

**MINUTE BOOK 26, PAGE 083
CITY OF STATESVILLE COUNCIL MEETING – May 16, 2016
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 7:00 P.M.
STATESVILLE, NORTH CAROLINA**

Mayor Costi Kutteh presiding:

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

Council Absent: 0

Staff Present: Pressley, Fugett, Gaines, Davis, Smyth, Currier, Harrell, Cornelius, Watts, Staley, Barone

Media Present Nina Mastandrea-Statesville Record & Landmark

Others 26

I Call to Order

Mayor Kutteh called the meeting to order.

II Invocation

The City Clerk gave the invocation.

III Pledge of Allegiance

Mayor Kutteh led the Pledge of Allegiance

IV Public Comment

Mayor Kutteh stated that during the second meeting of each month citizens are invited to speak about matters not on the current agenda.

Vincent Brown, 108 N. Center Street, spoke about minority businesses in the downtown.

Frederick Foster, 466 Charles Street, thanked Council members Watt and West for working on the dog park. He expressed concern that the project did not receive the Lowe's grant.

V Consent Agenda

Mayor Kutteh stated that 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 March 21, 2016 Pre-Agenda and Council meeting minutes.

B. Consider approving a request from Impact, Inc. to close the 500 block of South Center Street, between West Bell Street and Garfield Street on Saturday, June 18, 2016, between 12:00 noon and 8:00 p.m. to hold the annual "Juneteenth" event.

C. Consider accepting a grant award of \$60,000 to the Statesville Police Department from the NC Governor's Crime Commission (GCC) and approve Budget Amendment #21.
Mayor Kutteh advised that this is a match free grant.

X Consider approving a Resolution of Intent to permanently close a portion of right-of-way known as Camden Drive between Harmony Drive and Interstate 77.

Mayor Kutteh asked if there were any items on the Consent Agenda that Council wished to be moved to the Regular Agenda. There being none, he asked for a motion.

Upon a motion by Council member J. Johnson, seconded by Council member Watt, the Consent Agenda was unanimously approved.

REGULAR AGENDA

Add Consider approving a resolution to allow for up to fifty year airport hangar leases and to be added to House Bill 1037.

Council member J. Johnson made a motion to approve, seconded by Council member Morgan. The motion carried unanimously.

VI Conduct a public hearing on the 2016-2017 Proposed Budget.

City Manager Larry Pressley stated that the budget recommends a three-cent (\$.03) increase in the property tax rate from \$.41 to \$.44 and in the implementation of a Municipal Vehicle Tax of \$30.00 to continue funding City operations at desired levels with modest operating cost increases. The budget proposal recommends no overall changes in Electric rates after implementing a 6% decrease in rates, on average, for residential customers during the 2015-2016 fiscal year. The budget proposal recommends a 3% increase in water and sewer rates to continue to maintain the City's major asset and prepare for future growth of the water and sewer system. The budget proposal includes 3.5% of employees' pay to be used for the implementation of the Classification and Pay Study that was completed in 2016. The budget proposes adding a Helpdesk/Administrative Support Position to the IT Department, one firefighter position, elimination of two waste collector positions due to automation through attrition, convert three skill laborer positions by elimination of temporary staff, and add an Engineering Technician position in the Electric Department. Proposed major capital purchases are one fire truck, sanitation automation, enterprise resource management system and street projects.

Mayor Kutteh declared the public hearing open.

James Settlemyre, 738 West End Avenue, spoke against the proposed Municipal Vehicle Tax.

Allan Raymond spoke against the proposed Municipal Vehicle Tax. He asked Council to simply raise taxes and tax everybody if they need the money, not just people that have a car. Mr. Raymond also spoke against an increase in employee pay.

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

Mayor Kutteh announced that budget workshop meetings will be held at 5:30 p.m. on May 31st and again on June 1st if needed in the City Hall 3rd floor conference room.

VII Conduct a Quasi-Judicial public hearing and consider approving site plan P16-08 for O'Reilly Auto Parts located at 576 Mocksville Highway; Tax Map 4763-34-4648.

Mayor Kutteh swore in David Currier and Chris Berry, representative for O'Reilly Auto Parts.

