



**TOWN OF GRANITE QUARRY  
BOARD OF ALDERMEN  
REGULAR MEETING MINUTES  
Monday, October 5, 2020  
7:00 p.m.**

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

**Not Present:** Alderman Kim Cress

**Staff:** Town Manager Larry Smith, Town Clerk Aubrey Smith, Town Attorney Chip Short, Fire Chief/Maintenance Supervisor Jason Hord, Finance Officer Shelly Shockley, Police Chief Mark Cook, Office Assistant Debbie Loflin-Benge, Town Planner Steve Blount, Town Engineer Wes Webb

**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 Christian Stebe, Troop 443.

**1. Approval of the Agenda**

**ACTION:** Alderman Shelton made a motion to approve the agenda with the addition of item 9.A. – Offer to Purchase and the addition of a Breast Cancer Awareness proclamation. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

**2. Approval of the Consent Agenda**

**A. Approval of the Minutes**

- 1) Regular Meeting Minutes September 8, 2020

**B. Departmental Reports**

**C. Financial Reports**

**ACTION:** Alderman Shelton made a motion to approve the consent agenda as presented. Alderman Costantino seconded the motion. The motion passed 3-0.

**3. Citizen Comments**

- **Richard Luhrs, 802 N. Main GQ Street** – encouraged the Board to consider a certificate of appreciation for outgoing Planning Board Chairwoman Sandra Shell and to revisit the code enforcement efforts in town.

#### 4. Guests and Presentations

##### A. Eagle Scout Presentation

##### Eagle Scout Candidate Christian Stebe

Christian Stebe presented a PowerPoint presentation explaining his project and the materials that he would use to replace tree-identifying plaques in the park. The Board members asked questions about the specifics and requested that Mr. Stebe work with Maintenance Supervisor Jason Hord to complete the project.

Mayor Feather suggested the money given toward the project be increased by \$100 from the \$500 that was requested so that concrete bases could be added to each post. The Board consensus was to pull the money from the Board Contingency fund.

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

##### B. FD Auxiliary Port-a-Pit Fundraiser FD Auxiliary Vice-President Brittany Barnhardt

Brittany Barnhardt reminded the Board about the upcoming Port-a-Pit fundraiser and gave event details including the time and location where tickets could be purchased.

#### 5. Town Events

A. **FD Open House** Saturday, October 10, 2020, 10:00 a.m. - 3:00 p.m.

B. **FD Trunk or Treat** Saturday, October 31, 2020, 5:00 p.m. - 8:00 p.m.

The Fire Department will be taking measures during both events to keep everyone safe.

#### 6. Town Manager's Update

Mr. Smith referred the Board to his report in the agenda packet and added that the Civitan Club is celebrating their 75<sup>th</sup> year in Granite Quarry in November. He also shared that Chief Cook was able to determine definitively that "Authorized Personnel Only" signs posted on doors to restricted areas would be enforceable and would be used to help prevent any trespassing issues.

##### A. Comprehensive Update on Granite Lake Park FEMA project

Town Engineer Wes Webb shared an updated scope of the Lake Park FEMA project and the materials to be used including pre-cast concrete blocks to create a gravity retaining wall. A grass strip between six and twelve feet will separate the retaining wall from the walkway. A full-width mower will be able to run all the way around the lake. Mr. Webb estimated the timeline for the project as mid-to-late winter through spring. The lake will have to be drained during construction so the fish will need to be removed. There was discussion regarding the possibility of a "step system" to provide a ledge for animals to climb out of the lake and it was pointed out that roughly five to ten feet on either side of the piers will be rip rap.

Mr. Webb shared that the Town had asked them to look at a failing wall outside of the lake that could be repaired at the same time. The addition will require an addendum and would be outside the scope of the FEMA project.

#### Old Business

#### 7. Discussion

##### Board Meeting Dates 2021

The Board discussed what effect moving the Board meetings to the second Monday of each month may have on time for collection of materials for the agenda packet and on other boards and committees. By consensus, the discussion will be added to the November agenda as well.

