



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
REGULAR MEETING MINUTES
Monday, January 6, 2020**

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

Staff: Interim Town Manager Larry Smith, Town Planner Steve Blount, Town Attorney Chip Short, Interim Town Clerk Aubrey Smith, Planning Coordinator Holly-Anne Franco, Fire Chief/ Maintenance Supervisor Jason Hord, Finance Officer Shelly Shockley

Guests: John Frye of North Carolina Capital Management Trust, Granite Quarry Fire Department Auxiliary Vice-President Brittany Barnhardt

Call to Order: Mayor Feather called the meeting to order at 7:00 p.m.

Moment of Silence: Mayor Feather opened the meeting with a moment of silence.

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

1. Approval of the Agenda

ACTION: Alderman Costantino made a motion to approve the agenda with the addition of item 9A – Village at Granite Street Signs. Mayor Pro Tem Linker seconded the motion. The motion passed with all in favor.

2. Approval of the Consent Agenda

A. Approval of the Minutes

- 1) Regular Board Meeting Minutes December 2, 2019
- 2) Special Called Meeting Minutes December 11, 2019

B. Departmental Reports (Reports in Board packet)

C. Financial Reports

D. Planning Board Membership Appointment Amendment

ACTION: Mayor Pro Tem Linker made a motion to approve the consent agenda as presented. Alderman Cress seconded the motion. The motion passed with all in favor.

3. Citizen Comments:

- Brittany Barnhardt, 306 Meadow Wood Court – spoke regarding the town manager hiring process.
- Jim LaFevers, 424 De Lara Circle – spoke regarding the speed limits in Granite Quarry town limits.

The Board recognized the comments and opened discussion. The Board gave direction to the Interim Manager to conduct research and come back with a recommendation for speed limits within the town. Mayor Feather addressed Ms. Barnhardt regarding the town manager process and informed her meetings were taking place to clarify the job description and move forward.

4. Guests and Presentations: GQFD Auxiliary Fundraiser

GQFD Auxiliary Vice-President Brittany Barnhardt

The GQFD Auxiliary plans to hold a port-a-pit fundraiser March 20, 2020 at the Granite Lake Park and have tickets available at the Town Hall with the Board's approval.

Board discussion included whether there may be restrictions in place that would prevent fundraisers in the park.

ACTION: Mayor Pro Tem Linker made a motion that March 20, 2020, when the Fire Department Auxiliary holds their fundraiser, any restrictions in place be waived in this instance for this organization. Alderman Cress seconded the motion. The motion passed with all in favor.

5. Public Hearing Comprehensive Plan Update

A. Presentation by Town Planner

Mr. Blount spoke briefly about the process that took place to update the Comprehensive Plan and the changes that were made.

B. Public Hearing - Mayor Feather opened the Public Hearing at 7:21 p.m.

There were no public comments.

Mayor Feather closed the Public Hearing at 7:21 p.m.

C. Board Discussion and Decision

ACTION: Mayor Pro Tem Linker made a motion to adopt the Town of Granite Quarry's Comprehensive Plan Update as presented with the word "should" replacing the word "shall" in stated policies in the document with the finding that its various recommendations and implementation strategies are reasonable and in the best interest of the public to help guide Town planning efforts. Alderman Cress seconded the motion. The motion passed with all in favor.

6. Public Hearing Stormwater Management Systems

A. Presentation by Town Planner

Mr. Blount described the need for updates to the UDO language to explain who is responsible for various components of the stormwater management system. He explained that the Planning Board had reviewed and recommended the changes.

B. Public Hearing - Mayor Feather opened the Public Hearing at 7:26 p.m.

There were no public comments.

Mayor Feather closed the Public Hearing at 7:26 p.m.

C. Board Discussion and Decision

The Board discussion included questions for Mr. Blount regarding the current stormwater management system and clarification of the UDO text amendment's purpose as well as the future of stormwater management systems responsibility. Mayor Feather recommended this topic be added to the Board Retreat agenda for deliberation.

