

New Business

8. Board Appointments

A. Dolores Shannon submitted an application and listed her preferences in order as 1) Planning Board, 2) Revitalization Team, and 3) Zoning Board of Adjustment. Ms. Shannon lives in the ETJ. Ms. Shannon, as an ETJ resident could be appointed to any of the following positions:

Planning Board - has an ETJ Alternate position available

Revitalization Team - is not currently open to ETJ residents

Zoning Board of Adjustment - has open positions for an ETJ member & ETJ Alternate

ACTION REQUESTED: Motion to appoint Dolores Shannon to: *(one of the following)*

- 1) Planning Board in the vacant ETJ Alternate position,
- 2) Zoning Board of Adjustment in the vacant ETJ position, or
- 3) Zoning Board of Adjustment in the vacant ETJ Alternate position

B. Brittany Barnhardt submitted an application for the Revitalization Team. Ms. Barnhardt is a town resident. The unexpired term of Doug Shelton, ending July 31, 2020, is available.

ACTION REQUESTED: Motion to appoint Brittany Barnhardt to the Revitalization Team to fill the unexpired term of Doug Shelton ending July 31, 2020.

9. Rezoning Request

Near US Hwy 52 and St Luke's Church Road

- A. Presentation**
- B. Public Hearing**
- C. Discussion/Decision**

ACTION REQUESTED: Motion to approve/disapprove the rezoning as requested.

If approved: motion to adopt the Statement of Consistency with Comprehensive Plan and Reasonableness

10. Ordinance 2020-3

Homeowner's Association UDO Amendment

- A. Presentation**
- B. Public Hearing**
- C. Discussion/Decision**

ACTION REQUESTED: Motion to adopt Ordinance 2020-3 amending text for the Open Space section of the Town of Granite Quarry's Unified Development Ordinance.

11. Budget Amendment Request #10

Police Authority Vehicle Repair

To transfer funds from Police Department Capital Outlay - Vehicles (01-4310-54) to Police Department Maint & Repair - Vehicles (01-4310-25) in the amount of \$3,000 for unexpected repairs to Police Vehicle #224 and future repairs to Police vehicles.

ACTION REQUESTED: Motion to approve Budget Amendment #10 as presented.

12. Budget Amendment Request #11

Police Authority Reimbursement

To transfer funds from Police Misc. Revenues (01-3431-89) to Police Department Uniforms (01-4310-21) in the amount of \$250 for reimbursement of Protective Vest from Interlocal Risk Financing Fund of North Carolina (Property and Liability Insurance).

ACTION REQUESTED: Motion to approve Budget Amendment #11 as presented.

13. Discussion

Request of MPO Funds for Dunns Mtn. Rd. Turning Lane

ACTION REQUESTED: Motion to request researching costs for a turning lane at Dunns Mountain Church Road and US Hwy 52 for a possible MPO grant with a required twenty percent match.

14. Proclamation

Black History Month

15. Board Comments

16. Mayor's Notes - Announcements and Date Reminders

- | | | | |
|-----------|------------------------|------------|--|
| A. | Monday, February 10 | 5:00 p.m. | Rowan Chamber Business After Hours |
| B. | Monday, February 10 | 5:30 p.m. | Planning Board |
| C. | Wednesday, February 12 | 6:15 p.m. | CCOG Board of Delegates Meeting |
| D. | Saturday, February 15 | 10:00 a.m. | Village at Granite Grand Opening |
| E. | Monday, February 17 | | Presidents' Day – Office Open |
| F. | Monday, February 17 | 5:00 p.m. | Parks, Events, and Recreation Committee |
| G. | Monday, February 17 | 5:30 p.m. | Zoning Board of Adjustment |
| H. | Tuesday, February 18 | 3:30 p.m. | Revitalization Team |
| I. | Thursday, February 20 | 7:30 a.m. | Rowan Chamber Power in Partnership Breakfast |
| J. | Wednesday, February 26 | 5:30 p.m. | Cabarrus-Rowan County MPO Meeting |
| K. | Friday, February 28 | 8:00 a.m. | Board Planning Retreat |

17. Discussion

Set Date for Closed Session

Recess

Agenda Item Summary

Regular Meeting

February 3, 2020

Agenda Item 1

Summary:

The Board may discuss, add, or delete items from the Regular Meeting agenda.

Action Requested:

Motion to adopt the February 3, 2020 Board of Aldermen Meeting Agenda (as presented / as amended).

Approval of Agenda

Motion Made By:

Jim Costantino
Kim Cress
John Linker
Doug Shelton

Second By:

Jim Costantino
Kim Cress
John Linker
Doug Shelton

For:

Jim Costantino
Kim Cress
John Linker
Doug Shelton

Against:

Jim Costantino
Kim Cress
John Linker
Doug Shelton

In case of tie:

Mayor Bill Feather

For

Against

Agenda Item Summary

Regular Meeting
February 3, 2020
Agenda Item 2

Summary:

The Board may discuss, add, or delete items from the Consent agenda.

Attachments:

- Special Called Meeting Minutes January 6, 2020
- Regular Meeting Minutes January 6, 2020
- Special Called Meeting Minutes January 21, 2020
- Departmental Reports
- Financial Reports

Action Requested:

Motion to approve the consent agenda (as presented / as amended).

Approval of Consent Agenda

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
SPECIAL CALLED MEETING MINUTES
Monday, January 6, 2020
1:30 p.m.**

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

Staff: Interim Town Manager Larry Smith, Interim Town Clerk Aubrey Smith, Fire Chief/Maintenance Supervisor Jason Hord, Police Investigator Todd Taylor, Finance Officer Shelly Shockley, and Town Planner Steve Blount

Other Attendees: NC League of Municipalities Representatives Heather James, Hartwell Wright, and Tom Anderson

Call to Order: Mayor Feather called the meeting to order at 1:30 p.m.

1. Approval of the Agenda:

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

2. Presentation on the Council-Manager Form of Government

An informal presentation was made by HR Consultant Heather James of the NC League of Municipalities with input from both her counterpart Hartwell Wright and the Director of Risk Management, Tom Anderson.

The presentation covered the manager's powers and duties as outlined in statute 160A-148 and the reporting structure for the town clerk. Ms. James stated that if the charter was silent on the reporting relationship for the clerk, the clerk automatically reports to the manager. Ms. James went on to state that the most recent Granite Quarry Charter was silent on this matter.

There was Board discussion regarding whether charter amendments clarified this reporting relationship and the legality of the documents. Ms. James deferred to the town attorney to determine the legality of the documents. Mr. Smith added that Town Attorney Chip Short confirmed that the 2003 legislation was meant to revise and consolidate the 1923 charter.

The Board asked questions regarding the Joint Police Authority (JPA) and to whom the chief should report. It was determined that in the absence of the agreement granting personnel authority, the chief reports to the manager. This was recognized as an item for future deliberation.

The Board asked Ms. James what the next steps should be. She encouraged working with the town attorney to first find out what the charter is and then, if there are amendments to be made, to go through a local legislator to take amendments to the general assembly. Mr. Wright added that the League has legal resources to help walk through the steps.

It was determined that July 2021 would be the next time new legislation could be submitted.

Mr. Wright suggested that during the review of the charter, it would be good to go through ordinances and repeal any that conflict, particularly any that have to do with personnel. He encouraged the manager to put together a proposal to replace all personnel policies and the Board to adopt by resolution instead of by ordinance.

Ms. James, Mr. Wright, and Mr. Anderson left the meeting at the conclusion of the presentation at 2:06 p.m.

3. Discussion of the Granite Quarry Charter, personnel policy, and job descriptions.

The Board determined that the next steps should be to review the reporting structure of the Town and JPA and to discuss a possible rewrite of the charter and personnel policy at a future meeting.

ACTION: Mayor Pro Tem Linker made a motion to have a follow-up meeting on January 21, 2020 at 3:30 p.m. Alderman Costantino seconded the motion. The motion passed with all in favor.

4. Adjournment

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

The meeting was adjourned at 2:16 p.m.

Respectfully Submitted,

Aubrey Smith
Interim Town Clerk



**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- There were no guest presentations.

A. 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.

B. 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 Aldermen 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.

A. 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

20. 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



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
SPECIAL CALLED MEETING MINUTES
Tuesday, January 21, 2020
3:30 p.m.**

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

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

Call to Order: Mayor Feather called the meeting to order at 3:30 p.m.

1. Approval of the Agenda:

Alderman Shelton suggested that the item “Discussion of the permanent town manager position and process” be moved to after the Closed Session.

ACTION: Alderman Costantino made a motion to approve the agenda with the requested change. Alderman Shelton seconded the motion. The motion passed with all in favor.

2. Discussion of the Granite Quarry Charter, personnel policy, and job descriptions. (cont.)

A. Charter

The Board discussed the necessity for an amendment to clarify the Charter. According to an update from the NCLM, an amendment could be filed as early as May 2020. A clarification amendment will be added to the March Regular Board of Aldermen Meeting.

B. Personnel Policy

Mr. Smith expressed a need for further Board discussion, possibly at the Board Planning Retreat, on the personnel policy. The Board agreed to revisit this issue.

C. Job Descriptions

The Board reviewed the updated job descriptions for the Town Manager and Town Clerk and directed the Interim Town Manager to remove the “Minimum Qualifications” and add the items under that section to “Preferred Qualifications” on each of the documents. Mr. Smith will make the changes and forward the job descriptions for review. There was Board consensus that once the changes are made, the updated job descriptions are complete.

3. Discussion of Investment of Public Funds

Finance Officer Shelly Shockley presented updates on current project costs and her proposed plan to invest \$350,000 of idle funds from a non-interest-bearing checking account and \$250,000 from the matured cd into the trust. The Board discussion included questions regarding how much would be left in the General Fund and how many months of operating expenses the residual would cover. The Mayor stated concern over the Town's relationship with F&M Bank if the \$250,000 was moved.

ACTION: Mayor Pro Tem Linker made a motion to move \$350,000 into the North Carolina Capital Management Trust. Alderman Costantino seconded the motion. The motion passed with all in favor.

4. Discussion of Alternate Dates for Board Planning Retreat

The Board members discussed their availability for the Board Planning Retreat originally scheduled for Friday, February 21, 2020. By consensus the Board Planning Retreat was rescheduled for Friday, February 28, 2020 beginning at 8:00 a.m.

5. Closed Session

ACTION: Alderman Costantino made a motion to enter into Closed Session pursuant to N.C. GS 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 Shelton seconded the motion. The motion passed with all in favor.

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

No action was taken in Closed Session.

6. Discussion of the permanent town manager position and process

ACTION: Mayor Pro Tem Linker made a motion to enter contract negotiations with Larry Smith for the permanent Town Manager position. Alderman Costantino seconded the motion. The motion passed with all in favor.

7. Adjournment

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

The meeting was adjourned at 4:48 p.m.

Respectfully Submitted,

Aubrey Smith

Interim Town Clerk



Town of Granite Quarry Fire Department

Established May 15th, 1950

PO Box 351

www.granitequarrync.gov

Granite Quarry, NC

704/279-5596



Board Report January/2020 Chief Hord

Emergency Calls for Service January 2020

12 calls in district

- 8 - EMS (including strokes, falls, diabetic, CPR and other Medical needs)
- 3 - Service Calls (non-emergency assistance)
- 1 - Move up

7 calls to Rockwell Rural

- 1 - Alarm/Structure call - Cancelled en route
- 1 - EMS - Patient care
- 2 - MVA - Manpower
- 1 - Service Call (non-emergency assistance)
- 1 - Fire Alarm - Manpower
- 1 - Rescue Assignment - Manpower

3 calls to Union

- 2 - Alarm/Structure calls - Manpower
- 1 - MVA - Manpower

2 calls to Salisbury

- 1 - EMS - Cancelled en route
- 1 - Brush Fire - Provide shielding on interstate

2 Calls to South Salisbury

- 2 - Alarm/Structure calls - Cancelled en route

2 Call to Faith

- 1 - EMS - Patient care
- 1 - Alarm/Structure call - Staged on water supply

1 Call to Rockwell City - Fire Alarm / Staged then released

TOTAL – 29

ACTIVITIES

- Daily activities included apparatus & equipment checks, training, station maintenance, pre-plan development, hose and hydrant maintenance, water points, emergency response, public education, inspections and the assistance of other divisions within the Town of GQ
- Weekly Monday night training with Faith F.D. and Rockwell Rural F.D.
- Our monthly training included E.M.T. continuing education & joint training with Faith F.D. and Rockwell Rural F.D.
- Various training exercises throughout the week for on-shift training with part-time staff.
- Car Seat Check Station on Thursday from 1 p.m. to 4 p.m.
- Site Reviews and Business info updates with part-time and full-time personnel
- Lunch with children at GQES on Thursdays
- Engine 573 to CW Williams for refurbish
- Rescue 57 (pickup) annual maintenance and inspection



January 2020 Maintenance Report

- Normal Maintenance Daily Duties - (parks, cleaning, mowing, edging, service on equipment, limbs & sweeping)
- Leaf pick up - Every other week
- PM check on generator
- Christmas lights/banners down and stored
- Quarry property clean up per NCDEQ request
- Centennial Park clean up from storms
- Still awaiting back-ordered Lake Park clock parts

2007 Ford Truck	Mileage – 56,980	+149 miles
1995 Ford Dump Truck	Mileage – 36,943	+176 miles
2009 Ford Truck	Mileage – 63,706	+1061 miles
2019 Ford Truck F350	Mileage – 1,820	+510 miles

Town of Granite Quarry
 PO Box 351
 Granite Quarry, NC 28072
 Phone: 704.279.5596 • Fax: 704.279.6648
www.granitequarrync.gov



15 Permit Applications

- 14 Permits Approved
- 01 Permits Denied

Date	Address	Permit	Status
1/3/20	735 Brown Acres Road	Residential	Denied
1/6/20	414 Yadkin Street	Residential	Approved
1/6/20	416 Yadkin Street	Residential	Approved
1/6/20	420 Yadkin Street	Residential	Approved
1/6/20	411 W Peeler Street	Temporary Accessory Structure	Approved
1/13/20	211-A North Oak Street	Residential	Approved
1/13/20	211-B North Oak Street	Residential	Approved
1/13/20	213-A North Oak Street	Residential	Approved
1/13/20	213-B North Oak Street	Residential	Approved
1/13/20	215-A North Oak Street	Residential	Approved
1/13/20	215-B North Oak Street	Residential	Approved
1/14/20	1705 Saint Pauls Church Rd	Residential	Approved
1/17/20	175 Clearbrook Drive	Residential	Approved
1/23/20	338 Crowell Lane	Accessory Structure	Approved
1/24/20	475 North Main Street	Accessory Structure	Approved

05 Permit Inquiries

Inquiring Party	Zoning	Building Type	Notes
116 W Church Street	RL	Residential	Inquiry for additional dwelling
970 N Salisbury Ave	OI	Commercial	Inquiry for sign permits
702 N Main Street	RL	Residential	Inquiry for addition of deck
309 Aspen Ave	RL	Residential	Home Occupation
0 Quarry Way	RL	Residential	Inquiry for new residence

Planning Board: PB met 1/13/2020

- Public Hearing of subdivision of parcel 628 169
- Rezoning of parcel 354 186/ (portion of) 354 025 from RL to HB

Zoning Board of Adjustment: No business – Did not meet in January

Code Enforcement:

18 New Offenses

- 08 Abatement by owner / party at interest (3 rolled over from 2019, 3 resolved)
- 00 Abatement by Town
- 10 Not yet due / pending disposition

Planning Department - Activity Report

Training & Research:

- Review NCGS 160D revisions and how their impact on our UDO going forward
- Research quarry site zoning, buffering requirements, etc.
- Schedule of Fee & Engineering Cost comparisons with other municipalities
- Developed memos on subdivision process and decision-making process for Planning Board
- Edited Comprehensive Plan document and distributed to Administrative Staff
- Created subdivision presentation for parcel 628 110
- Created rezoning presentation for parcel 354 186

Text amendment review:

- Potential sidewalk ordinance revisions
- Potential sign ordinance revisions
- Forwarded updated UDO text amendments to Clerk

Zoning:

- Determined addresses for flow meters at Village at Granite
- Reviewed/Approved subdivision plat for Village at Granite, Phase 1, Part 2
- Installation approved of 7 sets of street signs in Village at Granite
- Determined addresses for 22 lots in Village at Granite
- Determined addresses for three duplexes on North Oak Street
- Mailed notification sent to property owners and sent ads for three public hearings
- Signed exception plat for three duplexes at corner of Elm/Peeler Streets
- Approved columbarium for Whittenburg Church
- Review of Engineering cost for Stoneglenn Subdivision

Code Enforcement:

- Routine quadrant-based code enforcement began
- Several site visits with business owners/property owners



Granite Quarry-Faith Joint Police Authority

P.O. Box 351 • 143 North Salisbury Ave, Granite Quarry, NC 28072
Office: (704)279-2952 • Fax: (704)279-6648



Police Department Report

January 2020

- Call volume report for the month of Jan. 2020:

- Date of Report: 01/24/20

- Total calls for service/activities – 222
- Calls for Service total Granite Quarry:
- Calls for Service total Faith:
- Incident Reports- 8
- Arrest Reports- 6
- Crash Reports- 6
- Traffic Citations- 2

- See Attached for Total Calls for Service.

- The following is the ending and average mileage for each vehicle by month:

221-	End-	44,100
222-	End-	50,263
224-	End-	62,000
225-	End-	51,668
226-	End-	31,130
227-	End-	46,791
228-	End-	23,854
229-	End-	33,530
230-	End-	13,633

- Other Information:

- Average response time for January CFS is 3.30 minutes.
- Drug Collection Box. December 2019: 8.07 pounds collected.
- December CID Report. 2 Cases assigned; 1 Cases cleared; 15 follow-ups conducted; 90 open assigned cases.
- Officers completed 156 hours of in-service or continuing education training in December.

GQPD**Number of Events by Nature**

CFS Jan 2020

Nature	# Events
102B1 PAST ABUSE	1
104D1 RESIDENTIAL BURG ALARM	5
104D2 COMMERCIAL BURG ALARM	9
104O2 ALARM TEST CALL	2
105B4 ANIMAL-BARKING DOG	1
110B2 PAST RESIDENTIAL B&E	1
110D2 RESIDENTIAL B&E	2
111D2 MISCHIEF-DAMAGE TO PROP	2
113B4 DISTURBANCE - NUISANCE	1
113D2 DISTURBANCE / VERBAL	4
114D1 PHYSICAL DOMESTIC	1
115D1 DRIVING UNDER INFLUENCE	1
116D1 DRUGS (USE-POSSESSION)	1
119B2 HARASS - PAST HARASSMENT	1
119D3 THREAT	1
123B1 MISSING PERSON	1
125B1 CHECK WELFARE - ROUTINE	5
125B2 LOCKOUT - ROUTINE	3
125C1 KEEP THE PEACE	1
125D2 LOCKOUT - URGENT	1
129B3 SUSPICIOUS CIRCUM (PAST)	1
129C1 SUSPICIOUS PERSON	2
129C3 SUSPICIOUS VEHICLE	7
129C5 SUSPICIOUS CIRCUMSTANCE	1
130B1 LARCENY (ALREADY OCC)	1
130B2 VEHICLE LARCENY (PAST)	1
130D1 LARCENY	2
132B1 MINOR TRAFFIC VIOLATION	1
133B1 PAST TRESPASSING	1

135C1 SHOTS FIRED (HEARD)	1
911 HANG UP	11
ASSIST FIRE DEPT	3
ASSIST MOTORIST	1
ATTEMPT TO LOCATE	1
BURGLARY ALARM	1
BUSINESS OR HOUSE CHECK	56
CODE ENFORCEMENT	1
COMMUNITY PROGRAM	3
DELIVER MESSAGE	12
DOMESTIC PROPERTY PICKUP	2
FOLLOWUP	19
GENERAL INFORMATION	6
MISDIAL	4
OPEN DOOR	1
PARK CHECK	7
SCHOOL SECURITY CHECK	3
SUBPOENA SERVICE	1
TRAFFIC CONTROL	2
TRAFFIC STOP	18
VEHICLE ACCIDENT PROP DAMAGE	6
WARRANT SERVICE	2
Total	222



Finance Department

Breakdown of Departments:
As of January 23, 2020

Department	Budgeted	YTD	
Revenues:	<u>3,207,145</u>	<u>1,589,274</u>	<u>50%</u>
Total Revenues:	\$ 3,207,145	\$ 1,589,274	50%
Expenses:			
Governing Body	16,787	8,701	52%
Administration	619,481	355,069	57%
Maintenance	301,654	188,581	63%
Police Dept.	743,172	395,685	53%
Fire Department	503,781	264,548	53%
Sanitation/Environmental	185,120	116,082	63%
Parks & Recreation	39,000	13,146	34%
Special Projects	<u>798,150</u>	<u>7,233</u>	<u>1%</u>
Total Expenses	\$ 3,207,145	\$ 1,349,045	42%
Expense to Revenue:			85%

Please see the Budget Vs. Actual Report attached for specific line items

Revenues:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-3100-12 Taxes - Budget Year	880,268	686,841	(193,427)	78%
01-3100-17 Tax Penalties & Interest	4,000	1,608	(2,392)	40%
01-3101-12 Taxes - Prior Years	10,000	3,160	(6,840)	32%
01-3102-12 Vehicle Tax	100,000	55,265	(44,735)	55%
01-3230-31 Local Option Sales Tax	746,653	448,278	(298,375)	60%
01-3231-31 Solid Waste Disposal Tax	2,185	1,170	(1,015)	54%
01-3260-41 Business Registration Fees	400	690	290	173%
01-3261-31 Cable Franchise Tax	6,397	2,900	(3,497)	45%
01-3300-36 Grants	277,800	0	(277,800)	0%
01-3315-33 Fireman Retirement	2,200	0	(2,200)	0%
01-3316-32 Powell Pave & Patch Funds	82,557	83,141	584	101%
01-3322-31 Beer & Wine - State	13,499	0	(13,499)	0%
01-3324-31 Utilities Franchise Tax	146,740	69,122	(77,618)	47%
01-3330-84 County First Responders	4,020	2,345	(1,675)	58%
01-3340-41 Permits	1,350	3,120	1,770	231%
01-3413-89 Miscellaneous Revenue	300	955	655	318%
01-3431-41 Police Authority Revenue_Faith	153,243	78,967	(74,276)	52%
01-3431-45 Police Report Revenue	100	70	(30)	70%
01-3431-89 Police Miscellaneous	1,575	541	(1,034)	34%
01-3471-51 Solid Waste Collection - Salisbury	144,000	91,078	(52,922)	63%
01-3491-41 Subdivision & Zoning Fees	2,500	2,785	285	111%
01-3493-26 FEMA Funds	437,793	34,675	(403,118)	8%
01-3713-33 Sal. Water/Sewer Reimbursement	50,000	0	(50,000)	0%
01-3831-89 Interest on Investments *	11,500	11,158	(342)	97%
01-3834-41 Park Shelter Rentals (Maint)	5,000	2,425	(2,575)	49%
01-3835-80 Police Surplus Items Sold	1,200	0	(1,200)	0%
01-3835-81 Surplus items Sold	21,950	4,111	(17,839)	19%
01-3837-31 ABC Net Revenue-Co.	9,600	4,868	(4,732)	51%
01-3991-99 Fund balance Appropriated	90,315	0	(90,315)	0%
	\$3,207,145	\$1,589,274	(\$1,617,871)	50%

*See last page for breakdown of account# 01-3831-89 Interest on Investments

Governing Body:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4110-02 Mayor/Alderman Salary	12,431	6,080	6,351	49%
01-4110-03 Mayor Expense	250	0	250	0%
01-4110-08 Board Expense	800	533	247	67%
01-4110-09 FICA Expense	951	465	486	49%
01-4110-14 Insurance - Workers Comp	55	60	(5)	109%
01-4110-40 Dues & Subscriptions	800	0	800	0%
01-4110-45 Insurance & Bonds	1,500	1,562	(62)	104%
01-4110-97 Board Contingency	0	0	0	0%
	\$16,787	\$8,701	\$8,066	52%

Administration:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4120-00 Salaries-Regular	251,855	157,306	94,549	62%
01-4120-02 Salaries-Part Time	25,000	12,448	12,552	50%
01-4120-07 401K Expense	12,593	4,084	8,509	32%
01-4120-09 FICA Expense	21,179	12,715	8,464	60%
01-4120-10 Retirement Expense	22,541	6,977	15,564	31%
01-4120-11 Group Insurance	25,500	16,648	8,853	65%
01-4120-14 Insurance - Workers Comp	525	557	(32)	106%
01-4120-18 Professional Services	24,000	11,071	12,929	46%
01-4120-22 Banquet Expense	1,700	1,580	120	93%
01-4120-26 Office Expense	11,000	3,575	7,383	32%
01-4120-29 Supplies & Equipment	200	31	169	16%
01-4120-31 Training & Schools	8,500	4,506	3,094	53%
01-4120-32 Telephone/Communications	3,500	1,907	1,593	54%
01-4120-33 Utilites	4,500	2,399	2,101	53%
01-4120-34 Printing	4,600	3,018	1,582	66%
01-4120-35 Maint/Repair Equipment	500	0	500	0%
01-4120-37 Advertising	4,500	2,662	1,838	59%
01-4120-40 Dues & Subscriptions	13,300	11,856	1,624	89%
01-4120-45 Insurance & Bonds	4,000	4,141	(141)	104%
01-4120-49 Visionary Projects	6,523	0	6,523	0%
01-4120-50 Community Projects	5,000	2,751	2,249	55%
01-4120-57 Cap Outlay - Land	62,213	61,112	1,101	98%
01-4120-60 Contracted Services	32,000	27,941	4,059	87%
01-4120-71 Water Line - Principal	50,000	0	50,000	0%
01-4120-72 Water Line - Interest	4,167	2,811	1,356	67%
01-4140-68 Tax Collection	18,000	0	18,000	0%
01-4170-63 Elections	2,085	2,975	2,085	143%
	\$619,481	\$355,069	\$266,625	57%

Maintenance:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4190-00 Salaries - Regular	117,500	60,933	56,567	52%
01-4190-02 Salaries - Part-Time	34,000	19,368	14,633	57%
01-4190-07 401K Expense	5,875	2,817	3,058	48%
01-4190-09 FICA Expense	11,590	6,182	5,408	53%
01-4190-10 Retirement Expense	10,516	5,237	5,279	50%
01-4190-11 Group Insurance	23,500	13,629	9,871	58%
01-4190-14 Insurance - Workers Comp	4,650	7,222	(2,572)	155%
01-4190-20 Motor Fuel	7,000	4,395	2,605	63%
01-4190-21 Uniforms	2,000	828	1,172	41%
01-4190-24 Maint & Repairs Buildings & Grounds	7,000	6,200	800	89%
01-4190-25 Maint & Repairs Trucks	2,500	916	1,584	37%
01-4190-26 Office Expense	25	0	25	0%
01-4190-29 Supplies & Equipment	7,000	4,311	2,689	62%
01-4190-31 Training & Schools	250	45	205	18%
01-4190-32 Telephone/Communications	950	324	626	34%
01-4190-33 Utilities	3,000	1,748	1,252	58%
01-4190-34 Printing	50	3	47	6%
01-4190-35 Maint & Repairs Equip	9,698	7,392	2,306	76%
01-4190-45 Insurance & Bonds	3,050	3,151	(101)	103%
01-4190-51 Tools & Light Equipment	2,500	943	1,557	38%
01-4190-53 Cap Outlay - Veteran Memorial	0	0	0	0%
01-4190-54 Cap Outlay - Vehicles	32,660	32,559	101	100%
01-4190-55 Cap Outlay - Equipment	0	0	0	0%
01-4190-60 Contracted Services	16,340	10,380	5,961	64%
01-4190-97 Maintenance Contingency Fund	0	0	0	0%
	\$301,654	\$188,581	\$113,073	63%

Parks & Rec:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-6130-24 Maint/Repair Bldg & Grounds	15,000	2,126	12,874	14%
01-6130-29 Supplies & Equipment	6,000	2,151	4,050	36%
01-6130-33 Utilities	15,000	8,813	6,187	59%
01-6130-60 Contracted Services	3,000	56	2,944	2%
	\$39,000	\$13,146	\$26,055	34%

Environmental Protection:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4710-33 Utilities (Street Lights)	36,000	18,411	17,589	51%
01-4710-64 Recycling	42,000	20,059	21,941	48%
01-4710-65 Garbage Services	107,120	77,612	29,508	72%
	\$185,120	\$116,082	\$69,038	63%

Fire Department:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4340-00 Salaries - Regular	103,500	73,558	29,942	71%
01-4340-02 Salaries - Part-Time	200,000	90,062	109,938	45%
01-4340-07 401K Expense	5,175	3,672	1,503	71%
01-4340-09 FICA Expense	23,218	12,217	11,001	53%
01-4340-10 Retirement Expense	9,263	6,301	2,962	68%
01-4340-11 Group Insurance	25,750	16,311	9,439	63%
01-4340-14 Insurance - Workers Comp	11,100	15,903	(4,803)	143%
01-4340-17 Firemen's Pension Fund	2,200	0	2,200	0%
01-4340-20 Motor Fuel	5,000	2,067	2,933	41%
01-4340-21 Uniforms	3,000	1,357	1,639	45%
01-4340-25 Maint & Repairs - Vehicles	10,000	4,112	5,740	41%
01-4340-26 Office Expense	250	55	195	22%
01-4340-29 Supplies & Equipment	23,950	14,027	6,251	59%
01-4340-31 Training & Schools	1,500	843	657	56%
01-4340-32 Telephone/Communications	3,800	2,086	1,714	55%
01-4340-33 Utilities	5,400	3,180	2,220	59%
01-4340-34 Printing	425	52	373	12%
01-4340-35 Maint & Repairs - Equipment	3,000	1,964	1,036	65%
01-4340-40 Dues & Subscriptions	2,500	1,620	880	65%
01-4340-45 Insurance & Bonds	4,750	7,402	(2,652)	156%
01-4340-55 Cap Outlay - Equipment	50,000	0	0	0%
01-4340-60 Contracted Services	10,000	7,757	2,216	78%
	\$503,781	\$264,548	\$185,383	53%

Police Department:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4310-00 Salaries-Regular	398,000	201,467	196,533	51%
01-4310-02 Salaries-Part Time	10,000	6,145	3,856	61%
01-4310-07 401K Expense	19,900	9,976	9,924	50%
01-4310-09 FICA Expense	31,212	15,891	15,321	51%
01-4310-10 Retirement Expense	38,606	18,623	19,983	48%
01-4310-11 Group Insurance	83,000	40,131	42,869	48%
01-4310-14 Insurance - Workers Comp	12,750	14,229	(1,479)	112%
01-4310-20 Motor Fuel	19,000	8,038	10,962	42%
01-4310-21 Uniforms	3,000	1,643	1,357	55%
01-4310-25 Maint & Repair-Autos	6,000	5,435	(154)	91%
01-4310-26 Office Expense	1,500	897	603	60%
01-4310-29 Supplies & Equipment	8,000	2,408	5,592	30%
01-4310-31 Training & Schools	3,000	1,586	1,325	53%
01-4310-32 Telephone/Communications	8,000	3,948	4,052	49%
01-4310-33 Utilites	1,600	853	747	53%
01-4310-34 Printing	1,000	171	829	17%
01-4310-35 Maint & Repair - Equipment	2,000	260	1,740	13%
01-4310-40 Dues & Subscriptions	1,900	895	1,005	47%
01-4310-45 Insurance & Bonds	11,800	12,266	(466)	104%
01-4310-54 Cap Outlay - Vehicles	57,904	34,161	23,744	59%
01-4310-55 Cap Outlay - Equipment	0	0	0	0%
01-4310-60 Contracted Services	25,000	16,664	8,336	67%
	\$743,172	\$395,685	\$346,679	53%

Special Projects:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4510-60 Chamandy Sewer/Water Taps	277,800	5,000	257,800	2%
01-4510-66 Powell - Streets	82,557	0	82,557	0%
01-4930-24 Community Development Maint/Rep of Bl	437,793	2,233	435,560	1%
	\$798,150	\$7,233	\$775,917	1%

Interest on Investments FY 2019-2020

Certificates of Deposits:

Acct#	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	YTD
237779	418.18	432.13	432.14	418.18	432.13	418.18	431.75						
237809	356.13	368.01	368.00	356.13	368.01	356.13	367.42						
77151	355.73	367.59	367.59	355.72	367.59	355.73	367.23						
50261	287.36	296.94	296.95	287.35	296.94	287.36	296.84						
51519	205.56	212.42	212.41	205.56	212.42	Matured							
TOTALS	1,622.96	1,677.09	1,677.09	1,622.94	1,677.09	1,417.40	1,463.24	-	-	-	-	-	\$ 11,157.81

Money Market Accounts:

Acct#	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	YTD
19011	36.88	39.28	33.34	38.25	105.45	138.56							
7545	6.51	5.87	6.93	6.58	6.73	6.52							
3011186	7.95	8.47	7.18	7.95	7.96	7.70							
TOTALS	51.34	53.62	47.45	52.78	120.14	152.78	-	-	-	-	-	-	\$ 478.11

Interest on Investment Account 01-3831-89 reflects interest from Certificates of Deposit Accounts only. Interest on Money Market Accounts remains in that account.

Total YTD: \$ 11,635.92

Town of Granite Quarry
Interim Town Manager's Report
February 2020



1. **Speed Limits Study.** Results from the study thus far:
 - A. We have confirmed that all speed zones are the same, northbound and southbound.
 - B. NCDOT reviewed two speed studies they conducted in our limits that they advised remain valid. Results did not warrant a lowering of speed limits at this time.
 - C. Revitalization Team met with NCDOT representatives to discuss the recommendations from our recent Town Square redesign study. This included an emphasis on the need to slow traffic down in our main 'downtown' area. DOT advised that the recommended crosswalk/speed table in front of town hall would not meet their guidelines. Crosswalks at the Square were discussed & encouraged. Staff will continue follow up with DOT about the recommendations and any additional traffic calming suggestions they can come up with.
 - D. We're currently working with Rowan County's GIS team to develop a GQ Traffic Map.
2. **Industrial Development Fund grant.** We've gotten the Master Contract signed off on and will have a project kickoff meeting between engineer, grant administrator, EDC and staff the week of January 27th to get this project MOVING.
3. **FEMA grant.** We finally received the Master Contract for this one also. We hope to utilize the same kickoff meeting date as above to get this one moving *asap* as well; just waiting on verification about that from the engineer.
4. **Town Hall upgrades.** The architect completed the specs for bid. We reviewed the project and confirmed electrical questions for the electrical engineer. Once he has the electrical engineer sign off, the project will go out to bid also.
5. **Marple properties / Leaf & Limbs site updates.** Following up from the State Mining Engineer's inspection, our next steps have been:
 - A. Cleanup. Maintenance has already removed all items (tires, water tank, etc.) required by the state, along with a number of other scrap items while they were out there & had the space in the trailer that will show "good faith" with the State on our closure application.
 - B. Land Quality Division. Jason and I will meet with the regional division manager the week of February 10th to go over his requirements for our erosion and sediment control plans. Next step from there will be commissioning the plan itself with an engineer, then submitting it to DEQ for consideration.
 - C. Appraisal. Revised appraisal for the portions of property the Town purchase was \$112,000 (the Town purchased for \$60,001).
6. **Hwy 52 paving throughout rest of town limits.** NCDOT's updated projection for completion is mid-late 2022.

TO: Board of Aldermen
FROM: Interim Town Manager Larry Smith
RE: **Byrd Property donation plaque**
DATE: 2/3/2020 (continued from 1/6/20 discussion)



Recap:

In 2018, property owner Tom Byrd donated property he owned to the Town of Granite Quarry. As part of the Agreement accepting the property, the Town agreed that it “...will cause to be placed upon the property, a plaque recognizing the donation of the property by The Byrd Family.”

Cost - plaque & base:

Up until the January meeting, the best estimate we had found for the bronze embossed plaque was \$950. Since several other sources got recommended for us to follow up with, we were finally able to secure an estimate on a similarly sized plaque for around \$575... maybe even less if the “mockup” ends up looking right on the next size down. We already have the stone materials to construct a suitable mounting base, and the mounting hardware / associated costs will be nominal.

Staff feels confident that a “not to exceed” amount adequate to cover this project is \$700.

(Very rough) illustration:

Last month we included pictures of the site and plaque sample. Staff was asked to provide even more detail. Understanding that this is only the concept of what we intend (but that the nature of this project requires some latitude... just as one “for instance”: if we have to adapt a different mounting base), we mocked up the following photo:



Recommended Action(s):

Motion to approve Budget Amendment #9 to move forward with constructing the Byrd property donation plaque in an amount not to exceed \$700.

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 _____.

William Feather, Mayor

Shelly Shockley, Finance Officer

Agenda Item Summary

Regular Meeting
February 3, 2020
Agenda Item 8A

Summary:

On December 31, 2019 Dolores Shannon submitted an application and listed her preferences in order as 1) Planning Board, 2) Revitalization Team, and 3) Zoning Board of Adjustment. Ms. Shannon lives in the ETJ. Ms. Shannon, as an ETJ resident, could be appointed to any of the following available positions within the Boards and Committees she indicated as preferential:

- Planning Board** - has an ETJ Alternate position available
- Revitalization Team** - is not currently open to ETJ residents
- Zoning Board of Adjustment** - has open positions for an ETJ member & ETJ Alternate

Attachments:

- Board/ Committee Application
- Board/ Committee Membership List

Action Requested:

Motion to appoint Dolores Shannon to:

- 1) Planning Board in the vacant ETJ Alternate position,**
- 2) Zoning Board of Adjustment in the vacant ETJ position, or**
- 3) Zoning Board of Adjustment in the vacant ETJ Alternate position**

Board/Committee Appointment

Motion Made By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Second By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
For:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Against:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
In case of tie:	
Mayor Bill Feather	
For	<input type="checkbox"/>
Against	<input type="checkbox"/>



P.O. Box 351
 Granite Quarry, NC 28072-0351
 704-279-5596
www.granitequarrync.gov

BOARDS AND COMMITTEES APPLICATION

NAME Dolores Shannon
 ADDRESS 160 Irby Lane, Salisbury, NC ZIP 28146
 PHONE _____ PHONE (business or cell) 704-798-2035
 EMAIL shannondas97@gmail.com
 OCCUPATION Retired RN

ARE YOU CURRENTLY SERVING ON A BOARD OR COMMITTEE Yes No

IF SO, PLEASE PROVIDE THE NAME OF THE BOARD OR COMMITTEE

ARE YOU APPLYING FOR REAPPOINTMENT TO YOUR CURRENT BOARD OR COMMITTEE?

Yes No

I AM INTERESTED IN SERVING ON THE FOLLOWING BOARDS OR COMMITTEES IN ORDER OF PREFERENCE (please check up to three applicable boxes)

- | | | |
|---|---|----------------------------|
| <input type="checkbox"/> Community Appearance Committee | 1 | Planning Board |
| <input type="checkbox"/> Environmental Committee | 2 | Revitalization Team |
| <input type="checkbox"/> PERC Committee | 3 | Zoning Board of Adjustment |

WORK EXPERIENCE (List your four most recent employment experiences, listing present or most recent first)

Dates	Company Name/Location	Position	Job Description
	Veterans Affairs/Salisbury, NC	RN	Telephone Triage Nurse

EDUCATION (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
Rowan College	AAS	Medical Office Adm.
Medgar Evers College	BS Nursing	Nursing

BOARDS/ COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

Park Ave Redevelopment Corporation.
2000' to present

EVER CONVICTED OF A FELONY Yes No If yes, state details: _____

I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.

Signature Dolores Shannon Date 12/31/2019

FOR OFFICE USE ONLY

Application Received: 12/3/19 AES Interview Date & Time: _____

Confirmation Date: _____ Term Ending: _____

**MEMBERSHIP SUMMARY
BOARDS AND COMMITTEES**

Board	Term Exp	Member	Town/ETJ	Notes
Planning Board	7/31/20	Vacancy	Town	<i>Sandra Shell resigned 1/20/2020</i>
	7/31/20	David Morris	Town	<i>Appointed to fill unexpired term of Troublefield</i>
	7/31/21	Jerry Holshouser	Town	
	7/31/21	Richard Luhrs	Town	
	7/31/21	Arin Wilhelm	Town	
	7/31/21	Jamie Vanhoy	Town (Alt)	
	7/31/20	Ronald Jacobs	ETJ	
	7/31/21	Michelle Reid	ETJ	
	7/31/21	David Trexler	ETJ	
	7/31/22	Jared Mathis	ETJ	
	7/31/22	Vacancy	ETJ (Alt)	
Zoning Board of Adjustment	7/31/20	Stanley Grabowski	Town	
	7/31/21	Doreen Luhrs	Town	
	7/31/21	James Miller	Town	
	7/31/22	John Linker	Town	
	7/31/22	Doug Shelton	Town	
	7/31/20	Vacancy	Town (Alt)	
	7/31/20	Vacancy	ETJ	
	7/31/21	Greg Lowe	ETJ	
	7/31/21	Vacancy	ETJ	
	7/31/22	Howell Kesler	ETJ	<i>Announced intention to resign soon</i>
	7/31/22	Kelly Smith	ETJ	
7/31/20	Vacancy	ETJ (Alt)		
Revitalization Team	7/31/20	Vacancy	Town	<i>Vacant seat of Doug Shelton</i>
	7/31/20	Cass Mattingly	Town	<i>Resident (unexpired term of Garry Mattingly)</i>
	7/31/21	Mike Brinkley	Town	Resident, Business
	7/31/21	Connie Brown	Town	Resident
	7/31/22	Robert Miller	Town	Business
	7/31/22	Hunter Fisher	Town	Business
	7/31/22	Mike West	Exception	Utilities representative (SRU)
Community Appearance Commission	7/31/20	Vacancy		<i>Vacant seats of Greg Philpot, Barbara Brown, Judy Gould, Ed Gurley, Anna Wilhelm</i>
	7/31/20	Vacancy		
	7/31/21	Vacancy		RECRUITING for residents with experience in: <ul style="list-style-type: none"> • Design fields (architecture, landscape) • Horticulture • City Planning, or other related fields
	7/31/21	Vacancy		
	7/31/22	Vacancy		
	7/31/22	Vacancy		
7/31/22	Mary Ponds	Town		
Parks, Events, and Recreation Committee	7/31/20	Alice LaFevers	Town	
	7/31/20	Renita Peeler	Town	
	7/31/21	Robert Anderson	Town	
	7/31/21	Melinda Hege	Town	
	7/31/22	Faye Harper	Town	
	7/31/22	Phyllis Fisher	Town	
	7/31/22	Lindsey Eller	Town	
		Jim LaFevers		Appointed w/o vacancy; will go into next opening

Agenda Item Summary

Regular Meeting
February 3, 2020
Agenda Item 8B

Summary:

On January 2, 2020 Brittany Barnhardt submitted an application for the Revitalization Team. Ms. Barnhardt is a town resident. The unexpired term of Doug Shelton is available.

Attachments:

- Board and Committee Application

Action Requested:

Motion to appoint Brittany Barnhardt to the Revitalization Team to fill the unexpired term of Doug Shelton ending July 31, 2020.

Committee Appointment

Motion Made By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Second By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
For:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Against:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
In case of tie:	
Mayor Bill Feather	
For	<input type="checkbox"/>
Against	<input type="checkbox"/>



P.O. Box 351
 Granite Quarry, NC 28072-0351
 704-279-5596
www.granitequarrync.gov

BOARDS AND COMMITTEES APPLICATION

NAME Brittany Honeycutt Barnhardt
 ADDRESS 306 Meadow Wood Ct GQ NC ZIP 28146
 PHONE 704 433 0505 PHONE (business or cell) _____
 EMAIL bhbarnhardt@yahoo.com
 OCCUPATION _____

ARE YOU CURRENTLY SERVING ON A BOARD OR COMMITTEE Yes No

IF SO, PLEASE PROVIDE THE NAME OF THE BOARD OR COMMITTEE

ARE YOU APPLYING FOR REAPPOINTMENT TO YOUR CURRENT BOARD OR COMMITTEE?
 Yes No

I AM INTERESTED IN SERVING ON THE FOLLOWING BOARDS OR COMMITTEES IN ORDER OF PREFERENCE (please check up to three applicable boxes)

- | | |
|---|---|
| <input type="checkbox"/> Community Appearance Committee | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Environmental Committee | <input checked="" type="checkbox"/> Revitalization Team |
| <input type="checkbox"/> PERC Committee | <input type="checkbox"/> Zoning Board of Adjustment |

WORK EXPERIENCE (List your four most recent employment experiences, listing present or most recent first)

Dates	Company Name/Location	Position	Job Description
2008-2014	Rowan Regional	Paramedic/Cardiac	
2011 - Current	Salisbury Vending	Manager	
2014 - Current	Honeycutt Real Estate	Owner	

EDUCATION (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
Wingate University	BA Biology	Biology / science
RCCC	Paramedic	EMT - Paramedic

BOARDS/ COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

Prevent Child Abuse Rowan '08-'12 Granite Quarry Elementary PTA 2019-
 St. Lukes Mothers Morning Out '14-'16 Granite Quarry Fire Dept Auxillary 2016-
 Ebenezer Lutheran Council '10-'18
 Rowan County Rescue Board '10-'11

EVER CONVICTED OF A FELONY Yes No If yes, state details: _____

I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.

Signature  Date 1 | 2 | 2020

FOR OFFICE USE ONLY

Application Received: 1/2/20 ACS Interview Date & Time: _____
 Confirmation Date: _____ Term Ending: _____

Agenda Item Summary

Regular Meeting
February 3, 2020
Agenda Item 9

Commercial Rezoning Request

Summary:

i. Presentation by Town Planner

Most of Parcel 354 186 and a small part of Parcel 354 025 Rezoned from RL to HB

The Board of Aldermen are being asked tonight to consider only the rezoning of this property from Residential (RL) to Commercial (HB) uses.

Land is being rezoned from RL (Residential Low Density) to HB (Highway Business) so initially, a commercial store can be built at the northeast corner of the property with the remainder of the property being developed for similar commercial uses in the future.

Planning Board voted 4-3 to recommend disapproval of the rezoning without offering specific explanation of their objections.

ii. Public Hearing

iii. Board Discussion and Decision

Attachments:

Commercial Rezoning Presentation

Action Requested:

Motion to approve/disapprove the rezoning as requested.

