



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN MEETING
Tuesday, January 2, 2018 • 7:00 P.M.
Meeting Minutes**

RECESS MEETING • JANUARY 8, 2108 • 5:30 P.M.

Members Present: Mayor Bill Feather, Mayor Pro Jim LaFevers, Alderman Kim Cress, Alderman John Linker

Member(s) Absent: Alderman Jim Costantino

Staff: Mr. Phil Conrad – Town Manager, Ms. Tanya Word – Town Clerk/HR Officer, Mr. Scott Stewart – Deputy Clerk/Finance/HR Analyst, Mr. Jim Philyaw – Finance Officer, Mr. Dale Brown – Fire Chief, Mr. Jason Hord – Maintenance Supervisor, Mr. Mark Cook – Police Chief, Mr. Steve Blount – Town Planner, Mr. Graham Corriher – Town Attorney, and Ms. Shelly Shockley – Finance Analyst/Planning Coordinator/Events Coordinator

Guests: Mrs. Sandra Shell, Mr. Mark Wineka, and Mr. Mike Brinkley

Call to Order

Mayor Feather called the meeting to order at 7:00 P.M.

Moment of Silence

Mayor Feather requested that we pray for the brother of Jim Costantino who is in the hospital.

Pledge of Allegiance

1. Approval of the Agenda

***ACTION:** Alderman Linker made a motion to approve the agenda. Motion seconded by Mayor Pro-Tem LaFevers.*

2. Approval of the Consent Agenda

a. Approval of the Minutes

- **Special Called Meeting Minutes – December 18, 2017**

- **Special Called Meeting Minutes – December 4, 2017**
 - **Regular Meeting Minutes – December 4, 2017**
- b. **Departmental Reports (*Reports in Board packet*)**
- c. **Financial Reports**

ACTION: Mayor Pro-Tem LaFevers made a motion to approve the consent agenda. Motion seconded by Alderman Linker.

3. Citizen Comments (*All comments are limited to 6 minutes. No sharing of minutes with other citizens*)

4. Guests and Presentations

None

5. Town Manager’s Update

a. Essentials of Municipal Government – Ethics Training

Ms. Word advised” The Essentials of Municipal Government and LeaderShop Ethics Training for newly elected officials will be January 11th – January 12th in Hickory, NC. Expenses have already been processed and paid. Please confirm with me that you are planning to attend the training.” Alderman Linker and Mayor Feather confirmed they will be attending. Alderman Cress stated “I did call and speak with the North Carolina League of Municipalities, they indicated there are some trainings that could be done online. The lady on the phone did advise that there were certain things that were required, but not mandatory. However, it is best that you do it and have it under your belt.”

Mayor Feather remarked “I have been through it a couple of times, Jim has been through it and in the last 20 years, everyone has pretty much been there except one board member.”

b. 2018 Board Retreat – February 16-17 (*need Board direction*)

Mayor Feather announced the Board retreat will be February 16th – 17th; the Board will need to take action to set that date. We do need feedback from the Board to make sure we have things on the agenda that you would like to discuss. A Pre-Retreat Questionnaire went out to all Board members and needs to be returned to Ms. Word by 12:00 Noon Monday, January 15th.

6. Old Business

a. Town Appointment Process for Boards and Committees

Mayor Feather advised the Board to read over the old and new versions and get any recommendations or changes to the Clerk, and we can make adjustments from there and come up with something that is workable for the Board. Mr. Conrad commented, “What you see on the screen is what is currently in place which are actually under the Offices of

the Mayor in terms of appointing those committees and then the following pages are a draft of a proposed new policy that the Clerk has put together for the Town Board to review.”

Mayor Pro-Tem LaFevers stated, “My only concern is the word ‘recruit’, it would be wonderful if we had enough people that would volunteer, but we don’t, so we have to recruit; and sometimes we recruit those who are willing to pursue it.” Mr. Cress commented, “I agree with that totally, and I would like to have a little more time to review both versions.”

b. Faith Road Property Update

Mr. Conrad stated, “Staff has done a little research in terms of following up on or trying to quantify some of the requests that were identified at the December 18th meeting, so you can get a sense of essentially what it would cost the Town for those studies as well as the survey. Normal home inspection with the shop - \$380.00 - \$575.00; Phase I Environmental Inspection (ESA) \$1,800 - \$3,100.00 (2-3 week turn around on most of the companies; Cheapest route for both inspections would be \$2,180.00 for both.”

“I wanted to push this information in front of the Board tonight to at least have an idea of what it could cost us on the front end, I realize that cost is a potential issue with this particular gift to the town as well as some of the stipulations that were identified by Mr. Byrd’s attorney.”

