

**MINUTES OF THE MEETING OF THE
BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
MAY 12, 2016**

The Board of Commissioners of the Town of Mint Hill met in regular session on Thursday, May 12, 2016 at 7:00 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Mayor: Ted H. Biggers, Jr.

Commissioners: Dale Dalton, Carl M. Ellington, Richard Newton and Katrina (Tina) Ross

Town Manager: Brian L. Welch

Planning Director: John Hoard

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 Dalton, 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: *Item (D) Accept Contract with Rowell, Craven and Short to Audit Accounts* was added to the Consent Agenda.

Approve Minutes of the March 31, 2016 Quad Alliance Meeting, April 12, 2016 Budget Meeting, April 14, 2016 Quarterly Developers' Workshop and April 14, 2016 Regular Meeting: Upon the motion of Commissioner Ross, seconded by Commissioner Ellington, the Board unanimously approved the minutes of the March 31, 2016 Quad Alliance meeting, April 12, 2016 Budget meeting, April 14, 2016 Quarterly Developers' Workshop and April 14, 2016 Regular meeting.

Consent Agenda: (A) Accept March Treasurer's Report and Financials; (B) Adopt Fee Schedule Amendment; (C) Accept April Tax Collector's Report; and, (D) Accept Contract with Rowell, Craven and Short to Audit Accounts: Commissioner Ross asked that item (B) Adopt Fee Schedule Amendment be removed for discussion.

Upon the motion of Commissioner Ellington, seconded by Commissioner Ross, the Board unanimously approved items (A), (C) and (D) on the Consent Agenda. (Copy filed with minutes of record.)

Commissioner Ross asked about item (B) Adopt Fee Schedule Amendment; specifically how the fee amounts had been derived. Mr. Hoard said they were the same amounts Mecklenburg

County had been charging before the Town took over permitting. Discussion ensued about the fee structure and the reasons behind issuing them at Town Hall versus having Mecklenburg County issue them for the Town.

Upon the motion of Commissioner Ross, seconded by Commissioner Ellington, the Board unanimously approved item (B) on the Consent Agenda. (Copy filed with minutes of record.)

Mayor Biggers asked Chief Leath to come forward. Chief Leath stated he wanted to publicly thank Don Thompson and Larry Walker for donating a large American Flag to the Fire Department in memory of their classmate and friend Captain Glenn Richard Cook. The Friends and Family of Captain Cook, U.S. Air Force, had held a memorial service at Sunset Memorial Gardens in Mint Hill on May 31, 2015. The flag was donated because of the Fire Department presence at the memorial service and to honor Captain Cook. Chief Leath stated there would be a plaque at Mint Hill Madness to recognize Captain Cook.

Mayor Biggers stated Captain Cook had graduated from Garinger High School in 1963 and from the Citadel in 1967. He was killed in Viet Nam on October 21, 1969 and his remains were never found.

Public Hearing on Contiguous Property to be Considered for Voluntary Annexation by the Town of Mint Hill: 15206 Cabarrus Road, 15210 Cabarrus Road, 7918 Silver Maple Lane and 7922 Silver Maple Lane: Manager Welch stated the Town had received voluntary annexation petitions from the property owners of 15206 Cabarrus Road (139-313-18), 15210 Cabarrus Road (139-313-19), 7918 Silver Maple Lane (197-171-15) and 7922 Silver Maple Lane (197-171-14). All four parcels were contiguous with the Town limits.

Commissioner Ross asked how the properties were accessed. Manager Welch said the properties were accessed through easements.

There being no further questions Mayor Biggers closed the Public Hearing on the Annexation of 15208 Cabarrus Road, 15210 Cabarrus Road, 7918 Silver Maple Lane and 7922 Silver Maple Lane.

Public Comments: None.

Discussion and Decision on #ZC16-4, Filed by Ryan and Rachel Elliott, to Allow Conditional Zoning Approval for a Family Care Home Subdivision for Property Located at 10131, 10201 and 10215 Connell Road: Planning Director Hoard stated the Planning Board sent a favorable recommendation on #ZC16-4. The applicants agreed to have the elevation face Connell Road.

Commissioner Newton asked if the parking would be behind the house. Mrs. Charlotte Elliott said yes. Commissioner Newton asked if a privacy fence or shrubbery could be placed at the

back of the property for screening. Mrs. Elliott said yes; they would screen either with a fence or shrubbery. Commissioner Ross asked if the Board could add “brick exterior” to the conditions. The applicants, Charlotte and Ryan Elliott, agreed to have brick exterior as a condition.

Commissioner Ross said although there were concerns expressed at the last meeting, she didn't feel as though the traffic issues were being caused by the family care homes but instead were caused by the adjacent neighborhood. She noted the tax values of the family care homes were higher than the neighboring homes and shouldn't negatively affect the tax value.

Upon the motion of Commissioner Ross, seconded by Commissioner Dalton, the Board unanimously approved #ZC16-4, filed by Ryan and Rachel Elliott, to allow a family care home subdivision for property located at 10131, 10201 and 10215 Connell Road with the following conditions: the exterior must be brick and a privacy fence or shrubbery should screen the back of the property.

State of the Utility Presentation by Charlotte Water: Barry Gullet, Director of Charlotte Water, wanted to update the Town on Charlotte Water. He stated the acquisition of the private water systems in Ashe Plantation, Oxford Glen, Reigate, Farmwood East, Meadows at Cheval, Woodlands at Cheval and Pleasant Valley had gone well. Some of the small waste water plants were still in service and improvements were still being made. A small segment of the new residents, that were still heavily irrigating their properties, received larger than expected water bills but overall the transition had been smooth. He spoke of the negative news about poor water quality across the Nation. He stated the Mecklenburg Health Department helped Charlotte Water alleviate fears of drinking from the tap and they would be having a news event on June 6, 2016. Charlotte Water had decided to do a direct mailing of the Consumer Confidence Report this year. He stated Barry Webb, the previous Town Manager for Belmont and Cornelius, was the representative for the six towns in Mecklenburg County and he could be contacted with any questions or concerns.

