



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN MEETING MINUTES
Monday, December 3, 2018**

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

Staff: Mr. Phil Conrad – Town Manager, Mr. Jason Hord – Maintenance Supervisor/Interim Fire Chief, Ms. Shelly Shockley – Finance Officer/Event Coordinator/Deputy Clerk, Mr. Steve Blount – Town Planner, Mr. Richard Tester – Police Officer, Mr. Brian Peeples – Assistant Fire Chief, Mr. Travis Barnhardt – Deputy Fire Chief, Mr. Chip Short – Town Attorney, Ms. Debbie Harris – Davidson County Clerk

Guests: There were 2 guests present.

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: Mayor Feather led the Pledge of Allegiance.

Appointment of the Deputy Town Clerk:

ACTION: Mayor Pro Tem LaFevers made a motion to appoint Shelly Shockley as the Deputy Town Clerk. Alderman Costantino seconded the motion. The motion passed with all in favor.

Mayor Feather read the oath of office for Ms. Shockley to repeat and congratulated her on the new position. Phil Conrad noted that Debbie Harris from Davidson County was in attendance to assist the Town Board as needed.

Approval of the Agenda:

ACTION: Alderman Linker made a motion to approve the agenda as amended with the removal of 11a. the Town Audit, and 11d. the associated budget amendment. Mayor Pro Tem LaFevers seconded the motion. The motion passed with all in favor.

Approval of the Consent Agenda:

ACTION: Alderman Costantino made a motion to approve the consent agenda. Alderman Linker seconded the motion. The motion passed with all in favor.

Community Events

Ms. Shockley updated the Board on the following events.

- The Food Drive began in September and will continue through December 31. The Town encourages citizens and employees to donate non-perishable food items and other items such as socks, diapers, and toiletries. There is a donation box in the Town Hall lobby and all items donated go to Grateful Heart Community Services on Dunn's Mountain Road. Four boxes of food and supplies have already been donated.
- Santa in the Park and Christmas Tree Lighting was held on Saturday, December 1 at Granite Lake Park from 3:00 PM until 5:00 PM. There was a good turnout of staff and citizens even though the weather was not great.

Citizen Comments

Laurie Mack – She stated that she resided at 325 Veronica Lane Salisbury. She is requesting fair value compensation for two trees that were cut down without the owner's permission by NCDOT. According to a secondary road right of way of 45 feet, she noted that tree A is about 23.5 feet from the center of the road. Tree B is within the right of way. Therefore, she noted that tree A is outside the right-of-way and about 75 feet tall. She was asking for \$866 in compensation given the tree species of an oak, which ranges from hundreds to thousands. She noted a timber sales guide from the NC cooperative extension that valued trees based on diameter and height. She noted that it was \$300 per 1000 board feet around the trunk of the tree. She noted it was an estimate, and she only wants compensation for the one tree outside the right-of-way. She said that she is available for questions and concerns. Mayor Feather noted it was up to the Town Board as to whether it was added to the agenda.

Mayor Feather asked the Town Board about the item. Mayor Pro Tem LaFevers made a motion to amend the agenda to include a discussion under item #8 about the request and Alderman Costantino seconded the motion. The motion passed.

Laurie Mack – 325 Veronica Lane

Mayor Pro Tem LaFevers asked whether an offer had been made to Ms. Mack for the right-of-way. Phil Conrad noted that he and Alderman Cress met with Ms. Mack and explained the process for determining fair market value for the right-of-way, but did not get into the specific costs of the trees. He noted that an offer was not made to Ms. Mack on the trees. Alderman Linker asked if the fund request and compensation for the tree would resolve the impasse to get the culvert and road fixed. Ms. Mack indicated that they are two separate issues. She noted the secondary road right-of-way amendment and agreement. She said she was advised not to sign the agreement because the NCDOT will have full rights to cut down any tree or remove anything necessary for the project without compensation to the property owner both inside and outside the right-of-way. She had been advised by her attorney about removing the language regarding removal of trees outside the

