



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
REGULAR MEETING MINUTES
Monday, October 10, 2022
6:00 p.m.**

Present: Mayor Brittany Barnhardt, Mayor Pro Tem John Linker, Alderman Jim Costantino, Alderman Doug Shelton, Alderman Jeff Cannon

Staff: Town Manager Larry Smith, Town Clerk Aubrey Smith, Finance Officer Shelly Shockley, Fire Chief / Public Works Director Jason Hord, Police Chief Mark Cook, Interim Planner Jay Dale

Call to Order: Mayor Barnhardt called the meeting to order at 6:00 p.m.

Moment of Silence: Mayor Barnhardt led a moment of silence.

Pledge of Allegiance: The Pledge of Allegiance was led by Mayor Barnhardt.

1. Approval of the Agenda

ACTION: Mayor Pro Tem Linker made a motion to approve the agenda as presented. Alderman Costantino seconded the motion. The motion passed 3-0.

2. Approval of the Consent Agenda

A. Approval of the Minutes

1) Regular Meeting September 12, 2022

B. Departmental Reports (*Reports in Board packet*)

C. Financial Reports (*Reports in Board packet*)

D. Committee Appointment – Planning Board

E. 2023 Schedules - Board of Aldermen Meeting Schedule, Town Hall Holiday Closing Schedule, 2023 Planning Board Meeting Schedule

F. Joint Resolution - Assigning Exclusive Jurisdiction to the Town of Granite Quarry

ACTION: Alderman Shelton made a motion to approve the consent agenda. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

3. Appointment

Board of Aldermen Vacancy

ACTION: Alderman Shelton made a motion to appoint Jeff Cannon (*to fill the vacant seat of Alderman Kim Cress*). Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

Mr. Cannon was sworn in by Clerk Smith and took his place at the dais.

ACTION: Alderman Shelton made a motion to take a five-minute recess. Mayor Pro Tem Linker seconded the motion. The motion passed 4-0.

The recess began at 6:06 p.m.

Mayor Barnhardt called the meeting back into session at 6:10 p.m.

4. Citizen Comments – There were no citizen comments.

5. Town Manager’s Update

Manager Smith shared updates from his report in the agenda packet and provided handouts on items that he emailed to the Board including the Strategic Planning Core Values update. Manager Smith asked the Board to look over the core values. They will be on the agenda for adoption at the next meeting.

Manager Smith reviewed his presentation on the Granite Industrial Sign design. He requested Board consensus to move forward with design and cost estimates. There was Board consensus to move forward.

Manager Smith shared the updated project goals tracking sheet for Board review.

Manager Smith shared that a local brewery offered sponsorship for the Halloween and Christmas decorating contests and asked for Board direction. There was Board consensus to decline the sponsorship this year with an option to revisit in the future once sponsorship guidelines are in place.

Manager Smith shared that the Board Room door needed replacement. He presented a request to move \$3,400 for just the side door or \$12,300 for all three sets of glass doors. He deferred to Chief Hord for technical questions. Chief Hord confirmed the new doors would be compatible with key card access should that upgrade be made in the future.

ACTION: Alderman Shelton made a motion to move \$12,300 from Contingency to Maintenance (*from Governing Body: General Fund Contingency to Maintenance: Maintenance & Repair - Buildings & Grounds*) for repair of all three sets of doors. Alderman Costantino seconded the motion. The motion passed 4-0.

Old Business

6. Public Hearing

Rezoning of 354 186 RL to RH (cont.)

A. Staff Presentation

Planner Dale

Planner Dale provided an overview of the requested rezoning application and the current zoning of the area properties.

B. Applicant Presentation

Greg Lafferty, New Life Developers

Mr. Lafferty restated the request and reviewed slides from his presentation showing the current zoning of the nearby properties. Mr. Lafferty shared that the developer is prepared to extend the water and sewer connections. He stated the high-density zoning would be a great buffer to the low-density to the south. He shared a rendering of the development. Forty-four individually titled homes are being proposed.

