

Town of Fletcher
Agenda Review Meeting
Minutes
February 6, 2017

Call the meeting to order at: 06:05 pm

Those who were in attendance are as follows:

Mayor William Moore
Councilman Bob Davy
Councilwoman Sheila Franklin
Councilman Hugh Clark
Town Manager Mark Biberdorf
Planning & Zoning Director Eric Rufa
Tax Collector Candy Broome
Town Attorney Joe Ferikes

Mayor Pro-Tem Eddie Henderson did not attend this meeting.

Invocation: Councilwoman Sheila Franklin
Pledge of Allegiance: Councilman Hugh Clark

Public Input

None at this time

Approval of Minutes, corrections, additions or deletions.
(1/3, 1/9)

Mayor Moore asked council to review the minutes and let any changes be known next week.

Council Updates:

Councilwoman Sheila Franklin: None at this time

Councilman Bob Davy: None at this time

Councilman Hugh Clark: None at this time

Mayor Moore commented on the chili cook off and attendance he said that when he talked to Nicole (P & R Supervisor) she stated that there was about 300 in attendance with about 22 vendors.

Consent Agenda

Tax Refunds/Releases

Approval of audit contract with Lowdermilk & Church & Co. for the fiscal year of 2016/2017.

Set public hearing for March to discuss possible LDC amendment regarding number of allowed residential structures per lot.

Mayor Moore asked did council have any questions on the Consent Agenda at this time.

There were no questions from council at this time.

Mid-year Tax report and approval for Tax Collector to advertise delinquent Taxes per NCGS 105-369 – Candy Broome, Tax Collector.

Tax Collector Candy Broome gave an update on the taxes collected for 2016 and requested approval to advertise delinquent taxes on March 22, 2017.

2016 Total Tax Collector Charge:	\$ 3,567,784.69
Discoveries	50,664.49
Releases	(3,670.88)
2016 Collections	\$ (3,546,795.68)
Unpaid Taxes	67,982.62

Percentage collected through January 2017 – approximately 99%

Discussion Followed:

Recommended Powell Bill/street resurfacing project list-Steve Morgan, Public Works Director.

Town Manager Mark Biberdorf stated that he included a staff report in the packet and you have a copy of the proposal from McGill & Associates. Ben Cathey is here to discuss the streets that we are recommending. Streets for recommended paving are Thorncrest Drive, Rosebriar Court, Norman Road, Piney Drive and Oak Moss Court.

Ben Cathey of McGill & Associates gave an overview of estimates for paving the selected roads in the town.

Discussion Followed:

Update on architect on site layout for Parks & Recreation maintenance building and Public Works vehicle shed-Mitchel Soren, Legerton Architecture.

Architect Mitchel Soren (John Legerton) gave an overview of the current conceptual plan on the site for the proposed plans for the building(s).

Discussion Followed:

Planning Board Chair George Clayton gave his input on behalf of the planning board. He stated that the board had always planned for public works to be relocated to another area instead of staying in the Heart of Fletcher. He commented that the board feels that the land would be more valuable/useable to a potential developer if public works was not there and that public works never really fit in the scheme of things for the Heart of Fletcher. He also mentioned that Parks & Recreation does need a facility/building as close to the park as possible for maintenance purposes.

Discussion Followed:

Planning Board member Joe Tandy concerned about the esthetics of the area and said that he would like to look at other possibilities for several months and not jump on this right of way.

Council has agreed to have more discussion on this and possibly see what other options there may be.

Discussion and possible approval of amendments to Chapter 50 of the Fletcher Code of Ordinances (garbage and solid waste) –Eric Rufa Planning Director and Steve Morgan Public Works Director.

Planning & Zoning Director Eric Rufa stated as you remember last fall Steve Morgan, Mark and I approached this subject with you. We had some discussion to clean up our solid waste ordinances and to focus on I guess you could say the “nightmare properties” in the town. In the end with guidance from Steve and Mark and guidance from our town attorney Joe Ferikes I put together the entire Chapter 50 of our ordinance and everything you see in red is the purposed changes.

Discussion Followed:

Town Attorney Joe Ferikes gave an overview on how he handles these violations and how to get people to comply with the ordinance.

Discussion Followed:

Mayor Moore asked council to review this for next Monday night.

Comments from our Town Manager Mark Biberdorf.

I presented BRCC board of trustees an update on our town center project and in particular on the concept of a training facility. We had a really good discussion and some really good questions from them. I followed up with Dr. Parkhill and their facilities committee will be reviewing this in this month. I did talk to them about getting legislative help from Representative McGrady and also advise them that if the county is not interested in this then the project is not going anywhere.

Discussion Followed:

The legislative session is now underway with the general assembly. Do we want to approach Representative McGrady and Senator Edwards about a bill for Library funding?

Discussion Followed:

Council agrees not to pursue this at this time.

Molly Westmoreland who is a consultant with the state library will be here on February 20 from 4:00 to 6:00 to make a presentation on library fundraising.

The Shred event is on Saturday April 8th at 9:00 am to 12:00 in the south parking lot here at town hall. The police department is going to do the pill drop too.

Met with developer today (Anthony and Rob) they did make a decent offer on the (Rutledge heirs) property and they counteroffered so high that they could not come to an agreement on it. They are considering residential and other concepts on the property with using the old house. He did talk to me about a price on our remaining acres and I did tell him that we wanted to hold 5 acres aside for a potential library/community college building. Then up to 3 acres for public works if we decide to build another building. This would be 8 acres and with carving that out what is the value of the rest of our property? I think I need to get another appraisal done to look at it from a residential and commercial perspective. If we sell them the land to the north of us where we acquired that from the Rutledge heirs there is a deed of trust on that property. The property to the south of us we own free and clear.

