



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
REGULAR MEETING MINUTES
Monday, March 8, 2021
7:00 p.m.**

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

Staff: Town Manager Larry Smith, Town Clerk Aubrey Smith, Town Attorney Chip Short, Fire Chief/Public Works Supervisor Jason Hord, Police Chief Mark Cook, Finance Officer Shelly Shockley, Town Planner Steve Blount, Fire Lieutenant Buddy Miller

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

Determination of Quorum: Mayor Feather determined there was a quorum present.

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

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

1. Approval of the Agenda

ACTION: Alderman Shelton made a motion to approve the agenda as presented. Alderman Costantino seconded the motion. The motion passed 4-0.

2. Approval of the Consent Agenda

A. Approval of the Minutes

1) Regular Meeting Minutes February 8, 2021

B. Departmental Reports

C. Financial Reports

ACTION: Alderman Shelton made a motion to approve the consent agenda as presented. Alderman Cress seconded the motion. The motion passed 4-0.

3. Citizen Comments

There were no citizen comments.

4. Town Events

- | | | | |
|--------------------|----------|-------------------------|------------------|
| • Mulch Giveaway | March 27 | 8:00 a.m. to 12:00 p.m. | Quarry Limb Site |
| • Arts in the Park | May 1 | 1:00 p.m. to 5:00 p.m. | Lake Park |

5. Town Manager's Update

Manager Smith referenced his report in the agenda packet and let the Board know he would answer any questions. He then invited Chief Hord to introduce his new full-time lieutenants Baxter "Buddy" Miller and Dustin Perrell. Mr. Perrell was unable to attend due to a family emergency.

Manager Smith shared that DOT sent a letter stating they plan to remove the flashing light at Highway 52 and Church Street. He also addressed the addendum to his report regarding reviewing plans for Village at Granite Phase II. Only plans not tied to sewer easements will be reviewed at this time. Board members asked Attorney Short questions regarding the interlocal agreement with Faith and the Town's responsibilities.

Old Business

6. Street Lighting Update Chief Hord

Chief Hord updated the Board on the street lighting options for Mayor Ponds Road and "Roadway B". There was discussion regarding different options including decorative lighting and boring under the road. The Board discussed setting the precedent for development going forward.

Manager Smith pointed out the industrial development at the industrial park as an excellent example of the benefits of the Town owning property or being in partnership with the County on property. With ownership or partnership there is more leverage to strategically develop projects.

Mayor Feather shared that he felt the Town should look at more underground lighting. There was Board consensus for staff to proceed with pricing the underground lines.

7. Review of Remote Participation Practices

Clerk Smith shared the reminder of procedural practices for meetings with remote participation. The Board discussed updating technology during the Town Hall remodel.

New Business

8. Personnel Policy & Pay Classification Study Cheryl Brown, MAPS Group

Cheryl Brown of the MAPS Group presented her findings and recommendations from the Personnel Policy and Pay Classification Study. She stated the importance of pay and benefits for competitive recruitment and retention practices. Ms. Brown reviewed the Pay Plan Recommendations on page twelve of the books provided to the Board and shared that her recommendation was to implement Option II which would cost roughly \$60,000 per year without benefits. Part of that recommendation would be to move the annual cost of living adjustment to January 1.

Ms. Brown pointed out the MAPS Group Personnel Policy and Management Recommendations in the books and highlighted some recommendations for change including an increase in bereavement leave from three days to five, an additional holiday, and two hours of call back pay. Ms. Brown encouraged that the pay plan be reviewed and updated annually.

Alderman Shelton asked whether the tax bases of other jurisdictions surveyed were taken into effect. Ms. Brown responded that the tax base was not taken into consideration; the survey was based on a jurisdiction's proximity – where Granite Quarry may recruit people from and lose people to.

ACTION: Mayor Pro Tem Linker made a motion to discuss further at the upcoming Planning Retreat and Budget Workshop. Alderman Cress seconded the motion. The motion passed 4-0.

9. Public Hearing **UDO Text Amendment for New Zoning Classification**

Planner Blount shared his presentation on creating a Downtown Light Industrial (DT/LI) zoning classification and the proposed text amendments for the Unified Development Ordinance.

Opened: Mayor Feather opened the public hearing at 7:57 p.m.