C. Public Hearing

- 1) **Opened:** Mayor Barnhardt opened the public hearing at 6:48 p.m.
 - Rich Luhrs 801 N. Main GQ Street spoke against the rezoning. He introduced himself as a resident and the Planning Board Chair and shared the reasons the Planning Board recommended not to approve the rezoning.
- 2) **Closed:** Mayor Barnhardt closed the public hearing at 6:55 p.m.

D. Board Discussion and Decision

The Board discussed traffic concerns and the current zoning near the parcel. Planner Dale stated he thought the rezoning would be in keeping with the policies in the Comprehensive Land Use Plan. Mayor Pro Tem Linker stated the area has a variety of uses currently and pointed out that the water and sewer extension in that area was something the Town desired. Alderman Shelton stated the project would still have to have a Special Use Permit for approval.

ACTION: Alderman Shelton made a motion to approve the rezoning of parcel 354 186 from Residential Low Density to Residential High Density (*and adopt the Statement of Consistency as presented*). Mayor Pro Tem Linker seconded the motion. The motion passed 3-2 with Alderman Shelton and Mayor Pro Tem Linker in favor, Alderman Costantino and Alderman Cannon opposed and Mayor Barnhardt voting in favor to break the tie.

New Business

7. Budget Amendment Flail Mower

Mayor Barnhardt invited Chief Hord forward to summarize the request. Chief Hord shared that recently there was a catastrophic gearbox failure on the bush hog rotary cutter used to mow rights of way. Due to its age, condition, and parts needed, it was not cost-effective to fix.

ACTION: Mayor Pro Tem Linker made a motion to adopt Budget Amendment #2 Powell Bill option as presented. Alderman Costantino seconded the motion. The motion passed 4-0.

8. Awarding of Contract Transformational Projects

Mayor Barnhardt shared that scores were compiled after presentations were made on Thursday at the special meeting. Stewart's scores were higher with the majority of Board members and staff who completed the assessments.

ACTION: Alderman Costantino made a motion to go with Stewart (*as the engineering & consulting firm for the Town's Transformational Projects*). Alderman Cannon seconded the motion. The motion passed 4-0.

9. Proclamation Veterans Day

Mayor Barnhardt acknowledged the proclamation for Veterans Day.

10. Board Comments

- Alderman Costantino stated it was time to redo the building.
 - Mayor Pro Tem Linker shared that the building is the same as when he left office in the '90s. He stated there was a plan from the architect and agreed it was time to start. He stated he was in favor of calling the architect back for discussion.
 - Mayor Barnhardt shared that this could be a project to bring before Stewart as transformational and agreed it was time for upgrades. She stated she was interested in how the design team would break up the project into phases and set priorities.

- Alderman Shelton questioned the plausibility of borrowing the money without a revenue stream to pay it back. He shared that if the town borrowed \$4 million, it would take an additional \$100,000 a year to pay it back. He was in favor of revisiting and breaking it up into smaller projects.

11. Announcements and Date Reminders

A.	Wednesday	October 12	5:00 p.m.	Centralina Board of Delegates
B.	Thursday	October 13	6:00 p.m.	Community Appearance Commission
C.	Friday	October 14	11:00 a.m.	FD Aux Port-a-Pit at Lake Park
D.	Saturday	October 15	1:00 p.m.	Granite Fest at Civic Park
E.	Monday	October 17	5:00 p.m.	Parks, Events and Recreation Committee
F.	Monday	October 17	5:30 p.m.	Zoning Board of Adjustment
G.	Tuesday	October 18	3:30 p.m.	Revitalization Team
H.	Thursday	October 20	7:30 a.m.	Power in Partnership Breakfast
I.	Wednesday	October 26	5:30 p.m.	CRMPO TAC
J.	Thursday	October 27	6:00 p.m.	Rowan Municipal Association at Trinity Oaks
K.	Monday	November 7	6:00 p.m.	Planning Board
L.	Wednesday	November 9	5:00 p.m.	Centralina Executive Board
M.	Thursday	November 10	6:00 p.m.	Community Appearance Commission
N.	Friday	November 11		Veterans' Day Observed – Town Hall Closed

Adjournment

ACTION: Alderman Costantino made a motion to adjourn. Alderman Cannon seconded the motion. The motion passed 4-0.

The meeting ended at 7:22 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk