



Town of Indian Trail
Minutes of Town Council
November 25, 2014
Civic Building
06:30 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.

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

CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Alvarez called the meeting to order and led in the Pledge of Allegiance, asked for a moment of silence for the Deputy Greene. He announced Mr. King is not present and reminded everyone of the upcoming Christmas Parade.

ADDITIONS AND DELETIONS

David Cohn made a motion to approve deleting Law Enforcement Update

Council voted unanimously in favor of the motion.

MOTION TO APPROVE AGENDA

Gary M. Savoie made a motion to approve the agenda as amended.

Council voted unanimously in favor of the motion.

PRESENTATIONS

None

COMMITTEE APPOINTMENTS

Mr. King entered the meeting

- a. Public Safety Advisory Committee - Suzanne Schooler

David W. Drehs made a motion to approve Public Safety Advisory Committee applicant Suzanne Schooler

Council voted unanimously in favor of the motion.

- b. Parks, Arts, Recreation & Cultural Committee - Ana Pavletic Franks

David W. Drehs made a motion to approve PARC Committee applicant Ana Franks

Council voted unanimously in favor of the motion.

PUBLIC COMMENTS

Debra Vota, 101 Post Office Drive, Indian Trail, NC Director of Generations United asked for assistance in getting the word out about her organization that provides an intergenerational program for both adults and children in need. She provided statistics on adults in nursing homes and children who need daycare, preschool and afterschool care.

Jan Cook, 519 Galesburg Drive, Monroe, NC requested to have Mayor Alvarez read a letter for her. Mayor Alvarez read the letter which provided Ms. Cook's reasons for retiring, informing the Council and public of the uncomfortable work environment for staff. **(A COPY CAN BE FOUND IN THE OFFICIAL PACKET)**

Ash Minor, 323 Thompson Court, Indian Trail, NC advised he is into bike and pedestrian friendliness and feels Indian Trail is lacking it. For 10 years there have been small projects and improvements but not enough to make it a quality amenity to the town. He informed Council of an incident that occurred 2 weeks ago during a family bike ride, inquiring what happened to the bike plan. It is his opinion that although the town has good intentions it hasn't happened yet, as his family almost got hit by a couple of vehicles.

LAW ENFORCEMENT UPDATE - *this matter was removed as a result of a motion made in Additions and Deletions*

CONSENT AGENDA

- a. Approval of November 12, 2014 draft minutes
- b. Modified C-4957 A Supplemental Agreement **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Christopher King made a motion to approve the Consent Agenda.
Council voted unanimously in favor of the motion.

PUBLIC HEARINGS

- a. Public comments and the potential for Council consideration and approval of the Municipal Complex Master Plan(s), Town Hall/Community Center Architectural Designs

Mr. Fivas provided the history of this project and explained the procedures that have been taken advising we are presenting the final product for Council to consider and look at after having three public workshops to get resident input. Mr. Fivas presented a PowerPoint showing the next steps that can be taken. He then introduced Mr. Green from Creech & Associates who provided a detailed description of the floor plans for both levels. Mr. Green presented renderings of the exterior and explained the architectural reasons for different aspects.

Mayor Alvarez opened the public comments portion of the hearing.

Michael Faulkenberry, 519 Picketts Circle, Indian Trail, NC commented on the buildings beauty then inquired how it will be paid for without incurring any additional debt, what is the time frame for construction? He feels there was very little planning for pedestrian traffic, little room for additional parking for big events at Chestnut Square Park. He recommends putting walking trail around the complex and remove the one in Chestnut Square Park because it's too dark. Don't put a dog park behind town hall or next to the train tracks as it frightens them, put it in walking trails at Chestnut Square Park.

Roger Fish, 11001 Magna Lane, Indian Trail, NC stated the design is truly beautiful, he likes the dramatic setbacks to the back of the lot and the additional buildings will create a good view. He likes the elegant entrance and appreciates the classical and contemporary styles in it. He feels the traffic circle is an excellent solution and the future connector roads make a lot of sense. Additional building could be a new sheriff's office. He asked if the building has a basement. Has that been thought about for additional space?

Lars Knapp, 655 Powder Horn, Indian Trail, NC asked how will it be funded, if by loan and choose not to raise taxes with the loan, historically with this county it hasn't worked well. He stated the building is pretty but we want to be sure that taxes will not be raised. Please just be honest and let the residents know if that will be the case.

Mayor Alvarez closed the Public Comment portion of the hearing.

Council had a lengthy discussion on this subject, topics included: Blythe extension, funding, placing on ballot for residents to vote, future expenses for utilities etc., not doing it all at once, further discussion at Strategic Planning meeting, an additional elevator, estimated cost of \$240 per square foot but Manager at Risk can provide realistic estimate, benefits of Manager at Risk.

Mayor Alvarez asked Mr. Greene what the cost to town was to develop the Master Plan. Mr. Green replied he was unable to speak to that.

Gordon B. Daniels made a motion to approve the Master Plan as presented to us tonight pertaining to the Complex as outlined in the diagram. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**
Motion Passed 4 - 1 with David Cohn opposing.

****This motion included the Master Plan, Space Floor Plan and Conceptual Rendering as clarified by the Town Manager on page 5 of these minutes**

Mr. Savoie suggested they discuss the next step which is to develop an early site plan and construction documents. He feels this would help in getting a more accurate cost.

