

**MINUTE BOOK 26, PAGE 143
CITY OF STATESVILLE PRE-AGENDA MEETING – September 19, 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, Staley, Styers, Ferguson, Onley, Barone, Hudson, Cornelison, Souther, Harrell, Gregory, Shelton, Ashley, Byerly, Cornelius

Media Present Amy Fuhrman-Statesville Free News

Others 3

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.

II Invocation (Only at Council Meeting)

III Pledge of Allegiance (Only at Council Meeting)

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

- A. Consider approving the August 15, 2016 Pre-Agenda and City Council meeting minutes and the August 29, 2016 Called City Council meeting minutes.**
- B. Consider approving an annual request from the Statesville ABC Board to approve the Board's adopted Travel Policy.**
- C. Consider re-appointing Michelle Rokes to the ABC Board.**
- D. To direct staff to advertise the intent to donate a surplus awning frame from the Fire Department to Iredell County.**
- E. Consider approving the Airport Market Study.**

REGULAR AGENDA

VI Recognize Statesville Police Department officer promotions and Mayor Kutteh will swear in two new officers.

VII Receive a report from Jim Prosser and Richard Angino regarding the Vance Hotel.

VIII Receive a report and authorize the City Manager to sign a Memorandum of Understanding (MOU) for membership in the Yadkin-Pee Dee Water Management Group and approve Budget Amendment #5 for membership dues.

Joe Hudson explained that this group is similar to the existing Catawba Wateree Water Management Group, of which Statesville is also a member. This Group provides a structure for regional collaboration that can coordinate activities and explore mutually beneficial ways to protect and develop our water supply – and save money and time. This MOU creates the Yadkin-Pee Dee Water Management Group (referred to as Group) and was developed through a collaborative effort by a workgroup of 13 Governmental, public water utility and reservoir operator parties providing service within the Yadkin-Pee Dee Basin. The discussions began in 2015 and have developed to a point where a formal organization is now desired. The consultant is present to answer any questions Council may have.

IX Consider replacing the City Office Building roof and approving Budget Amendment #7 in the amount of \$47,125.

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

- X Conduct a public hearing and consider approving first reading of ZC16-06 filed by Nathan Rankin for the properties located at 138 & 144 James Farm Road; Tax Maps 4745-48-7810 & 4745-48-8821; from O&I-2 (Office and Institutional Complex) District to R-15 (Urban Fringe Low Density Residential) District.**

Mayor Kutteh clarified that this property is located in the ETJ. He advised Council that one letter was received in opposition to this rezoning.

- XI Conduct a public hearing and consider approving first reading of ZC16-08 filed by Larkin Golf Course Development, LLC for the property located adjacent to 2529 Amity Hill Road; Tax Map 4742-59-6862; from B-2 (Neighborhood Business) District to R-8MF (Medium Density Multi-Family Residential) District.**

Mayor Kutteh stated that this property was previously set aside as a commercial area that never took place. David Currier reminded Council they had recently approved a sketch plan for a twenty-nine condominium unit sketch plan for this property.

- XII Consider accepting Transportation Alternatives Program (TAP) funds in the amount of \$1.2 million for the greenway connector under US 21 North (Turnersburg Highway) at I-40, approve the locally administered project agreement and approve the Project Budget Ordinance and General Fund Budget Amendment #6 to the FY 2016-2017 Budget.**

Mayor Kutteh stated that in October of last year, City Council approved the Planning Department staff to apply for Transportation Alternatives Program funds to extend the greenway under US 21 to Pump Station Road. The City of Statesville was awarded \$1.2 million to complete this project. A breakdown of the costs is as follows: TAP Request - \$1,200,000 = \$ 470,000 (City portion/- \$150K Carolina Thread Trail Grant). The greenway extension and underpass should be ready to bid once the I-77/I-40/US 21 I-3819A improvements are completed in Spring of 2017. The North Carolina Department of Transportation has requested that the city delay the greenway connector construction until the improvements are complete in late 2017/early 2018.

- XIII Consider approving a Resolution of Intent to permanently close a 30' unopened right-of-way located at the end of Boyd Street running from 3rd Street to 5th Street.**

David Currier stated that Mr. Bill Pope, representing Ms. Tiny Thomas, is petitioning to close the 30' unopened right-of-way at the end of Boyd Street running from 3rd Street to 5th Street. Tracy Stone and Martha Kale along with Ms. Thomas are the adjoining property owners along this section. Staff understands that Ms. Thomas would like to clear out and clean up the area due to illegal dumping. Currently, there is a city sewer line and storm drains within this right-of-way. Therefore a 30' utility easement would need to be reserved.