Discussion Followed:

Councilman Hugh Clark made a motion to go into Closed Session and it was seconded by Councilman Bob Davy.

Went in Closed Session at: 08:56 pm

Closed Session per NCGS 143-318.11(6) "Personnel Matters"

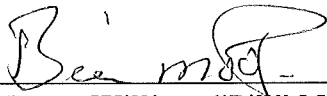
Came out of Closed Session at: 09:18 pm

Councilman Bob Davy made a motion to adjourn and it was seconded by Councilwoman Sheila Franklin.

Adjourned: 09:20 pm

Approved:

3-13-17
Date



Mayor William "Bill" Moore

Town of Fletcher
Regular Meeting
Minutes
February 13, 2017

Call the meeting to order at: 07:00 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
Administrative Services Director Heather Taylor
Police Chief Erik Summey
Planning & Zoning Director Eric Rufa
Parks & Recreation Director Greg Walker
Public Works Supervisor Jabbo Pressley

Invocation: Councilwoman Sheila Franklin
Pledge of Allegiance: Councilman Hugh Clark

Public Input
None at this time

Approval of Minutes-corrections, additions or deletions.
(1/3, 1/9)

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

Council Updates:

Councilman Sheila Franklin: None at this time

Mayor Pro-Tem Eddie Henderson: None at this time

Councilman Bob Davy: he stated that he noticed they are doing a good job getting ready for spring in the park and that the ball fields are starting to look nice.

Councilman Hugh Clark: None at this time

Mayor Moore spoke on the Dare Academy graduation ceremony at VERITAS and the awards that were given out. He thanked the police department for this program.

Consent Agenda

Tax Refunds/Releases

Approval of audit contract with Lowdermilk Church & Co, for the fiscal year of 2016/2017.

Set public hearing for March to discuss possible LDC amendment regarding number of allowed residential structures per lot.

Approval for tax collector to advertise delinquent taxes per NCGS 105-369.

Approval of reclassification of Administrative Services Director to Assistant Town Manager.

Councilman Bob Davy made a motion to approve the consent agenda with the latest update and it was seconded by Councilman Hugh Clark.

Recommended Powell Bill/Street resurfacing project list-Steve Morgan, Public Works Director.

Town Manager Mark Biberdorf stated that last week you heard from Ben Cathey of McGill & Associates who went over the streets to be paved. We have a total of six streets that are to be paved. We have Thorncrest Drive and Rosebriar Court that are in South Chase. In Franem Acres we have Norman Road and Piney Drive. Then we have 2 streets in Wildwood which are Oak Moss Court and Pinecroft Lane. What we are asking for tonight is for approval for the proposal from McGill to do the full design, bidding and construction information.

Discussion Followed:

Councilman Hugh Clark made a motion to approve the design services by McGill & Associates for the roads this year and it was seconded by Councilwoman Sheila Franklin.

Mayor Moore recognized Town Clerk Christine Thompson for her recently receiving of her Master Clerk's Certification from the International Institute of Municipal clerks.

Update from architect on site layout for Parks & Recreation maintenance building and Public Works vehicle shed-Mitchel Soren, Legerton Architecture.

Town Manager Mark Biberdorf stated that they gave a pretty good description of the building for public works. They will be at the planning board meeting to present

this as it was presented to you last Monday. You know we are on a Brownfields site over there so we will have to do an overlay where they will show the building relative to the Brownfields Agreement in case we have to shift it further away or move it around. I know there was discussion about should we look at options of moving public works off site to another location and that was the memo I emailed you and I just wanted to go through this with you. (Memo will be attached to minutes)

Discussion Followed:

Council members who are available to attend the Planning Board meeting on February 21 will attend the meeting and this will be on next month's agenda for an update/further discussion. (Town Manager will be attending as well)

Discussion and possible approval of amendments to Chapter 50 of the Fletcher Code of Ordinances (garbage & solid waste)-Eric Rufa Planning Director and Steve Morgan, Public Works Director.

Planning & Zoning Director Eric Rufa stated that we talked last week about revisions to Chapter 50 of the Code of Ordinances on garbage and solid waste. As council is aware I have been working with both public works and the town manager on this. As we discussed last week we are trying to clarify the town's overall intent and the procedures on how to handle the most extreme situations where a property has a large volume of trash and rubbish on it. We do get periodic complaints about these properties. The ordinance revisions would be too primarily address these situations.

Discussion Followed:

Councilman Bob Davy made a motion to approve the amendments to Chapter 50 of the Fletcher Code of Ordinances garbage and solid waste as submitted and it was seconded by Mayor Pro-Tem Eddie Henderson.

Mayor Moore stated that let the record show that the mayor approves this also.

Comments from the Town Manager Mark Biberdorf.

The Library workshop is a week from today on Feb 20th at 4:00 pm Molly Westmoreland from the state will be here from 4-6. She will be talking about fundraising and offer advice and assistance.

I gave an overview from the developers (Commercial Carolina) last week I am working on getting quotes on appraisals/value updated on our town owned property.

The location is secured for the Post Budget Retreat dinner we were able to get reservation at the Corner Kitchen for that.

Councilman Hugh Clark made a motion to go into Closed Session and it was seconded by Councilwoman Sheila Franklin.

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

Went into Closed Session at: 08:02 pm

Councilman Bob Davy made a motion to come out of Closed Session and it was seconded by Councilwoman Sheila Franklin


Came out of Closed Session at: 08:39 pm

Councilman Bob Davy made a motion to adjourn and it was seconded by Councilwoman Sheila Franklin.

Adjourned: 08:39 pm

Approved:

3-13-17
Date



Mayor William "Bill" Moore