



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
BUDGET WORKSHOP MEETING MINUTES
Thursday, March 25, 2021
8:30 a.m.**

Present: Mayor Bill Feather, Mayor Pro Tem John Linker, Alderman Jim Costantino, Alderman Kim Cress, Alderman Doug Shelton

Staff: Town Manager Larry Smith, Town Clerk Aubrey Smith, Town Planner Steve Blount, Fire Chief/ Maintenance Supervisor Jason Hord, Police Chief Mark Cook

Guests: Scott Shelton and Rod Crider, Rowan EDC

Call to Order: Mayor Feather called the meeting to order at 8:30 a.m.

1. Approval of the Agenda

ACTION: Alderman Shelton made a motion to change the agenda by moving item 2 – Closed Session, Town Manager Pay Classification to item 6 and removing items 3 – Discussion, Pay Classification Study and Personnel Policy and 5 – Discussion, Success Stories / Development Possibilities. Alderman Costantino seconded the motion. The motion received two votes in favor from Alderman Shelton and Alderman Costantino and two votes opposed from Mayor Pro Tem Linker and Alderman Cress. Mayor Feather asked for discussion before he made his vote.

Discussion: Mayor Feather asked for more information about item 5 – Discussion, Success Stories / Development Possibilities. Mayor Pro Tem Linker responded that he asked for brief discussion based on takeaways from the article that was sent out. Alderman Cress shared he thought fifteen minutes would be enough time for the topic. After discussion Mayor Feather suggested that item 5 – Discussion, Success Stories / Development Possibilities be moved to the end and only be discussed if time allowed. Alderman Shelton amended his motion to reflect the change. Alderman Costantino seconded the amended motion. The amended motion passed 4-0.

After the vote the Board, Clerk, and Manager spent several minutes trying to clarify what the new agenda looked like with the amendments and the scheduled presentations from guests.

ACTION: Alderman Shelton made a motion to rescind his previous motion. Alderman Costantino seconded the motion. The motion passed 4-0.

ACTION: Alderman Shelton made a motion to swap items 2 – Closed Session, Town Manager Pay Classification and 6 – Discussion, FY 21-22 Budget with every other item remaining in the order presented. Alderman Costantino seconded the motion. The motion passed 4-0.

2. Discussion **FY 21-22 Budget**

Manager Smith shared a handout he created with the Board that included information on growth; salaries, recruitment, and retention; the American Rescue Plan; the debt limit; budgeting trends; and major items.

The Board discussed PUD developments and decided by consensus for the Planning Board to make the recommendation and the Board of Aldermen to make the final decision on PUDs.

Alderman Shelton stated that he would like to see a first pass of the budget limited to already approved staff positions plus a full-time planner. He also stated that he felt any capital spending needed justification.

The Board discussed the pay range and budgeted amounts for the current and full-time planning positions as well as the amount budgeted for planning consulting services and whether the Town would be able to afford a seasoned planner who would also handle code enforcement.

There was Board consensus that the Town needed to work towards a full-time planner with an emphasis on code enforcement. There was discussion on the process for advertisement and recruitment of a full-time planner. Once the pay classification has been approved and Manager Smith has commitment that it will be in the budget, he will advertise through the normal routes and professional groups.

The Board set their next budget workshop for April 21, 2021 at 2:00 p.m.

The Board recessed for a break from 9:26 a.m. to 9:31 a.m.

3. Discussion **Pay Classification Study and Personnel Policy**

There was no Board discussion on the pay classification study and personnel policy.

4. Discussion **Granite Industrial Park**

Scott Shelton of the Rowan EDC spoke about the industrial park and a project that was interested in the location. There are currently assessments that could be done to make it a “shovel-ready” site. He emphasized making sure the vision for the park existed in the zoning ordinance and presented the idea that the Board might be asked to consider a three-year tax incentive.

There was discussion regarding the necessity for a text amendment for outdoor storage for non-residential. There was Board consensus for the Manager and Planner to get more information and bring it back to the Board.

Mayor Feather asked about the possibility of a combined effort to provide an industrial park sign and maintenance for the sign in the future. Mr. Shelton stated that may need to be something that is discussed during transition as a combined effort between future tenants, the Town, and the County. Rod Crider of the Rowan EDC stated typically an industrial park association is formed for that purpose.

The Board members all reiterated a willingness to partner with the EDC to move forward.

Manager Smith asked Mr. Shelton if the EDC had data on growth projections. Mr. Shelton responded that they do have software that can predict growth from a specific radius of a certain address point.

5. Discussion **Success Stories / Development Possibilities**

Mayor Pro Tem Linker led a Board discussion on strategic partnerships and development as a follow-up to the article Manager Smith sent out after the Planning Retreat. Alderman Shelton mentioned how all the towns in the article decided on an approach that was unique to them and thought Granite Quarry should come up with a plan. Manager Smith spoke about the Downtown Master Plan's components that identified developing a downtown association with branding, marketing, and partnerships.

The Board recessed for a break from 10:27 a.m. to 10:37 a.m.

6. Closed Session **Town Manager Pay Classification**

ACTION: Alderman Shelton made a motion to go into closed session pursuant to N.C. General Statutes Section 143-318.11(a)(5)(ii) to discuss the amount of compensation and other material terms of an employment contract or proposed employment contract. Alderman Costantino seconded the motion. The motion passed 4-0.

ACTION: Mayor Pro Tem Linker made a motion to return to open session. Alderman Costantino seconded the motion. The motion passed 4-0.

The Board set a date for a special meeting to hold a closed session to further renegotiate the terms of the manager's contract for April 1, 2021 at 4:00 p.m.

Adjourn

ACTION: Alderman Costantino made a motion to adjourn. Alderman Shelton seconded the motion. The motion passed with all in favor.

The meeting ended at 11:33 a.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk