



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

June 2, 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; Chris Hills, Planner II; Ren Wiles, Finance Director; Tracy Pedigo, Public Works Director; Ricky Pope, Police Chief; Tim Guffey, Fire Chief.

Meeting called to order by Mayor Killen at 7:02 p.m.

WELCOME

Welcome by Mayor Killen.

INVOCATION

Invocation by Councilor Poirier.

ITEM I. ADOPTION OF AGENDA

...Motion by Mayor Pro Tem Chalk to adopt the agenda with the following amendment:

ADD: Resolution #08-06-02-001 authorizing inclusion of the Town in House Bill 2778 regarding local Parks and Recreation participant records as Item C on the Consent Agenda.

Motion seconded by Councilor Poirier and carried unanimously.

ITEM II. APPROVAL OF MINUTES

May 21, 2008

...Motion by Councilor Eddins to approve the minutes of May 21, 2008. Motion seconded by Councilor Gleason and carried unanimously.

ITEM III. PRESENTATIONS, RECOGNITIONS & AWARDS

A. Gateway Committee Update

Land Use Review Board member Mark Swan gave an update on the Gateway Committee's preliminary work and answered questions.

B. GFOA Budget Presentation Award

Mayor Killen presented Finance Director Ren Wiles with the GFOA Budget Presentation Award and thanked staff for carrying on the tradition of receiving this award.

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 thanked Town staff for participating in the health fair in Wendell over the weekend and extended Representative Linda Coleman's appreciation.

ITEM V. CONSENT AGENDA

A. Budgetary Issues
No action necessary.

B. Town Attorney Retainer Agreement
Authorize Town Manager to sign Town Attorney Retainer Agreement.

C. Resolution #08-06-02-001
Adopt RES #08-06-02-001 in support of House Bill 2778 regarding Local Parks and Recreation Participant Records.

...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. ZMA-3-08 Hampton Inn
Conditional Zoning District

Public hearing opened at 7:13 p.m.

Planner II Chris Hills presented a zoning map amendment to rezone a 1.55 acre parcel located at 1002 Big Oak Court from Neighborhood Mixed Use (NMX) to Neighborhood Mixed Use Conditional District (NMX-CD) in order to develop the property as a hotel. Mr. Hills identified the property owner as Knightsdale Professional Properties and the applicant as Tim Nau of Bass, Nixon, and Kennedy on behalf of Mr. Shyam Ram.

Mr. Hills recommended closing the public hearing and referring the item to the June 9, 2008 Land Use Review Board meeting after allowing for public comment.

Fire Chief Tim Guffey reported this project would not impact the Town's current ISO rating.

Applicant Shyam Ram answered questions regarding meeting space.

Mr. Hills answered questions about buffering.

Dan Devin, 1120 Oak Grove Drive, asked about the high percentage of impermeable surface and about screening on the south side of the property.

No one else approached.

...Motion by Councilor Eddins to close the public hearing at 7:34 p.m. and to refer ZMA-3-08 to the Land Use Review Board's June 9, 2008 meeting. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

B. Fiscal Year 2009 Budget

Public hearing opened at 7:35 p.m.

Finance Director Ren Wiles presented highlights of the fiscal year 2009 annual budget.

Discussion regarding tax increase and the need to fund a capital improvement plan.

Mark Swan, 105 Newbury Court, expressed his preference of smaller increases in the tax rate.

Assistant Manager Seth Lawless noted staff will present a draft capital improvement plan before the next meeting.

No one else approached.

Public hearing continued at 8:33 p.m. to the June 18, 2008 meeting.

ITEM VII SET PUBLIC HEARINGS

None at this time.

ITEM VIII. TOWN ATTORNEY

Nothing at this time.

ITEM IX. OLD BUSINESS

None at this time.

ITEM X. NEW BUSINESS

None at this time.

ITEM XI. OTHER BUSINESS

None at this time.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering

No report.

B. Budget

No report.

C. Public Safety

Councilor Eddins reported a recommendation for revising the current separation allowance policy will be included on the next meeting agenda; continuing to work on staffing benchmarks and a formula for hiring; discussed barking dogs being considered a nuisance.

D. Nominating

No report.

E. Liaison Reports

No report.

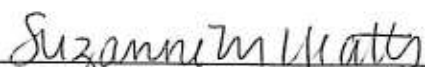
ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

ITEM XIV. ADJOURNMENT

**...Motion by Councilor Eddins to adjourn at 8:37 p.m.
Motion seconded by Councilor Poirier and carried
unanimously.**



Mayor Russell B. Killen



Town Clerk Suzanne M. Yeatts