

Fletcher Town Council
Meeting Minutes
November 9, 2015

Call the meeting to order at: 07:01 pm

Those who were in attendance are as follows:

Mayor Bill Moore
Mayor Pro-Tem Eddie Henderson
Councilman Bob Davy
Councilwoman Sheila Franklin
Councilman Hugh Clark
Town Manager Mark Biberdorf
Public Works Director Steve Morgan
Administrative Service Director Heather Taylor
Parks & Recreation Director Greg Walker

Police Chief Erik Summey did not attend this meeting.

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

Public Input
None at the time

Approval of minutes-corrections, additions or deletions.
(10/5, 10/12)

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

Council Updates:

Councilwoman Sheila Franklin: None at this time

Mayor Pro-Tem Eddie Henderson: stated that he spoke to Ed Greene from NCDOT in reference to truck traffic and trucks on Fanning Bridge Road and as soon as he gets back to him on this he will have an update for council.

Councilman Bob Davy: stated that he attended the veteran's ceremony and it was a really nice event and thanked everyone for their hard work on it.

Councilman Hugh Clark: None at this time

Mayor Moore congratulated Hugh Clark and Bob Davy on the recent election and thanked them for their all their support on town council.

Consent Agenda

Tax refunds/releases

Approval of Proclamation P-15-05 in support of National Family Caregivers month.

Councilman Bob Davy made a motion to approve the consent agenda as written and it was seconded by Mayor Pro-Tem Eddie Henderson

Presentation of the FY 14/15 Audit- Carol Avery CPA, Manager at Lowdermilk Church & Co.

Carol Avery CPA from Lowdermilk Church & Co gave an overview on the FY 14/15 audit that she recently completed. (Financial Highlight chart will be attached to minutes). She stated that the final audit has been sent to the LGC and they have approved it with no changes.

Total amount in the General Fund: \$ 3,731,318.00
Fund Available Balance: \$ 3,638,131.00 at 64.74%

Discussion Followed:

Public Hearing to consider CD# 2015-01 an application from Cane Creek Vistas LLC for a 153 unit Planned Residential Development-Eric Rufa, Planning & Zoning Director.

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

Planning & Zoning Director Eric Rufa gave a brief update from last week on the planned unit development that will be located on the former Brickton site which is now down to 151 units. They are under contract with a contingency to get this development approved by the town.

Chris Day of Cane Creek Vista's LLC gave a power point presentation of this proposed development.

Discussion Followed:

Mayor Moore asked does anyone in the audience have a question on this.

There were no questions at this time from the audience.

Councilman Bob Davy: asked if people were going to be able to buy these and rent them out or will there be anything in the Restrictive Covenants concerning this

Chris Eller stated that they do not want to hinder someone's use but these would be mostly family/owner occupied.

Mayor Moore asked for a motion to go out of public hearing and it was so moved by Councilman Hugh Clark and it was seconded by Councilman Bob Davy.

Discussion Followed:

Councilwoman Sheila Franklin made a motion to approve the proposed plan for residential development with application # 2015-01 for 151 units and it was seconded by Councilman Bob Davy.

Review of applications for Planning Board vacancy with possible council appointment –Eric Rufa, Planning & Zoning Director.

Planning & Zoning Director Eric Rufa introduced two potential candidates to fill the vacant spot on the Planning & Zoning Board.

Gayle Kemp of 22 Old Salem Court introduced herself saying that she wanted to be involved in the process of government.

Discussion Followed:

Robert Lance of 56 Rutledge Road introduced himself and stated that he would like to help the town on the Planning & Zoning Board

Discussion Followed:

Council agreed to put the selection of the new candidate on the December agenda.

Acceptance of lowest responsible bidder for parking lot and drainage improvements project at Fletcher Community Park-Harry Buckner, McGill & Associates.

Harry Buckner of McGill & Associates went over the bids that were received for this project on Friday. The letter of recommendation suggests that Huntley Construction Company with the lowest responsible bid of \$ 242,501.00 to be the designated company to work on this project.

There is an approximate amount of \$202,000. 00 that needs to be taken from Fund Balance for this project. We will do a budget amendment with the exact amount in December.

Discussion Followed:

Councilman Hugh Clark made a motion to approve bid tabulations and possible award to Huntley Construction Company as the lowest responsible bidder and top the move the money from unappropriated fund balance to appropriated fund balance to cover the net difference and to include any contingencies in the cost and it was seconded by Mayor Pro-Tem Eddie Henderson.

Allocation of proceeds from sale of former Town Hall-Mark Biberdorf, Town Manager and Heather Taylor, Administrative Services Director.

Town Manager Mark Biberdorf stated that the total amount in net proceeds from the sale of the old town hall is \$419, 994.00 and I presented two options to council. Option I was to apply the entire amount to our existing installment purchase loan and Option II was to apply half (\$209,997.00) of that with the remaining amount going into unappropriated fund balance. Council last week discussed and agreed on Option II.

Discussion Followed:

Councilwoman Sheila Franklin made a motion to accept Option II and it was seconded by Mayor Pro-Tem Eddie Henderson.

Comments from the Town Manager Mark Biberdorf.

I emailed Gail Kemp of the Townes of Bagwell Mills to let her know that council is not entertaining that parking option (about a one way street) unless that is what the community wants. The chief is still are looking at a civil penalties option.

On the Marketing efforts with the Fletcher Town Center Martin & McGill has been working on that and they have gotten a website up which is Fletchertowncenter.org. This is for developer or investor who can go to this website to get information on our Town Center. Martin & McGill has sent out cover letters and brochures on Friday and we have a firm already that would like to meet with Eric and I on this. They sent them out to a rather large group and I will do a follow up phone call with them on either Thursday or Friday.

The Tree lighting is on December 3 this year which is a Thursday due to conflicts with other Christmas programs in the area.

Mayor Moore asked for a motion to go into Closed Session and it was so moved by Mayor Pro-Tem Eddie Henderson and seconded by Councilman Bob Davy and Councilwoman Sheila Franklin.

Went into Closed Session at: 09:01 pm

Closed Session per NCGS 143-318.11 (5) "Contract Negotiation"

Came out of Closed Session at: 09:30 pm

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

Adjourned: 09:32 pm

Approved:

12-14-15
Date



Mayor William "Bill" Moore