The Town Attorney explained, “I relayed the Board’s position that we would be happy to accept the property, but first we want to make sure that the property is what we want to accept by doing a property inspection and a home inspection of the property to make sure there is no environmental concerns. I explained to Mr. Byrd’s attorney that we did not want to accept the property with any restrictions. He responded back indicating that Mr. Byrd would like to keep those restrictions in place. I was not optimistic that he was going to come off the restrictions.”

Mr. Conrad, indicated “Mr. Byrd did call the office following the last Board meeting; I don’t believe the stipulations were meant to be an ultimatum to the town, I think they were meant to be an initial list of items that he would like to see as part of the transfer of the property. He was a little concerned about what he perceived as the attitude regarding the distribution of his property to the town. I did talk with him a little bit about it and explained to him that this is a little different than donating a car to Goodwill. We may just need to take a little more direct approach with him versus than dealing thru the attorneys.”

Mayor Feather recommended, “that this be done more as a negotiation, if the Board wants to set some parameters to allow the Mayor and the Manager to work through these negotiations since we have contacted Mr. Byrd before. If there are some things that the Board would absolutely say no to, then I think we need to have those on the table and let Mr. Byrd know that these are just not acceptable to the Board as well as let him know what the Board will accept. One of the things that concerns me is it very unusual to have an environmental study done on a residential piece of property; that is not a traditional

thing that you do. If this property had some type of possible idea that there might have been chemical hazard like a gas station on it previously, then it would be traditional to do one. This particular property has been in this same family for at least the past 100 years or so; and in that time, it has been all residential. I don't think it would be the right thing to do to spend town money on having a study done and there is no real benefit to having it done. The house and the building inspection is prudent to do."

Mr. Linker asked, why would we spend money inspecting a house that we're not going to use? Mr. Cress asked why would we spend money if he doesn't meet our restrictions? Mayor Feather replied, "Normally in the process of purchasing what you do is enter into a purchase agreement with the stipulation that these things need to be done in the process of the sale, if these things all work out fine then you proceed to closing; if they don't then you back up."

Mr. Linker stated, "Before we accept the property, I wouldn't have a problem if we erected some type of sign or something recognizing the gift from the Byrd family. I am opposed to saying that we have to maintain the house forever." Mr. Feather asked what were the items Mr. Byrd requested. Mr. Conrad replied,

- 1- "The existing stone structure will be repaired as needed and will be used. It will never be demolished.
- 2- There will be no roads cut through the property other than those needed for walking paths for visitors to enjoy.
Mayor Pro-Tem LaFevers commented I wouldn't have a problem with this as long as we can have access to the building and get parking on the property."
- 3- The property will be named Byrd Park.
Mayor Feather explained, "Naming is one thing, making it something is another." Mayor Pro-Tem LaFevers asked is it always going to be a park? "When you say Byrd Park, you're saying it's a park forever." Mayor Feather replied, "That needs to be discussed and clarified." Mr. Linker commented, "We can erect a sign saying, 'Donated by the Byrd Family.'"
- 4- Tom Byrd will be allowed 90 days after closing to remove any and all items that are in the garage building. *The consensus agreed that this should also include items be removed from inside the house as well.*
- 5- At that entrance to the park, there will be placed a stone monument with a list of all of the Byrd family donors.
- 6- The town of Granite Quarry will reimburse Tom Byrd for expenses incurred in this transaction, such as attorney fees, appraisal fees, and currently due property tax."
Mayor Feather stated, "Whatever his attorney's fees are, that would be his cost; there is probably more attorney cost on his end than on our end." "Attorney Corriher explained he did give an idea of the cost that they're asking for; he says to date the appraisal cost is \$550, taxes are about \$1200, and legal fees are about \$750. He also said he didn't expect the Town to pay his legal fees."

ACTION: *Mayor Pro-Tem LaFevers made a motion to allow the Mayor and the Town Manager to handle the negotiations for the Byrd Property. Motion seconded by Alderman Linker.*

c. Board Direction on Potential Property Sale of Town Sport Field

(Mr. Marcel Renn)

Mayor Feather read the letter from Mr. Renn indicating interested in purchasing the Town Sport Field.

Mr. Linker asked why did we purchase that property to begin with, and then do we still need it? Mayor Feather replied, "The original view of that property was pretty simple, the property was looked at as a possible place for leaves and limbs. Through the process of that, there was an evaluation done before the purchase of the property and there was also an appraisal done on the property to see what value was for the Town to purchase it. I'm thinking the amount was around \$35,000-\$40,000. In the process of that we went and got an appraisal, the appraisal for the property was \$20,000, and at that point, we went to the County and on the tax records, their tax value was \$67,000 or some number like that, within the day they notified us that they made a mistake, that it's in a floodplain and they dropped his basis for taxes down to \$20,000 not knowing the appraisal."

