



## KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

**April 7, 2008**

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

**PRESENT:** Mayor Russell Killen; Mayor Pro Tem Mike Chalk; Councilors Jeff Eddins, Terry Gleason, Tim Poirier, and James Roberson.

**ABSENT:** No one.

**Staff Members Present:** Clyde Holt, III, Town Attorney; Gary McConkey, Town Manager; Seth Lawless, Assistant Town Manager; Suzanne Yeatts, Town Clerk; Mike Frangos, Planning Director; Jeff Triezenberg, Planner II; Ricky Pope, Police Chief; Keith Gifford, Town Engineer; Tim Guffey, Fire Chief; Ren Wiles, Finance Director.

Meeting called to order by Mayor Killen at 7:01 p.m.

**WELCOME**

Welcome by Mayor Killen.

**INVOCATION**

Invocation by Mayor Pro Tem Chalk.

**ITEM I. ADOPTION OF AGENDA**

**...Motion by Councilor Eddins to adopt the agenda. Motion seconded by Councilor Gleason and carried unanimously.**

**ITEM II. APPROVAL OF MINUTES**

March 19, 2008

**...Motion by Councilor Poirier to approve the minutes of March 19, 2008. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

ITEM III. PRESENTATIONS, RECOGNITIONS & AWARDS

Wake County Airport Update

John Roberson, P.E., Wake County Project Manager, and Amy McLane, P.E., Talbert & Bright Aviation Consultants of Wilmington, NC, presented the results of a feasibility study for a general aviation airport in eastern Wake County.

Council expressed support for a general aviation airport in eastern Wake County.

ITEM IV. PUBLIC

**Anyone may speak on an issue not included on tonight's agenda. Before speaking, please state your name and address.**

A. Open to the Public

No one approached.

B. Report on Citizen Inquiries

Councilor Roberson reported a health fair with representatives from Knightdale, Wendell, and Zebulon to be held at the Wendell Recreation Center on May 31, 2008 from 10:00 a.m. until 2:00 p.m. and encouraged everyone to attend.

ITEM V. CONSENT AGENDA

A. Wake County Property Tax Adjustments - January  
**Accept tax report for the month of January 2008 as presented by the Wake County Board of Commissioners.**

B. Budget Amendment #0809 – Wake Stone Sewer Project  
**Adopt Budget Amendment #0809 to create a capital project account to cover the cost of the extension in the amount of \$250,000.**

- C. Declaration of Intent to Reimburse – Public Safety Center  
RES #08-04-07-001

**Adopt Resolution #08-04-07-001 declaring official intent to reserve \$146,800 of fund balance to repay one year's worth of debt service on the Public Safety Building.**

**...Motion by Councilor Poirier to adopt the Consent Agenda. Motion seconded by Councilor Eddins and carried unanimously.**

ITEM VI. ACTIONS REQUIRING PUBLIC HEARINGS

**When speaking during a public hearing, please state your name and address clearly before speaking. Please designate a spokesperson for large groups. If you anticipate speaking tonight, please print your name and address on the form located on the entry table. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney. Everyone must speak from the podium to assure an accurate record of testimony.**

- A. Proposed Residential Rental Occupancy Permit  
ORD #08-04-07-001

Public hearing opened at 7:40 p.m.

Seth Lawless, Assistant Town Manager, summarized the proposed ordinance and noted its similarity to the City of Raleigh's existing program. Mr. Lawless explained that the goal of the program is to hold landlords accountable for property that has repeat nuisance, housing code, loitering, or other Town Code violations.

No one else approached.

Public hearing closed at 7:43 p.m.

**...Motion by Mayor Pro Tem Chalk to adopt Ordinance #08-04-07-001 Residential Rental Occupancy Permit Ordinance. Motion seconded by Councilor Gleason and carried unanimously.**

B. Utility Allocation Agreement – Berkshire Park Apartments

Public hearing opened at 7:44 p.m.

Town Attorney Clyde Holt presented the proposed utility allocation agreement for Berkshire Park Apartments and recommended approval.

No one else approached.

Public hearing closed at 7:47 p.m.

