

**MINUTE BOOK 24, PAGE 306  
CITY OF STATESVILLE COUNCIL MEETING – November 21, 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:** Hites, Fugett, Gaines, Currier, Watts, Pressley, Salmon, Layne, Pritchard, Smyth, Bullins

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

**Others:** 20

**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**

Girl Scout Troop #10314 led the Pledge of Allegiance.

**Public Comment**

Mayor Kutteh advised that during the second meeting of each month citizens are invited to speak about matter not on the current agenda. He asked if there was anyone present who wished to speak. There were no speakers.

Mayor Kutteh recognized Boy Scout Troop #609 attendance at the meeting in an effort to earn their citizenship badges.

**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 Pre-Agenda meeting of November 03, 2011 and the Council meeting of November 07, 2011.**
- B. Consider approving the deposit of reimbursement funds in the amount of \$3,250 from the Office of Justice Programs/Bulletproof Vest Partnership into the Police Department “Uniform” budget account and approve Budget Amendment #15.**
- C. Consider approval of a non-capital purchase by the Fire Department of turnout gear for 15 firefighters.**
- D. Appropriate insurance reimbursement proceeds of \$2,479 to the Fire Department account #010-5300-422-1503 for the repair of Squad #3 and approve Budget Amendment #14.**
- E. Appropriate FEMA reimbursement proceeds of \$12,444.86 to the Fire Department account line item, Maintenance and Repair Automobiles, and approve Budget Amendment #16.**
- F. Receive a report of an emergency non-depreciable capital purchase in the Electric Utilities Department.**
- G. Consider approval of a lease with Phil McLain of McLain Farms, Inc. for the agricultural use of the property situated at the southwest intersection of Buffalo Shoals Road and Airport Road for a period of one (1) year.**

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

**Regular Agenda**

**Appoint a member to the Board of Adjustment to fill the seat vacated by Roy West.**

David Currier explained there are two current alternate members that are eligible to be appointed as a regular member. If Council appoints one of these members, then the alternate member seat must be appointed from the applications on file. Mr. Currier stated one of the applicants, David Alexander, currently serves on the Airport Commission. A replacement Airport Commission member would need to be appointed if the City Council were to appoint Mr. Alexander to the Board of Adjustment.

**Council member M. Johnson made a motion to appoint David Steele to fill the unexpired term of Roy West on the Board of Adjustment and appoint Eric Carrillo as an Alternate member of the Board of Adjustment, seconded by Eisele.**

**Council member Stallard made a motion to close the nominations. The motion carried unanimously.**

**Council member Steele clarified for the record that she did not vote on this item due to a conflict of interest.**

**Council member Eisele made a motion to recuse Council member Steele from this vote, seconded by Council member Huggins. The motion carried unanimously.**

**The motion to appoint David Steele to fill the unexpired term of Roy West and Eric Carrillo as an Alternate member carried unanimously.**

**Consider approving first reading of an ordinance making Cooper Street a one way street.**

Assistant Chief Watts explained in an effort to establish a more efficient traffic flow, staff is recommending that Cooper Street become a one way street with traffic flowing from north (Broad Street) to south (Front Street). In addition, the "no left turn" movement southbound on Cooper Street at east Front Street would be removed, thereby allowing dedicated left and right hand turn movements onto east Front Street. Also, a loading zone would be established on the west side of Cooper Street, just to the south of Broad Street, to facilitate deliveries to this area of the downtown.

Council member Stallard expressed concern with allowing two (2) hour parking on both sides of Cooper Street.

**Council member M. Johnson made a motion to approve first reading of an ordinance making Cooper Street a one way street, seconded by Council member Eisele. The vote was as follows:**

- Ayes: M. Johnson, Eisele, Gregory, Steele, J. Johnson, Matthews, Huggins**
- Nays: Stallard**
- Motion carried 7-1**

Rob Hites stated the ordinance will be amended prior to 2<sup>nd</sup> reading to clarify there will be no parking on Cooper Street.

