

**MINUTES OF THE MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
AUGUST 18, 2016**

The Board of Commissioners of the Town of Mint Hill met in regular session on Thursday, August 18, 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

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 Newton, 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.

Approve Minutes of the July 21, 2016 Quarterly Developers' Workshop and July 21, 2016

Meeting: Upon the motion of Commissioner Ellington, seconded by Commissioner Ross, the Board unanimously approved the minutes of the July 21, 2016 regular meeting and the July 21, 2016 Quarterly Developers' Workshop.

Consent Agenda: (A) Accept June Treasurer's Report and Financials; (B) Accept Tax Collector's Settlement for Fiscal Year 2016; and, (C) Accept Budget Amendments:

Commissioner Ross asked for item (C) to be pulled for discussion.

Upon the motion of Commissioner Ross, seconded by Commissioner Newton, the Board unanimously approved items (A) and (B). (Copy filed with minutes of record.)

Commissioner Ross asked Manager Welch about item (C) Accept Budget Amendments. She asked him to explain the overall increase to the General Fund of \$19,000; why was the process different from the Powell Bill amendment. Manager Welch said the amount would not be touched and was a placeholder; amendments must have revenue and expenditure listed on the ledger.

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

Public Hearing on #ZC16-9, Filed by St. Luke Catholic Church, Requesting Conditional District Zoning for Construction of a New Church for Property Located at 9738 and 9848 Fairview Road, Tax Parcel Numbers 197-081-02 and 197-081-03: Planning Director Hoard provided the following memo to the Board in their packets:

The applicant is requesting conditional zoning approval to allow construction of a religious institution. The Zoning Plan depicts the location of buildings, structures, parking, athletic fields and other site elements.

The site will have access via two driveways off Fairview Road (improvements to Fairview Road to be determined by NCDOT).

Phase 1 of the development will include Fairview Road improvements, driveways, parking (45 spaces), temporary overflow grass parking, open grassed recreation area and open air pavilion and patio. The remainder of the development will be completed in future phases.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

Mr. Bill Ashlin, A.L.R. Architecture, stated the property was approximately 34.82 acres located along Highway 218. The facilities would be built in phases based on church funding. He stated the masonry exterior would use materials approved in the Unified Development Ordinance (UDO). He reviewed, in detail, the proposed plan with the Board. He stated NCDOT would most likely require two entrances along with improvements to Highway 218 although, this early in the process, there were no construction documents for NCDOT to review. He noted the following indicated in the Staff memo:

Phase 1 of the development will include Fairview Road improvements, driveways, parking (45 spaces), temporary overflow grass parking, open grassed recreation area and open air pavilion and patio. The remainder of the development will be completed in future phases.

Mr. Ashlin stated the main concern mentioned at the Public Information Meeting was regarding the second entrance. Adjacent property owner, David McCall, had raised concerns about the turn lane in front of his house.

Commissioner Ross asked if the sanctuary, multipurpose building and the administrative offices shown would be built at a later date. Mr. Ashlin said yes, they would be built at a later date dependent on funding.

Mayor Biggers asked about the timeframe for the first phase. The timeframe for the first phase would be late December or in January, if it went as planned.

Mayor Biggers opened the Public Hearing to those in attendance to speak on #ZC16-9.

Mr. Dave McCall, 9700 Fairview Road, welcomed Saint Luke Catholic Church to the neighborhood; they would be sharing the same property line. He stated his primary concern was the turn lane that would be provided for the entrance closest to his house. He didn't want the turn lane to begin in front of his home; he would like the lane to begin after his property ended. He also asked that screening or buffering be in accordance with the Town regulations or even enhanced so each property owner maintained the necessary amount of privacy.

Mr. Pete Larsen, 9763 Fairview Road, was happy that Saint Luke was moving to Fairview Road. He asked if Fairview Road was to be widened. Yes, the road may be widened approximately 6 feet. Mr. Larsen stated there was quite a bit of impervious area that could cause rainwater to be channeled into an 18 inch pipe; the pipe may not be enough to handle the water runoff. He asked if there would be a retention/detention area. Yes; the site would be in compliance with the state/county/town restrictions. A storm water facility area, in the rear of the property, was proposed. Mr. Larsen stated he had concerns with Charlotte-Mecklenburg Stormwater department because they had moved dirt to make a mini detention pond and then piled dirt at the base of a tree. The dirt piled at the roots was causing the tree to die. Lastly, Mr. Larsen stated he enjoyed the peace of the fire flies and stars; he asked if the lighting could be downward lighting instead of outward lighting. The applicant said they would be very mindful of the lighting as it pertained to the neighbors and would adhere to the lighting ordinance.

