style sandwich board sign. The proposed criteria in the ordinance will specify the max dimensions and materials that can be used.

The Design Review Committee, the Downtown Master Plan Committee and the Planning Board reviewed this item and recommend approval as presented.

Council member Eisele expressed concern of the allowed size for Sandwich Boards. Mrs. Adams clarified the allowed sign size is 8 sq. ft. with a maximum height of 4' ft.

Mayor Kutteh declared the public hearing open and asked if there was anyone who wished to speak in opposition of this item. There were no speakers. Mayor Kutteh asked if there was anyone who wished to speak in favor of this item.

Rebecca Howard, speaking from the audience, expressed concern of possible obstructions caused by the Sandwich Board signs on the narrow sidewalks. She stated that those in wheelchairs already have a difficult time in certain spots when trash cans are left on the sidewalks by garbage collectors. Mayor Kutteh stated a 5' ft. clearance would apply for the Sandwich Board signs. Alison Adams clarified the clearance is actually 4' ft. but this could be changed to 5' ft. to be consistent with the Outdoor Dining 5' ft. clearance guidelines. Ms. Howard gave an example of a restaurant on W. Broad Street that has a Sandwich Board sign on the sidewalk

that is difficult to navigate around. Mayor Kutteh explained this is most likely a violation and staff will investigate. He asked Ms. Howard to make staff aware of any other issues such as this that she encounters.

There being no further speakers, Mayor Kutteh declared the public hearing closed.

Council member M. Johnson stated the CBP does not have enough sidewalks wide enough for the 4' ft. clearance. He asked of there should be a caveat in this that if the cumulative sidewalk width is less than "X" feet, then we need to analyze this on a case by case basis. Larry Pressley agreed that could be considered. Alison Adams stated if the 4' ft. clearance was changed to a 5' ft. clearance that should be sufficient since they would then not be allowed to have the 5' ft. clearance. Mrs. Adams advised these businesses have numerous other options for signage and most businesses in the CBP are also further from the street and have private property available to put a Sandwich Board sign on.

Council member M. Johnson made a motion to approve first reading of TA11-06 amended to contain a 5' ft. clearance, seconded by Council member Steele. The motion carried unanimously.

Conduct a public hearing and consider approving first reading of TA11-07 filed by the City of Statesville to amend Article 5, Supplemental Regulations/Performance Standards for Specific Uses, Section 5.03 - Temporary Uses and Structures in the CB, CBP and Municipal Service Districts.

Mr. Currier reported the Downtown Master Plan Committee met on June 14, 2011 and recommended that Planning staff amend the Unified Development Code to address construction dumpsters in the downtown. Therefore, staff has prepared an ordinance that would require dumpsters that are to be used for construction (i.e. renovation and or demolition) to obtain a permit. The initial permit would be valid for 60 days and renewable at no additional cost in 60 day increments. The ordinance also allows staff to require the dumpster to be removed if no activity is occurring or to be emptied if full or overflowing. Civil penalties may also be assessed for dumpsters in violation. The Planning Board's recommendation was favorable with a unanimous vote as presented and no one spoke in opposition.

Council member Steele asked if there are numerous dumpsters that staff is having problems with. Mr. Currier replied anytime there is a renovation or construction project there will be a dumpster at the site. Council member Steele questioned requiring the dumpster to be screened in some manner. Mr. Currier stated staff knew there would instances when the dumpster could not be screened or located out of site and that is why staff is recommending the ordinance contain the language that "the dumpster should be located so it is not visible from the street if possible or be screened if possible" but the City is not going to require the dumpsters to be screened. Mr. Currier explained if the dumpster must be placed on the sidewalk or on the street, the Public Works department has the authority to allow that for a certain period of time. Council member Steele asked if the permit time period, particularly for construction sites, could be for more than 60 days. Mr. Currier agreed the ordinance could be changed prior to the 2nd reading whereby staff would meet with the contractor to discuss the construction schedule and issue a permit for that duration, provided staff could make sure that work was continuing on the project during that time period.

Mayor Kutteh declared the public hearing open and asked if there were any speakers in favor or in opposition of this item. There being no speakers, Mayor Kutteh declared the public hearing closed.

Council member Stallard made a motion to approve first reading of TA11-07, seconded by Council member Eisele. The motion carried unanimously.

Conduct a public hearing and consider approving first reading of TA11-08 filed by the City of Statesville to amend Article 6, Development Standards, Section 6.07 Sign Regulations; Table 6-13, Permitted Sign Standards by Zoning District.

