

**MINUTES OF THE MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
AUGUST 20, 2015**

The Board of Commissioners of the Town of Mint Hill met in regular session on Thursday, August 20, 2015 at 7:00 p.m. in the Mint Hill Town Hall.

ATTENDANCE

Mayor: Ted H. Biggers, Jr.
Commissioners: Lloyd Austin, Carl M. Ellington, Richard Newton and Katrina (Tina) W. Ross
Town Manager: Brian L. Welch
Planning Director: John Hoard
Town Engineer: Steve Frey
Police Chief: Tim Ledford
Fire Chief: David Leath
Town Clerk: Michelle Wells

CALL TO ORDER, INVOCATION AND PLEDGE

Mayor Biggers called the meeting to order, ruled a quorum present and the meeting duly constituted to carry on business. Following the invocation offered by Commissioner Ellington, Mayor Biggers led the Pledge of Allegiance to the Flag of the United States of America.

ORDER OF BUSINESS

Addition, Deletion or Arrangement of Agenda Items: None.

Approval of July 16, 2015 Regular and Called Meeting: Commissioner Ross asked to discuss the Noise Ordinance approved at the July 16, 2015 meeting. She stated Attorney Bringewatt and Manager Welch had agreed that modifications could be considered to the Noise Ordinance because of the discrepancies in the tables. She asked if the changes would be discussed at the current meeting. Manager Welch stated Attorney Bringewatt was on vacation but would be back in touch with Commissioner Ross. Upon the motion of Commissioner Ross, seconded by Commissioner Ellington, the Board unanimously approved the minutes of July 16, 2015 Regular and Called Meeting.

Consent Agenda: (A) Accept Tax Collector's Settlement for Fiscal Year 2015 and Order of Collection; (B) Accept June Treasurer's Report and Financials; (C) Approve K-9 Retirement Resolution; (D) Accept Tax Refund Agreement; (E) Approve Construction Manager at Risk Resolution Related to Mint Hill Athletic Park; (F) Authorize Manager to Execute Pre-Construction Agreement with Construction Manager at Risk Related to Mint Hill Athletic Park; (G) Approve Pre-Qualification Policy for Construction Manager at Risk Related to Mint Hill Athletic Park; (H) Approve Financing of Three New Vehicles; (I) Adopt The All Hazards Mitigation Plan Resolution; (J) Amend Fee Schedule for Civil Penalties; and, (K) Accept July Tax Collector's Report: Upon the motion of Commissioner

Austin, seconded by Commissioner Ross, the Board unanimously approved the Consent Agenda. (Copy filed with minutes of record.)

Public Hearing on #ZC15-2, Filed by Paul Sleiman of S.T.O. Partners, Requesting Conditional Zoning Approval for a Drive Through Facility in Downtown: Mr. Hoard said the applicant had withdrawn #ZC15-2.

Public Hearing on #ZC15-3, Filed by New Beginnings Community Church, Requesting Conditional Zoning Approval for New Community/Counseling Center: Elder James Worthy told the Board that New Beginnings Community Church offered three family oriented church services each Sunday. All of the 48 specialized groups in the church provided outreach programs.

Mr. Jeff McCluskey, Civil Engineer for MC2 Engineering, said the original building was built in 2006 and the Family Life Center was added in 2011. He noted the parking lot was constructed in 2014. The application was to construct a new community/counseling center. The second phase was to add additional parking and a driveway onto Margaret Wallace Road. Based on the needs assessment conducted by the Church, conference rooms were needed for civic and neighborhood meetings. In addition to the conference rooms, a small chapel, standard office space, storage and counseling space would be included in the building. He stated the exterior of the new building would be brick and stucco and would be consistent with the church.

Mr. McCluskey stated New Beginnings Community Church utilized off duty police officers for Sunday services and special events. The Church has tried to work with the Town regarding the traffic and the communication to the Town and neighbors about large events. The concerns mentioned by neighbors included the directional sign that allowed for right turns only out of the parking lot and persistent traffic issues. The sign, directing cars to exit right only, had been removed. The sign had not been approved by the church but instead was installed by a volunteer. The Church had been working with the Town on large events. The church had been in contact with the North Carolina Department of Transportation and Steve Frey, Town Engineer, about road enhancements to help with the traffic issues. The Church was now proposing to have four services and limiting them, to a maximum of one hour each, to help with the traffic situation. They have a satellite location in Indian Trail and hope to open one in Harrisburg.

He noted additional concerns by the neighbors included: rodents and storm water management. Removal of brush from the property should help with the rodent population, he said. Elder James had given out his email and phone number so concerned citizens could contact him with issues. The church would extend the riprap along the parking lot edge to help the storm water concerns.