If approved: motion to adopt the Statement of Consistency with Comprehensive Plan and Reasonableness

Motion Made By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Second By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
For:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Against:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
In case of tie:	
Mayor Bill Feather	
For	<input type="checkbox"/>
Against	<input type="checkbox"/>

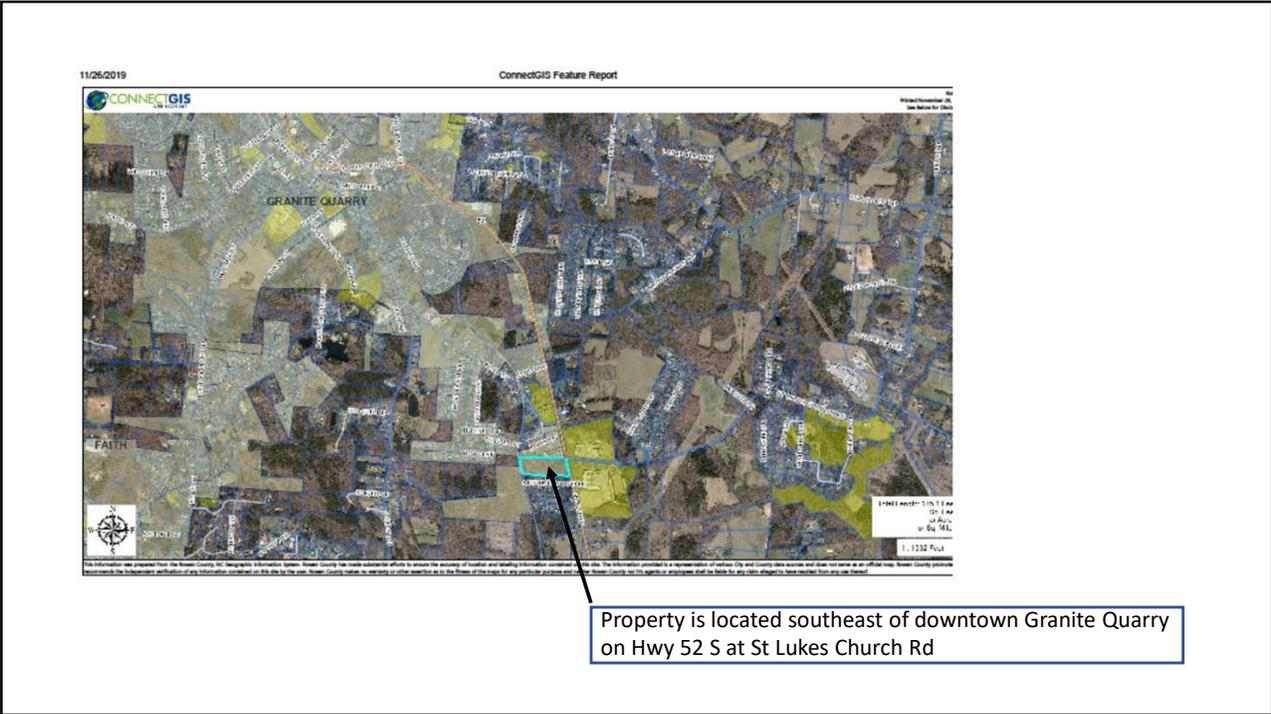
Commercial Rezoning

Most of Parcel 354 186 and a small part of Parcel 354 025
Rezoned from RL to HB

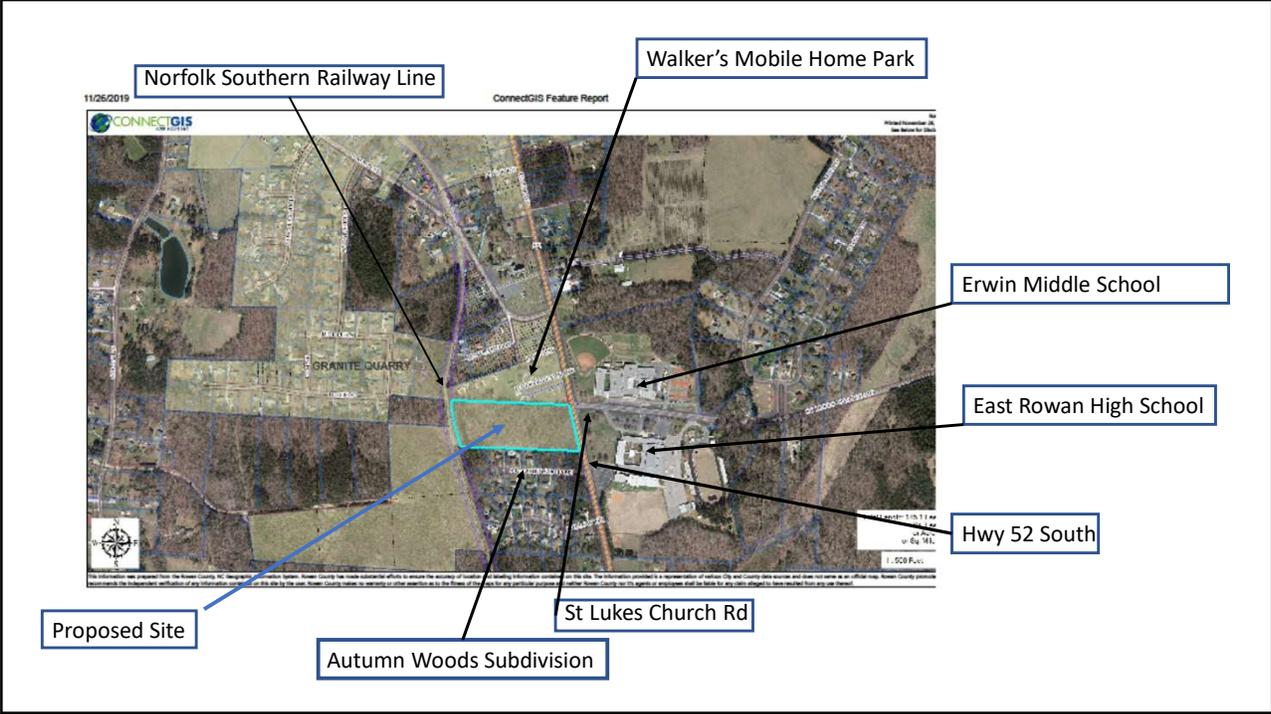
1

- Rezoning is to be applied to 9.881 acres of Parcel 354 186 currently owned by DWB Real Estate Properties, LLC and .28 acres of Parcel 354 025 currently owned by Ann Walker. If rezoning is granted, Teramore Development, LLC will acquire these properties from these owners by purchase and land swap, the total parcel to be rezoned equaling approximately 10.161 acres.
- Land is being rezoned from RL (Residential Low Density) to HB (Highway Business) so initially, a commercial store can be built at the northeast corner of the property with the remainder of the property being developed for similar commercial uses in the future.
- The addition of the Walker property was necessary to allow reconfiguration of the Hwy 52 and St. Lukes Church Road intersection and to allow a turn lane to be added to the southbound lane of Hwy 52.
- Teramore is also using this recombination plat process to resolve property line incursions with Walker and two property owners along the south line.

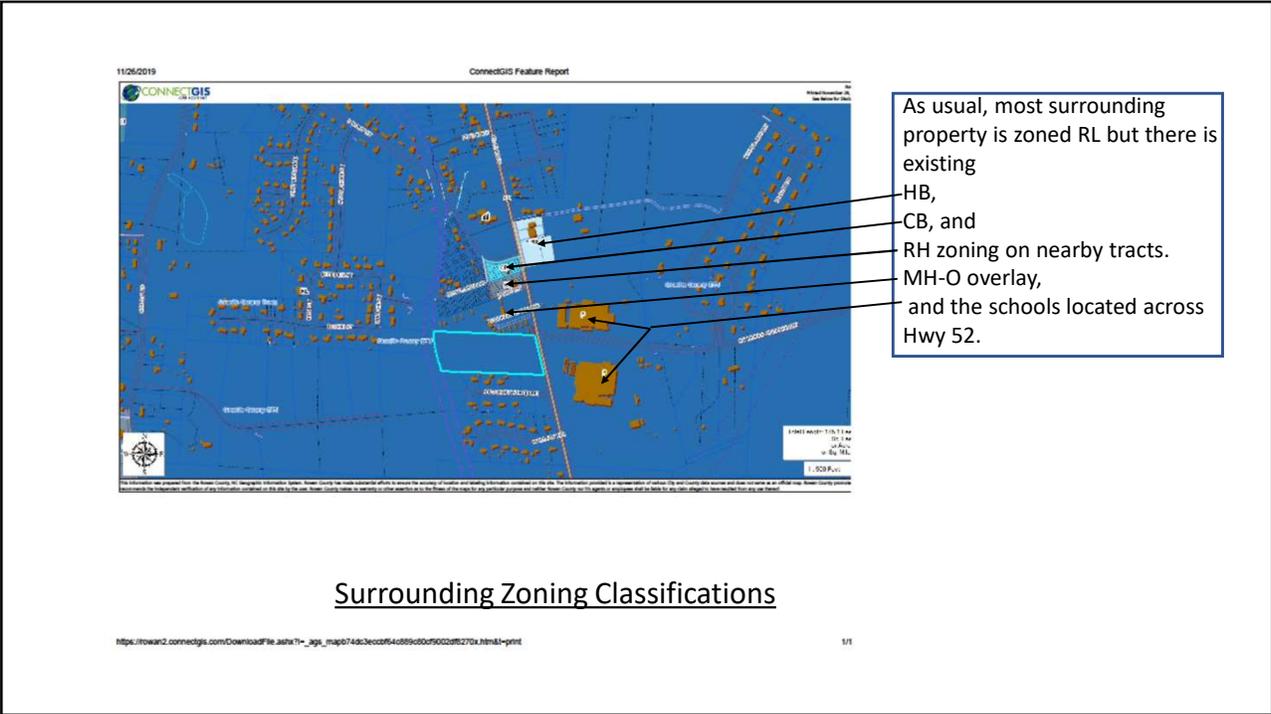
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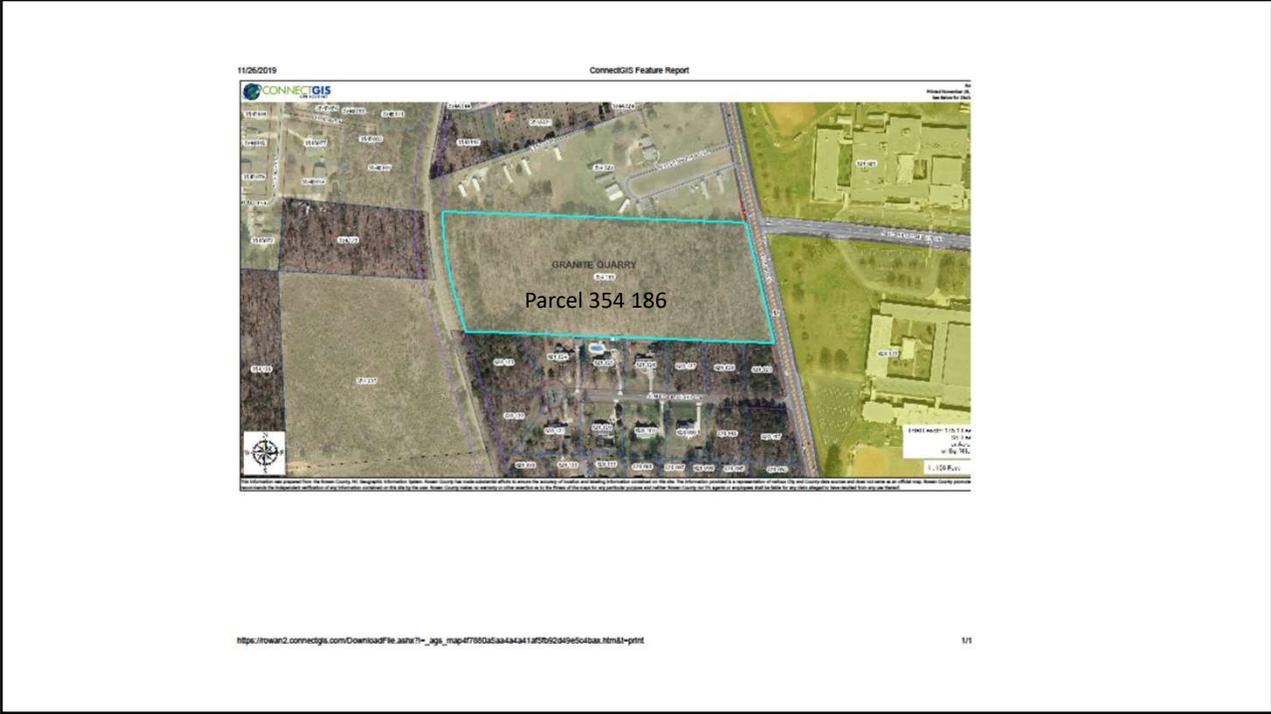
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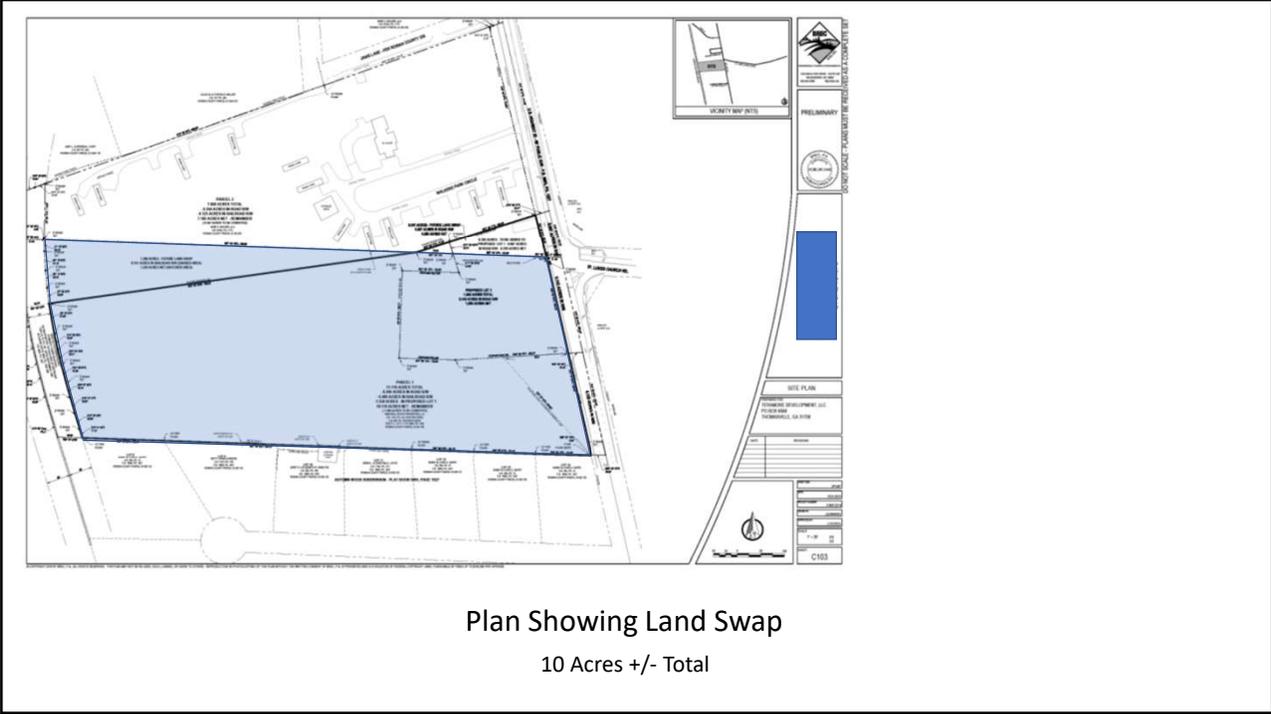
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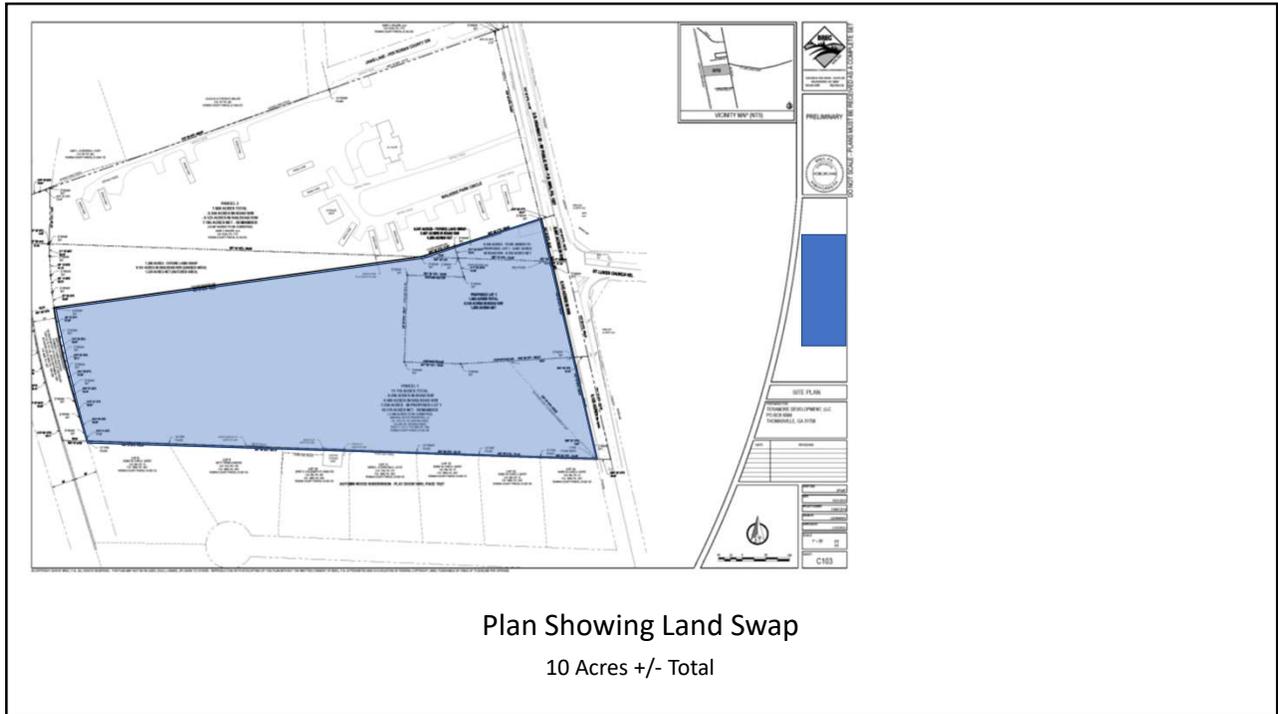
6



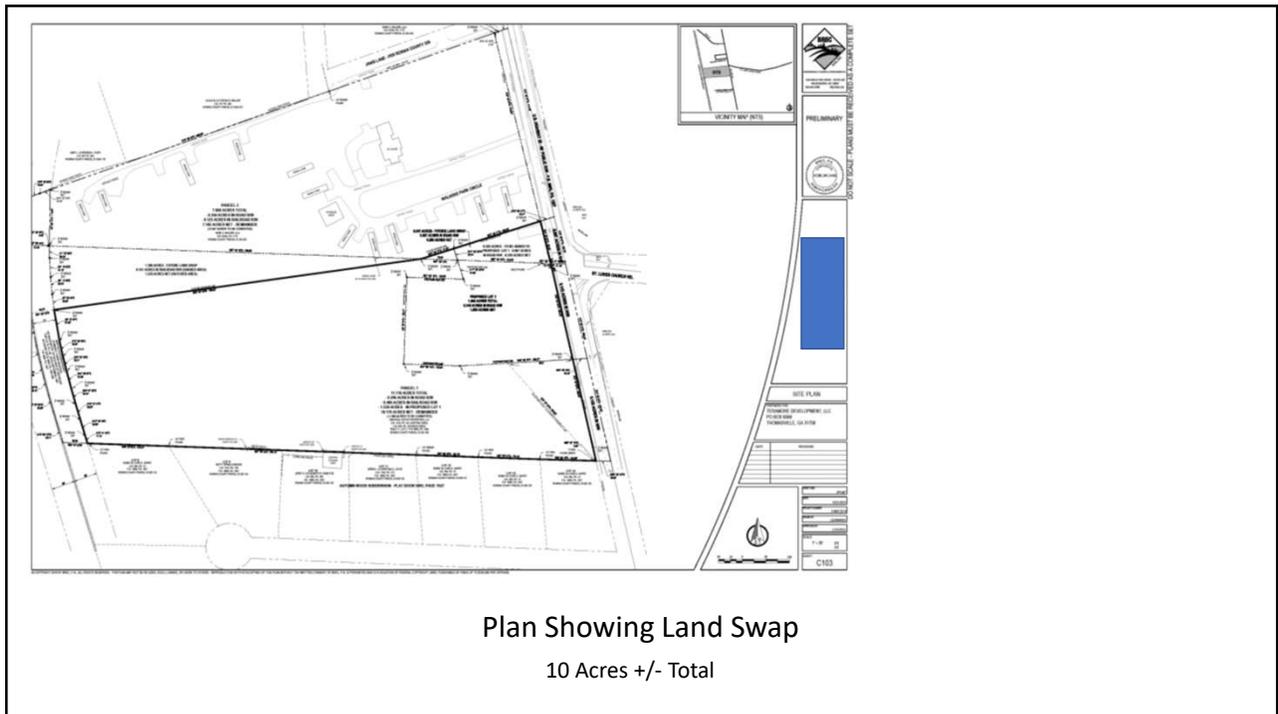
7



8



9



10

The Board of Aldermen are being asked tonight to consider **only** the rezoning of this property from Residential (RL) to Commercial (HB) uses. Issues concerning the specific site plan will be addressed by the Planning Board at a later date. The following slides depict the site plan for the proposed initial commercial building and are provided only for general information concerning access to and from the site.

