



## WORK SESSION

Thursday, September 07, 2023 at 5:30 PM

Landis Board Room

## MINUTES

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PLEASE SILENCE ALL CELL PHONES

**Present:** Mayor Meredith Bare Smith, Alderman Darrell Overcash, Alderman Tony Corriher, Alderwoman Katie Sells

**Absent:** Mayor Pro-Tem Ashley Stewart

**Staff Present:** Town Manager Michael Ambrose, Human Resources Director/Town Clerk Madison Stegall, Town Attorney Rick Locklear, Finance Director Jeneen McMillen, Deputy Town Clerk Angie Sands

### 1. INTRODUCTION:

#### 1.1 Call Meeting to Order

Mayor Smith called the meeting to order at 5:30 PM.

#### 1.2 Welcome

Mayor Smith welcomed those in attendance.

#### 1.3 Adoption of Agenda

**ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED.**

Moved by Katie Sells, seconded by Darrell Overcash

Motion Passed: 3-0

Voting For: Tony Corriher, Darrell Overcash, Katie Sells

### 2. PRESENTATIONS:

#### 2.1 Swearing in of Deputy Town Clerk (Angela Sands)

Mayor Smith presented Angela Sands with the Deputy Town Clerk Oath of Office and swore her into office.

### 3. CONSIDERATIONS:

#### 3.1 Consideration of Discussion of the Agenda Packet for September 11, 2023 Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff.

9/11/23 Agenda Items Discussed: (The Agenda for 9/11/2023 was discussed sequentially, only items that were deliberated will be mentioned below.)

#### 3.1 Consider Public Legislative hearing to Hear Comments on a Draft Development Agreement with Developers of Kimball Landing Townhome Project.

Planning, Zoning, Subdivision Administrator, Rick Flowe, provided a brief overview of the draft development agreement with developers of Kimball Landing Townhome project. The Board had no questions or comments.

#### 3.2 Consider Public Legislative hearing for Zoning Map Amendment (rezoning) Request -630 Kimball Road.

Planning, Zoning, Subdivision Administrator, Rick Flowe, provided a brief overview of the Zoning Map Amendment request for 630 Kimball Road and explained that this was a recommendation from the Planning Board. Mayor Smith asked if all sidewalks would be connected, or would they be choppy. Rick Flowe explained that the developers would go by the Towns LDO for the sidewalks but there would be gaps that would need closing. Flowe expressed that the Town could either look at a project for ourselves with a development agreement or check on NCDOT grants to connect the sidewalks. Mayor Smith expressed that she would like to see connected sidewalks throughout town.

#### 4.1 Consider Presentation and Discussion on Revised Water and Sewer Ordinance.

Planning, Zoning, Subdivision Administrator, Rick Flowe, provided a brief overview of the revisions to the Water/Sewer Ordinance. Flowe expressed that this revision would fill in gaps, make corrections, and create consistency within the current Water/Sewer policy. The Board discussed the presented issues, and unanimously agreed with the corrections.

#### 6.1 Consider Approval of South Zion Street Speed Bump

Town Manager Ambrose explained to the Board that when obtaining quotes on speed bumps, the poured concrete speed bumps would cost around \$12,500 for just one (1) speed bump, and the bolt down option would cost around \$2,500 for the entire project. Manager Ambrose recommended the bolt down speed bump option and explained that if the road ever needed to be repaired, the speed bumps could be lifted and then replaced.

#### 6.2 Consider Approval of Akers Residence Demolition for D.C. and Frances Linn Park

Town Manager Ambrose explained that this item is coming to the Board from the passive park committee. Of the three (3) demolition bids, staff recommended Carolina Demolition & Tank Removal at \$6,500 plus landfill fees.

**4. CLOSING:**

**4.1 Motion to Adjourn**

**ACTION: A MOTION WAS MADE TO ADJOURN.**

Moved by Darrell Overcash, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Tony Corriher, Darrell Overcash, Katie Sells

Respectfully Submitted,

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Madison T. Stegall, Town Clerk