right-of-way. Alderman Linker asked for Ms. Mack's attorney's name. Mayor Feather suggested that he recommended that this is a NCDOT issue and they are in discussion with the property owner. Phil Conrad indicated that a series of emails between NCDOT and the property owner. He noted an ongoing conversation between the parties. Ms. Mack stated that she was referred by Christopher Steele to Nikki Beech with NCDOT. Mayor Feather noted the odd situation between NCDOT and the property owner and the Town as a secondary partner. Town Attorney Short indicated that there could be no partial resolution between the Town and the property owner without inclusion of the NCDOT to wrap up all of the project together. Mayor Feather thanked Ms. Mack for bringing a number before the Board for compensation to move forward. He felt like this would be a good start. The Board asked the Manager to handle the situation moving forward. The Board thanked Ms. Mack for attending the meeting. Ms. Mack confirmed her support for the project. Mayor Feather recapped the unique nature that until the road (Veronica) becomes a town road, it is difficult for the Town to become directly involved. He said that the Town would help thru the mediation of the Town attorney.

Guests and Presentations - there were none.

Town Manager's Update

Phil Conrad – Town Manager shared the following:

- Town staff is continuing to work with LGI concerning posting bond for improvements so construction of homes can begin related to completion of the infrastructure improvements. Town staff and the Mayor met with a neighboring property owner recently about the impact of the project. In addition, staff is coordinating with Rowan County on parcel addresses for Phase I.
- The rezoning for Stone Glen was approved at the most recent Board of Aldermen meeting in November. The developer is working on engineering drawings and the Town anticipates a submittal soon.
- IOM Enterprises, two 30,000 sq. ft. additions at the Heilig Road plant have submitted engineering drawings for review and comments provided back to them by the Town's engineer. Communication continues between Town staff and the developer to address comments from the Town engineer.
- Construction is underway on the Knight Property Development, so the project is moving forward.
- He noted that the SECU will likely move forward in early 2019.
- Mr. Kress asked about the timeframe for construction on the homes. Mr. Blount indicated that normally a small subdivision would install all of the infrastructure and then build the homes. Because of the size of the subdivision, Mr. Blount indicated that LGI would build some model homes before they get all of the infrastructure completed. He noted it would be a prairie home for potential customers as they were completing the infrastructure. To allow for a single home, LGI must register the final plat with the Register of Deeds or post a bond to cover the cost of all of the utilities, improvements, etc. If LGI was to walk away from the project, the Town would use the bond receipts to pay someone else to install the infrastructure. Mr. Blount indicated that weather has been driving/delaying the schedule.
- Mayor Feather noted that he and the manager were over meeting with the adjacent property owner to get some photos of the industrial subdivision for the grant application to the Department of Commerce. Phil noted the December deadline to get the application

submitted. He noted the Town's participation in getting the pictures and the cost estimates for extending the Faith sewer line, which equates to around \$257,000. He noted the EDC's commitment to find local partners to fund a portion of the local match. The Mayor confirmed the Town's staff work. He noted the EDC's effort to secure funding partners for the local match to include the County and Easter Creek. He anticipated some progress either this month or next month.

- Alderman Cress asked for an update on the Byrd property. Phil and Town Attorney Short indicated that the closing on the property was anticipated by the end of the month. Phil noted the executed agreement between Mr. Byrd and the Town as well as a tax form to be used by Mr. Byrd for his 2018 taxes. Alderman Kress asked about any additional changes to the stipulations on the Byrd property and Phil noted that there were none at this time. Town Attorney Short said that he thought it would get wrapped up this month.