ACTION: Mayor Pro Tem Linker made a motion to adopt Ordinance 2020-1 amending text for the stormwater systems section of the Town of Granite Quarry's Unified Development Ordinance and to give the Town Planner direction to continue to work on this issue. Alderman Costantino seconded the motion. The motion passed with all in favor.

ACTION: Mayor Pro Tem Linker made a motion to accept the statement of consistency with the Comprehensive Plan. Alderman Costantino seconded the motion. The motion passed with all in favor.

Statement of Consistency with Comprehensive Plan

The Granite Quarry Board of Aldermen does find this decision to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan.

7. Town Manager's Update

Mr. Smith updated the Board on progress of many of the Town's current goals and projects including the closing on the Marple property.

There was Board discussion regarding security and liability for the Marple property and the schedule of fees review with a focus on engineering fees for a specific developer.

Old Business

8. Committee Updates

A. Parks, Events and Recreation Committee Alderman Shelton shared that there was no quorum at the December meeting.

B. Revitalization Team Alderman Costantino stated that the December meeting was canceled by the Chairman.

9. Board Appointments

On December 16, 2019 Planning Board member Mark Troublefield resigned his position. This seat's term expiration is July 31, 2020. Three applications were submitted to fill the vacant position.

ACTION: Alderman Cress made a motion to appoint David Morris to fill the unexpired term of Mark Troublefield on the Planning Board. Alderman Costantino seconded the motion. The motion passed with all in favor.

9A. Village at Granite Street Signs

The Board received a request from the developer regarding street signs they wished to place in the development. The developer will be paying for the signs.

ACTION: Mayor Pro Tem Linker made a motion to approve the street name signs as presented as long as the signs meet Town standards for sign construction. Alderman Cress seconded the motion. The motion passed with all in favor.

Board discussion included questions from Alderman Cress regarding whether the block number would be included, whether the signs would be placed in concrete or driven into the ground, and whether there would be vandal-proof hardware. Mr. Blount responded that the block number would be included but the developer hadn't provided information about the installation and hardware.

10. Ordinance Amendment No. 2020-2 Electronic Gaming

Mr. Blount addressed the Board regarding the proposed ordinance amendment.

The public hearing on this item was held October 7, 2019. Based on Board of Aldermen feedback, the Planning Board recommended that the Table of Uses be amended to show Electronic Gaming Operations as a Conditional Use in the HI zoning classification and keep the restrictions as currently adopted in Section 4.6.4.

NOTE: A key sentence in that text says, “...shall be prohibited within one hundred (100) feet of any residential structure.” Since the measurement in this language is from structure to structure instead of structure to zoning district, there would be property in the current HI zoned property that could be used for the Electronic Gaming Operation, eliminating any concern that this amendment would effectively zone this use as a legal operation out of business.

ACTION: Alderman Costantino made a motion to adopt Ordinance No. 2020-2 amending the Table of Uses to show Electronic Gaming Operations as a Conditional Use in the HI zoning classification and keep the restrictions as currently adopted in Section 4.6.4. Mayor Pro Tem Linker seconded the motion. The motion passed with all in favor.

ACTION: Mayor Pro Tem Linker made a motion to accept the statement of consistency with the Comprehensive Plan. Alderman Costantino seconded the motion. The motion passed with all in favor.

Statement of Consistency with Comprehensive Plan

In voting to recommend the proposed text amendment to the Uniform Development Ordinance, the Granite Quarry Board of Aldermen does find this decision to be in the best interest of the public and to be consistent in general with policies stated in the Town’s Comprehensive Plan.

11. Budget Amendment Request #4 Police Department Fund Balance

To transfer funds from Fund Balance Appropriated (01-3991-99) to Police Department Capital Outlay - Vehicles (01-4310-54) in the amount of \$16,904. Funds were unexpended in FY 18-19.

ACTION: Alderman Cress made a motion to approve Budget Amendment #4 as presented. Alderman Costantino seconded the motion. The motion passed with all in favor.

12. Budget Amendment Request #5 Leaf Vacuum Emergency Repair

To transfer funds from Fund Balance Appropriated (01-3991-99) to Maintenance Department – Maint & Repair-Equipment (01-4190-35) in the amount of \$2698.00 for repairs to the Leaf Vac.

ACTION: Alderman Costantino made a motion to approve Budget Amendment #5 as presented. Alderman Cress seconded the motion. The motion passed with all in favor.

13. Budget Amendment Request #7 Administration – Advertising

To transfer funds from Fund Balance Appropriated (01-3991-99) to Administration – Advertising (01-4120-37) in the amount of \$2,000 for additional Advertising in FY 2019 - 2020.

ACTION: Mayor Pro Tem Linker made a motion to approve Budget Amendment #7 as presented. Alderman Costantino seconded the motion. The motion passed with all in favor.

Alderman Cress asked that an advertising budget increase be discussed at the Board Retreat.

14. Budget Amendment Request #8 Fire Department Surplus Transfer

To transfer funds from Surplus Items Sold (01-3835-81) to Fire - Supplies & Equipment (01-4340-29) in the amount of \$3,950 to upgrade the Fire Department’s Station Alert System and the purchase of a new kitchen table.

ACTION: Alderman Cress made a motion to approve Budget Amendment #8 as presented. Mayor Pro Tem Linker seconded the motion. The motion passed with all in favor.

15. Budget Amendment Request #9 Byrd Property Plaque

To transfer funds from Fund Balance Appropriated (01-3991-99) to Administration – Maint & Repair– Bldgs/Grounds (01-4120-24) in an amount not to exceed \$1,000 for the Byrd Property Plaque.

ACTION: Alderman Cress made a motion to table Budget Amendment Request #9 for the Byrd Property Plaque until the February meeting. Alderman Costantino seconded the motion. The motion passed with all in favor.

16. Presentation and Discussion Investment of Public Funds

Finance Officer Shelly Shockley and John Frye of North Carolina Capital Management Trust presented options for investment to the Board. There was Board discussion that included questions regarding interest rates, types of investments, and specific variables.

The Board directed that this topic be added to the agenda for the Special Called Meeting to be held January 21, 2020.

17. Proclamation Dr. Martin Luther King, Jr. Day

Mayor Feather read the proclamation for Dr. Martin Luther King, Jr. Day.

18. Board Comments

19. Mayor's Notes – Announcements and Date Reminders

A. Wednesday, January 8	6:00 p.m.	CCOG Executive Board Meeting
B. Monday, January 13	5:00 p.m.	Rowan Chamber Business After Hours
C. Monday, January 13	5:00 p.m.	Planning Board
D. Tuesday, January 14	1:00 p.m.	Revitalization Team
E. Thursday, January 16	7:30 a.m.	Rowan Chamber Power in Partnership Breakfast
F. Friday, January 17	1:00 p.m.	VA MLK, Jr. Birthday Celebration
G. Monday, January 20		Town Offices Closed: MLK, Jr. Day
H. Tuesday, January 21	5:00 p.m.	Parks, Events, and Recreation Committee
I. Tuesday, January 21	5:30 p.m.	Zoning Board of Adjustment
J. Wednesday, January 22	5:30 p.m.	Cabarrus-Rowan County MPO Meeting

Adjournment

ACTION: Mayor Pro Tem Linker made a motion to adjourn. Alderman Cress seconded the motion. The motion passed with all in favor.

The meeting was adjourned at 8:41 p.m.

Respectfully Submitted,

Aubrey Smith

Interim Town Clerk

ORDINANCE NO. 2020-1

AN ORDINANCE AMENDING TEXT FOR THE STORMWATER SYSTEMS SECTION OF THE TOWN OF GRANITE QUARRY'S UNIFIED DEVELOPMENT ORDINANCE

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF GRANITE
QUARRY:**

Section 1. That Section 10.3.5 be amended as follows:

10.3.5 Maintenance and Repair of System

A. Repair and maintenance of any and all components of the stormwater system located on private property shall be the responsibility of the private property owner.

