KNIGHTDALE
TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

March 7, 2016

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, North Carolina.

PRESENT: Mayor Pro Tem Mike Chalk, Councilors Pete Mangum, Mark Swan, Dustin Tripp, and Randy Young.

ABSENT: Mayor James Roberson.

Staff Members Present: Clyde Holt, Town Attorney; Suzanne Yeatts, Administrative Services Director; Whitney Ledford, Town Clerk; Keith Archambault, IT Administrator; Brian Bowman, Communications Director; Lawrence Capps, Police Chief; Tina Cheek, Parks, Recreation, and Cultural Programs Director; Chris Hills, Development Services Director; Jennifer Currin, Senior Planner Current; Tim Guffey, Fire Chief; Ricky Todd, Police Officer.

Meeting called to order by Mayor Pro Tem Chalk at 7:00 p.m.

WELCOME
Welcome by Mayor Pro Tem Chalk.

INVOCATION
Invocation by Councilor Swan.

ITEM I. ADOPTION OF AGENDA
Mayor Pro Tem Chalk requested a new item to be added: Accessory Building under Other Business.

...Motion by Councilor Swan to adopt the agenda with the following change: add Accessory Building under Other Business. Motion seconded by Councilor Young and carried unanimously.

ITEM II. APPROVAL OF MINUTES
...Motion by Councilor Young to approve the minutes from February 17, 2016. Motion seconded by Councilor Mangum and carried unanimously.

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS
None at this time.

ITEM IV. PUBLIC
Anyone may speak on an issue not included on tonight's agenda. If you anticipate speaking during tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record. Before speaking, please state your name and address.

A. Open to the Public
No one approached.

B. Report on Citizen Inquiries
Nothing at this time.

ITEM V. CONSENT AGENDA
Hodge Road Industrial Park Name and Street Name
Resolution #16-03-07-001
Adopt Resolution #16-03-07-001, Eastgate 540 subdivision name and Spectrum Drive street name.

...Motion by Councilor Young to approve the Consent Agenda. Motion seconded by Councilor Mangum and carried unanimously.

ITEM VI. LAND USE REVIEW BOARD REPORTS
None at this time.

ITEM VII. ACTIONS REQUIRING PUBLIC HEARINGS
If you anticipate speaking during a public hearing at tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record of testimony. Large groups are asked to designate a spokesperson. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney.

A. Poplar Creek Village Fee-in-Lieu of Assessment Removal
Resolution #16-03-07-002

Public Hearing opened at 7:03 p.m.

Senior Planner Jennifer Currin shared a request from Dogwood Owner, LLC to remove the unpaid portions of the off-site water and on-site sewer infrastructure fees-in-lieu of assessments remaining for two parcels. Dogwood Owner, LLC, owner of the parcels, will pay themselves back for this infrastructure. Ms. Currin recommended Council adopt Resolution #16-03-07-002 and approve the requested fee-in-lieu of assessment removal for PINs 1743.04-60-9066 and 1743.04-61-7904.

No one else approached.

...Motion by Councilor Young to close the Public Hearing at 7:06 p.m., adopt Resolution #16-03-07-002, and approve the requested fee-in-lieu of assessment removal for PINs 1743.04-60-9066 and 1743.04-61-7904. Motion seconded by Councilor Mangum and carried unanimously.

B. Poplar Creek Village UAA
Ordinance #16-03-07-001

Public Hearing opened at 7:07 p.m.

Senior Planner Jennifer Currin presented a new Utility Allocation Agreement for Poplar Creek Village as requested by its current owner, Dogwood Owner, LLC. This document establishes a new development agreement between the Town and Dogwood Owner, LLC. All pre-existing development agreements that the previous owners, Holly Homes, LLC entered into with the Town will be discarded. Ms. Currin answered questions and recommended Council adopt Ordinance #16-03-07-001.

Mungo Homes Division President Geoff Shiley answered questions from Council including how Mungo Homes plans on dividing its eight home styles throughout the neighborhoods.

No one else approached.

...Motion by Councilor Swan to close the Public Hearing at 7:17 p.m. and adopt Ordinance #16-03-07-001. Motion seconded by Councilor Young and carried unanimously.

C. Poplar Creek Village UAA Assignment of Interest
Ordinance #16-03-07-002

Public Hearing opened at 7:17 p.m.

Senior Planner Jennifer Currin shared that in January 2015, transfer of the Poplar Creek Village Subdivision Assignment of Interest was made from Holly Homes, LLC to Dogwood Owner, LLC, who currently owns the development. Dogwood Owner, LLC has found a buyer for the single-family development and would like to request that Mungo Homes of North Carolina be assigned the interests of the single-family dwelling subdivision. Ms. Currin recommended Council adopt Ordinance #16-03-07-002 and approve the Poplar Creek Village Assignment of Interest.

No one else approached.

...Motion by Councilor Tripp to close the Public Hearing at 7:19 p.m., adopt Ordinance #16-03-07-002, and approve the Poplar Creek Village Assignment of Interest. Motion seconded by Councilor Swan and carried unanimously.

D. Knightdale Station Subdivision UAA Amendment
Ordinance #16-03-07-003

Public Hearing opened at 7:19 p.m.

Senior Planner Jennifer Currin presented a request received from Knightdale Investors, LLC which requires amending the Knightdale Station Utility Allocation and Infrastructure Agreement Amendment. This would allow Knightdale Investors, LLC to obtain property from land owner Ervin Rigsbee to construct Collector Road C (see Exhibit B), which connects to Knightdale Blvd. The amendment also details the improvements to be made on the 1.14± parcel and the proposed uses on the property. Ms. Currin recommended Council approve the Knightdale Station Utility Allocation and Infrastructure Agreement and adopt Ordinance #16-03-07-003.

President of Preston Development Company Karl Blackley elaborated on the project and shared several improvements that this land swap will provide.

No one else approached.

...Motion by Councilor Mangum to close the Public Hearing at 7:26 p.m., approve the Knightdale Station Utility Allocation and Infrastructure Agreement, and adopt Ordinance #16-03-07-003. Motion seconded by Councilor Young and carried unanimously.

ITEM VIII. SET PUBLIC HEARINGS
None at this time.

ITEM IX. TOWN ATTORNEY
Nothing at this time.

ITEM X. OLD BUSINESS
None at this time.

ITEM XI. NEW BUSINESS
None at this time.

ITEM XII. OTHER BUSINESS
Accessory Building
Item added upon adoption of the agenda.

Development Services Director Chris Hills presented a need for an accessory building, at Knightdale Community Park, that would house storage for both Public Works and Parks and Recreation Departments. In a prior year's budget, there were allocated funds for replacing the storage building that has been removed. However, the budget that was allocated for this replacement will not cover the cost involved in constructing a building to house the Town's needs at this time. Mr. Hills presented two new estimates for both a metal building and a wooden building and answered questions from Council as they discussed the options.

Mr. Hills indicated that staff will research further and make a recommendation at a future meeting.

ITEM XIII. COMMITTEE REPORTS

A. Planning and Engineering
Councilor Tripp reported that this committee will not be meeting this month.

B. Finance
Councilor Mangum noted that this committee will meet again on Wednesday, March 16th and at such time will share the monthly financial report and an estimate for the Town's water merger pay-off.

C. Public Safety
Councilor Young indicated that this committee will also meet on Wednesday, March 16th.

D. Nominating
No report.

E. Liaison Reports
No report.

ITEM XIV. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS
None at this time.

ITEM XV. ADJOURNMENT
...Motion by Councilor Swan to adjourn at 7:48 p.m. Motion seconded by Councilor Tripp and carried unanimously.

Whitney A. Ledford
Town Clerk Whitney A. Ledford

Mayor James A. Roberson