

Fletcher Town Council
Meeting Minutes
August 10, 2015

Call the meeting to order at: 07:02 pm

Those who were in attendance are as follows:

Mayor Bill Moore
Mayor Pro-Tem Eddie Henderson
Councilman Hugh Clark
Councilman Bob Davy
Councilwoman Sheila Franklin
Town Manager Mark Biberdorf
Planning & Zoning Director Eric Rufa
Administrative Services Director Heather Taylor
Parks & Recreation Director Greg Walker
Police Chief Erik Summey

Invocation: Mayor Pro-Tem Eddie Henderson
Pledge of Allegiance: Councilman Hugh Clark

Public Input

None at this time

Approval of minutes-corrections additions or deletions.
(7/6 & 7/13)

Mayor Pro-Tem Eddie Henderson made a motion to approve the minutes as written and it was seconded by Councilman Hugh Clark.

Council Updates

Councilman Hugh Clark: None at this time

Councilman Bob Davy: None at this time

Mayor Pro-Tem Eddie Henderson: None at this time

Councilwoman Sheila Franklin: stated that there is a meeting at the Hooper's Creek Community center tomorrow night at 6:30 concerning the Duke Energy transmission lines and she plans on attending.

Mayor Moore commented on the concert in the park Saturday night and how great it was and he thanked Parks & Recreation for all the work they did on this.

Consent Agenda

Tax Refunds/Releases

Approval of Budget Amendment #1 to the FY 15/16 Budget Ordinance.

Councilman Hugh Clark had a question concerning the Budget Amendment for the economic investment fund he stated that he knows this obligates us for the current year but we made a commitment for the next four years. My question is when you go in to do the budget is it an item that you automatically put in there or this is an item that needs to be requested or is it something that you would request or is it a fixed budget item.

Town Manager Mark Biberdorf stated that we will put it in like a request and make it part of the Professional Services line item. It will still be a request we will not assume that it will be a part of this budget item.

Discussion Followed:

Councilman Hugh Clark made a motion to approve the Consent Agenda and it was seconded by Mayor Pro-Tem Eddie Henderson and Councilwoman Sheila Franklin.

Public Hearing to consider text amendments to the Fletcher Land Development Code-Eric Rufa, Planning & Zoning Director.

Councilman Hugh Clark made a motion to go into Public Hearing and it was seconded by Mayor Pro-Tem Eddie Henderson.

Planning & Zoning Director Eric Urfa gave a brief overview on the amendments from the agenda review meeting last week.

Discussion Followed:

Mayor Moore asked are there any questions as this time concerning these amendments.

There were no comments at this time.

Councilman Hugh Clark made a motion to go out of Public Hearing and it was seconded by Mayor Pro-Tem Eddie Henderson.

Discussion Followed:

Councilman Bob Davy made a motion to accept the text amends to the Land Development Code as presented and is was seconded by Councilman Hugh Clark

Update on the Fletcher ABC store-Larry Waldrop, Chairman of the Fletcher ABC Board.

Chairman Larry Waldrop gave an update on the annual sales and profits for the ABC this past fiscal year.

He stated that the remaining balance on the loan is \$250,000.00 and he hopes that they will have it paid off in the next 2 to 2 ½ years.

Discussion Followed:

Town Council thanked Mr. Waldrop for all his hard work on the ABC board and let him know how much he is appreciated.

Discussion on the proposal for a music and arts festival in Fletcher Community Park-Greg Walker Parks & Recreation Director and Mark Biberdorf, Town Manager.

Parks & Recreation Director Greg Walker opened up with a brief explanation of this potential event in the park in September 24, 25 2016 and asked council did they have any questions on this from his previous presentations and Brian Cohen's presentation at the regular meeting last month.

Discussion Followed:

Councilman Bob Davy: stated that he went to the FABA meeting last week and spoke with the business owners in the Fletcher area to ask their opinion on this event. He stated that he fully explained the event to them and did not sugar coat the possible issues that we may have with this event here in town. He stated that the business owners were actually in favor of us having the festival here. The opinion was we should at least give it a try.

Councilman Hugh Clark: stated that he has listened carefully to everyone that has had any input on this. It is sure a positive recommendation from the majority of people however in my opinion I don't think it is a good fit for our park. (maybe a good fit for the area) I am concerned about the density within a small confined area entry and access to the park. I am concerned for attendees that are going to attend

the event and I can't get past the idea of having 10,000 people packed into the back area of that park and what could happen.

Councilwoman Sheila Franklin: stated that she did what the mayor asked and went and spoke with department heads and she said that she reviewed information and looked at history for other festivals that other areas had and such. One thing is that I didn't catch was that the proposal said that they would begin setting up no earlier than September 19th to come into the park to load and put everything in place and that they leave/complete no later than Friday September 30th. Also, to me it's an issue to lift an ordinance that we have in place just for this event (sell alcohol) that could cause an issue and it sends a wrong message for the whole vision and quality that we have for that park. Other concerns are the shuttle and the safety for that type of venue for 7,500 people.

