



**TOWN OF GRANITE QUARRY  
BOARD OF ALDERMEN  
REGULAR MEETING MINUTES  
Monday, April 12, 2021  
7:00 p.m.**

**Present:** Mayor Bill Feather, Mayor Pro Tem John Linker, Alderman Jim Costantino, Alderman Kim Cress, Alderman Doug Shelton

**Staff:** Town Manager Larry Smith, Town Clerk Aubrey Smith, Town Attorney Chip Short, Fire Chief/Public Works Supervisor Jason Hord, Police Chief Mark Cook, Finance Officer Shelly Shockley

**Call to Order:** Mayor Feather called the meeting to order at 7:00 p.m.

**Determination of Quorum:** Mayor Feather determined there was a quorum present.

**Moment of Silence:** Mayor Feather led a moment of silence.

**Pledge of Allegiance:** The Pledge of Allegiance was led by Mayor Feather.

**1. Approval of the Agenda**

**ACTION:** Mayor Pro Tem Linker made a motion to approve the agenda as presented. Alderman Cress seconded the motion. The motion passed 4-0.

**2. Approval of the Consent Agenda**

**A. Approval of the Minutes**

- 1) Regular Meeting Minutes March 8, 2021
- 2) Planning Retreat Minutes March 19, 2021
- 3) Budget Workshop Minutes March 25, 2021
- 4) Special Meeting Minutes April 1, 2021

**B. Departmental Reports** (*Reports in Board packet*)

**C. Financial Reports** (*Reports in Board packet*)

**D. Contract with Eddie Carrick, CPA, PC for audit of accounts for FY 20-21**

**ACTION:** Alderman Costantino made a motion to approve the consent agenda as presented. Alderman Shelton seconded the motion. The motion passed 4-0.

### 3. Citizen Comments

- Mitch Brinkley, 108 Boysenberry Dr., China Grove – spoke in favor of a sewer extension for South Cleo Avenue. He asked that the Town appoint the \$50,000 allocated from the City of Salisbury each year to allow the extension. Mr. Brinkley submitted his written comments for the record.

### 4. Guests and Presentations - There were no guests and presentations.

### 5. Town Events

A. Fish for Fun	April 17	10:00 a.m. to 2:00 p.m.	<i>Lake Park</i>
B. Litter Sweep	April 22	1:00 p.m. to 3:00 p.m.	<i>Volunteer at Town Hall</i>
C. Arts in the Park	May 1	1:00 p.m. to 5:00 p.m.	<i>Lake Park</i>
D. Resident Dumpsters	May 13-15		<i>1040 Mar Rock Dr.</i>

### 6. Town Manager's Update

Manager Smith shared that one of the largest areas of focus from the last month has been meetings and follow-up for all the different boards and committees and preparation for the upcoming budget workshop next week. The IDF sewer grant project is going well, and Phase II of the Granite Industrial Park is good to go. Manager Smith and the EDC are following up on items from retreat for the industrial park. The FEMA grant project is ready to move forward quickly after approval tonight; the pond will begin to be drained immediately. Annexations are another large item. The research for the legal descriptions and verifications has been time consuming. Pay and classification study Q&A follow-up and preparation has been a large item. Four different versions of the budget have been prepared to allow for different scenarios.

### Old Business

#### 7. Set Meeting Date

#### Town Manager Evaluation

The recommendation for the Town Manager evaluation was April 21, 2021 during the Budget Workshop set to begin at 2:00 p.m. There was Board consensus to hold the Town Manager evaluation at that time.

#### 8. FEMA Grant

#### Construction Bid Award

The bid openings for construction of the FEMA grant for Lake repairs took place on March 30, 2021. The lowest bid came in at \$547,618.50 from RPM Partners Inc. Mayor Pro Tem Linker asked about difference between lowest bid and the others. Manager Smith stated that the bids had been vetted and that the contractor does have a performance bond. Alderman Cress asked about whether the piers could be stained while the lake was drained. Manager Smith stated it could be looked into.

