



Town of Indian Trail
Minutes of Town Council
July 22, 2014
Civic Building
06:00 P.M.

The following members of the governing body were present:

Mayor: Michael L. Alvarez

Council Members: David Cohn, Gordon B. Daniels, David W. Drehs, Christopher King, and Gary M. Savoie.

Absent Members: Town Attorney Keith Merritt.

Staff Members: Town Manager Joe Fivas, Town Clerk Peggy Piontek, Director of Engineering and Public Works Scott Kaufhold, Finance Director Marsha Sutton, Planning Director Shelley DeHart, Director of Community & Economic Development Kelly Barnhardt, Assistant Director of Parks & Recreation Jason Tryon, Communications Coordinator Lindsey Edmonds.

CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Alvarez called the meeting to order and Council Member Savoie led in the Pledge of Allegiance. Mayor Alvarez announced that Council Member Drehs was not present.

CONSENT AGENDA

- a. Approval of June 24, 2014 draft minutes
- b. Approval of July 8, 2014 draft minutes
- c. Approval of LGC 203 Review (**COPY ATTACHED HERETO AND MADE A PART OF THE MINUTES**)
- d. ReApproval of Park & Recreation vehicle (**COPY ATTACHED HERETO AND MADE A PART OF THE MINUTES**)
- e. Approval of Crooked Creek Park Capital Improvement Ordinance(**COPY ATTACHED HERETO AND MADE A PART OF THE MINUTES**)

Gary M. Savoie made a motion to approve the Consent Agenda.
Council voted unanimously in favor of the motion.

BUSINESS ITEMS

- a. Approval of 2014 Asphalt Contract

Mr. Fivas advised that we are not prepared to present this item we will bring it back at the next meeting.

- b. Approval of 2014 Stormwater Maintenance Contract

Mr. Fivas explained historically we have had a contract, currently funds are low and with approval we will have the ability to perform some additional projects.

David Cohn made a motion to approve the 2014 Stormwater Maintenance Contract
Council voted unanimously in favor of the motion. (**COPY ATTACHED HERETO AND MADE A PART OF THE MINUTES**)

RFQ FOR ARCHITECTURAL SERVICES

Mr. Fivas explained that Council requested staff to put out a Request for Qualifications (RFQ) for architectural services. Staff solicited a number of firms and had a very strong turnout; staff reviewed the information and narrowed it down to three firms which will be presenting to you this evening. Mr. Fivas clarified that although Council has not set a timeline when this project will be completed, for the RFQ requirements staff put an estimated timeline of 18 months. During the three presentations, these firms may refer to timelines, well knowing that this is something that Council will have to work through. Mr. Fivas reiterated that the Council will establish the appropriate timeline.

INTERVIEW #1 - Clark Patterson Lee Associates

Mr. Fivas introduced the firm of Clark Patterson Lee.

Jeff Shear, Principal in Charge, introduced Don Lee the founding Father of the company, Andrew Jamison who performs Architectural Design and Production and provided some information about the company. He

informed Council of the awards they have received over the years, stating that their goal is “Customer Satisfaction”.

Council Member David Drehs entered the meeting.

Andrew Jamerson explained the phases of the architectural process. Building Information Modeling (BIM) software is the model they use to construct the project.

Jeff Shear presented the concept sketch explaining they have many questions that will have implications during the design process to be discussed.

Don Lee explained some of the issues of concern, transportation providing some sketches with different ideas of entrances and access to the building.

Andrew Jamerson presented some photos and floor plans of a project they did in Suwannee, Georgia, explaining our project is similar to it.

Mr. Shear presented a schedule, explaining that it can be started by November but many things have to happen before then and presented a Statement of Understanding. **(A COPY OF THE POWER POINT CAN BE FOUND IN THE OFFICIAL PACKET)**

Council made some comments and asked several questions

INTERVIEW #2 - Creech & Associates

Mr. Fivas introduced the firm and explained they are located in Charlotte.