Mayor Pro-Tem Eddie Henderson: Has some of the same concerns and cannot get past the alcohol in that park. He stated that he is for the music and arts festival but not alcohol in the park.

Councilman Bob Davy states that he is obviously in the minority here and he does have some concerns as well but states that listening to everyone that wants it to happen he feels we should give it a try.

Mayor Moore gave statements on how important park is to the town and stated that in looking in to it just not sure that we could handle something like this. His biggest concern is for safety of the people that would be in that park for 2 days.

Discussion Followed:

Councilman Bob Davy made a motion to go forward with this event in Fletcher Community park and there was no second

Motion Dies

Report on adjoining properties for Fletcher Town Center project-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that he spent some time with council last week going over a power point presentation on the 10 parcels that front on the east side of Hwy 25 between Howard Gap Road and east Fanning Bridge Road. The focus is kind of coming back to the gateway between Fanning Bridge and Hwy 25 in particular the Byrum seed property and the collection of 4 parcels that are owned by the McFall's, Lanning Presley family. Eric Rufa and I went out today to look at the Byrum seed property that is for sale. The building is in bad shape and even the realtor acknowledged that that building needed to be torn down. The property is

valuable the building is in really rough shape. The steel on the property has value. If the town would move forward with some type of offer on the property we would have to remove the building. If it is ok with council if maybe we could look at the possibly with a company that does demolition to look at it and give a quote. If this moves forward with some type of offer/negotiation we need to factor the cost of demolition into it. On the other four parcels (if council desires) we need to make an appointment to sit down with the property owner in some type of negotiation on the land for an option or purchase then we move forward with an appraisal on these properties. This is staff recommendation on this.

Discussion Followed:

Council prefers acquiring road frontage properties (smaller parcels) to purchasing larger properties. Development rights are preferred over actual purchase.

**Recommendation on the use of proceeds from the sale of the former Town Hall-
Mark Biberdorf, Town Manager.**

Town Manager Mark Biberdorf stated that last week he had talked about the imminent sale of the former town hall. We are looking at approximately 420,000.00 in proceeds from the building. We talked about doing a fund balance designation, applying to the principle on existing debt or, unassigned fund balance. I had recommended the fund balance designation for capital.

Councilman Bob Davy: prefers to pay off existing debt or unassigned fund balance where the town staff and council have to make a more conscious decision to how the money is spent.

Councilman Hugh Clark: in favor of paying off existing loan debt.

Councilwoman Sheila Franklin: in favor of paying towards debt with a set portion to go towards Parks & Recreation for matching grants etc.

Discussion Followed:

Parks & Recreation Director Greg Walker stated that the P & R board is currently working on a plan/project for the Meritor property but, they are not ready to come before council as of yet.

Councilman Hugh Clark suggests that we hold off on a vote until the scheduled payment is due to be made.

Council agrees to this

Comments from the Town Manager – Mark Biberdorf.

On the sewer easement for daystar machining they are working on a legal description/map to show exactly where it is and to what level of disturbance on the property it might cause.

Discussion followed:

On the Fletcher Town Center scope of work I mentioned to you that Alice Briggs from Martin & McGill had approached us. Eric and I will be meeting with Alice Briggs tomorrow and their marketing director and this is on our Fletcher Town Center relative to market research and identifying developers. What I was going to focus on was getting a quote on the first two items on the list which was conducting a market research and Strengthen social media presence to market the Town Center. We are updating our website in the new budget year and we will be covering that.

On the Temporary access easements for PSNC they have right of way easement running through the park they need temporary access easement running equipment in and out of the park. Does council want us to push the bond issue?

Mayor Pro-Tem Eddie Henderson does not feel good about that he thinks we need to have a bond that is the best way to protect our park.

Councilman Hugh Clark stated that a contractor of record (PSNC will have a contract with them) provides liability insurance and that the Town of Fletcher should be as an additional insured on that policy. The company would be insuring contractor and us.

Discussion Followed:

Invitation from Tourism Development Authority if anyone is interested in attending.

On the Duke energy project I sent out a Connect CTY call Wednesday we have not heard anything back from the public about this at this time.

Public Input

None at this time

Parks & Recreation Director Greg Walker stated that the Fletcher Family Fun festival is September 19 from 4:00 to 8:00 pm.

Mayor Pro-Tem Eddie Henderson a motion to go into Closed Session and it was seconded by Councilman Bob Davy.

Closed Session for Personnel Matters per "NCGS" 143.318.11 (6).

Came out of Closed Session at: 10:50 pm

Councilman Bob Davy made a motion to adjourn and it was seconded by Mayor Pro-Tem Eddie Henderson.

Adjourned: 10:55 pm

Approved:

9-14-15

Date



Mayor William "Bill" Moore