Mayor Feather asked Jason Hord to come up. He noted that the property owner at the corner of Church and US 52 would be leveling the dirt and it might be appropriate to spread some grass seed in the area. Jason mentioned the pagers and computer request from the previous month. He gave an update on the Fire Department and noted the existing training schedule. He said that in the past few weeks that we've had from 7 to 13 volunteers at the training sessions. He noted a real live burn activity at the burn building at RCCC at next Monday at 7 pm. He also stated that morale has improved with 4 new volunteers. He mentioned the AFG grant and the selection of MSA as the preferred vendor. He noted the local match from the Board. He said the air pacs would be here in 16 to 18 weeks. He mentioned the budget retreat goal of 3 people on a fire truck for response calls. He noted a recent response of 6 on the truck to the Taco Bell in Salisbury.

He mentioned MCTs, radios for telemetry, and pagers for the volunteers as part of the budget request at the last meeting. He said that he had deleted the pagers, but instead take the pagers out of service and use the radios as the pagers by adding the digital tone signaling. The pagers would be issued to the volunteers. He got a price from Motorola. He noted the new blue tooth technology for the air pacs, which equates to \$173 per unit. The total cost would be \$4844. Mayor Feather recapped to say that the wireless Bluetooth was \$3460 to upgrade the radios to be consistent with the new air pacs and \$1384 for the pagers which is down from \$3100. Alderman Linker asked about capital outlay for this expenditure, but was wondering about the supplies and equipment line item. Mr. Hord responded that the updated turnout gear would come out of this line item. He noted the staggered schedule for turnout gear that was started with the previous Fire Chief. Alderman Linker noted that we needed a capital outlay item in the next budget. Mayor Feather responded that the previous Chief had taken everything out of capital outlay and wanted to transfer it to payroll. Alderman Kress asked if the MSA's are compatible with universal air connection. Mr. Hord confirmed that to be the case. He noted a transfield hose where you can hook up to level off bottles. Alderman Kress noted the influence of technology and the length of the warranty. Mr. Hord noted that the warranty was consistent between vendors of 15 years except the battery was not covered. Alderman Kress noted the increase in morale with recruits, volunteers, turnouts, and new equipment and wanted to thank Jason and the Fire Department for the recent progress. Alderman Kress asked if both trucks are running. Mr. Hord replied both running currently. Mayor Feather mentioned the need for

a budget amendment and asked for a timeframe. Mr. Hord said that a budget amendment could followup at the January meeting. Mayor Feather asked for a motion to spend the money and authorize Finance to come back with the amendment.

After discussion, the Board took the following action:

ACTION: Alderman Costantino made a motion in support of the request and Mayor Pro Tem LaFevers seconded the motion. The motion passed unanimously.

Mr. Hord indicated the quote for the computers from Memory Bank as a placeholder. He referenced the quote from Amazon that was cheaper. He noted that the Fire Department has 4 computers with the oldest being from 2007 and newest from 2012. He noted an example of a compatible computer being able to communicate with field fire fighters about escaping dangerous conditions in a burning building. He noted an example of Granite Knitwear. He said that pre-plans can be loaded on a computer to automate the responses. He noted a request for 2 desktops and 4 laptops on the trucks and 4 monitors. He recapped the monetary request of \$3346.68. Mr. Hord noted the quality of the 2 town-owned trucks. Mayor Feather asked about what could be done now versus waiting until next fiscal year. Mr. Hord noted that the laptops were needed, but could be pared down to 3. The only savings would be \$460. Mayor Feather asked about the plan for the old computers. Mr. Hord responded that the Fire Department has a table where he is setting up the old computers as a training kiosk for the fire fighters. The rest of the computers will be surplus.

Alderman Linker asked about any other budget requests for this fiscal year from the Fire Department. Mr. Hord did not think there would be any further expenditures and no other pending items unless some unexpected maintenance expense. Mayor Feather asked if the Fire Department budget may have any reserve. Mr. Hord said that he was unsure about the insurance and bonds line item. Mayor Feather asked if funds could be pulled from other accounts to cover the cost. Mr. Hord said it was premature to move funds across the board given his limited time on the job as interim fire chief. It was concluded to pull funds out of contingency for the expenditure.