David Currier stated the site is located at 576 Mocksville Highway. The property is zoned B-4 and the total acreage of the site is approximately 0.86 acres. The location is an out parcel of the Eastgate Commons Shopping Center. O'Reilly Auto Parts is proposing to construct a 7,200 square foot auto parts retail building. The primary material for the exterior will be brick and EFIS. Windows and doors have been provided on façade of the north elevation because it is the façade along the street frontage of Mocksville Highway. Therefore the design standards for non-residential development have been met. The site will have 38 parking spaces and access will be provided by the current access to the Eastgate Shopping Center. A street yard and parking lot trees will be planted along with the required buffer yard along the perimeter of the property. The Technical Review Committee reviewed and approved the site plan on April 6, 2016; therefore, staff recommends approval as presented. Planning Board's recommendation was favorable with a unanimous vote as presented.

Mayor Kutteh declared the public hearing open.

Council member Schlesinger asked how the trucks will get in for deliveries. Mr. Currier pointed out on the elevations where the loading dock and entrance is.

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

Council member Schlesinger mad a motion to approve site plan P16-08, seconded by Council member J. Johnson. The motion carried unanimously.

VIII ~~Conduct a public hearing and consider approving first reading of ZC16-04 filed by Jennifer Cone for the property located at 136 N. Green Street; Tax Maps 4744-16-2833; from R-5 (High Density Residential) District to O-1 (Single Lot Office).~~
This item was removed from the agenda at the request of the applicant.

ADD Conduct a public hearing and consider approving first reading of TA16-03 filed by the City of Statesville to amend Article 3 Zoning, Table 3.1; Use Matrix.
Mr. Currier stated the purpose of this text amendment is to expand breweries and distilleries into the B-5 (General Business) District as aspects of typical brewery/distillery uses fit within the B-5 District. The Planning Board's recommendation is favorable as presented. The vote was unanimous.

Mayor Kutteh declared the public hearing open. There being no speakers for this item, Mayor Kutteh declared the public hearing closed.

Council member West made a motion to approve TA16-03, seconded by Council member Watt. The motion carried unanimously.

IX Conduct a public hearing prior to consideration to re-establish the Downtown Municipal Service District.
David Currier stated GS 160A-536(d1)(3) requires the City Council to conduct a public hearing prior to re-establishing a Municipal Service District and entering into a contract for a private agency to manage the Service District. The public hearing has been advertised in the local newspaper, as required by law. On June 6, 2016 the City Council will consider approving a resolution renewing the Downtown Municipal Service District and authorize the execution of a contract with the Downtown Statesville Development Corporation to manage the operations of the district.

Mayor Kutteh declared the public hearing open and asked if anyone wished to speak regarding this item.

Marin Tomlin, Executive Director of Downtown Statesville Development Corporation, thanked City Council for the renewal and gave an update report on DSDC accomplishments.

Mayor Kutteh asked those in the audience in attendance in support of this item to stand. Approximately fifteen citizens stood.

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

XI Consider accepting Gateway Crossing Drive for City maintenance.
Derek Slocum, Assistant Public Works Director stated that staff has received a request from Salisbury Systems, LLC for the City to accept Gateway Crossing Drive for maintenance. This street was constructed in conjunction with the Hilton Garden Inn project on Salisbury Road; the owner indicates that acceptance of the street by the City at this time is necessary to avoid delays with funding for the project. Staff observed construction of the street, which was designed in accordance with City standards. The total length of the street is 615 ft. Staff recommends acceptance of Gateway Crossing Drive subject to the items below being completed. At this time items 2-5 below have been completed.

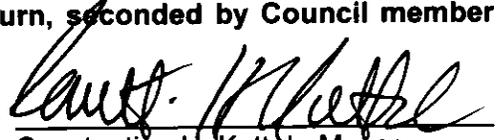
1. Recording of the final plat for the site, to establish the street right-of-way.
2. Completion of sidewalk at both ends of the street.
3. Replacement of cracked/damaged concrete gutter.
4. Placement of backfill adjacent to the sidewalk and curb and gutter, and fine grading of the right-of-way.
5. Seeding and stabilization of the right-of-way.

6. Payment of fee in lieu for sidewalk on the west side of the street.
7. Provision of a one (1) year maintenance guarantee, in accordance with UDC Article II, Part 2, Section 2.03, Paragraph E.8.e.

Council member M. Johnson made a motion to approve accepting Gateway Crossing Drive for City maintenance subject to the completion of items 1, 6, and 7 listed above, seconded by Council member Williams. The motion carried unanimously.

Council member Morgan advised that May 15th – May 21st is National Police Week. He thanked all Statesville City Police Officers.

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

