

**MINUTE BOOK 26, PAGE 113
CITY OF STATESVILLE PRE-AGENDA MEETING – July 18, 2016
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.
STATESVILLE, NORTH CAROLINA**

Mayor Costi Kutteh presiding:

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

Council Absent: Phifer

Staff Present: Pressley, Fugett, Gaines, Davis, Smyth, Currier, Ferguson, Watts, Cornelison, Barone, Gregory, Harrell, Slocum, Shelton, Cornelius, Ashley, Triplet, Bowers

Media Present Nina Mastandrea-Statesville Record & Landmark

Others Jeff Kirby-Parrish & Partners, John Marek-Statesville Regional Development, Marin Tomlin-DSDC

I Call to Order

Mayor Kutteh called the meeting to order and advised there will be an Executive Session following the pre-agenda meeting to discuss two economic development matters and a land acquisition matter.

Mayor Kutteh advised that item B has been removed from the Consent Agenda, Item VI on the Regular Agenda will be moved to the August 01, 2016 City Council meeting, and Items XVII and XVIII have been removed from the Regular Agenda.

II Invocation (Only at Council Meeting)

III Pledge of Allegiance (Only at Council Meeting)

IV Public Comment (Only at Council Meeting)

V Consent Agenda – Mayor Kutteh briefly reviewed the Consent Agenda items.

A. Consider approving the May 31st, June 01st, and June 9th Budget Workshop meeting minutes and the June 06, 2016 Pre-Agenda and Council meeting minutes.

B. Consider approving the purchase of an automated garbage collection truck.
This item was removed from the agenda by staff.

C. Consider granting approval to staff to apply for a Carolina Thread Trail Construction Grant in the amount of \$150,000.

D. Consider approving a request from the Statesville Recreation & Parks Department and the Downtown Statesville Development Corporation to close W. Broad Street between Center and Meeting Streets in downtown Statesville to host an *End of Summer Bash for Kids* on Saturday, August 20, 2016 from 7:00 a.m. until 2:00 p.m.

E. Consider approving Budget Amendment #02 to provide sufficient appropriation for the oversize sewer line from the I-77 rest area.

Council agreed by consensus to move this item to the Regular Agenda.

REGULAR AGENDA

VI Update from Jim Prosser regarding the Vance Hotel project.
Mr. Prosser and Richard Angino will give their update at the August 1st Council meeting.

VII Receive an update presentation from Jeff Kirby with Parrish & Partners on the Airport Layout Plan.

Jeff Kirby with Parrish & Partners explained that he is seeking City Council approval to submit the Airport Layout Plan (ALP) to the NC Department of Transportation-Division of Aviation (NCDOT-DOA) for their review. He said he is not asking for Council's approval of the ALP and stressed that changes may still be made. He just wants to get it to the agency so they can begin their review as they have a very lengthy review process. Mr. Kirby briefly reviewed the ALP and stated that he feels the plan has everything that has been listed in Council and staff comments but the plan is also very flexible.

Council members agreed to put this item on the Consent Agenda to direct Mr. Kirby to immediately proceed with submitting the Airport Layout Plan to NCDOT-DOA.

Mayor Kutteh stated the next three condemnation items are all total burnt out structures and the cost to repair far exceeds the value of the structures. Mayor Kutteh added that staff has created a list of other structures that need to be demolished and he has suggested prioritizing those in the same manner that unpaved roads and sidewalks are prioritized.

- VIII **Conduct a public hearing and consider approving an ordinance to condemn the structure located at 1008 4th St. as unfit for human occupancy.**
- IX **Conduct a public hearing and consider approving an ordinance to condemn the structure located at 1100 4th St. as unfit for human occupancy.**
- X **Conduct a public hearing and consider approving an ordinance to condemn the structure located at 1324 4th Street as unfit for human occupancy.**
- XI **Consider approving a sketch plan for Beaver Creek Subdivision (Located off Arey Road; Tax Maps 4733-15-6364 & 4733-03-4906.**
Sherry Ashley stated that the site is located off Arey Road. The two parcels contain a total of approximately 83.73 acres (Lot 1-80.09 acres, Lot 2-3.64 acres). The site was annexed, effective August 31, 2007 and rezoned to R-10 on August 20, 2007. The City Council, as part of the rezoning, required a site for a future fire station to be located in either Beaver Creek or the adjacent subdivision known as Hidden Lakes. The future site is indicated to be in Hidden Lakes. This is a revised sketch plan for Beaver Creek which was initially approved late in 2007. It will be developed as a cluster subdivision which will increase the amount of single-family lots from 188 to 223. The amount of open space will also be increased from approximately 13.16 acres to approximately 22.44 acres. Two access points are proposed, both from Arey Road. Additional right-of-way will be dedicated 50 feet from the centerline of Arey Road to comply with the Thoroughfare Plan. A 20 foot wide fire access easement will be required from Road 5 to Road 6 as the length of the cul-de-sac requires a secondary fire access road (Fire truck with is 8.6 feet). The path can be of any material but is required to support 70,000 lbs. It will be required to be maintained by the development and will be guarded by gates that can be accessed by the fire department. Sketch plans require TRC, Planning Board and City Council approval. The TRC reviewed the sketch plan on April 20th and after some minor changes approved it on May 18th. The Planning Board's recommendation is favorable as is with no proposed added conditions. Two representatives of the developer attended the Planning Board meeting to address any questions the Board had.
- XII **Consider approving a resolution directing the City Clerk to investigate a petition of annexation for properties adjacent to 136 Venture Lane (future Publix Market location); Receive City Clerk's Certificate of Sufficiency; Consider approving a resolution fixing the date of August 01, 2016 for a public hearing on the question of the petitioned annexation.**
- XIII **Consider approving a professional services agreement with Kimley-Horn and Associates, Inc. for Surface Transportation Program Direct Attributable (STP-DA) funding assistance regarding the realignment for Bethlehem Road at a cost of \$21,650.**
Council members agreed by consensus to move this item to the Consent Agenda.
- XIV **Consider approving the assignment of the Sigmon ground lease to Echo Charlie, LLC.**