Gary M. Savoie made a motion to approve instructing Creech & Associates to get together with Woolpert to begin development of an early site plan and site construction documents.

Mr. Drehs inquired why we need to do that now. If we go to the Master Plan and we decide to back out, suggesting we stay slow and cautious

Mr. Daniels stated that's part of the cost so we can identify all of the costs for the town, if we leave this off we will not have an accurate cost.

Mr. Fivas said it would not be a bad idea to have discussion with Creech & Woolpert to determine how we start this process on the Geotechnical work providing helpful information about cost needs. Mr. Green stated that allowing us that approval to coordinate with the Geotechnical team to build the base information that we will need to assist the Manager @ Risk.

Mr. Fivas stated you will have more information without spending a lot of funds. Mr. Green stated approval of this motion will enable them to complete the incremental work.

Mr. Cohn stated we're kidding ourselves there's no doubt that this will be built and let's save money the best way we can save money. No offense to anyone who wants to build it, I'm not for it; we all know what's going to happen we're going to build a town hall.

Motion Passed 3 - 2 with David Cohn, and David W. Drehs opposing.

Mr. Fivas stated we're looking for clarification, in the agreement it said this is the scope of work, there's nothing new, we're just making sure that if you want us to stop, and we will stop if you want us to continue we will do that with what has already been approved.

**Mr. Fivas clarified when the Council adopted the Master Plan they adopted all 3 renderings, Mayor Alvarez said yes, it's all part of the Master Plan.

BUSINESS ITEMS

None

DISCUSSION ITEMS

a. Discussion of Street Acceptance Policy

Mr. Fivas advised there is a completed draft of the policy in front of the Council. Street ownership within Indian Trail is approximately 200 miles. We own approximately 56 miles, 102 is owned by State and there are 33 private roads. Current policy is base on the current condition of road; this policy in many ways creates equity issues between neighborhoods and streets.

New policy is based on the Life Cycle of the Street

- 1) Can be initiated from NCDOT, designated HOA, designated developer, or a petition from 50% of the linear frontage of property owners within the request area.
- 2) Pavement Condition Analysis will be completed.
- 3) Town Engineer will complete Street Acceptance Report for the Town Council on the current condition of the streets.
- 4) Town Engineer will determine what the costs are
- 5) Residential Formula
- 6) Commercial Formula
- 7) How to pay the costs
- 8) The Council reserves the right to say "no" to any request
- 9) The Town has sole discretion on when to perform maintenance on Town Streets
- 10) Maintain current rules for Newly Constructed Streets Platted for Town Maintenance

Council had a discussion on the formula. **(A COPY OF THE POWER POINT CAN BE FOUND IN THE OFFICIAL PACKET)**

Christopher King made a motion to approve the Street Acceptance Policy.

Council voted unanimously in favor of the motion. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Mr. Fivas stated that we will change our formula example in the policy you approved so it articulates more clearly the Powell Bill adjustment.

b. Discussion on filling upcoming vacant seat on ABC Board

Mr. Fivas stated we are trying to be proactive that there will be an opening on March 31, 2015 and recommends letting the residents know and if Council knows someone who you feel is a good candidate tell them to contact Gary D'Onofrio, the Chair if they need more information.

c. Discussion on Strategic Planning

Mr. Fivas wanted to highlight that on the 19th & 20th, we will need to have a robust conversation on the town hall community center. He informed Council that we will be sending out to you an agenda for what the days will look like. On Friday evening we will work through some bigger issues, ideas and plan on bigger picture and then on Saturday making decisions. Please forward us any information you want to discuss, we will have a conversation on communications, Park & Recreation, Economic Development, Town Center, infrastructure development, and Chestnut Parkway.

MANAGERS REPORT

Mr. Fivas said on December 7th we will have our Christmas Parade/Tree lighting, please let us know if you want to ride in the parade. We are looking at our event schedule for next year and would be happy to hear any ideas. We will have a committee appreciation event early next year; we might have a brief Stormwater 101 Course and then a reception, which will require us to postpone the meeting for a bit. If there is anything you want us to do, please let us know.

COUNCIL COMMENTS

Mr. Drehs thanked everyone for coming and wished them a great Thanksgiving.

Mr. King seconded Mr. Drehs

Mayor, great discussion great concerns, the cost to do so much at once concerns him. He would be more comfortable with a referendum and let the chips fall where they may. We're approaching the Thanksgiving holiday, he expressed his condolences to the Sheriff's Office advising they work right through the holidays please keep them in your prayers. He stated the letter that was read is very concerning, asking Council to please take it seriously and not let it go on deaf ears.

Mr. Savoie thanked everyone and wished them a safe and happy Thanksgiving.

Mr. Cohn thanked Jan Cook for her 14 years of service to town, she was one of the 1st people he met, and you have done your job well. He wished her success in retirement and to be happy. Your letter was alarming to hear and he hoped we can make things better; maybe the Council should be more involved. He doesn't

even know when people leave, thanked her for her service again. Wished everyone a great Thanksgiving, he blessed Mr. Green's family and thanked the deputy's for all they do; they have their thoughts and prayers.

Mr. Daniels wished everyone happy Thanksgiving; he thanked everyone for coming out tonight. He commented on the low interest rate on loans.

CLOSED SESSION

ADJOURN

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

APPROVED:

Michael L. Alvarez, Mayor

Attest: _____
Peggy Piontek, Town Clerk