Comments of those in favor:

- **Jay Dees** (*attorney representing three property owners in the downtown area*), 612 Mitchell Ave. Salisbury – spoke in favor of the new zoning classification and rezoning of specific properties to DT/LI.
- **Rob Miller**, F&M Bank – spoke in favor of the recommendation.

Comments of those opposed: None

Closed: Mayor Feather closed the public hearing at 8:03 p.m.

Statement of Consistency and Reasonableness:

In voting to adopt a new zoning classification, the Granite Quarry Board of Aldermen does find these decisions to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan. We also find after consideration of, 1) the properties' sizes in relation to surrounding properties, 2) compatibility with the general and specific goals and policies of the Town's Comprehensive Plan, 3) relative benefits to the property owner versus potential detriments to surrounding property owners and the Town's population in general, and 4) the relationship of the proposed or potential land uses of the rezoned property to surrounding properties- that this decision is reasonable.

ACTION: Mayor Pro Tem Linker made a motion to adopt the attached UDO text amendments (*Ordinance 2021-01 and Attachment A*) as proposed by staff to add a new Downtown/Light Industrial zoning classification and the Statement of Consistency and Reasonableness as written contingent on attorney's review and approval of the text amendments in ordinance format. Alderman Costantino seconded the motion. The motion passed 4-0.

10. Public Hearing **Rezoning of Downtown LI Properties**

Planner Blount shared his presentation on rezoning the downtown properties that are currently zoned LI. He made specific recommendations for the new zoning classifications of each.

Opened: Mayor Feather opened the public hearing at 8:12 p.m.

Comments of those in favor:

- **Jay Dees** (*attorney representing three property owners in the downtown area*), 612 Mitchell Ave. Salisbury – asked to confirm that the properties in question for JH Cook, Crescent Construction, and F&M Bank were all being rezoned to DT/LI. They were.

Comments of those opposed: None

Closed: Mayor Feather closed the public hearing at 8:13 p.m.

Statement of Consistency and Reasonableness:

In voting to rezone twelve specific properties, the Granite Quarry Board of Aldermen does find these decisions to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan. We also find after consideration of, 1) the properties' sizes in relation to surrounding properties, 2) compatibility with the general and specific goals and policies of the

Town's Comprehensive Plan, 3) relative benefits to the property owner versus potential detriments to surrounding property owners and the Town's population in general, and 4) the relationship of the proposed or potential land uses of the rezoned property to surrounding properties- that this decision is reasonable.

<u>Parcel #</u>	<u>Owner</u>	<u>Address</u>	<u>Alternate Zoning</u>
648 066	F&M Bank	218 N Salisbury Ave	DT/LI
648 138	Brinkley	221 E Lyerly	DT/LI
649 006	JBC Properties	205 Railroad St	RL
649 005	JBC Properties	211 Railroad St	RL
649 004	McKinney	217 Railroad St	RL
649 063	Harwood	233 Railroad St	RL
649 103	Harwood	Depot St	HB
649 002	McKinney	214 S Salisbury Ave	DT/LI
649 007	R&R2 LLC	301 Railroad St	RL
649 008	JH Cook	312 S Salisbury Ave	DT/LI
648 059	GQ Properties	303 S Main St	DT/LI
648 185	Eli Fisher	S Salisbury Ave	DT/LI

ACTION: Mayor Pro Tem Linker made a motion to approve the rezonings as recommended by staff and the Statement of Consistency and Reasonableness as written contingent on attorney's review and approval of associated text amendments (Ordinance 2021-01) in ordinance format. Alderman Costantino seconded the motion. The motion passed 4-0.

11. Public Hearing

Creation of Downtown Overlay District

Planner Blount shared his presentation on the creation of a Downtown Overlay District.

Opened: Mayor Feather opened the public hearing at 8:18 p.m.

Comments of those in favor: None

Comments of those opposed: None

Closed: Mayor Feather closed the public hearing at 8:18 p.m.

Statement of Consistency and Reasonableness:

In voting to adopt a zoning map overlay for the downtown area, the Granite Quarry Board of Aldermen does find these decisions to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan. We also find after consideration of, 1) the properties' sizes in relation to surrounding properties, 2) compatibility with the general and specific goals and policies of the Town's Comprehensive Plan, 3) relative benefits to the property owner versus potential detriments to surrounding property owners and the Town's population in general, and 4) the relationship of the proposed or potential land uses of the rezoned property to surrounding properties- that this decision is reasonable.