"We went back to Mr. Barringer and explained to him basically what we had found and at that point we may or may not be interested in the property because of the value. A few days later he came back and asked us whether or not we would be interested in purchasing the property for \$20,000 and at that point it was brought back to the Board, the Board discussed it, and the Board looked at it and knew that it didn't have the value for leaves and limbs, that was discovered before the Board meeting. The Board looked at it and decided it may serve some purpose for future recreation purposes or future park that can be out there, the Board decided to offer him \$20,000 for the property; so that's how we ended up with the property; that also took into consideration the 250 house subdivision which is right up the street from it and the expenses for the Town would be minimal or none based on having the Athletic Association taking care of the general maintenance." Mr. Linker asked, "Is that still the purpose of it?" Mayor Feather replied, "That is still the purpose of it as of today, unless this Board chooses differently." Mayor Pro-Tem LaFevers asked, "Is there a Sewer Line Easement across that property?" Mayor Feather replied, "There is a Sewer Line Easement, if you're standing at the front of the property and looking from the street back into it, on the left-hand side there is a sewer easement along the left-hand side and then there is a sewer easement located in the back near the stream that runs down the center of the property. The Town owns the sewer easement and the Town owns the sewer easement that runs up to the Industrial Park."

Mayor Pro-Tem LaFevers commented, "I'm not in favor of disposing of the property at this time; there are some things it possibly has potential for in the future." Alderman Linker stated, "The Sewer Line Easement is a big issue that we need to keep in the forefront of our minds. Secondly, if there is some possible use for recreation whether it's a soccer field

or whatever, maybe we hold on to it for a bit. We have one Board member absent this evening, my suggestion is that we table this item until next month for further discussion.”

d. Fisher/Brinkley Property – Proposed donation to the Town

Mr. Conrad explained, I received a call from Mr. Paul Fisher asking about two pieces of property his family jointly owns with the Brinkley family. Mr. Fisher was in about a year and a half ago and spoke with the Mayor and me and he would like to make a donation of either parcel to the Town. Now as I understand it, his portion is in both parcels.” Mayor Feather commented, “As I understand from previous conversations, both parcels are jointly owned 50/50 by the Fishers and the Brinkleys. The Fishers heirs would like to donate their 50% to the town which would still leave 50% to the Brinkleys, then being part owners with the Town on the remaining 50%, that would basically be the scenario. Both of those parcels are owned by these two families and their heirs. From what we have been told there will have to be a whole list of people that would have to sign off on this transaction. What they are trying to do is get this property out of their hands because they are tired of paying the taxes on it and it’s tied into two different families.” Mr. Conrad, stated, “Paul did indicate there would be no stipulations on the property, we could use our portion for whatever we would like, but he would request that we pay the property taxes and any legal fees for the transfer of the property.”

Mr. Linker asked, “Is it strategic to anything that we need?” “What would we do with the property?” Mayor Feather replied, “Potential benefits for the Town, it is an area that is a floodplain, most of it. There are some potential parcels on the backside for some residential construction which is something I don’t think the Town needs to get into.” Mr. Linker asked, “Are there any environmental concerns on this property?” Mayor Feather replied, “I don’t believe there is, historically I think there are some concerns, i.e. some areas along there near US-52 that was used for a fill; I don’t know whether it was filled with stone or rock or something else. I do know that there have been some concerns as to what maybe in that fill.”

Mayor Pro-Tem commented, “I would like for the Town Manager to see if the other owner would like to sell their portion of the property.” Mr. Conrad replied, “Staff will do some checking into this.”

7. New Business and Action Items

a. ORDINANCE NO. 2018-01 – To establish Town Hall Remodeling Committee

Mayor Feather indicated, “This committee is a temporary committee just for the remodeling and from the recommendation of our legal counsel that would constitute that we do not have to do it as an Ordinance because the committee would be temporary not permanent; we will just move forward and establish this committee and get it up and moving.”

Alderman Cress asked, "Where can I see a copy of the drawing?" Mr. Conrad replied, "Staff can get that out tomorrow morning."

b. PROCLAMATION – Martin Luther King, Jr. Day

Mayor Feather read the Proclamation that will be presented at the Martin Luther King, Jr. Celebration at Mount Zion Baptist Church on Sunday, January 14th at 3:00 P.M.

c. Public Hearing – To set the Public Hearing for February 5, 2018 to consider incentives for "Project Wheel" (The Company is an existing employer in Rowan County that is considering a site in Granite Quarry for its potential expansion.)