There being no further comments or questions, Mayor Biggers closed the Public Hearing on #ZC16-9.

Mayor Biggers welcomed the following Boy Scouts in attendance from Troop 144 of Blair Road United Methodist Church: Jacob O'Brien-Pfifer, Sam Howard, Nathan Tate and Sam O'Brien-Pfifer.

Public Comments: None.

Discussion and Decision on #ZC16-6, Filed by Sam's Real Estate, Requesting a Conditional District Zoning for Office/Retail and Quick Service Restaurant for Property Located at 13101 and 13215 Idlewild Road, Tax Parcel Numbers 195-018-95 and 195-018-96: Planning

Director Hoard stated the Planning Board had given a favorable recommendation and provided the following memo to the Board in their packets:

The applicant is requesting Conditional District Zoning to allow up to 8,000 square feet of commercial gross floor area. The Zoning Plan indicates plans for two buildings, one approximately 3,000 square feet and the second building 5,000 square feet. According to the Zoning Plan, the site may be developed with a quick service restaurant with drive through, beverage (e.g. coffee) with drive through, bank or other financial institution with

drive through, wireless, hair, nail, tanning, gym, chiropractic, dentist, medical office, urgent care, day care facility or general retail.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

Commissioner Ross stated Chick-Fil-A and Starbucks had been mentioned as possible tenants for the development. She thought the residents may have gotten the impression that the hours of operation and/or days may be limited. She asked if the request included limited hours. Planning Director Hoard said no time/day restrictions were proposed; any conditions would have to be mutually agreed upon.

Commissioner Ellington asked if the applicant was offering an easement area for the “Welcome to Mint Hill” sign. Planning Director Hoard said, that was correct, the applicant was offering an easement area only and not the construction of a sign.

Mr. Troy Legge, Sam’s Real Estate, stated they were happy to grant the Town of Mint Hill an easement for the sign; they were open to sharing in the cost of the sign with the Town. Mayor Biggers asked what percentage of the cost they would contribute toward the sign. Mr. Legge asked what the Town would think was a fair collaboration on the sign. Mayor Biggers stated Sam’s Real Estate was the applicant and should offer a proposal so the Board could respond. Mr. Legge stated they were requesting the fewest number of restrictions as possible on the hours; he stated they had no expectation of a 24/7 business but they didn’t want to restrict hours or days. He said perhaps the parcel closer to the neighborhood may have more limited hours. He stated they didn’t want to add restrictions that would cause some pretty fantastic users to turn down the development. Mayor Biggers said he was concerned about the light and noise that would affect the neighborhood. He wanted the neighborhood to be adequately buffered. Mr. Legge assured Mayor Biggers that it would be adequately buffered and screened. Mayor Biggers proposed a 50/50 split on the sign and the Town would have approval of the design of the sign. Mr. John Ross suggested the applicant provide for the architecture portion (the brick/mortar would match the development) and the Town provide for the inset and branding so the sign would comply with the vision of the Town. He suggested that would cost the applicant a little more but he thought it would be a fair way to proceed. Mayor Biggers asked about the lighting of the sign; Mr. Ross said the petitioner would be responsible for lighting.

Commissioner Ross asked about Section 8.5.2D; she asked what changes could be made that wouldn’t involve review by the Board. All drastic changes would come to the Board for approval; the building materials and general style would be similar to what was shown. She thought the Board should have input on the area since it was a gateway location. Planning Director Hoard stated the applicant was limiting the development to proposed square footage, building materials and the renderings would reflect the ultimate style. Commissioner Ross asked about the metal panels. The metal panels would be an accent, an architectural element.

Mayor Biggers asked what percentage of the design would include metal panels. The metal panels would be used for accent work and/or awnings and would be a minor element of trim.