B. Repair and maintenance of any and all components of the stormwater system located in the right-of-way of a NCDOT maintained street or road will be the responsibility of NCDOT except NCDOT requires that the component shall have been designed and installed per NCDOT standards. If not installed to these standards, the responsibility will fall on the private property owner or the subdivision's homeowner's association if one exists and is designated as the party responsible for repairs and maintenance of the system.

C. Repair and maintenance of any and all components of the stormwater system located in the right-of-way of a Town maintained street or road will be the responsibility of the Town except the Town requires that the component shall have been designed and installed per NCDOT standards. If not installed to these standards, the responsibility will fall on the private property owner or the subdivision's homeowner's association if one exists and is designated as the party responsible for repairs and maintenance of the system.

D. Drainage pipes located under driveway connections to the road will be the responsibility of the private property owner regardless of their location in relation to the road right-of-way. Material type and size will meet NCDOT standards.

10.3.6. - Operation and maintenance agreement.

(a) *In general.* Prior to the conveyance or transfer of any lot or building site to be served by a structural BMP (including but not limited to basins, dry ponds, wet ponds, sand filters, bioretention, swales, channels, etc.) pursuant to this and other chapters of the UDO, and prior to the issuance of any permit for development or redevelopment requiring a structural BMP pursuant to this chapter, the applicant or owner of the site must execute an operation and maintenance agreement that

shall be binding on all subsequent owners of the site, portions of the site, and lots or parcels served by the structural BMP. In the case of a residential subdivision, a Homeowner's Association shall be established and will ultimately be the responsible party to this agreement. Until the transference of all property, sites, or lots served by the structural BMP, the original owner or applicant shall have primary responsibility for carrying out the provisions of the operation and maintenance agreement.

(b) The operation and maintenance agreement shall require the owner or owners to construct, maintain, repair and, if necessary, reconstruct the structural BMP, and shall state the terms, conditions, and schedule of maintenance for the structural BMP. In addition, it shall grant to Town of Granite Quarry a right of entry in the event that the Town Planner or Engineer has reason to believe it has become necessary to inspect, monitor, maintain, repair, or reconstruct the structural BMP; however, in no case shall the right of entry, of itself, confer an obligation on Town of Granite Quarry to assume responsibility for the structural BMP.

(c) The operation and maintenance agreement must be approved by the Town Planner and Engineer prior to plan approval, and it shall be referenced on the final plat and shall be recorded with the county register of deeds upon final plat approval. A copy of the recorded maintenance agreement shall be given to the Town Planner within fourteen (14) days following its recordation.

(d) For all structural BMPs required pursuant to this and other chapters of the UDO, the required operation and maintenance agreement shall include all the following provisions:

(1) Acknowledgment that the owner or owners shall continuously operate and maintain the stormwater control and management facilities.

(2) Grant to the Town of Granite Quarry a right of entry to inspect, monitor, maintain, repair and reconstruct structural BMPs.

(3) Allow the Town of Granite Quarry to recover from the owner or owner's any and all costs the Town of Granite Quarry expends to maintain or repair the structural BMPs.

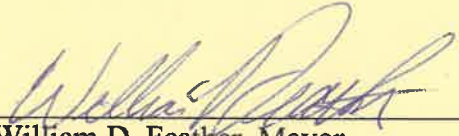
(4) A statement that this agreement shall not obligate the Town of Granite Quarry to maintain or repair any structural BMPs, and the Town of Granite Quarry shall not be liable to any person for the condition or operation of structural BMPs.

(5) A statement that this agreement shall not in any way diminish, limit, or restrict the right of the Town of Granite Quarry to enforce any of its ordinances as authorized by law.

(6) A provision indemnifying and holding harmless the Town of Granite Quarry for any costs and injuries arising from or related to the structural BMP, unless the Town of Granite Quarry has agreed in writing to assume the maintenance responsibility for the BMP and has accepted dedication of any and all rights necessary to carry out that maintenance.

Section 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict, and that this ordinance shall be effective from the date of its passage.

Adopted this 6th day of January, 2020.



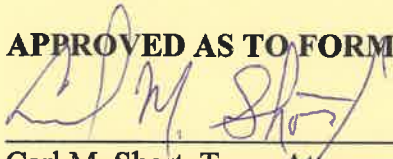
William D. Feather, Mayor

ATTEST:



Aubrey Smith, Interim Town Clerk

APPROVED AS TO FORM:



Carl M. Short, Town Attorney



ORDINANCE NO. 2020-2

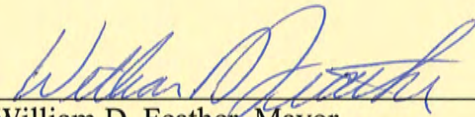
**AN ORDINANCE AMENDING TEXT FOR ELECTRONIC GAMING OPERATIONS
SECTION OF THE TOWN OF GRANITE QUARRY'S
UNIFIED DEVELOPMENT ORDINANCE**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF
GRANITE QUARRY:**

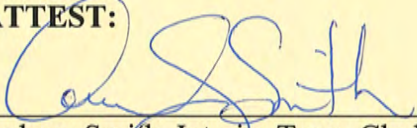
Section 1. *Electronic Gaming Operations* needs to be listed as a Conditional Use (C) with Special Restrictions (SR) in the Heavy Industry (HI) zoning classification columns of the Uniform Development Ordinance (UDO) Section 3.3. Permitted Uses Table.

Section 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict, and that this ordinance shall be effective from the date of its passage.

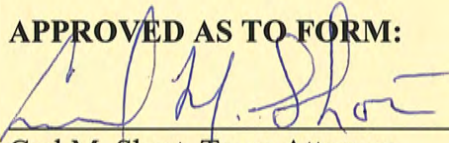
Adopted this 6th day of January, 2020.


William D. Feather, Mayor

ATTEST:


Aubrey Smith, Interim Town Clerk

APPROVED AS TO FORM:


Carl M. Short, Town Attorney



Town of Granite Quarry

FISCAL YEAR 2019-2020
BUDGET AMENDMENT REQUEST #4

January 6, 2020

PURPOSE: To transfer funds from Fund Balance Appropriated (01-3991-99) to Police Department Capital Outlay - Vehicles (01-4310-54) in the amount of \$16,904. Funds were unexpended in FY 18-19.

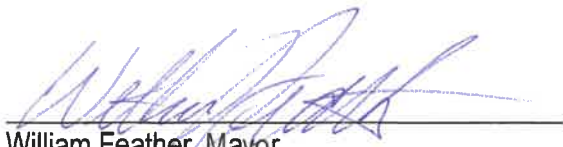
TRANSFER FUNDS FROM:

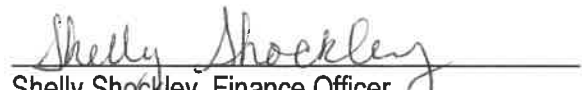
General Ledger Acct. # and Description	Amount
01-3991-99 Fund Balance Appropriated	\$ 16,904
TOTAL	\$ 16,904

ADD FUNDS TO:

General Ledger Acct. # and Description	Amount
01-4310-54 Police Dept – Cap Outlay - Vehicles	\$ 16,904
TOTAL	\$ 16,904

The above Budget Amendment was approved / denied by the Manager or Board on 1/6/2020.


William Feather, Mayor


Shelly Shockley, Finance Officer

Town of Granite Quarry

FISCAL YEAR 2019-2020
BUDGET AMENDMENT REQUEST #5

January 6, 2020

PURPOSE: To transfer funds from Fund Balance Appropriated (01-3991-99) to Maintenance Department – Maint & Repair-Equipment (01-4190-35) in the amount of \$2698.00 for repairs to the Leaf Vac.