**New Business**

**8. Public Hearing**

**UDO Text Amendment - Signs  
Town Planner Steve Blount**

**A. Staff Presentation**

Mr. Blount explained to the Board the current text and the proposed changes to the Signs section of the UDO as shown in the agenda packet.

**B. Open Public Hearing**

Mayor Feather opened the public hearing at 7:47 p.m.

**C. Public Comments**

There were no public comments.

**D. Close Public Hearing**

Mayor Feather closed the public hearing at 7:47 p.m.

**E. Board Discussion and Decision**

Board discussion included a question from Mayor Feather regarding the legality of the Town regulating the wording on signs with the recent federal changes. Mr. Blount will look into this further. Alderman Shelton expressed a desire for all properties to be able to have a sign even if they had less than fifty feet of road frontage. Mr. Blount reminded the Board that an owner whose property didn't meet the criteria could ask for a variance.

**ACTION:** Alderman Costantino made a motion to approve Ordinance 2020-10 amending the UDO text for Signs as presented. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

**ACTION:** Mayor Pro Tem Linker made a motion to adopt the following Statement of Consistency: In voting to adopt the proposed text amendment to the Unified 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. Alderman Costantino seconded the motion. The motion passed 3-0.

**9. Public Hearing**

**UDO Text Amendment – Pool Fences  
Town Planner Steve Blount**

**A. Staff Presentation**

Mr. Blount explained to the Board the current text and the proposed change to the Pool Fences section of the UDO as shown in the agenda packet.

**B. Open Public Hearing**

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

**C. Public Comments**

There were no public comments.

**D. Close Public Hearing**

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

**E. Board Discussion and Decision**

The Board discussion included whether it was necessary for Granite Quarry to have an ordinance if pool fences were covered by state law and building code enforced by the county during the building permitting process. Mr. Blount stated, and Mr. Short agreed, that having the section in our ordinance would cover the town in the event that a building permit was not

required. Mr. Blount clarified that this would pertain to all pools without the possibility of a pre-existing legal non-conforming use.

**ACTION:** Alderman Costantino made a motion to approve Ordinance 2020-11 amending UDO text for Pool Fences as presented. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

**ACTION:** Mayor Pro Tem Linker made a motion to adopt the following Statement of Consistency: In voting to adopt the proposed text amendment to the Unified 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. Alderman Costantino seconded the motion. The motion passed 3-0.

### 9.A. Offer to Purchase

Mayor Pro Tem Linker shared that an unsolicited blind offer to purchase one of the Town's parks had been received.

**ACTION:** Alderman Shelton made a motion to reject the offer. Alderman Costantino seconded the motion. The motion passed 3-0.

### 10. Interlocal Agreement

#### County Property Tax Collection Services

The Board reviewed an interlocal agreement from the County for property tax collection services. Mr. Smith pointed out the initial cost would be much lower than budgeted for the current year and would increase over the next several years. Even at the highest percentage, the new rate would be near the amount that had been estimated for the current year.

**ACTION:** Alderman Costantino made a motion to approve the Interlocal Agreement with Rowan County for Property Tax Collection Services as presented. Alderman Shelton seconded the motion. The motion passed 3-0.

### 11. Capital Project Ordinances

#### Updates / Closeouts

#### A. CPO 2020-06 Town Hall

#### Closeout

- 1) Summary / Recommendations
- 2) Budget Amendment #4

**ACTION:** Alderman Shelton made a motion to approve Budget Amendment #4 to transfer the remaining balance from the Town Hall upgrades project to the General Fund as opposed to the Board Contingency line for this project. Alderman Costantino seconded the motion. The motion passed 3-0.

- 3) Budget Amendment #5

Alderman Costantino expressed a concern with spending the money for the assessment, stating one had been completed in the past few years. Alderman Shelton and Mayor Pro Tem Linker shared that they believed the needs may have changed since the original assessment. Mayor Feather questioned whether the scope would include the fire, maintenance, and police departments. Mr. Smith clarified that the largest focus would be on the police department, but there would be a cursory look at the fire department and maintenance needs as well.