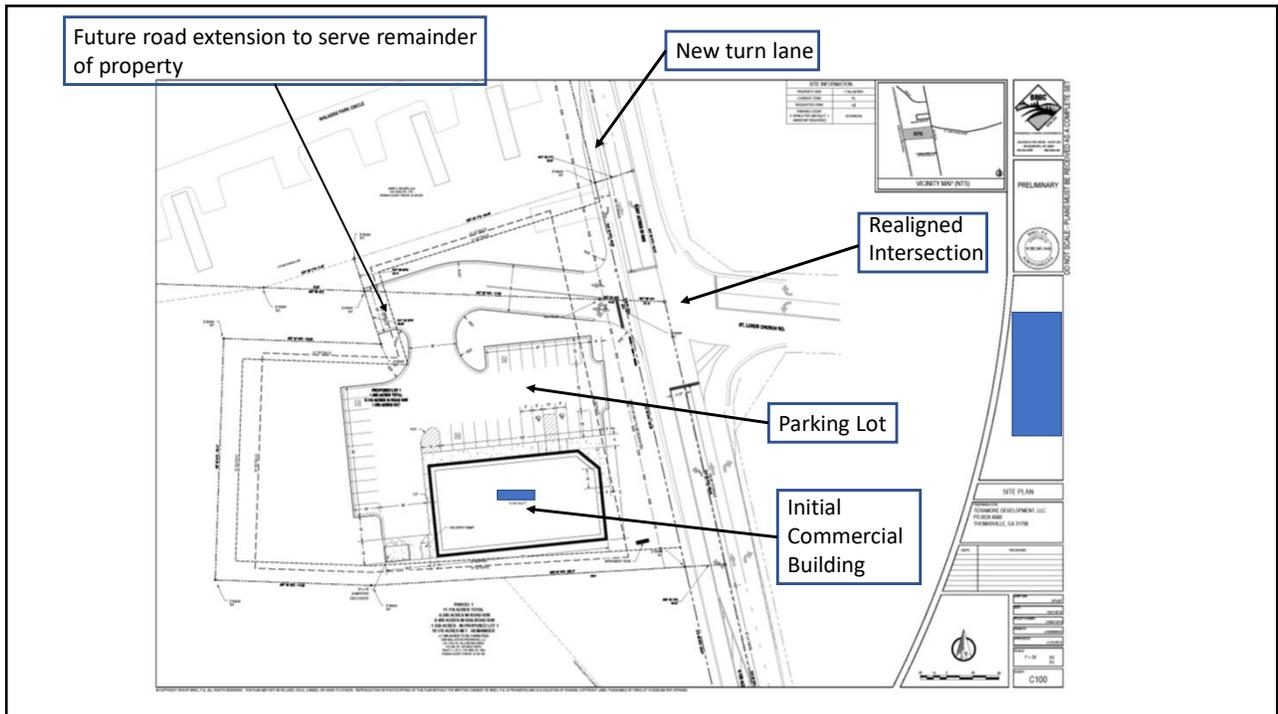
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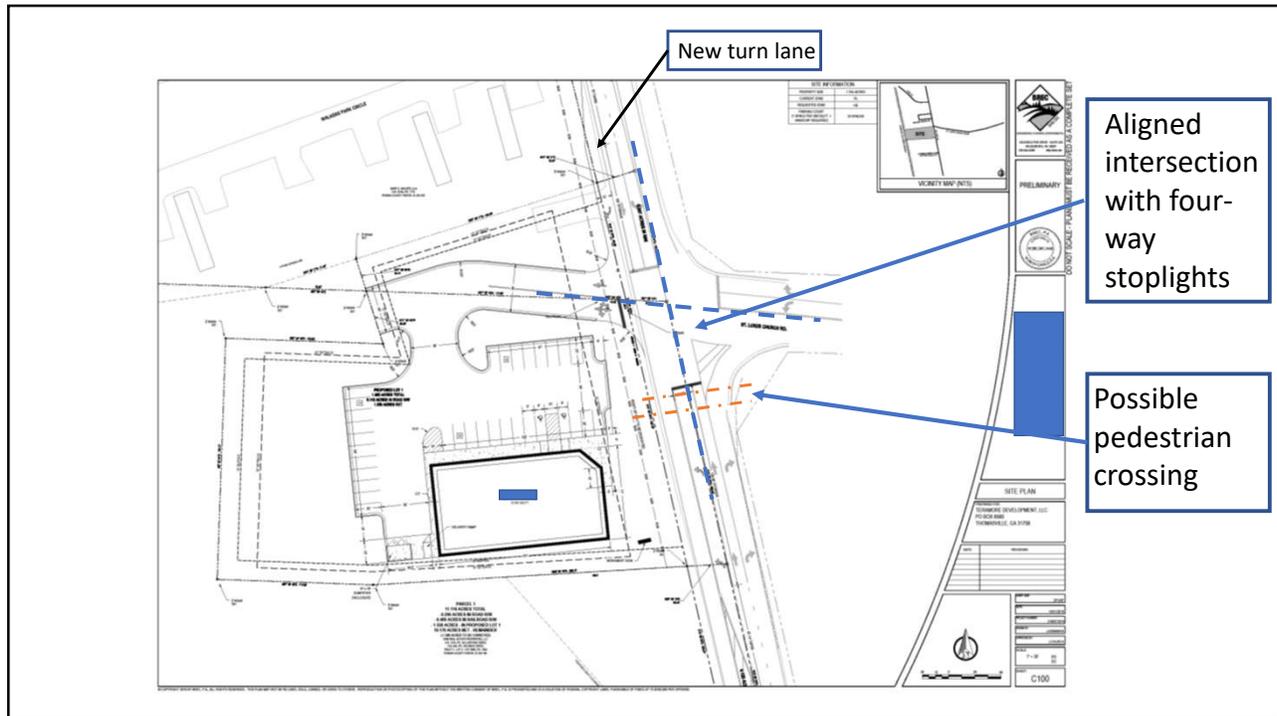
12



13



14



15

SECTION 3.3 PERMITTED USES TABLE

USES	ZONING DISTRICTS										
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR
<i>Residential Uses</i>											
Accessory dwellings	C	C	C	C							4.2.1
Accessory structures (residential)	X	X	X	X							4.2.2
Boarding or rooming houses	C	C	C	C							4.2.3
Conservation development	C	C	C	C							4.2.4
Family care homes for the handicapped	X	X	X	X							4.2.5
Home occupations (customary)	X	X	X	X							4.2.6
Home occupations (rural)	C	C									4.2.6
Manufactured home, individual lot (MH-O only)	X	X									4.2.7
Manufactured home community (MH-O only)	C	C									4.2.8
Mixed-use dwelling					X	X	X				4.2.9
Multi-family dwellings (3 or more attached units)				C							4.2.10
Single-family dwellings	X	X	X	X							
Temporary emergency manufactured home	X	X	X	X							4.2.11
Temporary family care manufactured home	C	C	C	C							4.2.12
Temporary family health care structure	X	X	X	X							
Two-family dwellings (duplexes)			X	X							
<i>Civic & Government Uses</i>	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR
Cemeteries (accessory use)	X	X	X	X	X	X	X	X	X	X	
Emergency Services (fire, police, EMT)	C	C	C	C	X	C	X	X	X	X	
Government buildings (other, excludes correctional facilities)	C	C	C	C	X	X	X	X	X	X	
Non-profit charitable organizations	C				X	X	X	X	X	X	
Religious institutions & related uses (including day cares or schools of less than 25)	C	C	C	C	X	X	X	X	X	X	
Schools (public & private elementary, middle, & high)	C	C	C	C	X	X	X	X			
<i>Institutional Uses</i>	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR
Assembly halls, coliseums, gymnasiums, and similar structures					X		X	X	X		
Cemeteries (principal use)								C			4.4.1
Child day cares	C				X	X	X	X			4.4.2
Clubs, lodges, fraternities, sororities, social, civic, and other similar organizations operated on a non-profit basis	C	C	C	C	X			X			
Colleges & Universities	C				X			X			
Hospitals					X			X			
<i>Institutional Uses (continued)</i>	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR

3-8
Town of Granite Quarry Unified Development Ordinance

Table of Uses defines list of acceptable uses in each zoning classification

16

SECTION 3.3 PERMITTED USES TABLE											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR
Instructional Schools					X			X	X		
Libraries, museums, and art galleries	C				X	X	X	X			
Research Facilities					C				X	X	
Residential Care Facilities (including halfway houses)					X			X			
Residential Care Homes					X	X	X	X			
Vocational Schools					C			C	X	X	
Office & Service Uses	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR
Animal services (no outdoor kennels)							X	X	X		
Animal services (with outdoor kennels)								C	C		4.5.1
Automobile services (no vehicle storage)							C	X	X	X	4.5.2
Automobile services (with vehicle storage)							C	C	C	C	4.5.2
Banks, financial offices, & similar uses					X		X	X			
Barber and beauty shops						X	X	X			
Bed and breakfast inns	C					X	X				4.5.3
Body piercing & tattoo studios							X				4.5.4
Communications offices (no visible towers or transmission equipment)					X		X	X			
Dry-cleaning and laundry establishments						X	X	X			
Funeral homes and mortuaries							X	X			
Hotels, motels, & inns							X	X			
Medical, dental, & optical clinics					X	X	X	X			
Offices, professional					X	X	X	X			
Repair services (indoor)							X	X			
Services, other					C	C	C	C	C	C	
Studios for artists, designers, and photographers	C	C	C	C	X	X	X	X			
Tailoring services						X	X	X			
Retail Uses	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR
Alcohol beverage packaged, retail sales								X			
Automobile sales or rental							C	C	C		4.6.1
Convenience stores (no automotive services)						X	X	X			
Heavy equipment sales or rental								C	C		4.6.1
Manufactured home sales								C	C		4.6.1
Newsstands						X	X	X			
<i>Retail Uses (continued)</i>	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR

The Initial Commercial Operation would be classified as a Convenience Store which is allowed as shown in the Table of Uses

17

The Developer has agreed to control some undesired uses of the property by deed restriction, **not** allowing the following:

1. Cemeteries
2. Emergency Services
3. Government Buildings
4. Schools
5. Hospitals
6. Residential Care Facilities
7. Residential care Homes
8. Animal Services
9. Funeral Homes and Mortuaries
10. Automobile Sales and Rental

18



19



20

Planning Board voted 4-3 to recommend disapproval of the rezoning without offering specific explanation of their objections.

Discussion during their meeting focused on two issues:

1. The development would need a turn/deceleration lane southbound on Hwy 52 and a stoplight at the exit from the development onto Hwy 52 to control traffic movements to and from the development onto Hwy 52. ***The developer confirmed that there would be a turn lane and a stoplight to control traffic movements.***
2. There needs to be a manually controlled pedestrian crossing light system at the intersection to allow safe pedestrian crossing of Hwy 52 by students from the nearby schools crossing Hwy 52. ***The developer confirmed they would support this request but that it was ultimately up to NCDOT.***

21

Proposed Action:

- Board of Aldermen to approve or disapprove the rezoning as requested.
- If approved, vote to adopt the following statement:

Statement of Consistency with Comprehensive Plan and Reasonableness

In voting to recommend the proposed rezoning of this property, 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. In addition, the Board of Aldermen finds the property owner's request to be reasonable in that further development of this property per the approved drawing will have little or no additional negative impact on surrounding properties while adding positive resources to the neighborhood and Town.

22

Agenda Item Summary

Regular Meeting
February 3, 2020
Agenda Item 10

Homeowner’s Association Amendment

Summary:

- i. Presentation by Town Planner**
- ii. Public Hearing**
- iii. Board Discussion and Decision**

Attachments:

- A. Homeowner’s Association UDO Text Amendment Presentation
- B. Homeowner’s Associations- Legal Responsibility for Commonly Owned Property Memo from Town Planner
- C. Ordinance No. 2020-3 with proposed UDO amendments

Action Requested:

Motion to adopt Ordinance 2020-3 amending text for the Open Space section of the Town of Granite Quarry’s Unified Development Ordinance.

Motion Made By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Second By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
For:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Against:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
In case of tie:	
Mayor Bill Feather	
For	<input type="checkbox"/>
Against	<input type="checkbox"/>

Proposed UDO Text Amendment

Section 7.4

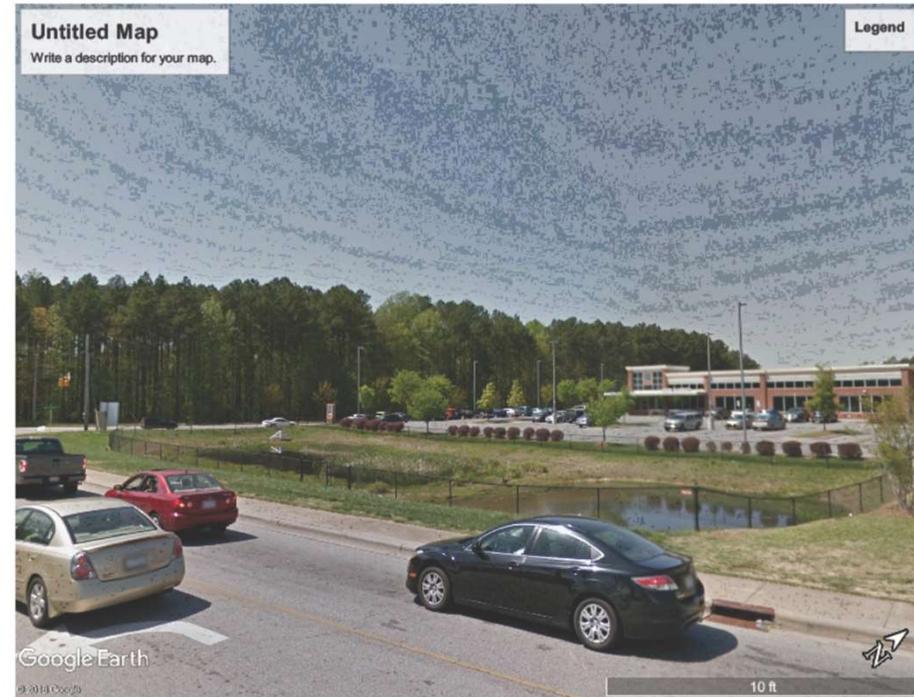
Open Space Ownership and Maintenance

This is a case of...

...Open Space...



...versus...



...infrastructure.

Chapter 7 of the Uniform Development Ordinance deals with Open Space & Environmental Protection

Section 7.4 deals with open space ownership and maintenance responsibility. It requires the development to have a Homeowners' Association whose responsibility maintenance of the open space becomes after being built by the developer.

Section 7.5 allows the developer to opt out of having open space through the payment-in-lieu-of process and thus opting out of having a Homeowners' Association.

The following amendments to Section 7.4 still allows the developer to opt out of the open space requirement but retains the requirement for a Homeowners' Association if other commonly owned property (roads, stormwater collection systems, retention ponds, parking lots, gang mailboxes, etc.) exists in the development.

Add the following:

7.4.

H. Homeowners' Associations will be required for any residential subdivision that includes new roads and/or stormwater management and collection systems.

I. Homeowners' Associations will be required for any commercial or residential development where individual properties are privately owned but include commonly owned structures including but not limited to parking lots, lighting systems, irrigations systems, entrance signs, cluster mailboxes, etc.

J. Manufactured Home Communities (See Section 4.2.7) where lots are sold for individually owned manufactured homes are required to have a homeowners' association for maintenance of all common areas and property.

K. Multi-Family Home Developments (See Section 4.2.10), where individual units are sold by developers to private property owners, are required to have a homeowner's association for maintenance of all common areas and property including the exterior structure and finishes of multiple unit buildings.

There are several items in Chapter 4 that need to have a link to these new Homeowners' Association requirements including 4.2.8 (Manufactured Home Communities) and 4.2.10 (Multi-family Home Developments) so I suggest the following be added to those Sections:

Section 4.2.8

G.1. See Section 7.4.J concerning homeowners' association requirements

Section 4.2.10

D. See Section 7.4.I concerning homeowners' association requirements

MEMO

Date: June 26, 2019

RE: Homeowner's Associations- Legal Responsibility for Commonly Owned Property

Narrative:

Section 7.4 of the Town's Uniform Development Ordinance (UDO) clearly explains ownership and maintenance responsibility of "Open Space" but due to its language (and as it follows Section 7.3, titled Open Space Requirements, which addresses things like playgrounds and greenways required in large subdivisions), it does not clearly address when a homeowners' association will be required and in its absence, who is to be responsible for maintenance of things like permanent storm water collection systems (retention ponds), floodways through and around private property, cluster mailboxes, or common parking lots in the case of multi-family developments (condominiums, townhouses, etc.).

In most cases, problems related to these issues arise many years after the project is developed and the lots or condominiums/townhomes have been sold to second or third owners. With the original developer, usually a long-gone LLC, it falls to multiple property owners to come to an agreement on any group related action. Failing an agreement, needed maintenance and repairs are not done leaving the Town, by necessity to step in, doing the repairs or maintenance and then trying to collect repayment from a large group of reluctant property owners.

To help avoid this problem on future developments, I suggest adding language to Section 7.4 of the UDO that will clarify when a homeowners' association is required as follows:

Revise the following:

7.4

Revise title to, "Open Space and Commonly Owned Property"

C. Revise to, "The owner of dedicated space *and commonly owned property* shall..."

Add the following:

7.4.

H. Homeowners' Associations will be required for any residential subdivision that includes new roads and/or stormwater management and collection systems.

I. Homeowners' Associations will be required for any commercial or residential development where individual properties are privately owned but include commonly owned structures including but not limited to parking lots, lighting systems, irrigations systems, entrance signs, cluster mailboxes, etc.

J. Manufactured Home Communities (See Section 4.2.7) where lots are sold for individually owned manufactured homes are required to have a homeowners' association for maintenance of all common areas and property.

K. Multi-Family Home Developments (See Section 4.2.10), where individual units are sold by developers to private property owners, are required to have a homeowner's association for maintenance of all common areas and property including the exterior structure and finishes of multiple unit buildings.

Also revise the following:

Section 4.2.8

G.1. See Section 7.4.J concerning homeowners' association requirements

Section 4.2.10

D. See Section 7.4.I concerning homeowners' association requirements

ORDINANCE NO. 2020-3

**AN ORDINANCE AMENDING TEXT FOR THE OPEN SPACE 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 7.4 be amended as follows:

Revise the following:

7.4

Revise title to, "Open Space and Commonly Owned Property"

C. Revise to, "The owner of dedicated space *and commonly owned property* shall..."

Add the following:

7.4.

H. Homeowners' Associations will be required for any residential subdivision that includes new roads and/or stormwater management and collection systems.

I. Homeowners' Associations will be required for any commercial or residential development where individual properties are privately owned but include commonly owned structures including but not limited to parking lots, lighting systems, irrigations systems, entrance signs, cluster mailboxes, etc.

J. Manufactured Home Communities (See Section 4.2.7) where lots are sold for individually owned manufactured homes are required to have a homeowners' association for maintenance of all common areas and property.

K. Multi-Family Home Developments (See Section 4.2.10), where individual units are sold by developers to private property owners, are required to have a homeowner's association for maintenance of all common areas and property including the exterior structure and finishes of multiple unit buildings.

Also revise the following adding:

Section 4.2.8

G.1. See Section 7.4.J concerning homeowners' association requirements

Section 4.2.10

D. See Section 7.4.I concerning homeowners' association requirements

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 3rd day of February, 2020.

William D. Feather, Mayor

ATTEST:

APPROVED AS TO FORM:

Aubrey Smith, Interim Town Clerk

Carl M. Short, Town Attorney

Agenda Item Summary

Regular Meeting
February 3, 2020
Agenda Item 11

Summary:

PURPOSE: To transfer funds from Police Department Capital Outlay - Vehicles (01-4310-54) to Police Department Maint & Repair - Vehicles (01-4310-25) in the amount of \$3,000 for unexpected repairs to Police Vehicle #224 and future repairs to Police vehicles.

Attachments:

Budget Amendment #10

Action Requested:

Motion to approve Budget Amendment #10 as presented.

Budget Amendment #10

Motion Made By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Second By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
For:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Against:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
In case of tie:	
Mayor Bill Feather	
For	<input type="checkbox"/>
Against	<input type="checkbox"/>

FISCAL YEAR 2019-2020
BUDGET AMENDMENT REQUEST #10

February 3, 2020

PURPOSE: To transfer funds from Police Department Capital Outlay - Vehicles (01-4310-54) to Police Department Maint & Repair - Vehicles (01-4310-25) in the amount of \$3,000 for unexpected repairs to Police Vehicle #224 and future repairs to Police vehicles.

TRANSFER FUNDS FROM:

General Ledger Acct. # and Description	Amount
01-4310-54 Police Dept – Cap Outlay - Vehicles	\$ 3,000
TOTAL	\$ 3,000

ADD FUNDS TO:

General Ledger Acct. # and Description	Amount
01-4310-25 Police Dept – Maint & Repair - Vehicles	\$ 3,000
TOTAL	\$ 3,000

The above Budget Amendment was approved / denied by the Manager or Board on _____.

William Feather, Mayor

Shelly Shockley, Finance Officer

Agenda Item Summary

Regular Meeting
February 3, 2020
Agenda Item 12

Summary:

PURPOSE: To transfer funds from Police Misc. Revenues (01-3431-89) to Police Department Uniforms (01-4310-21) in the amount of \$250 for reimbursement of Protective Vest from Interlocal Risk Financing Fund of North Carolina (Property and Liability Insurance).

Attachments:

Budget Amendment #11

Action Requested:

Motion to approve Budget Amendment #11 as presented.

Budget Amendment #11

Motion Made By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Second By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
For:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Against:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
In case of tie:	
Mayor Bill Feather	
For	<input type="checkbox"/>
Against	<input type="checkbox"/>

FISCAL YEAR 2019-2020
BUDGET AMENDMENT REQUEST #11

February 3, 2020

PURPOSE: To transfer funds from Police Misc. Revenues (01-3431-89) to Police Department Uniforms (01-4310-21) in the amount of \$250 for reimbursement of Protective Vest from Interlocal Risk Financing Fund of North Carolina (Property and Liability Insurance).

TRANSFER FUNDS FROM:

General Ledger Acct. # and Description	Amount
01-3431-89 Police Misc. Revenue	\$ 250
TOTAL	\$ 250

ADD FUNDS TO:

General Ledger Acct. # and Description	Amount
01-4310-21 Police Dept – Uniforms	\$ 250
TOTAL	\$ 250

The above Budget Amendment was approved / denied by the Manager or Board on _____.

William Feather, Mayor

Shelly Shockley, Finance Officer

Agenda Item Summary

Regular Meeting
February 3, 2020
Agenda Item 13

Summary:

The MPO has funds available. The funds can be requested for the completion of a turn lane for Dunns Mountain Church Road. These funds would require a 20% match from the town.

Attachments:

Action Requested:

Motion to request researching costs for a turning lane at Dunns Mountain Church Road and US Hwy 52 for a possible MPO grant with a required twenty percent match.

MPO Grant Request

Motion Made By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Second By:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
For:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
Against:	
Jim Costantino	<input type="checkbox"/>
Kim Cress	<input type="checkbox"/>
John Linker	<input type="checkbox"/>
Doug Shelton	<input type="checkbox"/>
In case of tie:	
Mayor Bill Feather	
For	<input type="checkbox"/>
Against	<input type="checkbox"/>

Office of The Mayor:

Proclamation

WHEREAS, Black History Month is the observance of a special period to recognize the achievements and contributions of African-Americans to our county, state and nation; and

WHEREAS, this observance presents the special opportunity to become more knowledgeable about black heritage, and to honor the many black leaders who have played a part in the progress of our county; and

WHEREAS, such knowledge can strengthen the insight of all our citizens regarding the issues of human rights, the great strides that have been made in the crusade to eliminate the barriers of equality for minority groups, and the continuing struggle against racial discrimination and poverty; and

WHEREAS, as a result of their determination, hard work, intelligence, and perseverance, African-Americans have achieved exceptional success in all aspects of society including business, education, politics, science, athletics and the arts; and

NOW, THEREFORE, BE IT PROCLAIMED that the Board of Aldermen for the Town of Granite Quarry, North Carolina, do hereby proclaim February 2020 as Black History Month and encourage all citizens to participate in the educational and celebratory events honoring the contributions and accomplishments of African-Americans.

ADOPTED this 3rd day of February, 2020.

William D. Feather, Mayor

ATTEST:

Aubrey Smith, Interim Town Clerk

February 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
	BoA Regular Mtg. 7:00pm					
9	10	11	12	13	14	15
	Rowan Chamber Business After Hours 5:00pm Planning Board 5:30pm		CCOG Delegate Annual Mtg. & Orientation 6:15pm			Village at Granite Grand Opening 10:00am
16	17	18	19	20	21	22
	Presidents' Day P.E.R.C. 5:00pm ZBA 5:30pm	Revitalization 3:30pm		Rowan Chamber Power in Partnership Breakfast 7:30am		
23	24	25	26	27	28	29
			MPO TAC Mtg. 5:30pm		Board Planning Retreat 8:00am	

EVENTS