

**MINUTE BOOK 25, PAGE 406
CITY OF STATESVILLE PRE-AGENDA MEETING – April 30, 2015
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:30 P.M.
STATESVILLE, NORTH CAROLINA**

Mayor Costi Kutteh presiding:

Council Present: J. Johnson, Schlesinger, Morgan, Williams, Watt, M. Johnson, West

Council Absent: Phifer

Staff Present: Pressley, Fugett, Gaines, Davis, Watts, Anderson, Currier, Houpe, Smyth, Hutchens, Ashley, Griggs, Salmon, Harrell

Others: 3

Media Present: Jim McNally-Statesville Record & Landmark

I Call to Order

Mayor Kutteh called the meeting to order and gave updates on several bills in the legislature.

II Consent Agenda – All items below are considered to be routine by 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. Consider approving the minutes for the April 09, 2015 Pre-Agenda meeting and the April 13, 2015 City Council meeting.

B. Consider approving Budget Amendment #36 in the amount of \$22,893 to repair the restroom and storage building at Caldwell Park that was damaged by fire.

Mayor Kutteh stated that on Wednesday, March 18th, the restroom and storage facility at Caldwell Park was damaged by a fire. The insurance deductible is \$10,000. The total estimate for repair is \$22,893. We have received \$8,424.49 from the insurance company and are eligible for up to \$4,468.51 additional insurance reimbursement after the completion of the project.

Council member West commented that he has looked at the building and it appears that the insurance company has estimated high on the repairs that are needed. He said some things do not need to be replaced and could possibly be reused, such as the toilet partitions, which would mitigate some of the \$10,000 deductible. Council member West recommended re-roofing the entire structure since the shingles that were not damaged do appear to have considerable age on them.

C. Consider granting permission to the Fire Department to submit grant applications to the Firefighters Support Foundation, the Fireman's Fund Insurance-Heritage Program and 555 Firefighter Fitness. If awarded, these grants will assist the department in replacing aging and/or outdated equipment with NO matching funds required from the City of Statesville.

Mayor Kutteh stated the Fire Department is requesting permission to apply for no more than \$5,000 dollars from the Firefighters Support Foundation to replace 2 ventilation fans with electric fans. These fans would replace aging/outdated fans currently on the fire apparatus.

The Fire Department is requesting to apply for two areas within the Fireman's Fund Insurance Companies, Heritage Program grant program. The first grant request would be for a Thermal Imaging Camera with the request not to exceed \$10,000 dollars. The second request would be for a set of battery powered hydraulic tools with the request not to exceed \$34,000 dollars. Both items are to replace current aging equipment items with items of newer technology.

The Fire Department is requesting permission to apply to the 555 Firefighter Fitness Grant for no more than \$10,000 dollars to replace treadmills that are aging or that no longer operate correctly.

- D. Consider approving a request to close the 500 block of South Center Street, between West Bell Street and Garfield Street on Saturday, June 20, 2015, between 12:00 noon and 8:00 p.m. This closure is being requested by Impact Inc., which is sponsoring the annual “Juneteenth” event celebrating the end of slavery in the United States.**

Mayor Kutteh stated this event has been held for the many years. A plan has been worked out that will allow for vehicular traffic traveling south on S. Center Street to enter and exit the O'Reilly's parking lot.

- E. Consider approving a request from the Tara's Trace Home Owner's Association to close the traffic circle in the Tara's Trace subdivision, which consists of the intersection of Ballingarry Drive and Cappelquin Drive, on Saturday, May 16, 2015, between 11:00 p.m. and 6:00 p.m. in order to host a community picnic.**

- F. Consider approving 2nd reading of TA15-02 filed by the City of Statesville to Amend Article 1 Administration, Section 1.04 Responsibilities for Application of Code, B. Planning Board, C. and H. Board of Adjustment, C.**

Mayor Kutteh said this ordinance will extend the term limit from 1 year to 3 years for alternate members of both the Planning Board and Board of Adjustment.

