

**MINUTE BOOK 25, PAGE 415  
CITY OF STATESVILLE PRE-AGENDA MEETING – May 14, 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, Currier, Cornelison, Harrell, Triplett, Smyth, Hutchens, Houpe, Watts

**Others:** 3

**Media Present:** Dave Veiser-Charlotte Observer

**I Call to Order**

Mayor Kutteh called the meeting to order and advised an Executive Session would be held following the Pre-Agenda meeting to discuss two economic development matters, consult with the City Attorney and to preserve the attorney client privilege for all.

Council scheduled the first budget workshop meeting for June 11, 2015 following the Pre-Agenda meeting in the City Offices building 2<sup>nd</sup> floor Training Room.

**II Consent Agenda**

Mayor Kutteh reviewed the Consent Agenda as follows:

- A. Consider approving the minutes of the April 30, 2015 Pre-Agenda meeting, the May 04, 2015 Council meeting.**
- B. Consider approving 2<sup>nd</sup> reading of an ordinance to annex the Day Property located at 3419 Taylorsville Highway.**  
Mayor Kutteh asked David Currier what the tax value of the property is. Mr. Currier replied he did not have that information with him but he thought it was around \$130,000-\$150,000.
- C. Consider approving a request for additional funds to facilitate the traffic engineering services of Kimley-Horn for Exit 54 (Love's).**
- D. Consider approving a grave opening and closing contract with Little J's Backhoe Service.**  
Brent Cornelison explained the bid and payment process.

Council members discussed the process used to fill in settled grave sites and whether or not vaults should be required. Mr. Cornelison added that the current contract contains language for the settled sites to be filled in.

**Regular Agenda**

- III Conduct a public hearing on the 2015-16 proposed budget.**
- IV Conduct a public hearing and consider approving first reading of ZC15-05 filed by the City of Statesville on behalf of Energy United for the property located adjacent to 567 Mocksville Highway; Tax Map 4765-34-5432 from IC-R-20 to the City of Statesville's B-4.**  
Mayor Kutteh stated this property was annexed along with other properties owned by Oakdale Baptist Church on December 16, 2013 with an effective date of December 31, 2013. Since the annexation this property was subdivided and a portion sold to Energy United.
- V Conduct a public hearing and consider approving first reading of ZC15-06 filed by Dr. Michael Simmons & Sullivan Road Partners, LLC for the 3 property located**

**Arlington Avenue between Lee and Carolyn Streets; Tax Maps 4745-61-3275, 4745-61-5301, and 4745-61-6420.**

Mayor Kutteh advised that he is a member of Sullivan Road Partners, LLC and would be recusing himself at the Council meeting from this item.

Mayor Kutteh stated the parcels are zoned R-10 and total approximately 1.03 acres. Currently they are vacant but are immediately adjacent to the medical offices that front Davie Avenue that are owned by Dr. Simmons and Sullivan Road Partners, LLC. It is staffs understanding that the applicants would like to use these parcel for additional parking. The O-1 District allows mainly low intensity office uses that are not principally engaged in the sale of goods.

Mr. Currier further explained that these parcels are located on the section of Arlington Avenue that is not open and has never been developed as a street.

**VI Consider renewing the 5 year hangar leases to G.L. Wilson and Ralph and Jay Brown.**

David Currier stated that G. L. Wilson leases corporate hanger #1 from the City. The hangar is 5,250 square feet. The five year lease expires May 31, 2015 and the annual lease rate is \$18,375 per year. Ralph and Jay Brown lease corporate hangar #2. The hangar is 4,200 square feet. The five year lease expires on June 19, 2015 and the annual lease rate is \$14,700 per year. The new market rate, as determined by Edwin Hunter, is \$3.65 per square foot. G.L. Wilson's new rate per year will be \$19,162.50 and Ralph and Jay Brown's new rate per year will be \$15,330 per year. The Airport Commission approved a motion to recommend approval of these five year leases at the new market rate.