**ACTION:** Alderman Shelton made a motion to approve Budget Amendment #5 and authorize the town manager to commission the architect to update a Town Hall Space / Facility Needs Assessment within an amount not to exceed \$5,000. Alderman Costantino seconded the motion. There was a 2-1 vote, Alderman Costantino opposed. *Mr. Short informed the Board*

*that the motion failed to pass during the first reading and that there would have to be a second reading next month.*

*Mr. Short explained that only someone who had opposed could bring back up the motion during the same meeting.*

**ACTION:** Alderman Costantino (formerly opposed) made a motion to approve Budget Amendment #5 and authorize the town manager to commission the architect to update a Town Hall Space / Facility Needs Assessment within an amount not to exceed \$5,000. Alderman Shelton seconded the motion. The motion passed 3-0.

**4) Motion to close out Capital Project Ordinance 2020-06**

**ACTION:** Mayor Pro Tem Linker made a motion to adopt and close the Capital Project Ordinance 2020-06 amendment as presented this date. Alderman Costantino seconded the motion. The motion passed 2-1 with Alderman Shelton opposed.

*The Board discussed a need for clarification to the action since there was an amendment made to Budget Amendment #4 regarding the line the money will be transferred to. Mr. Short advised that they make a new motion.*

**ACTION:** Alderman Shelton made a motion to adopt and close the Capital Project Ordinance 2020-06 amendment with the change in Budget Amendment #4. Alderman Costantino seconded the motion. The motion passed 3-0.

**B. CPO 2020-07 Streets Closeout**

- 1) Summary
- 2) Budget Amendment #6

**ACTION:** Alderman Costantino made a motion to approve Budget Amendment #6 to transfer the remaining fund balance from the Capital Streets project to Streets: Powell Bill – Unappropriated Fund Balance. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

**3) Motion to close out Capital Project Ordinance 2020-07**

**ACTION:** Alderman Costantino made a motion to adopt and close the Capital Project Ordinance 2020-07 amendment as presented this date. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

**C. CPO 2020-05 IDF Sewer Extension Grant**

- 1) Construction Bid Award

**ACTION:** Alderman Costantino made a motion to award the IDF grant's sewer extension construction contract to Carolina Siteworks as presented. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

- 2) CPO 2020-05 Amendment

**ACTION:** Alderman Costantino made a motion to amend Capital Project Ordinance 2020-05 as presented. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

**12. Coronavirus Relief Funds**

**A. Budget Amendment #3**

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

**B. CRF Reimbursement Request Review**

**ACTION:** Alderman Costantino made a motion to approve the CRF Expenditure Report as submitted and attested to by the town manager. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

**13. Proclamations**

**A. Fire Prevention Week**

**B. Breast Cancer Awareness Month**

Mayor Feather read the proclamations for Fire Prevention Week and Breast Cancer Awareness Month.

**14. Board Comments**

There were no Board comments.

**15. Mayor's Notes**

**Announcements and Date Reminders**

<b>A.</b> Thursday, October 8	11:00 a.m.	FD Auxiliary Port-a-Pit Fundraiser
<b>B.</b> Thursday, October 8	6:00 p.m.	Community Appearance Commission
<b>C.</b> Saturday, October 10	10:00 a.m.	FD Open House
<b>D.</b> Monday, October 12	5:00 p.m.	Rowan Chamber Business After Hours
<b>E.</b> Monday, October 12	6:00 p.m.	Planning Board
<b>F.</b> Wednesday, October 14	6:00 p.m.	CCOG Board of Delegates Annual Report
<b>G.</b> Thursday, October 15	7:30 a.m.	Rowan Chamber Power in Partnership
<b>H.</b> Monday, October 19	5:00 p.m.	Parks, Events, and Recreation Committee
<b>I.</b> Monday, October 19	5:30 p.m.	Zoning Board of Adjustment
<b>J.</b> Tuesday, October 20	3:30 p.m.	Revitalization Team
<b>K.</b> Wednesday, October 28	5:30 p.m.	Cabarrus-Rowan County MPO Meeting
<b>L.</b> Saturday, October 31	5:00 p.m.	FD Trunk or Treat

**Adjourn**

**ACTION:** Alderman Costantino made a motion to adjourn. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

The meeting ended at 8:41 p.m.

Respectfully Submitted,

*Aubrey Smith*  
Town Clerk