John Ferguson stated Linda Sigmon holds the lease for 28,000 sq. ft. of property on the airport. The property has a hangar on it. Ms. Sigmon wishes to give up the lease to Echo Charlie, LLC. Ms. Sigmon has been paying \$1,400 per year. Echo Charlie, L.L.C. will pay the new rate of \$5,600 per year. The term of the lease will not change; however the lease rate will increase from \$.05 to \$.20 per square foot. The new tenant has purchased the King Air aircraft owned by the late Nelson Sigmon, and is planning on adding additional aircraft in the future.

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

XV Consider approving a facility use agreement with the Boys and Girls Club for use of their athletic fields.

Brent Cornelison stated that staff would like to partner with the Boys and Girls Club to use their athletic fields as an additional practice site. Use will be coordinated to happen when their facility is closed. This will increase our options for use when our fields are closed and when lights are needed early in the spring and later in the fall. The agreement will allow us to charge our normal field reservation fees and in return our staff will maintain the fields on a year around basis. Also, these fields are out of the flood plains and will allow for practice when the City soccer fields are too wet. The Boys and Girls Club Board approved the agreement.

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

XVI Consider approving Budget Amendment #01 in the amount of \$10,000 to be used by the Community Appearance Committee for the initial display of sculptures at the Statesville Sculpture Garden this fall.

Mayor Kutteh stated the Community Appearance Committee has formed a sub-committee to select pieces for the new Statesville Sculpture Garden so they can be in place for the Art Crawl this fall. The committee will use several organizations to solicit from around the southeast for potential pieces to be considered. If selected, the sculptor would receive a stipend for the piece to be on display for 1 year. If the piece is sold while on display, the committee would receive a percentage of the selling price. The piece would remain on display for 1 year regardless of the sale date. The committee hopes to have new pieces each year and will be working to find sponsorships to offset these expenses in the future. The requested funds will be used to install bases for the new pieces, to pay the stipends and to pay for advertisement associated with the first year show.

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

~~**XVII Consider approving a motion to close West Broad Street from Kelly Street to Mulberry Street, from 9:00 a.m. to 3:00 p.m., on October 15, 2016 in order to accommodate the first "Howl O' Ween Pooch Parade", sponsored by Preservation Statesville.**~~

This item was removed from the agenda.

~~**XVIII Consider approving a request from Mr. Mark Bailey for a water tap to serve 427 Twin Oaks Rd.**~~

This item was removed at the request of the applicant.

XIX Consider authorizing staff to advertise a Notice of Intent to Donate Surplus Radio Equipment from the Police Department to Mitchell Community College.

Chief Barone explained that Mitchell Community College security has no radio system to connect their security officers, and therefore rely strictly on telephone service. This donation will provide two-way radios to Mitchell campus security, thus enhancing the safety and security of the students and staff. The estimated value of this equipment is approximately \$3,200 and the surplus was approved on January 7, 2016. The process for this to occur is to post a public notice at least five days prior to the adoption of a resolution approving the donation.

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

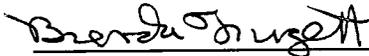
Council member Morgan made a motion to move to Executive Session in accordance with N.C.G.S. 143-318.11(a)(4) to discuss two economic development matters, N.C.G.S. 143-318.11(a)(5) to discuss a property acquisition matter, and

N.C.G.S. 143-318.11(a)(3) to preserve the attorney-client privilege for all, 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 property acquisition matter was discussed and no action was taken.

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

Attest:


Brenda Fugett, City Clerk




Constantine H. Kutteh, Mayor