David Currier stated City Council had recommended that Planning staff amend the Unified Development Code (UDC) to address entrance and directional signs for industrial parks particularly in regards to their locations along highways. In the old zoning ordinance, industrial parks were allowed to have up to 64 sq. ft. if they were over five acres in size. When the new Unified Development Code was adopted, that was changed to 32 sq. ft. and the vision was to go with a more monument type sign plan. However, through implementation of the UDC, 32 sq. ft. and monument type signs for such large developments can be difficult to see and read along busy thoroughfares. Therefore, staff has prepared an ordinance that would allow signs for industrial parks of 50 acres or greater to have entrance signs up to 64 sq. ft. in area and up to 25 ft. in height with the logo/trademark only internally illuminated. The ordinance would also allow an off-premise directional sign up 30 sq. ft. and 8 ft. in height with no internal illumination. Both entrance and off-premise directional signs would be limited to 1 per entrance. The Planning Board's recommendation was favorable with the addition of entrance signage for industrial parks less than 50 acres. However, since the Planning Board meeting, staff has seen the sign company's proposal for the business park signage and is recommending that the height of monument signs be increased to 8 ft. instead of 6 ft. to

accommodate landscaping and the off-premise directional be increased to 32 sq. ft. instead of 30 sq. ft. due to the large amount of land mass that make up an Industrial Park.

Mayor Kutteh declared the public hearing open and asked if there was any present who wished to speak in favor or in opposition of this item. There being no speakers present, Mayor Kutteh declared the public hearing closed.

Council member Huggins made a motion to approve first reading of TA11-08, seconded by Council member Eisele. The motion carried unanimously.

Receive update reports on the City Hall and Streetscape projects.

City Hall

Jason Layne reported the exterior restoration contractor has returned to the jobsite with a stronger cleaning agent which has given very positive results. The millwork throughout the building is in the process of being refinished. Some areas have had new wood installed while the existing wood is being stripped and will be refinished in other areas. The new dais has been installed and is being wired for audio and video. The finish on the monumental stairs has been stripped and is being prepared for a new finish. The top layer of the hardwood floor has been removed exposing the original hardwood flooring on the main floor. This original wood will be patched where necessary and the entire floor will be sanded and finished. The second and third floors have also been patched and are ready to be sanded and finished. Most of the building interior walls have been primed and prepped for paint and the basement ceilings are now in the process of painting. Drop ceilings have been suspended in the Planning Department first floor offices. Electrical fixtures, emergency lights, exit signs, etc., have started being installed. The electrical contractor is completing pulling the electrical branch circuits to the first and second floor. The basement and third floor have been completed. The newly installed lights in the Council Chambers will need to remain on to allow for the manufacturer recommended 100 hour burn-in time for the bulbs. The lights will remain on uninterrupted for the rest of the week. Some of the HVAC units have been installed and are running. The contractor is finishing tying in lines to the City Multi units which have been installed. These new units allow for multiple zones in the building to be heated and cooled simultaneously as individual units would but while only using one outside unit. This new method is more efficient, uses less exterior space, and does not require as much ductwork throughout the building. The screen walls in the rear of the building have still not been finished due to the concrete medallions have not yet been delivered. The expected delivery date is now September 29, 2011. The stairs leaving the Council Chambers have been finished. A few of the exterior windows are still being repaired although most have been completed. In the upcoming month, millwork will continue to be installed, finished, and refinished. Interior walls will be painted and exterior screen walls will be completed. The lighting fixtures and electrical trim will finish being installed and the two gasoliers should be returned and installed in the Council Chambers. The exterior windows will be finished, the rear entrance doors will be replaced, workers will begin installing the alarm system and access control on the doors and the new awning over the back porch and stairs will be installed.

Mayor Kutteh asked if the scheduled completion date still the end of November. Mr. Layne stated as of now it is, but with the approval of further refinish work on the woodwork that most likely will be extended.

Council member Steele commended Mr. Layne for his dedication and hard work on this project.

Streetscape

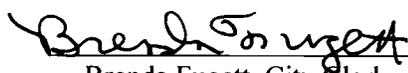
Brendon Pritchard reported work is progressing smoothly and progress is being made. He stated there seems to have been some confusion as to the scope of the project which has not changed from the original locations of Center Street – from Sharpe Street to Water Street and East Broad Street – from Tradd Street to the Square. Mr. Pritchard stated the contractor has completed the water lines installation and converted the taps in Block 5 from Front Street to Broad Street. The contractor is in the process of crossing Broad Street and starting the water lines from Broad Street to Water Street. The storm drain lines are completed on Block 5 and curb and gutter are complete on Block 4. The electrical subcontractor has completed installing conduits on Block 4 and some lights have been installed on Block 3. The two concrete crews continue to make good process. The brick pavers are finished on Block 2 and 75% finished on Block 3. A portion of Center and Broad Streets will be closed soon to install water lines. The asphalt has been patched on the west side of Block 3 and parking has been reestablished. The subcontractor has begun installing irrigation system in the plant beds. In the coming month the sidewalk in Block 4, brick pavers in Blocks 3 and 4, and storm drain lines in Block 5 will be completed. Some furnishing should be arriving soon for installation, such as the concrete medallions. The benches are on order and are five weeks out.

There being no further business to come before Council, upon a motion by Council member Steele, seconded by Council member Gregory, the meeting was unanimously adjourned.




Constantine H. Kutteh, Mayor

ATTEST:


Brenda Fugett, City Clerk