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

- XIV Consider approving a revised sketch plan for Hidden Lakes (Located off Arey & Wallace Springs Roads); Tax Map 4733-24-9042.**

Sherry Ashley stated the site is located off Wallace Springs and Arey Roads. The site contains approximately 230.35 acres. The site was annexed and rezoned to R-10 in February of 2007. The City Council, as part of the rezoning, required a site for a future fire station to be located in either Hidden Lakes or Beaver Creek; it is shown on this plan in Hidden Lakes. This is a revised sketch plan for Hidden Lakes which was initially approved in 2007. This site will be developed as a cluster subdivision which will increase the amount of single-family lots from 410 to 598. Of the 598 lots, 100 are already existing (lots 1-35 & 44-108). Ten percent total open space is required for cluster developments. This would require 22.00 acres of open space. The plan shows 75.45 acres dedicated as open space. The required stream buffer will have to be shown on the preliminary plan. Two access points are proposed, on each from Wallace Springs and Arey Roads. A TIA has been completed and City staff and NCDOT are recommending the following off site-roadway improvements to be done by the developer in phases:

Phase 1 (Access #1 Improvements)

1. 125 foot southbound right turn lane on Wallace Springs Road

Phase 2 (Access #2 Improvements)

2. 50 foot eastbound left turn lane and 75 foot right turn lane on Arey Road at Access #2.
3. 100 foot southbound right-turn on Wallace Springs at Arey Road

Phase 3 (US 21/Hill Haven Improvements)

4. Traffic signal implementation when warranted (assuming full traffic signal warrant study to be performed shows that signal warrants are met based on 2026 full build out projects)
5. Turn Lanes upon 50% build out if traffic signal is not warranted:
 - 175 foot northbound left turn lane on US 21
 - 125 foot southbound right turn lane on US 21
 - 100 foot east bound right turn lane on Hill Haven Road

Sketch plans require TRC, Planning Board and City Council approval. The TRC reviewed and approved the sketch plan on April 20, 2016 contingent on language of curbing (no valley curbs) being changed and a TIA being submitted. These corrections have been made and the TIA has been completed. The sketch plan meets the city's standards and staff recommends approval with the indicated transportation improvements. The Planning Board's recommendation is favorable as is with no proposed added conditions and no one spoke on this issue at the Planning Board Meeting.

XV Consider approving a change to the Airport Commission By-Laws.

Council member M. Johnson said the language is cumbersome and should be changed to read as follows: One may be an Iredell county commissioner or a designee of the Iredell County Commission. Staff will make the change to the document.

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

XVI Consider granting permission to the Statesville Police Department staff to accept the Justice Assistance Grant (JAG) Award #2016-DJ-BX-1063 in the amount of \$17,657 for the purpose of purchasing body-worn cameras and associated storage and approve Budget Amendment #08.

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

XVII Consider accepting four K-9 bullet/stab proof vests from Vested Interest in K-9's, Inc.

Assistant Chief David Onley explained that Vested Interest in K9's is a non-profit organization that awards K-9 vests to selected agencies throughout the United States. The Statesville Police Department has been awarded four K-9 vests. The vests will be distributed to the agency as they become available. Staff has received notification that Sgt. Marc Carmona and K-9 Edo will be the first to receive a vest. Vested Interest requires the agency create a media release in regards to acceptance of the vests and a second media release and photo of the K-9 team upon its arrival.

XVIII Consider approving an ordinance establishing a 25 mph speed limit on Mulberry Street between West Front Street and West End Avenue with appropriate signage to accompany the change.

Captain Tom Souther stated that the Traffic Safety Director recently studied the traffic conditions on Mulberry Street between West Front Street and West End Avenue. The Study found that there is an average of 6,000 vehicles that travel this section every 48 hours. The Traffic Safety Director found this section of Mulberry Street has no ordinance for 25 mph while north and south approaching streets to this proposed section already have 25 mph zones in place. As a matter of public safety, it is recommended that a 25 mph speed limit be established for Mulberry Street between West Front Street and West End Avenue. The 3-way stop that was previously discussed will be tabled and revisited if needed in the future.

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

XIX Consider a request to apply the alternate industrial street standard to Wilson Park Road.

Mayor Kutteh stated that staff has received a request to apply the alternate industrial street standard in conjunction with a proposed redevelopment at 224 Wilson Park Road. The proposed Fort Knox Self Storage will modify an existing building and parking area for RV and boat storage. Under the alternate industrial street standard, sidewalk and curb & gutter are not required. Essentially the request is for a sidewalk waiver along Wilson Park Road.