TRANSFER FUNDS FROM:

General Ledger Acct. # and Description	Amount
01-3991-99 Fund Balance Appropriated	\$ 2,698
TOTAL	\$ 2,698

ADD FUNDS TO:

General Ledger Acct. # and Description	Amount
01-4190-35 Maintenance Department – Maint & Repair-Equipment	\$ 2,698
TOTAL	\$ 2,698

The above Budget Amendment was approved / denied by the Manager or Board on 1/6/2020.



William Feather, Mayor



Shelly Shockley, Finance Officer

Town of Granite Quarry

FISCAL YEAR 2019-2020
BUDGET AMENDMENT REQUEST #7

January 6, 2020

PURPOSE: To transfer funds from Fund Balance Appropriated (01-3991-99) to Administration – Advertising (01-4120-37) in the amount of \$2,000 for additional Advertising in FY 2019 - 2020.

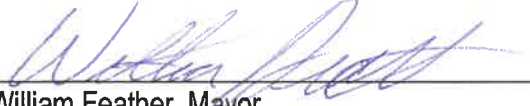
TRANSFER FUNDS FROM:

General Ledger Acct. # and Description	Amount
01-3991-99 Fund Balance Appropriated	\$ 2,000
TOTAL	\$ 2,000

ADD FUNDS TO:

General Ledger Acct. # and Description	Amount
01-4120-37 Administration – Advertising	\$ 2,000
TOTAL	\$ 2,000

The above Budget Amendment was approved / denied by the Manager or Board on 1/6/2020.


William Feather, Mayor


Shelly Shockley, Finance Officer

Town of Granite Quarry

FISCAL YEAR 2019-2020
BUDGET AMENDMENT REQUEST #8

January 6, 2020

PURPOSE: To transfer funds from Surplus Items Sold (01-3835-81) to Fire - Supplies & Equipment (01-4340-29) in the amount of \$3,950 to upgrade the Fire Department's Station Alert System and the purchase of a new kitchen table.

TRANSFER FUNDS FROM:

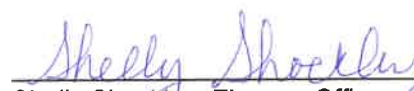
General Ledger Acct. # and Description		Amount
01-3835-81	Surplus Items Sold	\$ 3,950
TOTAL		\$ 3,950

ADD FUNDS TO:

General Ledger Acct. # and Description		Amount
01-4340-29	Fire Department – Supplies & Equipment	\$ 3,950
TOTAL		\$ 3,950

The above Budget Amendment was approved / denied by the Manager or Board on 1/6/2020.


William Feather, Mayor


Shelly Shockley, Finance Officer

Town of Granite Quarry

FISCAL YEAR 2019-2020
BUDGET AMENDMENT REQUEST #9

February 3, 2020

PURPOSE: To transfer funds from Fund Balance Appropriated (01-3991-99) to Administration – Maint & Repair–Bldgs/Grounds (01-4120-24) in an amount not to exceed \$700 for the Byrd Property Plaque.

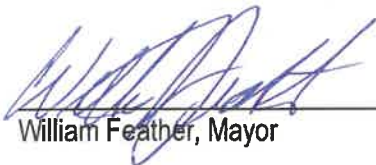
TRANSFER FUNDS FROM:

General Ledger Acct. # and Description	Amount
01-3991-99 Fund Balance Appropriated	\$ 700
TOTAL	\$ 700

ADD FUNDS TO:

General Ledger Acct. # and Description	Amount
01-4120-24 Admin – Maint & Repair – Bldgs/Grounds	\$ 700
TOTAL	\$ 700

The above Budget Amendment was approved / denied by the Manager or Board on 2/3/2020.


William Feather, Mayor


Shelly Shockley, Finance Officer