The Board asked the following questions: Was the parking lot directional sign removed? Yes; a volunteer had erected the sign but it had been removed. The parking lot was parking primarily for leadership staff (they typically stayed all day).

Ms. Katie Jacks, 6624 Cheryl Circle, said it was very dangerous to direct the traffic away from the police officers and down a “blind hill” along a road with no speed limit signs. The traffic congestion had made her late for her own grandsons’ baptism. She appreciated the “good neighbor policy” of the church but suggested the cans and bottles tossed in the ditch could be placed in a large permanent trash can that would be emptied weekly by church staff. She noted loud church services had, on occasion, upset her disabled children. She said the drums were very loud and during the early morning. She asked if the Town had a noise ordinance. She was told it was under review. Elder James said he didn’t know about the noise or the trash but would address the issues. She enjoyed watching the Church grow and thanked them for holding a community meeting where neighbors could express their concerns.

There being no further public comments, Mayor Biggers declared the public hearing on Petition #ZC15-3 closed.

Public Comments: Lloyd Scher, 9815 Meringue Place, Matthews, North Carolina invited the Mayor and Board of Commissioners to participate in Visually Impaired Persons (VIP) day on September 16, 2015 in Mint Hill. The Lions Club was the largest and oldest service organization. On September 16th, the Lions’ participants would perform everyday tasks/chores while blindfolded. Participants would shop, walk on sidewalks, visit the library, purchase produce and perform other tasks. The tour would begin at Town Hall. He asked the Mayor and Board to consider taking part in the event and/or greeting dignitaries.

Currently there are no ordinances or laws to protect visually impaired people from given incorrect change. Typically, they aren’t aware until a sighted person sees the amount they received was inaccurate. Mr. Scher stated he was attempting to convince the Secretary of the Treasurer that 5.9 billion dollars could be saved if the one dollar bill was converted into a coin. He thanked the Board for their service to the community and the opportunity to speak.

Appointments to the Mint Hill Madness Board: Manager Welch stated Town Staff recommended Dalton Taylor, Jordan Love, Scott Harris, Brian Haislip and Mike Cochrane to serve as Directors for the Mint Hill Madness Board.

Upon the motion of Commissioner Ross, seconded by Commissioner Ellington, the Board unanimously appointed Dalton Taylor, Jordan Love, Scott Harris, Brian Haislip and Mike Cochrane to serve as Directors for the Mint Hill Madness Board.

Discussion and Decision Regarding Choice of Firm for Architectural Services for the Mint Hill Athletic Park: Commissioner Ross stated the architectural firm presentations on July 16, 2015 were very well done. In her opinion, the Town could not go wrong with any of them. She stated, her preference was to select Wirth and Associates because they were a smaller firm dedicated to one job at a time.

Upon the motion of Commissioner Austin, seconded by Commissioner Ellington, the Board unanimously approved the selection of Wirth and Associates for Architectural Services for the Mint Hill Athletic Park.

Other Business/Council Matters: Commissioner Austin attended the Mint Hill Chamber of Commerce meeting. He noted he was invited by the Mint Hill Women’s Club to attend a candidates’ forum on October 12, 2015 at Town Hall. He was unsure if he could attend because the North Carolina League of Municipalities Annual Conference would be held in Winston-Salem from October 11-13, 2015.

Commissioner Ross said there were 234 EMS and 83 Fire calls for July. The year-to-date total was 2350. She said the Mint Hill Fire Department had a “training fire/burn” on Bartlett Road on Saturday, August 15th. She asked if Detour Signs could be placed at future locations as many of the neighbors didn’t realize Bartlett Road would be closed. She praised Homearoma for bringing thousands of people to Mint Hill during the event. She attended Coffee with a Cop and National Night Out; she enjoyed both. She invited everyone out to Sunday Afternoon at the Park on Sunday, August 23rd at Wilgrove Park. She congratulated Manager Welch and his team for winning First Place at the Kiwanis Golf Tournament earlier in the day.

Commissioner Ellington stated he had enjoyed Homearoma. He stated the Mint Hill Planning Board would meet on August 24th. He had received a complaint about the timing of the stop light at Brighton Park Drive. Manager Welch said he would discuss the light with Sean Epperson from the North Carolina Department of Transportation.

Commissioner Newton distributed information from Centralina Council of Government titled “Connect Our Future” to the Board. He had attended Homearoma and enjoyed it too. He noted the stop light at Lawyers Road backed up from 4-6 p.m. throughout the work week.

Chief Ledford stated Coffee with a Cop would be held September 1st at 9 a.m. at Daphne’s.

Adjournment: Upon the motion of Commissioner Ross, seconded by Commissioner Ellington, Mayor Biggers adjourned the meeting at 8:01 p.m.

Michelle Wells, CMC, Town Clerk