- G. Consider approving 2nd reading of ZC15-02 filed by the City of Statesville on behalf of Oakdale Baptist Church for the Properties located at and around 585 Mocksville Highway and 125 River Hill Road; Tax Maps 4765-33-7952, 4765-34-8139, 4765-34-6405 and 4765-34-8378 from IC-GB & IC-R-20 to the City of Statesville's R-20.**

Mayor Kutteh stated these properties were annexed due to the need for municipal water on December 16, 2013 with an effective date of December 31, 2013. As with all annexations, the City must apply it's zoning to the property once it is annexed into the city's jurisdiction. Therefore staff is requesting on behalf of the church to rezone the 4 parcels located at and around 585 Mocksville Highway & 125 River Hill Road from Iredell County General Business & Single-Family Residential to the City of Statesville's Suburban Residential.

- H. Consider approving 2nd reading of ZC15-04 filed by Tar Heel Insurance/Randy Bridges for the Property located at 941 Thomas Street; Tax Map 4745-23-7665 from O-1 to B-4 CU.**

Mayor Kutteh stated Tar Heel Insurance is requesting to rezone the parcel located at 941 Thomas Street from O-1 to B-4 CU to allow for professional offices in order to allow for an internally lit sign. The B-4 District allows for internally illuminated signs the current O-1 District does not. However, because the B-4 district allows more uses than the current O-1 District, the applicant is proposing for the site to be used solely as professional offices. Currently the site contains an office building and a paved area for parking. If the applicant wishes for the property to be used differently in the future, the site would have to be rezoned to allow for those uses.

- I. Consider approving an agricultural lease for property on Old Mocksville Road.**

The high bidder on this property was McLain Farms at \$5,550. The lease period is for the 2015 growing season.

Council member M. Johnson said this lease can be approved but asked that activity on the site be delayed until the wetland delineation is completed on the site, which is currently underway.

Mayor Kutteh directed staff to add to the item that approval is subject to the field work of the wetland study being complete.

J. Consider approving an agricultural lease for property at Buffalo Shoals and Airport Roads.

The high bidder on this property was Rogers Mountainview Farms at \$5,500. The lease period is for the 2015 growing season.

Regular Agenda

III Conduct a public hearing and consider approving first reading of an ordinance to annex the Day Property located at 3419 Taylorsville Highway.

Mayor Kutteh stated the property being considered for annexation is located on the south side of Taylorsville Highway. The subject property is approximately 0.58 acres in size and encompasses Iredell County Parcel Identification Number 4725-33-7221. The property is not contiguous to the current primary municipal limits of the City of Statesville. Therefore, this request is being processed as a voluntary satellite annexation due to the request for City water.

IV Consider approving 2nd reading of ZC15-03 filed by Joy Acre Farms, Ltd for the Property Located on Fanjoy Road; Tax Map 4763-07-3695 from IC-RA to the City of Statesville's LI.

Mayor Kutteh explained that since the first reading if this item where it was approved for LI-CU, the City Attorney has recommended that Council should not make this a Conditional Use zoning.

Council member M. Johnson said this property is surrounded by industrial property so in terms of finding something offensive from one property to another is negligible. He recommended Council hold a workshop to discuss conditional zoning looking at conditional zoning that is employed with the parallel zoning districts in other areas and to go ahead and evaluate that pursuant to some of the city's bigger growth areas where it is anticipated there will be a significant rezoning effort over the next five to ten years.

Mayor Kutteh suggested maybe in future cases similar to this that Council could approve first reading and delay the 2nd reading in order to have more influence over the ultimate zoning.

Council member Schlesinger stated the adjoining property owner that attended the first reading of this item should be notified that the Conditional Use designation has been dropped.

V Declare the house located at 311 South Meeting Street surplus and adopt a resolution authorizing the sale of said house by the City Manager or designee.

Mayor Kutteh said the property located at 311 South Meeting Street is intended for expansion space for the Civic Center. A house currently sits on this property and with this action the City hopes to find a buyer willing to move the house from the property. In order to advertise the house for sale as requested by the Design Review Committee, the property must be declared surplus and the City Manager or designee authorized by Council to sell the property. Once authorized, staff will advertise the property for sale in the local paper and post a sign in the yard advertising the house for sale.