Commissioner Newton expressed concern over having two drive-thrus due to the high volume of traffic. Double stacking would allow the restaurant to reduce the congestion in the road. Prohibiting a double drive-thru would hinder restaurants like McDonalds and/or Chick-Fil-A. Commissioner Newton was curious about the size of street trees. Street trees must be 2 ½ caliper and 8 feet in height.

Commissioner Ellington made a motion to approve #ZC16-6. He added a condition that the applicant would provide an easement and brick/mortar work for the “Welcome to Mint Hill Sign”; seconded by Commissioner Dalton.

Discussion was as follows:

Commissioner Newton asked if limitation of hours was included in the motion. Commissioner Ellington said it was not. Commissioner Ross was concerned the residents, closest to the project, thought they were getting a restaurant with limited hours. She asked if the residents were ok with the proposal; the answer wasn't clear. Planning Director Hoard said the applicant didn't state the restaurant would have limited hours nor did the applicant commit to limited hours at the public information meeting. Many residents preferred the idea of limited hours but those hours weren't committed to by the applicant. Commissioner Ross asked if Commissioner Ellington's motion included the involvement of Town Staff in the design process and he said yes.

Upon the motion of Commissioner Ellington, seconded by Commissioner Dalton, the Board unanimously approved #ZC16-6, filed by Sam's Real Estate, requesting a conditional district zoning for office retail and a quick service restaurant for property located at 13101 and 13125 Idlewild Road. The motion included a condition that required the applicant to grant the sign easement to the Town and that the applicant would construct the brick /mortar component for a “Welcome to Mint Hill” sign and that Town Staff would be involved in the design process of the sign.

Discussion and Decision on #ZC16-7, Filed by MHC Land Partners LLC, Requesting a Revision to a Note on the Approved Zoning Plan for Mint Hill Commons Regarding the Sidewalk along Lawyers Road, Tax Parcel Numbers 195-182-31 and 195-182-55: Planning Director Hoard stated the Planning Board had given a favorable recommendation with an added condition that the sidewalk be constructed in Phase One with further discussion at the time of Preliminary Subdivision approval; he provided the following memo to the Board in their packets:

Mint Hill Commons was approved on July 18, 2013. According to Note #1 under the Supplemental Zoning Notes in the approved Zoning Plan, the sidewalk along Lawyers Road was to be completed at the time of residential development or 18 months following the issuance of the certificate of occupancy for Publix, whichever occurred first. The c/o was issued on January 20, 2015.

The applicant MHC Land Partners, LLC is requesting to amend the Zoning Plan note to state: *Lawyers Road will be constructed at time of future residential development.*

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Commissioner Ross asked if the applicant had agreed to the condition. The applicant agreed to construct the sidewalk in the first phase.

Attorney Bringewatt stated the Board would be changing the current note to be revised to say the sidewalk along Lawyers Road would be constructed in Phase One of the development. He noted they weren't placing a time limit on the note; that wouldn't concern him as a legal drafting matter as long as the Board was ok with the condition, as a policy matter.

Mayor Biggers stated the applicant had cited legitimate reasons for not building the sidewalk now but his concern was not having a time limit on the construction of the sidewalk. Manager Welch cited the July 2016 minutes where Mr. Swartz had stated they would like an extension of the time frame to December 31, 2017. Commissioner Ross asked what would happen if the development became retail; would that change the construction of the sidewalk? Planning Director Hoard stated any development would have to install the sidewalk but the applicant wasn't interested in pursuing commercial.

Mr. Brent Cowan, Isaacs Group representing MHC Land Partners LLC, stated he would feel more comfortable with a deadline of June 30, 2018 because the drawings wouldn't reach the Planning Board for approval until November.

Upon the motion of Commissioner Ellington, seconded by Commissioner Dalton, the Board unanimously approved #ZC16-7, Filed by MHC Land Partner's LLC, requesting a revision of the note on the approved zoning plan to be modified to say:

Proposed 5' sidewalk along Lawyers Road will be constructed during Phase One of the development and no later than June 30, 2018.

