



TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN MEETING MINUTES
Monday, January 7, 2019

Present: Board Members: Mayor William Feather, Mayor Pro Tem Jim LaFevers, Kim Cress and Jim Costantino

Staff: Town Manager Phil Conrad, Town Attorney Carl “Chip” Short, Jr., guest Debbie Harris, Police Chief Mark Cook, Maintenance Supervisor/Interim Fire Chief Jason Hord, and Planner Steve Blunt.

1. The Meeting was called to order at 7:00 p.m.
2. The Mayor called for a moment of silence.
3. The Pledge of Allegiance
4. Upon motion by Alderman Costantino and second by Alderman Cress, the Board voted 3-0 to approve the Agenda as presented.
5. Upon motion by Alderman Costantino and second by Mayor Pro Tem LaFevers, the Board voted 3-0 to approve the Consent Agenda as presented.
6. No report this month – next report will be in February.
7. There was no one registered for Citizen Comments.
8. There were no guests or presentations.
- 9.

(a) Project Updates: **Village at Granite:** Mr. Conrad reported he felt the Federal shutdown may impact flood insurance applications. Grading has been prolonged due to the rain. Staff continues to work with LGI regarding the bonds; they will continue the process and move toward review by the Town Engineer before they are brought back before the Board or approval. Permits have been pulled for the sign, per Rowan County. Upon inquiry by Alderman Cress as to whether the sign would be in the middle or on both sides, it was reported it will be a double entrance and was shown on a slide. **Easter Creek:** A Certificate of Occupancy has been issued by the County for Phase 1 building. Developer still working to sell/lease first building. Site Plan approved by Planning Board. Subdivision plans being reviewed by TRC. Awaiting submittal of Engineering Drawings for

- project. **Stone Glenn:** There was no update on Stone Glenn. **IOM Enterprises:** Developer's Engineer and Town's Engineer meeting to resolve all outstanding issues so building permit can be issued for Phase 1. Per developer's, all issues have been resolved now. Engineering drawing review completed by our Engineer with comments referred back to the developer. Several contacts with developer to resolve various issues noted by engineer's review. Site Plan approved by Planning Board at their 9/10/18 meeting. Preliminary site plans submitted. Mayor Feather inquired into whether the COI would start the clock on the taxes, to which Mr. Short reported it would. **Industrial Park:** Regarding the Industrial Park, the Board has a request for a grant for infrastructure, and Rowan County EDC Staff has been working on the Application, and it will be considered later in the Meeting. **Highway 52:** Work continues on the Highway 52 improvement project across from the high school and middle school. There were 10 Zoning Permits for projects at the end of December.
- (b) The Byrd property has been transferred to the Town; we have the keys and several have toured the house and evaluated the situation. It is a rental property, so some challenges exist. The property is not currently occupied, but the former owner has 90 days to remove the remainder of his property. Mayor Feather suggested a formal recognition to Mr. Byrd for donation of the property. Alderman Cress highly recommended that the remainder of the Board tour the property. Mr. Conrad reported there would be an item regarding surplus on this property later in the Agenda.
- (c) Mr. Conrad stated the Town has continued recruiting for the Fire Department, and asked Chief Hord to come forward. The Chief reported they had initially found four new recruits, but were down to three. He asked Elaine Carlton Parrish and Amy Carlton to come forward, noting they were a mother/daughter team, and were both EMT Certified. They were both headed to Faith to train. The third recruit, Elaina Myers, was not able to be at the Meeting. Ms. Parrish and Ms. Myers were thanked by the Board.
- 10.
- (a) There were no Committee Updates.

11. New Business and Action Items

- (a) Mayor Feather read the Proclamation.
- (b) Alderman Costantino requested that the July 1st meeting be moved to July 8th, due to the 4th of July holiday week. Mayor Feather felt the Town needed to revisit the Holiday Schedule and would like additional recommendations from Staff. Mr. Conrad indicated Staff would look at the Christmas Holiday week and bring the schedules back to the next Meeting. This matter was tabled until the February Meeting.
- (c) Upon motion by Alderman Costantino and second by Mayor Pro Tem LaFevers, the Board approved the Resolution in support of the Town's Application for the Industrial Park Sewer Project Industrial Development Fund.
- (d) Upon motion by Alderman Cress and second by Alderman Costantino, the Board voted 3-0 to endorse the Dunns Mountain Church Road/Highway 52 intersection improvement project for the Cabarrus-Rowan MPO Regional Priority List.
- (e) Upon motion by Mayor Pro Tem LaFevers and second by Alderman Costantino, the Board voted 3-0 to authorize the surplus of remaining items from the Byrd property, after determining what surplus exists on the property.

