



# KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

**August 3, 2009**

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, Town Attorney; Gary McConkey, Town Manager; Seth Lawless, Assistant Town Manager; Fred Boone, Town Engineer; Jeff Triezenberg, Planner II; Ren Wiles, Finance Director; Tracy Pedigo, Public Works Director; Shawn Brown, Public Safety Director; Chris Darden, Public Safety Officer; Roger Smith, Public Safety Officer; Richard Haynes, Public Safety Officer; Tim Guffey, Fire Chief; Jay Chalk, Athletic Supervisor; Anne Strickland, Legislative Intern.

Meeting called to order by Mayor Killen at 7:00 p.m.

**WELCOME**

Welcome by Mayor Killen.

**INVOCATION**

Invocation by Councilor Eddins.

**ITEM I. ADOPTION OF AGENDA**

**...Motion by Councilor Eddins to adopt the agenda with the following amendment:**

**MOVE: Item C under Presentations, Recognitions, and Awards to Item A.**

**Motion seconded by Councilor Gleason carried unanimously.**

ITEM II. APPROVAL OF MINUTES

July 15, 2009

**...Motion by Councilor Eddins to approve the minutes of July 15, 2009. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

A. Mayor's Employee Award

Mayor Killen recognized Public Safety Officer Christopher Darden for his outstanding service to the community and obtaining multiple grants for much needed equipment for the Public Safety Department and presented him with a gift card.

B. Introduction of new Planner II – Jennifer Currin

Planning Director Chris Hills introduced Planner II Jennifer Currin and Mayor Killen presented her with a Town pin.

C. Knightdale U-10 All-Star Team –  
2009 Tar Heel Leagues State Champions

Athletic Supervisor Jay Chalk recognized the Knightdale U-10 All-Star Softball team noting their many accomplishments this season including the title of 2009 Tar Heel League State Champions.

Coach Crawford Moser commented on the team's dedication and hard work throughout the season.

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

Mike Gerbos, 106 Walbury Drive, Knightdale expressed concern about an incident involving the police at his home.

B. Report on Citizen Inquiries

None at this time.

ITEM V. CONSENT AGENDA

- A. Budget Amendment #1004 – Knightdale Blvd Crosswalk Project  
**Adopt Budget Amendment #1004 to estimate project costs.**
- B. Public Safety Grant Proposal for new Radar Trailer  
**Approve submission of the grant acceptance for a new radar trailer.**

**...Motion by Councilor Eddins to adopt the consent agenda. Motion seconded by Councilor Gleason 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.**

Poplar Creek Village Reimbursement Agreement

Public hearing opened at 7:16 p.m.

Town Attorney Clyde Holt suggested continuing the public hearing until the next meeting so all interested parties have time to review.

**...Motion by Mayor Pro Tem Chalk to recuse Councilors Eddins and Gleason from PVC discussion. Motion seconded by Councilor Poirier and carried unanimously.**

Councilor Eddins and Councilor Gleason exited at 7:19pm.

David Menaker, 7633 Poole Road, Knightdale, representing Holly Homes expressed concerns over proposed amendments to agreement and the need to continue the project.

**Councilor Eddins and Councilor Gleason returned at 7:24pm.**

ITEM VII. SET PUBLIC HEARINGS

None at this time.

ITEM VIII. TOWN ATTORNEY

None at this time.

ITEM IX. OLD BUSINESS

A. ZTA-5-09 MI Zoning District Building Materials  
ORD # 09-08-03-001

Planner Jeff Triezenberg reviewed a zoning text amendment to amend the Unified Development Ordinance related to clarifying the exterior construction materials expected of buildings in the Manufacturing and Industrial zoning district.

**...Motion by Councilor Roberson to adopt statement of plan consistency and reasonableness of action, to approve ZTA-5-09, and adopt Ordinance # 09-08-03-001. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

B. ZTA-6-09 Family Care Homes and Related Facilities  
ORD # 09-08-03-002

Planner Jeff Triezenberg reviewed a zoning text amendment to amend the Unified Development Ordinance related to clarifying the separation requirement as it relates to family care homes and other similar facilities.

**...Motion by Councilor Roberson to adopt statement of plan consistency and reasonableness of action, to approve ZTA-6-09, and adopt Ordinance # 09-08-03-002. Motion seconded by Councilor Gleason and carried unanimously.**

C. ZTA-7-09 Mobile Home Use Table/Additional Standards  
ORD # 09-08-03-003

Planner Jeff Triezenberg reviewed a zoning text amendment to amend the Unified Development Ordinance related to clarifying the permitted status of manufactured homes in designated zoning districts and the additional standards that accompany the installation of a manufactured home.