**VII Consider approving Change Order No. 2 with Cedar Peaks reducing the contract for Runway Pavement Grooving and consider amending Work Authorization No. 1 with Parrish & Partners reflecting actual increased cost resulting from a very prolonged construction period. NCDOT Aviation has reviewed and concurred with the changes.**

Jeff Kirby with Parrish & Partners explained that even though the construction portion of this project came in under budget, Parrish & Partners costs did not. Due to the prolonged construction period the hours of inspection by Parrish & Partners were at last count 177 and only 40 hours were included in the bid. The Marketing Plan, pavement repairs, milling and crack repairs were added at a later date. During the bidding phase two bid openings had to be held because three bids were not received the first time.

Mayor Kutteh asked Mr. Kirby to provide Council members with a chart showing the financial changes.

**VIII Consider approving a street name for the new street being constructed by NCDOT from Sunset Hill Road to Gaither Road.**

Mayor Kutteh stated the North Carolina Department of Transportation is constructing a new street that will run from Sunset Hill Road through to Gaither Road as part of the I-40/I-77/NC 21 road improvements. Currently the right-of-way has been graded and a new bridge has been constructed. Sleep Inn's access from NC 21 will be relocated off of the new street. Therefore to provide Sleep Inn a new address, the street needs to be named. Iredell County, Barry Whitesides, 911 addressing and Sleep Inn are requesting the name of Tonewood Street.

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

**IX Consider accepting a grant from the Statesville Convention and Visitors Bureau in the amount of \$6,500 and approve Budget Amendment #38.**

Mayor Kutteh reminded Council members that Council approved applying for this grant at the February 16<sup>th</sup> meeting. The grant funding will be used for the design and purchase of a kiosk that will be located at the Statesville Soccer Complex.

**X Consider approving a resolution opposing Senate Bill 369 and supporting House Bill 903.**

Mayor Kutteh explained that SB 369 would take revenues away from the place where they were generated and redistribute it to counties and municipalities that are less prosperous areas. He stated that the City was asked to support a resolution opposing

this bill and to further consider supporting that the state assist small, poor communities with infrastructure needs from the \$400 million in unexpected revenue it has reported. He encouraged Council members to contact any legislators they are in contact with.

Mr. Pressley said that HB 903 - County Tax Flexibility/Municipal Revenue Options, gives municipalities the ability to levy a city sales and use tax at the rate of one-quarter percent (0.25%). This tax is in addition to any other State or local sales and use taxes.

**XI Receive a report regarding Phase II Stormwater.**

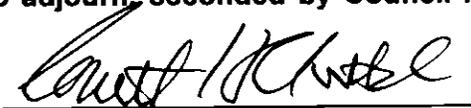
Scott Harrell stated the City's Phase II Stormwater permit application is due to be submitted to DENR for review by June 1, 2015. Staff will present a summary of the proposed stormwater program and review its schedule for implementation.

**XII Further discussion regarding downtown developer selection.**

Council member Morgan made a motion to move to Executive Session in accordance with N.C.G.S. 143-318.11(a)(4) to discuss two economic development matters and to preserve the attorney-client privilege, N.C.G.S. 143-318.11(a)(3) to discuss pending litigation and to preserve the attorney-client privilege and N.C.G.S. 143-318.11(a)(3) to consult with the City Attorney and to preserve the attorney-client privilege, seconded by Council member J. Johnson. The motion carried unanimously.

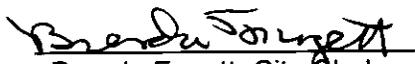
Upon return to open session Mayor Kutteh advised that two economic development matters and a pending litigation matter were discussed and Council consulted with the City Attorney. No action was taken.

Council member West made a motion to adjourn, seconded by Council member Watt. The motion carried unanimously.



Constantine H. Kutteh, Mayor

Attest:



Brenda Fugett, City Clerk