Discussion: There was a question by Alderman Cress as to who would be doing the clean-up of the property, to which Mr. Hord reported they had considered getting Waste Management to place a 30-foot dumpster on the property and having Staff take care of cleaning the property up. The Alderman indicated he knew of a scrap person who would be willing to take the metal objects from the site for free, and felt this was something to consider. After further discussion on property at the site, Mr. Conrad reported he would get with Mr. Byrd to determine what would be removed from the property, and what would remain.

Public Hearing: Upon motion by Alderman Cress and second by Mayor Pro Tem LaFevers, the Board voted 3-0 to schedule the Voluntary Annexation Public Hearing for 7:00 p.m. on February 4, 2019.

- (f) Mr. Conrad asked Mr. Hord to come forward. Mr. Hord reported he had been in contact with the property owner and had looked at the property. The Town has previously filled in the hole, but it keeps coming back. Carolina Siteworks has looked at the property as well, and found a crack in the pipe under the

driveway and a hole in the catch basin. An estimate has been prepared, but Mr. Hord felt the Board needed to decide if this was a Town issue. He felt suction created by the holes could have created the holes in the yard. Alderman Cress suggested tabling the matter until next month so further research could be conducted, and felt the increased rainfall could have contributed to the problem. Upon motion by Alderman Cress and second by Alderman Costantino, the Board voted 3-0 to table the matter until February.

Discussion: Mayor Feather read the section of the Ordinance that would pertain to this issue, and felt the Town needed to be careful in dealing with this issue as it could set a perceived precedent. The question would be what caused all of the damage in the yard. If it was the crack in the pipe and hole in the culvert, then it would be a Town issue; if not, repairs to the yard would fall on the homeowner.

12. Alderman Cress inquired into the status of the Veronica Lane issue, to which it was reported the Right-of-Way Agent was working with the homeowner, and if she agreed to the proposal and signed the paperwork, the Town would pay her the money. The Alderman then asked about the Well (?) house, to which Mr. Conrad reported he had spoken with the property owner, who seemed interested, and she was going to get with other family members and report back; this had not occurred. Mr. Conrad would follow-up with her. Alderman Cress then asked about the South Main Street property, to which Mr. Conrad reported he had not heard anything from Victor. There had been a car dealer who indicated interest, but not at the price offered. The Alderman then asked for an update on the cars on the property. He had heard there may be a discrepancy on the property line. Mr. Conrad reported the owners have indicated the trailers would be moved by the end of the week; they were not being confrontational, and it was felt they would continue to work with the Town toward removal of the vehicles. Alderman Cress suggested surveying the Byrd property to determine the property lines, and at the lease to have the property lines flagged. He had concerns regarding the garage on the Byrd property, and where the property line was on the north side; he felt the Town should know the boundaries of any property it owns. There was discussion on appropriate language for a motion.

Upon motion by Alderman Cress and second by Mayor Pro Tem LaFevers, the Board voted 3-0 to obtain estimates on both properties for surveys and bring this information back to the Board.

13. The Mayor went through the Announcements and Reminders.

14. Mayor Feather spoke briefly about the CCOG and reported he would be sending copies of the TIP draft out to the Board. Upon inquiry by Alderman Cress into Ms. Word's return, Mr. Conrad reported he felt she would be back in the office the Monday following this Meeting. The Alderman stressed that the remainder of the Board get Budget Workshop requests into the Manager or Mayor. Mr. Conrad reported Aubrey Smith would be starting on January 22, 2019, in Scott Stewart's former position.

15. Upon motion by Alderman Cress and second by Mayor Pro Tem LaFevers, the Board voted 3-0 to adjourn.

Respectively Submitted,
Debbie Harris