Mayor Pro Tem Chalk asked for clarification on whether the discussed ordinance was referring to replacing a single wide with a doublewide.

Mr. Triezenberg stated that the amendment referred to appearance standards only.

**...Motion by Councilor Poirier to adopt statement of plan consistency and reasonableness of action, to approve ZTA-7-09, and adopt Ordinance # 09-08-03-003. Motion seconded by Councilor Gleason and carried unanimously.**

D. Riverview Commons Pump Station Update

Town Engineer Fred Boone reported that the legal description had been received and the easement was ready to record. The City of Raleigh indicated a start up report for the generator was the only item remaining before acceptance.

**...Motion by Councilor Eddins to approve transfer of easement for pump station from the Town of Knightdale to the City of Raleigh. Motion seconded by Councilor Poirier and carried unanimously.**

Mayor Killen called for a short recess at 7:43 p.m.

Meeting resumed at 7:45 p.m.

ITEM X. NEW BUSINESS

A. Interlocal Agreement for IT Services with the Town of Wendell

Assistant Town Manager Seth Lawless presented an interlocal agreement for shared IT services with the Town of Wendell and noted the agreement has been reviewed by the Town Attorney and approved by the Wendell Board of Commissioners.

Wendell Town Manager David Bone thanked Council and staff for the opportunity to work with the Town of Knightdale.

**...Motion by Councilor Roberson to approve Interlocal Agreement with the Town of Wendell. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

B. Execution of locally administered agreement with NCDOT – Crosswalk Project

Town Engineer Fred Boone presented an agreement to provide Federal ARRA Stimulus funding for the Knightdale Blvd./Wide

waters Parkway Crosswalk Project and reported the initial estimate at approximately \$27,000.

**...Motion by Mayor Pro Tem Chalk to approve the Locally Administered Agreement to provide Federal ARRA Stimulus funding for Project EL-5100 CA. Motion seconded by Councilor Gleason and carried unanimously.**

- C. Execution of locally administered agreement with NCDOT – Gateway Landscaping

Town Engineer Fred Boone presented an agreement to provide Federal ARRA Stimulus funding the I-540 Landscaping Project noting NCDOT has allocated funds up to \$180,000 and the total estimated cost of completion is \$176,806.

**...Motion by Councilor Gleason to approve the Locally Administered Agreement to provide Federal ARRA Stimulus funding for Project ER-5100 EB. Motion seconded by Councilor Eddins and carried unanimously.**

- D. Hopkins Grading for EWTV

Tracy Pedigo requested Council to authorize the Town Manager to sign a contract with Hopkins Grading for site work.

Mayor Killen noted that the cost of the studio construction will be reimbursed to the Town through grants and P.E.G. allocations for Knightdale, Wendell, Zebulon, and Rolesville. P.E.G. allocations can only be used to fund public cable television operations.

**...Motion by Councilor Roberson to approve the Town Manager to enter into the grading agreement with Hopkins Grading. Motion seconded by Councilor Gleason and carried unanimously.**

ITEM XI. OTHER BUSINESS

Schedule Planning Session for Wilder Property

Council agreed to schedule a planning session to discuss Wilder property purchase September 3, 2009 from 2:00 to 5:00 p.m.

Mayor Killen reported meeting with the County Commissioners in reference to the refinancing of Mingo Creek affordable housing development. Mayor Killen argued against the refinancing to the Commissioners explaining that it did not make sense to approve affordable housing in a location where no mass transit is available, no retail jobs are available and there is no pedestrian friendly crosswalk. The project was unanimously approved after Mayor Killen was unable to reach a compromise.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering-

Councilor Gleason reported the August 10, 2009 meeting will be cancelled.

B. Budget

C. Public Safety-

Councilor Eddins reported that the Public Safety Committee met tonight as a Committee of the Whole to discuss the proposed nuisance animal ordinance and will revisit the issue at the next Public Safety Committee meeting on September 7<sup>th</sup>.


D. Nominating

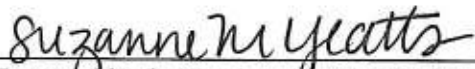
E. Liaison Reports

ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

ITEM XIV. ADJOURNMENT

**...Motion by Councilor Poirier to adjourn at 8:18 p.m.  
Motion seconded by Mayor Pro Tem Chalk and carried  
unanimously.**

  
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Mayor Russell B. Killen

  
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Town Clerk Suzanne M. Yeatts