ACTION: *Alderman Linker made a motion to set the Public Hearing to consider incentives for "Project Wheel" for Monday, February 5, 2018 at 6:45 P.M. Motion seconded by Alderman Cress.*

d. Board Calendar – presentation by Ms. Tanya Word

Ms. Word informed the Board about the Board calendar. The calendar lists various meetings and events. If you know of a government event that is not on the calendar, please let me know and I will add it. If you are having problems accessing the calendar, please let me know and I will troubleshoot and hopefully rectify the problem.

Mr. Jason Hord presented and introduced Mr. Colton Fries as the newest team member of the Maintenance Department.

8. Mayor's Notes – Announcements and Date Reminders

- a. **Joint Planning Board/Board of Aldermen Meeting** – January 8 at 5:30 P.M. @ Town Hall
- b. **CCOG Executive Board Meeting** – January 10 at 6:00 P.M. CCOG Offices
- c. **Essentials of Municipal Government and Leadership Ethics Training for Newly Elected Officials** – January 11th – 12th in Hickory, NC
- d. **Department of Veterans Affairs Martin Luther King, Jr. Birthday Celebration** – January 12th @ 1:00 P.M. in the Social Room of Building 6 on the Salisbury VA campus
- e. **Dr. Martin Luther King, Jr. – Holiday Parade**, January 13 @ 11:00 A.M. – 12:00 P.M. in Downtown Salisbury
- f. **Dr. Martin Luther King, Jr. Celebration – Mount Zion Baptist Church**, January 14 @ 3:00 P.M.
- g. **Town Hall Closed for Martin Luther King, Jr. Day** – January 15
- h. **Revitalization Team Meeting** – January 16 @ 3:30 P.M.
- i. **PERC (Parks Events Recreation Committee)**, Tuesday, January 16 @ 5:30 P.M. @ Town Hall

- j. **Rowan County Chamber Power in Partnership/Leadership Rowan** – January 18 at 7:30 A.M. @ Trinity Oaks, 728 Klumac Road
- k. **Cabarrus-Rowan MPO Meeting** – January 24 at 5:30 P.M. @ UNC Building of the NC Research Campus
- l. **Board of Aldermen Meeting** – February 5 at 7:00 P.M. @ Town Hall *****Board Photos will be taken after Closed Session*****
- m. **CCOG Board of Delegates Annual Meeting** – February 7 at 6:15 P.M. @ CCOG Office

Mayor Feather stated, “In the email from Mr. Conrad dated January 2, 2018 we are going to need some action by the Board. It says please see the following agenda items that will be approved by the Board of Transportation on Thursday. We will initiate a municipal agreement with the Town on both of these projects after approval – Pat Ivey.

***Division 9 Rowan** – Town of Granite Quarry. Upgrade and extend Veronica Lane to state standards for addition to the system. [**Contingency: \$101,040.00**]*

***Division 9 Rowan** – Town of Granite Quarry. Installation of curb and gutter and drainage improvements along US-52 at Church Street. [**Contingency: \$82,390.00**]*

ACTION: *Mayor Pro-Tem LaFevers made a motion to go into Closed Session pursuant to N.C. General Statute Section 143-318.11.A.5.6 for personnel and property issues, and General Statute Section 143-318.11.a4. Motion seconded by Alderman Linker.*

9. Mayor’s Action

a. Closed Session:

A motion is needed as follows: To go into closed session pursuant to N.C. General Statute Section 143-318.11.A.5.6 for personnel and property issues, and General Statute Section 143-318.11.a4.

ACTION: *Mayor Pro-Tem LaFevers made a motion to go into Closed Session at 8:02 P.M. pursuant to N.C. General Statute Section 143-318.11.A.5.6 for personnel and property issues, and General Statute Section 143-318.11.a4. Motion seconded by Alderman Linker.*

A motion is needed as follows: To come out of closed session pursuant to N.C. General Statute Section 143-318.11.A.5.6 for personnel and property issues. The Board takes the following action (if any).

ACTION: *Mayor Pro-Tem LaFevers made a motion to come out of Closed Session at 8:15 P.M. pursuant to N.C. General Statute Section 143-318.11.A.5.6 for personnel and property issues, and General Statute Section 143-318.11.a4. Motion seconded by Alderman Cress.*

ACTION: *Aldermen Lineker made a motion to recess the meeting at 9:20 P.M. until Monday, January 8, 2018 at 5:30 P.M. Motion seconded by Mayor Pro-Tem LaFevers.*

Respectively Submitted

*Tanya Maria Word
Town Clerk*