David Creech, Principal in Charge introduced his staff; John Crawford, Director of Construction; Brent Green, Project Manager/Lead Designer; Keith Pehl an Electrical Engineer and President of Optima Engineering; Stephen Lord an Architect for Woolpert and Sally Wright, Marketing Director. Mr. Creech explained they are known for their civic work and provided some of their past performances on similar projects explaining this is exactly what they do and do well.

Mr. Green addressed their Town Square expertise, explaining the space needs to be useable for both town events and community events.

Mr. Lord explained the existing conditions, expressing there are concerns about the utilities.

Mr. Green went over the Phase I approach: organize, analyze, develop & approve, explaining the process for each step. This is scheduled for completion by October 15, 2014, explaining their specialized expertise.

Mr. Pehl explained LEED, what it is and its benefits.

Mr. Crawford explained the proposed project schedule and the benefits of having construction management at risk.

Mr. Creech provided several reasons why Creech & Associates is a good choice. (A COPY OF THE POWER POINT CAN BE FOUND IN THE OFFICIAL PACKET)

Council made some comments and asked several questions

INTERVIEW #3 - ADW Architects

Mr. Fivas introduced the final firm ADW Architects

Jim Powell, Architect and Managing Principal; Keith Carlyon, AIA, LEED AP – Senior Principal/Project Manager/Lead Project Architect; Christal Bostian, IIDA – Senior Associate/Interior Designer; and Keith Pehl, P.E., LEED AP BD+C – Optima Engineering, MEP Engineer President all introduced themselves.

Mr. Powell explained the 8 reasons why they believe the ADW team is the right fit for this project and provided some background on his company.

Mr. Carlyon, Project Manager explained his background.

Mr. Powell & Mr. Carlyon presented some examples of previous projects they created, explaining the importance of design, council chambers, technology, security, space needs, sustainability, energy consumption, construction administration, experience and commitment to meeting budget and schedule requirements, preliminary schedule and references.

Ms. Foster presented the interior design and furniture procurement for town halls, explaining the importance for durability maintenance and quality. **(A COPY OF THE POWER POINT CAN BE FOUND IN THE OFFICIAL PACKET)**

Council made some comments and asked several questions.

Christopher King made a motion to approve Creech & Associates to enter into negotiations

Mr. Fivas explained the process advising that you need to hire a firm that has the ability to follow it from cradle to completion.

Motion Passed 4 - 1 with David Cohn opposing.

Council had a discussion pertaining to funding. Mr. Fivas suggested that perhaps Council would like staff to come back with some models for financing. By consensus Council unanimously agreed to that.

ABC BOARD APPOINTMENTS

Each of the candidates were asked questions from Council pertaining to why they applied, what experience they have and requested they provide a brief history of themselves.

a. Jan Brown

Mr. Brown gave his full name and address, provided some of his background explaining he served on the ABC Board for three years and read an email he received from a Board Member in 2012.

b. Klinger

Mr. Klinger did not attend the interview.

c. Aponte

Mr. Aponte advised he moved here about 10 years ago from Miami and wants to be part of the community. He currently is serving on another Board and he applied for the ABC Board because he wants to be a part of anything.

David Cohn made a motion to approve appointing Jan Brown to the ABC Board Council voted unanimously in favor of the motion.

PLANNING BOARD APPOINTMENTS

a. Long

Mr. Fivas explained the appointment policy recently changed, since Mr. Long is requesting to be moved from an Alternate Seat to a Regular Seat, the policy states that Council shall appoint him.

Christopher King made a motion to approve Steven Long as a Regular Seat Member to the Planning Board Council voted unanimously in favor of the motion.

b. Mimy

Ms. Mimy is a current member and is reapplying for the Planning Board. The policy does not require Council to interview current Board members.

c. Aponte

Council had interviewed Mr. Aponte for the ABC Board so no further interview was required.

d. Killman

Mr. Killman stated that the reason he applied is because he hears a lot from the town and feels his professional life and this appointment can go hand in hand.

e. Morrison

Andy Morrison explained he is third generation Union County resident, lives in Brandon Oaks, is a real estate appraiser and is currently on the Board of Adjustment.