After discussion, the Board took the following action:

ACTION:

Alderman Costantino made a motion to spend \$3500 max on the computers and Alderman Kress seconded the motion. The motion passed unanimously.

Phil Conrad asked Steve Blount to provide a presentation on options for the strategic property off Faith Road. Mr. Blount noted that the Planning Board would be working with this particular property as part of the comprehensive planning process. He said the Faith Road property is a good example of a strategic property because it's development can have an impact on development around it and is critical to the overall image of the Town and must be developed with care. The property is 2400 Faith Road. Mr. Blount gave a brief history of how the property was acquired. He said that the Town Board has currently decided to sell the property. He noted his research on the Faith Road community and the value of density and tax base from the current subdivision under construction. He noted

the availability of the current site even with the flood plain constraints. He noted the need to keep the Town's options open by retaining the current property. He said that the southeast of the property is both landlocked and undeveloped that could be combined into approximately 26 acres. He noted neighboring property access off Mulberry Lane. He showed a slide of the Carolina Thread Trail that could run through the 26 acres along Mulberry Lane and connect to Byrd Park. He showed a slide of common open space on the property that is also in the flood plain. He noted the timing of a potential subdivision of this size and other potential uses for the property such as a leased community garden, farmer's market on the front of the property, and disc golf course along the creek. He noted the soccer fields off Majolica Road as an example of a community project on vacant property known as the Gordon P. Hurley soccer complex. He summarized the options including selling the property, which would generate limited revenue in its current undeveloped state. Mr. Blount suggested that the Board delay action on the property and request staff to bring back options at the Planning Retreat for the next budget year. He noted that it is an opportunity to preserve options for the property.

Mayor Pro Tem LaFevers asked about what might happen to the property if it were sold. Mr. Blount indicated that those same options could occur if the person has the interest to develop along those lines. Mayor Pro Tem LaFevers asked about what kind of negative things could happen to the property. Mr. Blount said it could just sit there undeveloped. He noted that the 3 or 4 lots on the developable acreage could pay 2 to 3 times the initial investment on the property, Alderman LaFevers asked about a vacant property on the corner. Mr. Blount indicated that LGI is looking for vacant properties in the area. Mayor Feather asked for questions for Mr. Blount. Mayor Pro Tem LaFevers indicated his support for selling the property because Mr. Wilhelm backed away from the property at the last meeting, but he said he could see all of these things potentially happening because of his background in construction. Alderman Linker said he voted to dispose of the property, but his support was because the Town was sitting on a number of parcels. He felt encouraged that the Town was looking at properties and has some on the market. He noted that it would be good to look at options and bring the discussion back in January after the Byrd property closed and give the Board some time to look at the options. Mayor Feather confirmed no action by the Board, but to place the item on the agenda for the January meeting for discussion. Phil asked if there was any additional information to be provided to the Board at the January meeting by staff. Alderman Linker confirmed that no additional information was required.

Finance Officer Update

a. Budget Amendment Request #4

ACTION: Alderman LaFevers made a motion to transfer funds from Fund Balance Appropriated (01-3991-99) to Fire Department Capital Outlay Equipment (01-4340-55) in the amount of \$7,116 to match Grant Funds on air packs. Alderman Linker seconded the motion. The motion passed with all in favor.

b. Budget Amendment Request #5

ACTION: Alderman Linker made a motion to transfer funds from Fund Balance Appropriated (01-3991-99) to Community Appearance (01-4120-50) in the amount of \$1,500 to fund Town events and for the remainder of the fiscal year. Alderman Costantino seconded the motion. The motion passed with all in favor.