Discussion and Decision on #ZC16-8, Filed by the Town of Mint Hill, Requesting a Text Amendment to the Unified Development Ordinance, Articles 6 and 8, Pertaining to Guarantees/Performance Bonds and Acceptance of New Streets: Town Engineer, Mr. Steve Frey, stated the Planning Board had given a favorable recommendation and the following memo was provided to the Board in their packets:

The purpose of the amendment is to comply with North Carolina Session Law 2015-187 by reducing the Town 150% bond multiplier to 125% (see 6.10). Additionally, the text amendment proposes changes to the Town ordinance regarding procedures for accepting public streets for town maintenance (see 8.4).

Section 6.10 - Guarantees and Performance Bonds.

6.10.1 Authorizing Use, Occupancy, or Sale Before Completion of Development.

A. In cases when, because of weather conditions or other factors beyond the control of the Applicant (exclusive of financial hardship), it would be unreasonable to require the Applicant to comply with all requirements of this Ordinance before commencing the intended use of the property or occupying any buildings or selling lots in a subdivision, the Administrator may release the hold on the Certificate of Occupancy and authorize the commencement of the intended use or the occupancy of buildings or the sale of subdivision lots (insofar as the requirements of this Ordinance are concerned) if the Applicant provides a performance bond or other security in accordance with the requirements of this Section 6.10.

B. With respect to residential and nonresidential subdivisions in which the Applicant is selling only undeveloped lots and with respect to residential subdivisions in which the Applicant is selling developed lots, the Administrator may authorize Final Plat approval and the sale of lots before all the requirements of this Ordinance are fulfilled if the Applicant provides a performance bond or other security in accordance with the requirements of this Section 6.10 to ensure that all of these requirements will be fulfilled within a reasonable time after Final Plat approval.

6.10.2 Bond or Other Surety Required to Secure Construction of Required Improvements. Whenever occupancy, use or sale is allowed before the completion of all facilities or improvements intended for dedication, the Applicant shall post a performance bond or other sufficient surety to guarantee such facilities or improvements shall be completed by the Applicant within two (2) years (unless otherwise mandated by State law). The amount of such performance bond or other surety shall be equal to 125% estimated cost of installing all required improvements, such estimate to be determined by the Town or its authorized agent. To assist the Town, or its authorized agent, in determining the estimated cost of all required improvements, the owner shall cause a licensed engineer or general contractor to submit a written cost estimate for review and consideration by the Town or its authorized agent.

6.10.3 Maintenance Bonds.

A. When the Administrator, or his/her designee, determines that construction will likely cause defects in either (i) existing public streets or infrastructure or (ii) public streets or other improvements to be offered for dedication to the Town, the Applicant shall post a performance bond or other sufficient surety to guarantee that any such defects that are caused by the Applicant shall be corrected by the Applicant. For purposes of this Section, the term "defects" refers to any condition in such existing or to be publicly dedicated facilities or improvements that requires repair over and above the normal amount of maintenance normally expected or required. If such defects appear, the guaranty may be enforced regardless of whether the facilities or improvements were constructed in accordance with the requirements of this Ordinance.

B. For determining the amount of the bond required by this Section, the Administrator shall consider the following:

1. The length of streets in the existing subdivision or previously completed sections of the subject subdivision from the new subdivision site out to the nearest arterial street which is most likely to be used to provide access to the site;
2. The condition of any existing streets which are likely to be utilized for access to the property being developed;
3. Any existing defects noted by the Public Works Director of the Town of Mint Hill as provided for in Subsection 6.10.3(C) below;
4. Number of lots in the proposed development.

C. The maintenance bond required by this Section shall not be released until the phase under development has met the criteria for acceptance of streets as outlined in Article 8, Section 8.4, of this Ordinance and it has been determined by the appropriate inspector(s) and the Public Works Director of the Town of Mint Hill that streets which were used for access to future phases or adjoining tracts are in an acceptable condition and that any damage suffered by said streets has been repaired. For the purpose of this Section, any damage suffered by a street used for access to property being developed shall be presumed to have been caused by construction traffic except any defects noted by the Public Works Director of the Town of Mint Hill as herein provided for. The Public Works Director shall, on request from the developer inspect existing streets likely to be used by construction traffic and document the condition of said streets prior to commencement of development of said subdivision. Any existing defects in streets will be noted and the developer will not be responsible for repair of such existing defects.