**ACTION:** Mayor Pro Tem Linker made a motion to award the FEMA grant's construction contract for Lake Park repairs to RPM Partners Inc as presented. Alderman Shelton seconded the motion. The motion passed with all in favor.

**ACTION:** Mayor Pro Tem Linker made a motion to amend Grant Project Ordinance 2020-04 as presented. Alderman Costantino seconded the motion. The motion passed 4-0.

#### 9. Street Lighting Update

#### Chief Hord

Manager Smith asked if there was consensus from the planning retreat discussion to approve the street lighting on proposed Roadway B and Mayor Ponds St. extension as originally presented in February. This would match the existing utilities along the rest of the street, follow existing policy and precedent, and to recap the Planner's point at the retreat, it would be the most cost-effective solution since these

would need to be replaced if/once different design standards are actually adopted as part of the partnership development agreement the Board advised it wished to see here. There was further Board discussion regarding the type of lighting and ultimate Board consensus that it would be better to not do anything there right now.

**ACTION:** Alderman Costantino made a motion to table the item. Alderman Shelton seconded the motion. The motion passed 4-0.

## 10. Resolution 2021-04

### Personnel Policy, Classification and Pay Plan

**ACTION:** Alderman Costantino motion to table the item again. Alderman Shelton seconded the motion. The motion passed 3-1 with Aldermen Cress, Costantino, and Shelton in favor and Mayor Pro Tem Linker opposed.

Alderman Shelton stated that he felt the item had three distinct issues: the pay classification, the implementation of the money, and personnel policies and impacts. He stated a desire for a meeting to discuss the policies by themselves. Mayor Feather and Alderman Costantino echoed the desire to separate the personnel policy from the issue of pay. Alderman Shelton stated he would personally be comfortable giving the manager the direction to build the budget on the presumption that Option II would be approved but would like to see the revenues to pay for it. Manager Smith requested any insight on questions or concerns the Board may have be sent to staff to seek answers or clarification ahead of time to help the Board move its discussion forward on this goal it prioritized. The Board discussed bringing the item back up at the budget workshop to be help April 21, 2021.

## New Business

### 11. Public Hearing

#### Annexation of Town Owned Property

Manager Smith showed maps of the properties in question and reviewed the summary of the proposed annexation.

**Opened:** Mayor Feather opened the public hearing at 7:28 p.m.

**Comments of those in favor:** None

**Comments of those opposed:** None

**Closed:** Mayor Feather closed the public hearing at 7:28 p.m.

**ACTION:** Mayor Pro Tem Linker made a motion to adopt Annexation Ordinance 2021-02 to extend the corporate limits of the Town of Granite Quarry, North Carolina, as a municipal satellite annexation. Alderman Cress seconded the motion. The motion passed 4-0.

### 12. Public Hearing

#### Annexation of Satellite Marple Property

Manager Smith showed the map of the property in question and reviewed the summary of the proposed annexation.

**Opened:** Mayor Feather opened the public hearing at 7:30 p.m.

**Comments of those in favor:** None

**Comments of those opposed:** None

**Closed:** Mayor Feather closed the public hearing at 7:30 p.m.

**ACTION:** Mayor Pro Tem Linker made a motion to adopt Annexation Ordinance 2021-03 to extend the corporate limits of the Town of Granite Quarry, North Carolina, as a satellite annexation. Alderman Cress seconded the motion. The motion passed 4-0.

**13. Annexation** **Teramore Development**

The Board reviewed the Clerk's Certificate of Sufficiency and was asked to adopt the Resolution fixing the date of public hearing on the question of annexation for May 10, 2021 at 7:00 p.m.

**ACTION:** Alderman Shelton made a motion to adopt Resolution 2021-06, fixing the date of public hearing on the question of annexation pursuant to North Carolina General Statutes 160A-31. Alderman Costantino seconded the motion. The motion passed 4-0.

**14. Text Amendment** **Downtown Light Industrial (DT/LI)**

The Board was asked to adopt Ordinance 2021-04 amending the text for the Downtown Light Industrial section of the Unified Development Ordinance as it relates to the Dimensional Table in Section 3.4.2.