Old Business

a. COMMITTEE UPDATES

- Revitalization Team – Alderman Costantino shared that Revitalization Team is at a standstill until next budget year. He said the Christmas lights were up. Mayor Feather confirmed that the Team is working on a budget request for the Square for the next fiscal year. Phil noted that the Committee is working on a concrete plan for the Square.
- Building - Alderman Linker said that the Town Hall project needs to be discussed at the annual Board Retreat. He noted that he wants full buy-in from staff and the Board.
- Parks and Recreation – Mayor Pro Tem LaFevers stated that the committee discussed taking on more responsibility in terms of making recommendations in the Town parks. He asked Jason Hord to come to the next meeting and provide some insight. He said the recommendations would be geared towards the annual Board Retreat.

New Business & Action Items

- a. **BOARD OF ALDERMEN BUDGET RETREAT** - Consider approval to schedule the annual Board Retreat to February 22 and 23, 2019 Byrd Property. Alderman Linker asked about why the Retreat is a full 1.5 days. He preferred a single day Retreat. Mayor Pro Tem Lafevers indicated a desire for more meat in the agenda and have limited input from the outside. Mayor Feather stated that he and the Manager would like input from the Board members on the Retreat. Alderman Kress said that the priorities might be all of the same from the Board members. Phil mentioned the survey from the year before. The Mayor suggested a quick meeting about a month before to go over the agenda for the Retreat. Phil make a recommendation hold the Retreat to one day, but hold the next Friday open on the calendar to come back and address any lingering issues if they exist. Alderman Linker confirmed that the length of the Retreat could be consistent with the time allotted. By consensus, the Board Retreat will be Friday February 22nd at 8 am with a working lunch.

ACTION: Mayor Pro Tem LaFevers made a motion to hold the Board Retreat on Friday February 22nd beginning at 8 am. Alderman Linker seconded the motion. The motion passed unanimously.

- b. **CALL FOR NEW PROJECTS FOR CABARRUS-ROWAN METROPOLITAN PLANNING ORGANIZATION (MPO) REGIONAL PRIORITY LIST** – Consider endorsing a new project for the Cabarrus-Rowan MPO Regional Priority List. Phil

explained that there is a resolution in the packet and a short description of the Peeler Road corridor from the Interstate to Faith Road. He explained that part of the project would be on new location. Alderman Linker asked about the relevance to the Town. Mayor Feather noted the direct access to the interstate and improve travel time for the residential subdivision. Alderman Linker confirmed that the request is for the Town to request NCDOT to look at the project as part of their 20-year plan.

ACTION: Alderman Linker made a motion to approve the request and Mayor Pro Tem LaFevers seconded the motion. The motion passed unanimously.

Board Comments

Alderman Costantino asked about the volunteer banquet for this Friday at Shiloh United Methodist at 6:30 pm. There were no additional comments from the Board. The Mayor noted that the Business After Hours for the Rowan Chamber on December 10th will be at Rowan Regional Hospital.

Mayor's Notes – Announcements

Mayor Feather reviewed the upcoming meeting dates and asked Board members to attend any of the meetings that they could. Alderman Linker asked about a Planning Board meeting in December. Town Planner Blount indicated that the Planning Board would hold a work session on December 17th at Town Hall. The Mayor wished Happy Holidays to the Board and staff.

Closed Session:

Mayor Pro Tem LaFevers made a motion at 8:39 PM to go into closed session pursuant to N.C. General Statute Section 143-318.11(a)(6) for property and personnel issues. Alderman Costantino seconded the motion. The motion passed with all in favor.

Mayor Pro Tem LaFevers made a motion to come out of closed session at 9:43 PM pursuant to N.C. General Statute 143-318.11(a)(6) for property and personnel issues. Alderman Costantino seconded the motion. The motion passed with all in favor. The Board did not take any action.

Adjournment

Alderman Costantino made a motion at 9:45 PM to adjourn the meeting. Alderman Cress seconded the motion. The motion passed with all in favor.

Respectfully Submitted,

Phil Conrad
Town Manager