

**MINUTES OF THE MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
July 11, 2019**

The Board of Commissioners of the Town of Mint Hill met in regular session on Thursday, July 11, 2019 at 7:00 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Mayor: Ted H. Biggers, Jr.
Commissioners: Mike Cochrane, Carl M. Ellington, Dale Dalton and Richard Newton
Town Attorney: Karen Wolters
Town Manager: Brian L. Welch
Deputy Town Manager: Lee Bailey
Town Engineer: Steve Frey
Planning Director: John Hoard
Fire Chief: David Leath
Police Chief: Tim Ledford
Town Clerk: Michelle Wells

CALL TO ORDER, INVOCATION AND PLEDGE

Mayor Biggers called the meeting to order, ruled a quorum present and the meeting duly constituted to carry on business. Following the invocation offered by Commissioner Cochrane, Mayor Biggers led the Pledge of Allegiance to the Flag of the United States of America.

ORDER OF BUSINESS

Addition, Deletion or Arrangement of Agenda Items: Item 5D Crime Analyst Job Description was added by consensus by the Board.

Approve Minutes of the June 13, 2019 Regular Meeting: Upon the motion of Commissioner Ellington, seconded by Commissioner Cochrane, the Board unanimously approved the minutes of the June 13, 2019 Regular Meeting.

Consent Agenda: (A) Accept Audit Contract with Rowell, Craven and Short; (B) Authorize Town Manager to Execute Easement Agreement with Charlotte Water; (C) Accept May Treasurer's Report and Financials; and, (D) Accept the Crime Analyst Job Description: Upon the motion of Commissioner Cochrane, seconded by Commissioner Ellington, the Board unanimously approved the consent agenda.

Public Hearing on #ZC19-2, Filed by MHIP LLC, Parcel Number 139-092-19, Located at 13936 Cabarrus Road, to Allow a Conditional Zoning Request for a Storage Warehouse and Landscape Material Yard at Mint Hill Business Park: Planning Director Hoard provided the following memo to the Board:

The applicant is requesting conditional zoning to permit a two-phase development on Lot 2 of the Mint Hill Business Park. Phase 1 (the portion of lot fronting Cabarrus Road) will consist of a

landscape material yard and Phase 2 (portion fronting Jomac Drive) is planned for an industrial use building.

Mint Hill Business Park was originally approved May 27, 1999. On December 13, 2007 a request to change a condition was approved (see attached).

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

Ms. Fuller, Fuller Consulting, the site engineer provided a Power Point to show exactly what was being proposed. She said the material yard would be five acres and the existing home would be converted into an office. NCDOT would require them to move the driveway toward to edge of the 50' buffer. The site was Lot #2, 14.4 acres, within the Mint Hill Business Park. The lot ran from Jomac Drive to Cabarrus Road. Phase One was to be a landscape material yard. A weigh scale would be added behind the existing office building. There would be buffer areas and screening. The remainder of the site would be in accordance with the ordinance. There were Lanier Material Sales locations in Mount Holly, Charlotte and Pineville.

Commissioner Ellington asked if the white house on the property was owned by them. Ms. Fuller said it would be purchased if the property was rezoned.

Commissioner Dalton asked if the facility would be open for public use. Ms. Fuller said it would be; she speculated that 30-40 trucks a day would visit the property. When asked if they would be dump trucks or pickup trucks acquiring the materials, Ms. Fuller said a combination of both.

Commissioner Cochrane asked how many entrances they would have. Ms. Fuller said NCDOT would require them to move the existing one further away from the railroad tracks; there would be one entrance.

Commissioner Dalton asked when they anticipated starting the project. Ms. Fuller said Phase One would begin once the project was approved and Phase Two may be started in five years.

Mayor Biggers opened the Public Hearing. There being no questions or comments from the public, Mayor Biggers closed the Public Hearing.