The Board thanked Charlotte Water and Mr. Gullet. The Board stated Charlotte Water had done a great job. The Board received many compliments from the very happy residents in the subdivisions recently acquired by Charlotte Water. Mr. Gullet stated Barry Sherrin oversaw the projects but had recently retired. Commissioner Ross asked if other Mint Hill Communities (e.g. Glencroft and Irongate) would be purchased by Charlotte Water. Mr. Gullet noted the current water providers weren't usually in the business to sell their systems therefore Charlotte Water was looking for a better way to solve the water issues and they were taking a step back to conduct research. He anticipated having more information in 2017.

Consider Adopting an Annexation Ordinance for Property Located at 15206 Cabarrus Road, 15210 Cabarrus Road, 7918 Silver Maple Lane and 7922 Silver Maple Lane: Upon the motion of Commissioner Ellington, seconded by Commissioner Ross, the Board unanimously approved the annexation ordinance of 15206 Cabarrus Road, 15210 Cabarrus Road, 7918 Silver Maple Lane and 7922 Silver Maple Lane.

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF MINT HILL, NORTH CAROLINA**

WHEREAS, the Mint Hill Board of Commissioners has been petitioned under G.S. 160A-31 to annex the areas described below; and,

WHEREAS, a public hearing on the question of this annexation was held at Mint Hill Town Hall at 7:00 p.m. on May 12, 2016, after due notice; and,

WHEREAS, the Mint Hill Board of Commissioners finds that the proposed annexation meets the requirements of the G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Mint Hill, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous properties are hereby annexed and made part of the Town of Mint Hill as of May 12, 2016.

See Exhibit A attached hereto for a metes and bounds description of the subject tracts

Section 2. Upon the effective date, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mint Hill and shall be entitled to the same privileges and benefits as other parts of the Town of Mint Hill. Said territory shall be subject to municipal taxes according to G.S. 160A-31(e).

Section 3. The Mayor of the Town of Mint Hill shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the Office of the Secretary of the State in Raleigh, North Carolina, an accurate map of the annexed property, along with a certified copy of this ordinance. Such a map shall be delivered to the Mecklenburg County Board of Elections, as required by G.S. 163-288-1.

Other Business/Council Matters: Commissioner Newton stated he attended the Chamber of Commerce luncheon and the Rolyn Open House. He noted the Park and Recreation Committee meeting had been cancelled.

Commissioner Ellington stated he attended the Planning Board meeting, Discover Mint Hill and the Rolyn Open House.

Commissioner Ross stated she attended the Chamber of Commerce Luncheon, Mint Hill Arts Opening Reception, the Rolyn Open House, the 80th Anniversary of Penny's Place, Coffee with a Cop, Quad Alliance Meeting, National Day of Prayer in Indian Trail, and the budget meetings. She stated the Fire Department had presented "Prom Promise" at both Independence and Rocky

River High Schools. She stated the Fire Department had responded to 251 EMS calls and 84 Fire calls for a total of 335 calls in April. She noted the next Coffee with a Cop would be held at Publix on June 7th from 9-10 a.m.

Commissioner Ross asked Manager Welch if there was an update on the roundabouts to be constructed in Town. Manager Welch stated the roundabout would be constructed after the end of the school year. Commissioner Ross asked if Town Hall had any new information from Chris Thomas on the Bridges at Mint Hill. Manager Welch said he was told Mr. Thomas would be contacting the Board members individually and had not heard any additional information.

Commissioner Dalton stated he attended the Lions Car Show, the 80th Anniversary of Penny's Place, the Fire Department meeting, Discover Mint Hill, Rolyn Open House, the Mint Hill Arts Opening Reception, the budget workshops, the Centralina Council of Government meeting and movie night when the Town showed Rudy.

Mayor Biggers stated he attended the Lion's Car Show, Discover Mint Hill and the 80th Anniversary of Penny's Place. He stated, when he was a young boy, his father would drive to Penny's Place and buy him a chocolate ripple ice cream cone. Mayor Biggers stated the Town had lost a great friend and citizen when Ray Hough passed away on May 1, 2016. He asked everyone to keep the Hough family in their prayers.

Manager Welch stated a meeting had been scheduled with the Brighton Park developer on Friday. Mayor Biggers asked that the faded side of the Brighton Park sign be painted. Commissioner Ross asked Manager Welch to ask the developer to move the culverts.

Chief Leath thanked the Town for the outpouring of support during the time following the tragic death of Pineville Firefighter Richard Sheltra. Mayor Biggers thanked the Mint Hill Firefighters in attendance and reminded them that the loss of a building was not worth losing their own life. He knew Mint Hill Firefighters had the best training and procedures but he wanted them all to go home safely. He reiterated that he really appreciated all that the firefighters did for the Town.

Closed Session to Approve Minutes of April 14, 2016: Upon the motion of Commissioner Ross, seconded by Commissioner Ellington, the Board unanimously voted to go into Closed Session to approve minutes of April 14, 2016.

The Board returned to Open Session.

Adjournment: Upon the motion of Commissioner Ross, seconded by Commissioner Newton, the Board unanimously agreed the meeting be adjourned. Mayor Biggers adjourned the meeting at 7:49 p.m.

Michelle Wells, CMC, Town Clerk