6.10.4 Inspections and Certifications.

A. All subdivision construction, whether or not guaranteed by a surety bond or irrevocable letter of credit or other approved form of security, shall be inspected at all phases by appropriate inspector(s) as designated by the Administrator, accompanied as appropriate by the Public Works Director of the Town of Mint Hill. Notice of all such inspection requests by the developer

shall be given to the Administrator or his/her designee's office at least forty-eight (48) hours prior to the date such inspection is requested to be made. Upon completion of all the improvements required by this Ordinance, written notice shall be given by the developer to Administrator or his/her designee. The authorized inspector(s), accompanied by Public Works Director shall inspect said improvements and within thirty (30) days either authorize the release of the security given or indicate to the developer any areas of noncompliance. In no case shall securities be released prior to the installation of the improvements required by this Ordinance except that the phased release of a bond or other form of security may be allowed in accordance with the current Mecklenburg Land Development Standards Manual, provided such phased release is recommended by the Administrator or as provided for in Subsection

6.10.5(C).

B. An engineer retained by the Applicant shall certify to the Town that all facilities and improvements to be dedicated to the Town have been constructed in accordance with the requirements of this Ordinance and the Land Development Standards Manual as applicable. This certification shall be a condition precedent to acceptance by the Town of the offer of dedication of such facilities or improvements.

6.10.5 Completing Developments in Phases.

A. If a development is constructed in phases or stages in accordance with this Section, then, subject to Subsection (C), the provisions of this Ordinance shall apply to each phase as if it were the entire development.

B. As a prerequisite to taking advantage of the provisions of Subsection (A), the Applicant shall submit plans that clearly show the various phases or stages of the proposed development and the requirements of this Ordinance that will be satisfied with respect to each phase or stage.

C. In the event there is no definite beginning date for the commencement of future phases and it would be, in the opinion of the Administrator, unreasonable to require the continuation of securities, LUESA (or other Town agent) may release the posted securities. This may be done only after appropriate inspector(s) and the Public Works Director of the Town of Mint Hill have determined that all work guaranteed by the securities filed has been completed within the subject phase in compliance with the standards set forth in this Ordinance and that barricades approved in accordance with Article 6, Section 6.2, have been installed at the termination point of any street leading into future phases of the development.

D. All subsequent development of future phases or development of adjoining tracts, whether or not such phases are shown on the Site Plan or plat required by Article 8 of this Ordinance, shall not be allowed nor shall the removal of barricades required by Article 6, Section 6.2, of this Ordinance be allowed and no access to adjoining property for development purposes shall be allowed via previously completed sections of a subdivision within the Town of Mint Hill until the developer shall first have filed a bond or irrevocable letter of credit or other form of security in accordance with the requirements of this part.

6.10.6 Maintenance of Common Areas, Improvements, and Facilities. The recipient, or his or her

successor, of any permit, Site Plan or Plat approval or Conditional District approval, shall be responsible for maintaining all common areas, improvements or facilities required by this Ordinance or any permit issued in accordance with its provisions, except those areas, improvements or facilities with respect to which an offer of dedication to the public has been accepted by the appropriate public authority. As illustrations, and without limiting the generality of the foregoing, this means that private drives and parking areas and recreational facilities must be properly maintained so that they can be used in the manner intended, and required vegetation and trees used for screening, landscaping or shading must be replaced if they die or are destroyed. Such areas shall be maintained by the owner unless and until such offer of dedication is accepted by the appropriate public authority.

(Ord. No. 598, 4-14-2011)

8.4 Procedures and Approval Requirements Specific to Subdivisions

F. Plat Approval Not Acceptance of Dedication Offers.

1. The approval of a Site Plan (Preliminary Plat) or Final Plat by the Town of Mint Hill shall not constitute the acceptance by the Town of Mint Hill of any street, public utility line or other public facility or ground shown upon such plat.

2. The Town of Mint Hill shall not maintain any street unless such street has been accepted as a public street by a resolution adopted by the Board of Commissioners.