**ACTION:** Mayor Pro Tem Linker made a motion to adopt Ordinance 2021-04 amending the Dimensional Table in Section 3.4.2 of the UDO. Alderman Costantino seconded the motion. The motion passed 4-0.

**15. Contract Waste Management**

Manager Smith reviewed the proposed Waste Management amendment to the 2016 contract that he sent to the Board by email. He did point out the 3% cap on the CPI index was not in the original amendment draft, but Waste Management agreed to add it back in. The 90-day term for either party to cancel the agreement remains. Alderman Shelton asked about the Town's responsibility regarding billing for extra containers. It was clarified that is handled directly through Waste Management.

**ACTION:** Alderman Shelton made a motion to approve the contract amendment with Waste Management as clarified, updated, and presented. Alderman Cress seconded the motion. The motion passed 4-0.

**16. Rowan EDC Proposed Bylaw Updates**

The proposed amendments to the Rowan EDC's Bylaws were reviewed and discussed.

**ACTION:** Mayor Pro Tem Linker made a motion to approve proposed changes to Rowan EDC Bylaws as written. Alderman Costantino seconded the motion. The motion passed 4-0.

**17. Ordinance 2021-05** **Enacting a New Code**

The codification of the code of ordinances is complete. The ordinance to adopt a new code after codification was presented to the Board.

**ACTION:** Alderman Shelton made a motion to adopt Ordinance 2021-05 Enacting a New Code. Mayor Pro Tem Linker seconded the motion. The motion passed 4-0.

**18. Proclamations**

Mayor Feather acknowledged the proclamations for the following:

- |  |                        |
|--|------------------------|
| A. National Child Abuse Prevention Month | Month of April         |
| B. Municipal Clerks Week                 | May 2-8 <sup>th</sup>  |
| C. Nurses Week                           | May 6-12 <sup>th</sup> |

## 19. Board Comments

- Alderman Shelton asked that the Board consider appointing an audit committee that would act as a liaison between the Board and the auditor to audit management as a resource or act as a check and balance.
  - Alderman Costantino questioned whether citizens would be appointed to the committee. Attorney Short stated that some information may be confidential and advised against citizens being appointed.
  - Mayor Pro Tem Linker stated he felt a committee may be overkill.
  - Alderman Costantino stated he felt the way things were working was fine.
  - Alderman Cress stated he felt there were already qualified staff and auditors in place.
- Mayor Feather addressed the request from the public comments for a sewer extension on South Cleo Avenue and asked whether the Board wanted to look at how to address this issue in this area and others throughout town in the future. There was Board discussion on sewer extensions.
  - Alderman Costantino stated the need for a plan.
  - Alderman Shelton was also in favor of having a strategic plan in place for water and sewer issues.
  - Mayor Pro Tem Linker stated the need to have a policy in place before making a decision on individual requests.

## 20. Mayor's Notes

## Announcements and Date Reminders

A. Wednesday, April 14	5:00 p.m.	Centralina Executive Board Meeting
B. Thursday, April 15	7:30 a.m.	Rowan Chamber Power in Partnership
C. Saturday, April 17	10:00 a.m.	Fish for Fun
D. Monday, April 19	5:00 p.m.	Parks, Events, and Recreation Committee
E. Monday, April 19	5:30 p.m.	Zoning Board of Adjustment
F. Tuesday, April 20	3:30 p.m.	Revitalization Team
G. Wednesday, April 21	2:00 p.m.	Budget Workshop
H. Thursday, April 22	1:00 p.m.	NCDOT Litter Sweep
I. Wednesday, April 28	5:30 p.m.	Cabarrus-Rowan County MPO TAC
J. Monday, May 3	6:00 p.m.	Planning Board
K. Monday, May 10	5:00 p.m.	Rowan Chamber Business After Hours

## Adjourn

**ACTION:** Alderman Costantino made a motion to adjourn. The meeting ended at 8:01 p.m.

Respectfully Submitted,

Aubrey Smith  
Town Clerk