November 13, 2017

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

TOWN COUNCIL MEMBERS PRESENT: Councilor Dustin Tripp.

LURB MEMBER LIAISONS PRESENT: Ben McDonald, George Hess.

ABSENT: Councilor Mike Chalk.

Staff Members Present: Chris Hills, Development Services Director; Phillip Bunton, Public Works Director; Mike Clark, Senior Planner Current; Donna Tierney, Planner.

Meeting called to order by Councilor Tripp at 5:31 p.m.

ITEM I. APPROVAL OF MINUTES
...Motion by Mr. Hess to approve the minutes of October 9, 2017. Motion seconded by Mr. McDonald and carried unanimously.

ITEM II. OLD BUSINESS
A. Updates
   a. 2017 Powell Bill Projects
      Public Works Director Phillip Bunton stated that staff has met with Turner Asphalt. The first section to be repaved is Carrington Woods. Work will commence at the end of the month.

   b. Comprehensive Plan
      Development Services Director Chris Hills reported that the first steering committee meeting was held on October 30. The KnightdaleNext website is forthcoming but is pending the update of the entire Town website. He explained that staff is finalizing the Strategic Engagement Plan and summarized plan milestones and upcoming events.

   c. Speed Limit Signs
      Mr. Hills stated that staff has not received a response from DOT and will follow up accordingly.

   d. Street Lighting
      Mr. Hills reported that Duke Energy is nearing completion of street light installation within Phase 1. He presented data on the overall lighting charges and stated that it is tracking within budget.
e. Four Way Stop at Oakwood St. & Second Ave.
Mr. Hills explained that the Old Town Advisory Committee recommended approval of the four way stop request. P&E members expressed concern that there was no crash or speed data available and thought the streets were mostly used by the people who live there, not people cutting through.

...Motion by Mr. McDonald to recommend denial of the request due to lack of strong data. Motion seconded by Mr. Hess and carried unanimously.

f. Knightdale Blvd. & I-540 Landscaping Contract
Mr. Bunton stated that the RFQ has been released and responses are due back on January 5, 2018.

g. Naming of West Village Park Drive
Mr. Hills reminded members that the ParksStone development will bisect Village Park Drive and a new name will need to be assigned to the western portion of the road. Staff will generate name options, which will then need to be voted on and approved by the full Town Council.

...Motion by Mr. Hess to approve changing the name of the western portion of Village Park Drive. Motion seconded by Ben McDonald and carried unanimously.

B. Public Works Facility Update
Mr. Bunton explained that the idea for a new Public Works facility came out of the Council strategic retreat in April. Staff received four qualified responses to the design build RFQ released in October. Proposals were reviewed by the Finance Department, Public Works Department, and the Town Manager and it was determined that BlueScope Construction, Inc. is the best choice. Mr. Bunton summarized the vision for the new facility and how BlueScope Construction, Inc. can make that vision a reality. Staff will recommend the company to full Council at an upcoming meeting.

...Motion by Mr. McDonald to recommend approval of entering into a contract with BlueScope Construction Inc. Motion seconded by Mr. Hess and carried unanimously.

C. Mingo Creek Greenway Update
Mr. Hills reported that staff held a public meeting recently at Knightdale Station Park. After receiving citizen feedback, the project is at a point where Council has to proceed with choosing an alignment. The contracted engineer has determined that Alignment A is the best fit for design and constructability. Staff has met with the one homeowner directly impacted by Alignment A. The Town will need to provide fencing and landscaping in addition to purchase of an easement.

Mr. Hess suggested putting the homeowner in contact with another citizen who has had a similar experience and was pleased with the outcome.

...Motion by Mr. Hess to recommend proceeding with Alignment A. Motion seconded by Ben McDonald and carried unanimously.
ITEM III. NEW BUSINESS

A. 2045 Metropolitan Transportation Plan (MTP)
Mr. Hills explained the Capital Area MPO and the Durham Chapel-Hill Carrboro (DCHC) MPO are coordinating to develop the 2045 Metropolitan Transportation Plan (MTP), which is the long-range plan for transportation improvements across the region. It will include roadway, transit, rail, bicycle, pedestrian, and other transportation projects to be implemented through the year 2045. Various scenarios based on funding can be viewed on the MTP mapping tool. The project is currently out for public comment and staff is compiling comments to relay to CAMPO regarding the plan.

B. ZTA-3-17 Quarterly Updates
Mr. Hills stated that the text amendment will come before the full Council at the next meeting to open the public hearing and be heard by the Land Use Review Board in December. He recapped the four main sections being affected and explained that the changes are to come into compliance with recent legislative changes.

...Motion by Mr. Hess to recommend approval of ZTA-3-17. Motion seconded by Mr. McDonald and carried unanimously.

C. Top Lift Specifications
Mr. Bunton explained that staff is looking to make changes to Town specifications on when and how paving occurs due to the condition of some roads and manholes. Mr. Hills provided history on how the current specification was crafted. During the recession many subdivisions did not receive the final top lift and the Town had to call several sureties. In an effort to avoid this, the specification called for the top lift to be installed after one freeze thaw cycle. However, most subdivisions are not built out by this point so the roads are being damaged by continued construction traffic and equipment. Staff is recommending the time period for top lift be extended to three to four years.

Councilor Tripp suggested changing the street warranty terms. Mr. Hills offered that staff will research peer community specifications and will bring data back to the committee for further discussion.

D. Harper Park Easement
Mr. Bunton explained that NCDOT has expressed a need to acquire a permanent drainage easement at Harper Park in order to complete the Smithfield Road improvements that are part of the Fayetteville Street railroad closure project. Staff is actively negotiating with NCDOT officials on the value of the easement.

The proposed NCDOT design will cause additional stormwater to flow into Harper Park, which may cause park inundation during large rain events. To prevent this from occurring, the Public Works Department is proposing to utilize funds gained from the purchase of the easement to redirect the flow of water within the park. The proposed mitigation would require removal of several trees.

This item has already been heard and approved by the Old Town Advisory Committee and will be heard by the Parks, Recreation & Cultural Programs Advisory Board.
...Motion by Mr. McDonald to recommend approval of the proposed easement and stormwater mitigation efforts. Motion seconded by Mr. Hess and carried unanimously.

ITEM IV. OTHER BUSINESS
None at this time.

ITEM V. ADJOURNMENT
...Motion by Mr. Hess to adjourn at 6:57 p.m. Motion seconded by Mr. McDonald and carried unanimously.

Dustin Tripp, Planning and Engineering Chairman

Donna Tierney, Planner