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

XX Consider applying for a grant from the NC Division of Water Infrastructure to conduct a condition assessment of the City's water distribution system.

Scott Harrell stated the NC Division of Water Infrastructure administers a grant and loan program to assist municipalities with several types of water and sewer infrastructure projects. One such grant is the Asset Inventory and Assessment (AIA) grant, the purpose of which is to help communities assess the condition of their existing infrastructure and to identify and prioritize maintenance and replacement projects. Staff proposes to apply for an AIA grant to conduct a condition assessment of the City's water distribution system. The objective is to identify and prioritize maintenance projects to enable staff to focus resources on the segments of the water system with the greatest risk and/or impact of failure. The maximum value of the grant is \$150,000. Based on Statesville's demographics and water system characteristics, staff anticipates a 15% match requirement for any funds that are awarded. In-kind services such as GIS support and field surveying can be counted toward the City's match and staff expects those services to count extensively towards the 15%. If awarded, staff will initiate a consultant selection process and develop a detailed project scope and schedule.

Council member M. Johnson stated that mapping is not condition assessment and that Council needs to look at this as a Capital Improvement Project and fund it long term.

XXI Consider reclassifying a Skilled Laborer position in the Street Division to a Concrete Craftsman.

Scott Harrell stated that for the past several years, the Street Division has accomplished light concrete construction (sidewalk, curb & gutter) by contracting with a local concrete finisher. The contractor works with a Street Division crew to perform concrete construction and repair work as needed. Staff proposes that a Skilled Laborer position (Salary Grade 10; \$28,098 min / \$46,363 max) that is currently vacant be reclassified as a Concrete Craftsman (Grade 12; \$30,978 min / \$51,114 max). Over the past four years, the Street Division has spent an average of \$23,350 annually on the concrete finishing contract. Staff anticipates no net cost increase by eliminating the concrete finishing contract and reclassifying the position to perform the work in-house. Having in-house concrete finishing capabilities will provide greater scheduling flexibility and more consistent availability for routine work as well as special projects.

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

XXII Consider approving a request from Iredell County to relinquish City maintenance of Short Street.

Mayor Kutteh stated that Iredell County owns the parcel on which Short Street is located, and plans to use that area for construction staging and materials storage during construction of the new jail facility. David Saleeby with Iredell County has indicated that the existing structures on Short Street will be demolished by February 2017, and that Short Street will no longer be needed. Short Street is City maintained, and staff has determined that the right-of-way was never recorded. Relinquishing maintenance will remove Short Street from the City's Powell Bill list and allow the County to utilize the parcel as needed. Mr. Saleeby has also indicated there will be no future need for the existing water and sewer lines within Short Street; staff will coordinate their removal with the County.

Larry Pressley advised that David Saleeby and the County Manager will make a presentation to City Council at Council's first meeting in November if they wish. Mayor Kutteh stated that this is a completely different plan than what was first proposed to them. Council member M. Johnson said he wants to see the Erosion Control Plan to this site and a set of plans. Mayor Kutteh reminded Council members that City officials have met with the County and negotiated street improvements with them and now the plan has

changed. Council directed Mr. Pressley to coordinate a meeting between City Planning staff, Council and County Commission members.

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

XXIII Consider a request from Piedmont Design Associates to use the alternate industrial street standard for a new public road to be built off Fanjoy Road.

Scott Harrell stated staff has received a request from Piedmont Design Associates to allow the alternate industrial street standard for a new public road to be built off Fanjoy Rd. The applicant is also asking for the alternate industrial street standard on Fanjoy road as well. Under the alternate industrial street standard, sidewalk and curb & gutter are not required.

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

XXIV Approve implementation of a Career Development Program for designated positions within the Electric Utility Department.

Lynn Smyth stated the Career Development Program is intended to address a significant spike in the turnover rate for employees in specific areas of our Electric Utility operation. Council member Williams suggested changing the term "discipline" to "track" to avoid any confusion.

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 an economic development matter, N.C.G.S. 143-318.11(a)(6) to discuss a personnel matter, N.C.G.S. 143-318.11(a)(5) to discuss two land acquisition matters and N.C.G.S. 143-318.11(a)(3) to preserve the attorney-client privilege for all, seconded by Council member Watt. The motion carried unanimously.

Upon return to open session Mayor Kutteh advised that two economic development matters were discussed and no action was taken.

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

Attest:

Brenda Fugett
Brenda Fugett, City Clerk



Constantine H. Kutteh

Constantine H. Kutteh, Mayor