ACTION: Mayor Pro Tem Linker made a motion to adopt a map overlay and the attached text amendment (*Ordinance 2021-01*) and the Statement of Consistency and Reasonableness as written *contingent on attorney's review and approval of the text amendments in ordinance format.* Alderman Costantino seconded the motion. The motion passed 4-0.

12. Agreement

LogMeIn – Go To Meeting

The action taken at the April 2020 meeting was approval for a twelve-month contract with LogMeIn for teleconferencing services at \$10.00 per month. It was later discovered that the “annual” contract has a fifteen-month term. The last payment for the annual contract will be in June 2021. After the contract expires (July 7, 2021) services can continue on a month-to-month basis at \$10.00 per month.

ACTION: Mayor Pro Tem Linker made a motion to amend authorization for the LogMeIn contract from twelve to fifteen months. Alderman Shelton seconded the motion. The motion passed 4-0.

13. Annexation

Teramore Development

Staff asked that the Board adopt Resolution 2021-05 Directing the Clerk to Investigate the Petition for Contiguous Annexation as presented.

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

14. Annexation

Marple Property

The Board was presented the Clerk’s Certificate of Sufficiency and Resolution 2021-03 Fixing the Date of Public Hearing on Question of Annexation for April 12, 2021 at 7:00 p.m.

ACTION: Alderman Shelton made a motion to authorize the Mayor and Clerk to execute the deed from the Town of Granite Quarry to James David Marple Living Trust as presented by the Town Attorney. Alderman Costantino seconded the motion. The motion passed 4-0

ACTION: Mayor Pro Tem Linker made a motion to adopt Resolution 2021-03, fixing the date of public hearing on the question of annexation pursuant to G.S. 160A-58.2. Alderman Shelton seconded the motion. The motion passed 4-0.

15. GQEPSL Policy Extension

The GQ Emergency Paid Sick Leave Policy was set to expire March 9, 2021.

ACTION: Alderman Shelton made a motion to extend GQEPSL to June 30, 2021. Alderman Cress seconded the motion. The motion passed 4-0.

16. Offer to Purchase

Town Parcel 066B002

ACTION: Alderman Cress made a motion to decline the Offer to Purchase parcel 066B 002. Alderman Costantino seconded the motion. The motion passed 4-0

There was Board discussion regarding not selling property without a strategic plan in place and the Town’s negotiating position for future development of a Town-owned property.

17. Budget Amendment #12

Fire Department Surplus Items

To transfer funds from Surplus Items Sold (01-3835-81) to Fire – Supplies & Equipment (01-4340-29) in the amount of \$1,064 to purchase a new thermal imager charger and miscellaneous hand tools for Rescue 57.

ACTION: Alderman Cress made a motion to approve Budget Amendment #12 to transfer funds from surplus items sold as presented. Alderman Shelton seconded the motion. The motion passed 4-0.

18. Discussion

Town Manager Evaluation Process

The Board discussed the current process for evaluating the Town Manager and decided on a process for the upcoming evaluation by consensus. They will use the forms that were used for the informal evaluation. The process will include individual forms being completed by Board members, results being compiled, Board discussion, and one evaluation from the Board being given to the Town Manager. Mayor Feather asked that in the month of April the Board set dates for the discussion and Clerk Smith send out the evaluation forms.

19. Board Comments

There were no Board comments.

20. Mayor's Notes

Announcements and Date Reminders

A. Wednesday, March 10	5:00 p.m.	Centralina Executive Board Meeting (virtual)
B. Thursday, March 11	6:00 p.m.	Community Appearance Commission
C. Monday, March 15	5:00 p.m.	Parks, Events, and Recreation Committee
D. Monday, March 15	5:30 p.m.	Zoning Board of Adjustment
E. Tuesday, March 16	3:30 p.m.	Revitalization Team
F. Thursday, March 18	7:30 a.m.	Rowan Chamber Power in Partnership
G. Friday, March 19	8:30 a.m.	BoA Planning Retreat
H. Wednesday, March 24	5:30 p.m.	Cabarrus-Rowan County MPO TAC
I. Thursday, March 25	8:30 a.m.	BoA Budget Workshop
J. Monday, April 5	6:00 p.m.	Planning Board
K. Monday, April 12	5:00 p.m.	Rowan Chamber Business After Hours

Adjourn

ACTION: Alderman Costantino made a motion to adjourn. Mayor Pro Tem Linker seconded the motion. The motion passed 4-0. The meeting ended at 8:38 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk