



# KNIGHTDALE PLANNING AND ENGINEERING COMMITTEE MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

**June 13, 2016**

The Knightdale Planning and Engineering Committee met at 6:00 p.m. in the Town Hall Conference Room.

TOWN COUNCIL MEMBERS PRESENT:           Councilor Tripp, Mayor Pro Tem Chalk

LURB MEMBER LIAISON PRESENT:       George Hess, Chuck Piratzky

ABSENT:                                       No one

Staff Members Present:                   Chris Hills, Development Services Director; Robbie Worrell, Public Works Director; Joseph Turner, Development Services Engineer; Donna Tierney, Planning Technician

Meeting called to order by Councilor Tripp at 6:02 p.m.

ITEM I.       APPROVAL OF MINUTES

**...Motion by Mayor Pro Tem Chalk to approve the minutes of May 9, 2016. Motion seconded by Mr. Hess and carried unanimously.**

ITEM II.       OLD BUSINESS

A. Resurfacing Discussion

Public Works Director Robbie Worrell explained staff created an analysis and forecast of potential locations for road resurfacing during FY 2016/2017. Funding will come from the Department of Transportation's Powell Bill Program. Staff based resurfacing consideration on the following criteria: location, age of road, condition of road, condition of surrounding roads, and average daily traffic. The analysis determined five zones for potential resurfacing.

Zone 1 was deemed the worst and covers Laurens Way and Beddingfield Drive with a projected price of \$143,743. These roads make up a major residential loop and Laurens Way is a major collector street.

Zone 2 incorporates part of Old Town, and focuses on Main Street, Carrington Drive, and Brookfield Drive. These roads have an estimated cost of \$103,598. While Main Street is not designated as one, it acts as a collector street.

Zone 3 covers the Kelley Meadows Road area and might be expanded into cul-de-sacs. Zone 4 incorporates Village Park Drive, from Parkside Commons to McKnight Road. Zone 5 covers Mingo Bluff Boulevard, from Hodge Road to Willowedge Court. The estimated cost for Zones 3, 4, and 5 is \$60,460.

The total estimated project cost is \$307,801.20. As the RFP is developed, bid-alternates can be added, and certain areas can be removed if prices come in significantly higher than expected. The estimated cost includes 20% inflation, and 10% contingency.

Councilor Tripp requested to see how much it would cost to add fixing the large bump on Second Avenue and Maple Street. Development Services Director Chris Hills explained the fix may not be that easy due to stormwater concerns and utility locations.

Mr. Piratzky discussed the cost of repairing asphalt. Mr. Hills explained staff will ensure specifications are adhered to up front. Some areas that need resurfacing are those without curb and gutter, which can have a big impact on road survival. Ultimately, the Town is trying to become more proactive with maintenance.

Councilor Tripp recommended the Town look at backfill requirements. Other municipalities require stone backfill, which extends the lifespan of the road. Staff should check with City of Raleigh Public Utilities for their assessment of utilities. If any repairs are needed, they should be done before the Town starts road improvements.

If any funds remain, they will be used to update the pavement assessment list for future road improvement projects.

Councilor Tripp stated he will run through the proposal during committee reports at the next Town Council meeting.

**...Motion by Mr. Piratzky to recommend approval to proceed with the Powell Bill road improvements. Motion seconded by Mr. Hess and carried unanimously.**

#### B. Mingo Creek Greenway Trailhead

Development Services Director Chris Hills explained staff recently met with Duke Energy's Marty Clayton in the field. The parcel across from Princeton Manor is owned by Duke Energy and is the future location of a substation. The Town approached Duke Energy about building a temporary trailhead on the parcel, and found out Duke Energy is ready to proceed with the substation within the next 18 months. Duke Energy was agreeable to considering the Town's proposal in the future, but asked that we not proceed between now and then since there is potential danger associated with an active construction site. The Town is committed to proceeding when construction has reached a safe point, possibly one to two months before substation completion.

A resident of Princeton Manor, who resides on Princeton Town Street, has reached out to the Town with parking concerns. He thinks parking is an issue in the early hours and late afternoon. Mr. Hills stated the Town has not seen evidence but will continue to remain vigilant on patrolling the area.

Mr. Hills offered that Development Services Engineer Joe Turner reach out to NCDOT to see if the large unused asphalt area on Hodge Road could be used as an informal parking area in the meantime.

Mr. Hills stated the topic will be removed from the agenda for the immediate future until new updates are provided.

C. Capital Improvement Plan Discussion

Development Services Director Chris Hills explained the Capital Improvement Plan project list created last month went to the Finance Committee. Upon adoption of the budget, staff will create and build Projection Information Datasheets (PIDs). They will include information such as scope and cost, in order to aid Town Council in determining which projects to fund. CAMPO has had success with this process/model. A PID will be created anytime something is suggested for the CIP.

Moving forward, both Joe Turner and Robbie Worrell will be working on creating these documents, and it will become a departmental goal for both Development Services and Public Works.

ITEM III. NEW BUSINESS  
None at this time.

ITEM IV. OTHER BUSINESS  
None at this time.

ITEM V. ADJOURNMENT

**...Motion by Mr. Hess to adjourn at 6:41 p.m. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

  
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Dustin Tripp, Planning and Engineering Chairman

  
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Donna Tierney, Planning Technician