**...Motion by Councilor Gleason to approve the Berkshire Park Utility Allocation Agreement. Motion seconded by Councilor Poirier and carried unanimously.**

C. ZTA-5-08 Daycare Center Lot Size Regulations

Public hearing opened at 7:48 p.m.

Jeff Triezenberg, Planner II presented a zoning text amendment to amend the minimum lot size requirement for day care centers. Mr. Triezenberg identified the applicant as H&S Ventures, LLC acting as an agent for Greystone Knightdale Company, LLC.

Mr. Triezenberg recommended closing the public hearing and referring the matter to the April 14, 2008 Land Use Review Board meeting.

Kurt Hendrickson, H&S Ventures, LLC, 2801 Spring Forest Road, Raleigh, NC, stated he currently operates two preschools and noted that the amendment he is requesting is still better than what the state requires.

No one else approached.

**...Motion by Mayor Pro Tem Chalk to close the public hearing at 7:57 p.m. and to refer ZTA-5-08 to the April 14, 2008 Land Use Review Board meeting. Motion seconded by Councilor Eddins and carried unanimously.**

D. ZTA-6-08 Commercial Development Amendments

Public hearing opened at 7:58 p.m.

Jeff Triezenberg, Planner II, presented the zoning text amendment requested by the Land Use Administrator to amend certain requirements related to commercial developments.

Mr. Triezenberg recommended closing the public hearing and referring the item to the April 14, 2008 Land Use Review Board meeting.

No one else approached.

**...Motion by Councilor Roberson to close the public hearing at 8:09 p.m. and to refer ZTA-6-08 to the April 14, 2008 Land Use Review Board meeting. Motion seconded by Councilor Gleason and carried unanimously.**

ITEM VII SET PUBLIC HEARINGS

AN-4-08 Elsie Debnam – 824 N. First Avenue  
RES #08-04-07-002

Planner II Jeff Triezenberg reported the receipt of a voluntary annexation petition from the owners of approximately 0.68 acres east of First Avenue and north of Massey Farm Road. Mr. Triezenberg noted the sufficiency of the petition and recommended adoption of the resolution setting the public hearing as April 16, 2008.

**...Motion by Councilor Eddins to adopt Resolution #08-04-07-002 setting the public hearing date as April 16, 2008 for the Elsie Debnam Annexation. Motion seconded by Councilor Poirier and carried unanimously.**

ITEM VIII. TOWN ATTORNEY

Nothing at this time.

ITEM IX. OLD BUSINESS

None at this time.

ITEM X. NEW BUSINESS

A. Amendment 1 to Interlocal Solid Waste Management System Agreement

Matt Roylance, Wake County Environmental Services, explained the need for and details of the amendment to the Interlocal Solid Waste Management System Agreement.

Assistant Manager Seth Lawless added that this amendment would require an increase to our solid waste service fees.

**...Motion by Councilor Poirier to approve Amendment 1 to the Interlocal Solid Waste Management System Agreement. Motion seconded by Councilor Eddins and carried unanimously.**

B. Consideration of Construction Contract Public Safety Center #2

**...Motion by Mayor Pro Tem Chalk to table consideration of construction contract for Public Safety Center #2 until the April 16, 2008 meeting. Motion seconded by Councilor Eddins and carried unanimously.**

ITEM XI. OTHER BUSINESS

Mayor Killen inquired about scheduling a retreat in June.

Mayor Killen commented on the departmental plan project staff is currently working on.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering

Councilor Gleason reported the Planning and Engineering Committee is scheduled to meet Wednesday, April 9, 2008 at 8:00 a.m.

B. Budget

Councilor Poirier reported the Budget Committee's plan to meet Monday, April 14, 2008 at 12:00 noon.

C. Public Safety

Councilor Eddins noted the Public Safety Committee will schedule a meeting before April 16, 2008.

D. Nominating

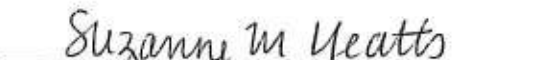
E. Liaison Reports

ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

ITEM XIV. ADJOURNMENT

**...Motion by Councilor Eddins to adjourn at 8:19 p.m.  
Motion seconded by Councilor Poirier and carried  
unanimously.**

  
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Mayor Russell B. Killen

  
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Town Clerk Suzanne M. Yeatts