Mr. Cohn inquired if he deals with developers professionally, his reply was mostly. Mr. Cohn stated it might present a conflict for him.

f. Rogers

Mr. Rogers is currently serving as an alternate on the Board of Adjustment and is asking for a Regular Seat on either Board. After a conversation, Council advised him that there are only Alternate seats available. He stated that he would prefer a Regular Seat on either Planning Board or Board of Adjustment and provided his background.

g. Ally

Mr. King inquired how many Board or Committee positions does he serve, he replied the Transportation Advisory Committee. He was asked his preference and replied the Planning Board and then provided his background

David Cohn made a motion to approve appointing John Killman as Alternate to the Planning Board
Motion Failed 3 - 2 with Christopher King, Gordon B. Daniels, and Gary M. Savoie opposing.

David Cohn made a motion to approve Dr. Ally to an Alternate Seat on the Planning Board
Council voted unanimously in favor of the motion.

Gary M. Savoie made a motion Mr. Aponte to an Alternate Seat on the Planning Board
Motion Passed 4 - 1 with Gordon B. Daniels opposing.

BOARD OF ADJUSTMENT APPOINTMENTS

a. Howe

b. Rogers

Gordon B. Daniels made a motion to approve appointing Ms. Howe and Mr. Rogers to a Regular Seat on the Board of Adjustment.

Council voted unanimously in favor of the motion.

c. Ally

Council had interviewed Dr. Ally for the Planning Board so no further interview was required.

d. O'Connor

Mr. O'Connor advised he has lived in Indian Trail since 1983 and as a result of his recently being involved with the Board of Adjustments for his property; he found it very interesting to know what's going on in the city and what the requirements are.

Gordon B. Daniels made a motion appointing Mr. O'Connor and Dr. Ally as Alternate Seat Members of the Board of Adjustment.

Council voted unanimously in favor of the motion.

APPOINTMENT OF ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

- a. Wetherington
- b. King
- c. Helms
- d. Barnes
- e. Chitwood
- f. Melton
- g. TenHaaf
- h. Mulhall

This is a new Committee which requires 8 members, as a result Council appointed all 8 in one motion.

David Cohn made a motion to approve appointing all the applicants to the Economic Development Advisory Committee

Council voted unanimously in favor of the motion.

APPOINTMENT OF PARC COMMITTEE MEMBERS

- a. Morales
- b. Aponte
- c. Ally

Christopher King made a motion to appoint Ms. Morales and Mr. Aponte as Regular Seat Members and Dr. Ally as an Alternate Seat Member of the PARC Committee.

Council voted unanimously in favor of the motion.

APPOINTMENT OF PUBLIC SAFETY COMMITTEE MEMBERS

- a. Spurr
- b. Krohn
- c. Deans
- d. Faulkenberry
- e. Ally

David W. Drehs made a motion to approve Chair Recommendations to Public Safety Committee (Spurr & Krohn Regular Seats – Faulkenberry Alternate Seat)

Motion Passed 3 - 2 with Gordon B. Daniels, and Gary M. Savoie opposing.

APPOINTMENT OF STORMWATER COMMITTEE MEMBERS

- a. Ally
- b. Klinger

Gordon B. Daniels made a motion to approve Ally & Klinger to Alt Seats on the Stormwater Advisory Committee
Council voted unanimously in favor of the motion.

Gordon B. Daniels made a motion to approve Miller to a Regular Seat on the Stormwater Advisory Committee.
Council voted unanimously in favor of the motion.

CLOSED SESSION

None

ADJOURN

Christopher King made a motion to table
Council voted unanimously in favor of the motion.

APPROVED:

Michael L. Alvarez, Mayor

Attest: _____
Peggy Piontek, Town Clerk