Council members agreed by consensus to move this item to the Consent Agenda.

VI Appropriate \$95,000 from the Property and Casualty Fund to cover additional workers' compensation cost for the remainder of the fiscal year and approve Budget Amendment #37.

Mayor Kutteh stated this fiscal year workers' compensation claims cost are continuing to be fueled by a relatively few number of expensive claims. Back in January an additional \$150,000 was added to the compensation line item and following claims were primarily responsible for the additional monies. At that time, the City had compensation claims presented that exceeded the expected cost for the year by \$58,375. Since January, the City has paid an additional \$67,702.65 on these claims which accounts for the vast majority of funds added to this account. We will continue to pay claims for these individuals plus a few more until fiscal year end. Staff is requesting an additional appropriation of \$95,000 from fund balance in Fund 034 to pay these claims through year end.

Lynn Smyth advised that staff anticipates the City recovering approximately \$106,000 when everything is settled.

VII Receive the 2015-16 budget proposal from the City Manager and staff and set a public hearing on the budget for May 18, 2015 at 7:00 p.m.

VIII Receive a report from staff about the Art in the Park Festival to be held at Lakewood Park on Saturday, June 6th.

Mayor Kutteh stated staff has been working with the Iredell Arts Council and the Chamber of Commerce to coordinate an Art in the Park Festival at Lakewood Park on Saturday, June 6th from 11:00 a.m. until 4:00 p.m. This would be another event in the City Entertainment Series which includes events such as the Symphony and the New Year's Eve Celebration. The Recreation and Parks Department will coordinate entertainment at the amphitheater. The Iredell Arts Council will coordinate artist that will be located throughout the park and the Chamber of Commerce will coordinate concessions including the sale of beer and wine if approved by Council. Council will need to make a motion regarding the sale of beer and wine at Lakewood Park.

IX Consider awarding the contract for Street Improvement Projects – Division Z and Unpaved Streets.

Mayor Kutteh said the Public Works Department received bids for the annual street improvement contract on April 29, 2015 at 2 p.m. Maymead, Inc. submitted the highest bid at \$546,863.00 and J T Russell & Sons, Inc. submitted a bid of \$583,512.00.

Funds available for Division Z Streets total \$596,769.47 and the bid amount is \$546,863.00. Staff recommends a project budget of \$596,769.47, and requests authorization to apply any remaining funds to street and bridge maintenance. Gravel streets to be paved in this contract include Wood St., Lippard St., and Randolph St., which are Nos. 23 – 25 on the gravel street list.

Scott Harrell advised that after the paving is complete for these three streets that 56% of the unpaved streets will have been completed.

At the completion of the Pre-Agenda meeting, Council began their interviews with three prospective downtown developers. The following attendance was recorded:

Mayor Kutteh, J. Johnson, Schlesinger, M. Johnson, Williams, Watt, Morgan, West, Fugett, Pressley, Ashley, Davis, Currier, Jim Prosser, Marin Tomlin, Jim McNally, 7 visitors

Downtown Developers Interviews

Richard Angino, owner of Third Wave Housing, briefly described his background and his company. He reviewed a PowerPoint presentation of downtown projects he has completed. Mr. Angino expressed interest in renovating the Vance Hotel into market rate apartments and reviewed funding resources that are available.

Patrick Reilly, President of Rehab Development, described projects he has completed. Mr. Reilly expressed interest in renovating the Vance Hotel into market rate apartments. He reviewed funding sources that are available.

Stephen Barker, with Catellus Group, LLC, expressed interest in renovating the Vance Hotel as a hotel. Mr. Barker briefly described his background and projects he has completed. He described what changes need to be made to the building for it to succeed as a downtown hotel.

Meeting adjourned at 8:00 p.m.


Constantine H. Kutteh, Mayor

Attest:


Brenda Fugett, City Clerk