**Consider approving the site plan for P11-12, Statesville Retail, located off Turnersburg Highway; Tax Map 4745-46-1634.**

David Currier stated the site is located at 224 Turnersburg Highway beside Home Depot, consists of approximately 6.61 acres and is zoned B-4. The applicant is proposing to construct four retail units consisting of approximately 67,715 square feet. The buildings meet the architectural requirements with exception of the left side elevation which lacks recesses and projections for the office and apparel buildings and the rear elevation for the craft/pet store which lacks the architectural features of a front façade. A variance was approved for these two elevations by the Board of Adjustment on November 1, 2011 contingent upon the opaque fence and evergreen hedge shown on the plans. The site will contain 269 new parking spaces. There are three access points to the site. The stop light at the Home Depot/Lowes entrance on US-21, Fourth Creek Landing Drive, which is full access, and the private drive beside Chick-Fil-A, which is limited to a right-in right out only. Customers will be able to use either of these access points for ingress and egress to all the businesses. Sidewalks also exist along Turnersburg Highway and on the opposite side of Fourth Creek Landing Drive. The property must also be annexed prior to being issued a Certificate of Occupancy (CO). The Planning Board's recommendation is favorable based on Technical Review Committee's approval

and staff's recommendations along with a condition that the retaining wall be pulled back to allow for a sidewalk connection between the two buildings.

**Council member Stallard made a motion to approve Site Plan P11-12, Statesville Retail, seconded by Council member J. Johnson. The motion carried unanimously.**

**Authorize City Hall furniture purchase and approve Budget Amendment #17.**

Larry Pressley stated the City Hall project continues to move forward and staff is requesting authorization to purchase furniture as follows:

Public space furniture and miscellaneous items:	\$37,000
Fire Department Furniture	16,000
Planning Department Furniture	<u>10,000</u>
Total	\$63,000

Funds for public space items are available in the project budget in the amount of \$37,000, funds for fire furniture in the amount of \$13,000 are available in the Fire Department Operations budget and Finance Director Lisa Salmon recommends appropriating \$13,000 from General Fund contingency funds to cover the remaining costs.

**Council member Steele made a motion to authorize the City Hall furniture purchase and approve Budget Amendment #17, seconded by Council member M. Johnson. The motion carried unanimously.**

**Consider approval of a photography contract in the amount of \$4,400 for City Hall.**

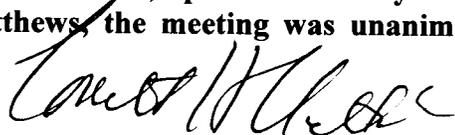
Council member Steele stated she wished to withdraw this item from the agenda. Staff has a commitment from the architectural firm to pay 1/3 of the cost and a commitment from Hickory Construction to pay some of the cost although probably not 1/3. The remainder of the fee can be paid from the City Hall renovation project budget without a budget amendment.

**Receive update reports on the City Hall and the Streetscape projects.**

Jason Layne reported as of right now the contractor still has the substantial completion date set for Wednesday, December 07, 2011. Final cleaning should be finished by Wednesday, December 21, 2011. It was discovered that the stairs leading down to the basement are made of granite. Staff is currently seeking a price for the removal of the old glue from the steps. The third floor restroom partitions and accessories need to be installed as well as the carpet in the southeast office and round office. On the third floor the hardwoods have been sanded and refinished, all of the wood trim has been refinished and all of the walls have been painted. On the second floor, the carpet has been installed in the Council Chambers and offices and the hardwood floors have been finished. The pews have been delivered and installed in the Council Chambers and the dais has been finished with stain. The audio/video equipment has been delivered and is in the process of being installed in the Council Chambers. On the first floor the storefront frames and windows have been installed, and the marble floors are in the process of being cleaned. The basement is almost complete. All carpet and vinyl tile has been installed, the walls have been painted and the restrooms are complete except for installing accessories. The exterior screen walls have been completed and are waiting for gates to be installed. In the coming month the hardwood floors on the main level will be finished, window hardware installed, door hardware installed and some of the exterior arched transom windows which are damaged will be replaced. The painting will be completed on the first level, the outsides of the exterior windows should be painted and the rear entrance awning will be covered with a decorative copper façade. The rubber roof membrane behind the parapet wall at the entrance of the building will be replaced, the stair treads from the main level to the second will be finished, the blinds will be installed and the parking area will be cleaned. The building will receive a final cleaning and touchup and should be completed by the next update.

Brendon Pritchard reported it is month ten of the Streetscape project. Water line tie-ins are complete and have been diverted to the new line in Block 6. The storm drain line is completed in Block 6 and the contractor is working on the curb and gutter in this block also. The electrical subcontractor has installed some of the street lights in Block 5 and started installing conduit in Block 6. The west side of the square has the curb, sidewalk and gutter completed and masons have begun work on the seat wall in Block 5. Some furnishings have been delivered and set. Majority of work in the weeks ahead will be in Block 6. Staff spoke with business owners in Block 6 and they were favorable to let work continue past the November 15<sup>th</sup> deadline in order to get things completed as soon as possible. Work will continue in Block 5 to get the area to a safer condition.

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



Constantine H. Kutteh, Mayor



ATTEST:



Brenda Fugett, City Clerk