3. The Board of Commissioners of the Town of Mint Hill shall not adopt any resolution accepting a street for public maintenance unless the improvements have been inspected by the Town of Mint Hill, and;
 - a. The Board of Commissioners has received a written request from the subdivider or from a majority of the property owners along a street that such street be accepted as a public street for maintenance by the Town of Mint Hill
 - b. The Board of Commissioners has received a recommendation from the Public Works Director. (Note: See the Mint Hill Land Development Standards Manual for additional information and guidance related to the dedication and road acceptance process.)
 - c. An engineer retained by the Applicant has certified to the Town that all facilities and improvements to be dedicated to the Town have been constructed in accordance with the requirements of this Ordinance and the Land Development Standards Manual as applicable. This certification shall be a condition precedent to acceptance by the Town of the offer of dedication of such facilities or improvements.

Commissioner Ross asked about the term “Administrator” in the amendment. The term Administrator was the designee of the Town Manager.

Upon the motion of Commissioner Newton, seconded by Commissioner Ross, the Board unanimously approved #ZC16-8 to allow a text amendment to the Unified Development Ordinance, Articles 6 and 8, pertaining to guarantees /performance bonds and acceptance of new streets.

Consider Making Appointments to the Board of Adjustment: Upon the motion of Commissioner Ross, seconded by Commissioner Ellington, the Board unanimously appointed Todd Fisher to serve on the Mint Hill Board of Adjustment as an alternate for a term expiring December 31, 2017.

Consider Petition to Reduce Speed Limit on Belle Grove Manor Lane and Nottaway Place Drive: The Board had the following memo placed in their packets.

The residents of Belle Grove Manor Lane submitted a petition requesting the speed limit be reduced to 25 mph. The petition was signed by representatives of 25 properties, and met the Board’s policy of being signed by at least 75% of the owners of property with Belle Grove Manor Lane addresses. The petition was submitted to the Police Department, Fire Department and Public Works Department for review and comment. There were no objections to the 25 miles per hour speed limit request.

Manager Welch said residents had petitioned the Town to reduce the speed limit to 25 mph. He stated the portions, maintained by the Town, of Natchez Lane and Nottaway Place should also be included.

Upon the motion of Commissioner Ross, seconded by Commissioner Ellington, the Board unanimously agreed to reduce the speed limit on Belle Grove Manor Lane, Natchez Lane (portion maintained by the Town) and Nottaway Place (portion maintained by the Town) to 25

mph per the petitioner's request and with the support of the Police, Fire and Public Works Departments.

Other Business/Council Matters: Commissioner Dalton attended National Night Out, the Centralina Council of Governments and Chamber of Commerce meeting. He reminded everyone of the Chamber of Commerce golf tournament on September 8, 2016.

Commissioner Ross stated there was a good crowd at National Night Out. She had attended the Chamber of Commerce meeting and the Chamber Luncheon. She stated the Fire Department had responded to 276 EMS calls and 124 Fire calls for a total of 400 calls in July; she noted that was an all-time high. The year to date totals included 1747 EMS calls and 770 Fire calls for a total of 2517 calls for service. She encouraged everyone to attend Sunday Afternoon in the Park on August 28th at Wilgrove Park from 1-6. She thanked Deputy Manager Bailey, Sheryl Smith and Manager Welch for their help with Sunday Afternoon in the Park.

Commissioner Ellington attended National Night Out. He attended the Planning Board meeting; Sam's Real Estate didn't mention time or day constraints on businesses at the meeting, therefore he didn't include constraints in the motion.

Commissioner Newton attended National Night Out and thanked Chick-Fil-A for the complimentary sandwiches and sandwich coupons handed out at the event.

Chief Ledford stated the next Coffee with a Cop would be held September 6, 2016 at Daphne's Bakery from 3-4 p.m.

Mayor Biggers thanked Fire Department Chairman Jerry Mullis for attending. Mayor Biggers asked that everyone keep the country in their prayers and to pray for the service men and women.

Adjournment: Upon the motion of Commissioner Newton, seconded by Commissioner Ellington, the Board unanimously agreed the meeting be adjourned. Mayor Biggers adjourned the meeting at 8:12 p.m.

Michelle Wells, CMC, Town Clerk