Public Comments:** Jerry Mullis, 7330 Happy Hollow Drive, Chairman of the Mint Hill Volunteer Fire Department (MHVFD), wanted to correct some misconceptions and rumors. Chairman Mullis wanted to address concerns regarding the EMS transport provided by the MHVFD. After 45 years of transporting patients, the MHVFD would be transferring service to MEDIC. It had been publicized in the Mint Hill Times and had been on the tv stations. MEDIC would be providing service to Mint Hill. He had heard concerns about response time and the level of service; he believed MEDIC would attempt to get to the patients quickly. He noted, all paramedics (MEDIC Paramedics and MHVFD Paramedics) in Mecklenburg County were required to pass the same rigorous board exams. He asked the public not to be fearful, as the firefighters and police officers would still be first responders and would be on the scene until MEDIC arrived;

they would remain until the ambulance left the scene. He addressed the idea that MEDIC employees weren't local but many of the MHVFD paramedics hadn't been local, in several years. He and Chief Leath would be open to having conversations and answering questions about concerns. He said the decision was made by the MHVFD Board because of the growth of the area, difficulties staffing at full level, and the costs associated with transport and salaries. He stated MHVFD had transported patients at no cost for 40 years and had just recently started to charge for transport. The volunteer programs had gone away nationwide and now communities were hiring staff and paying salaries. The vote, by the MHFVD Board, to give up something that began so long ago had been very difficult. He concluded by saying MEDIC would provide a good service to the residents.

Karen Trauner, 8835 Brigadier Lane, stated she had attended the May 29, 2019 NCDOT workshop at Town Hall. She stated she had done a lot of research into the Highway 51 widening, or Superstreet plan. She had spoken with engineers from other towns that have Superstreets. She said there were a lot of concerns especially from the residents who live along Highway 51 who would have to make a right turn, this would be the least of it. In her opinion she thought, if built, it would substantially change the character of the Town. She was not saying she was against the street. She said, what she was doing was asking if the Board would hold a public meeting for the Town, without NCDOT, to explain it to everyone who wanted to know what was going on. This would allow the people, that attend the meeting, to have some time to prepare. With this new knowledge, they'd know what they wanted to ask at the NCDOT meeting, when it was scheduled to take place. She concluded by saying she was merely asking for a public meeting.

Mayor Biggers said Staff had already discussed the possibility of holding a meeting similar to what she spoke about.

Jonathan W. Thompson, 9701 Barkridge Road, had lived in Mint Hill for over 16 years and he loved it. He thanked the Board for allowing him to speak. He started the King Cobras and named them based on the Bible where Moses showed the Pharaoh the strength of God by placing his staff on the ground and it turned into a cobra. The Pharaoh placed his staff on the ground, and it turned into two cobras; the power of God, through Moses, devoured the Pharaohs two cobras. He said the King Cobras were a multi-diverse organization ranging from youth to semi-pro football players. He stated in society today, the newspapers and tv shows showcase violence and his organization hoped to make a change in society. He stated the coaches became satellite dads, for the players. The coach became involved in the school, community and home lives of the players. He said it was everyone's responsibility to alter the path of these children; there were no bad children just misguided ones. He said Chief Ledford saw it every day, the crime rate was going up. He said the organization was Christian based and offered positive role models. The first year he, and his wife, invested \$23,000 out of their pocket to make the program succeed. He said they had to use field space in Albemarle because field space was scarce and expensive around here. He said many of the children are on the low-end of the totem pole. He said they had to dig deep to bring out the best in their selves. He stated they had moved practices back to Mint Hill, but Charlotte-Mecklenburg Schools charged for use of the field plus janitorial and maintenance. He said they weren't using the building but merely the fields. They left the fields better than they found them. He said the parents of the players had to work and the organization, a 501c3, did not charge the players to play. He said the village was needed to raise these children in order to prevent

crime and build character in the players. The teams all used the highest preventative gear to help with the possibility of concussions. He stated they had placed third out of 274 teams in the nation. They represented Mint Hill and he needed the Town to help with funding and fields. He thanked the Board for any help they could give the organization.

Mayor Biggers stated Manager Welch would set up a meeting so the three of them could discuss opportunities available for the organization. Mayor Biggers said he had played football and knew sports made better young men and better citizens. He was delighted they were helping these young men to become better citizens.

Mayor Biggers asked the following players to come up: Jamiro Richardson Grier, Christian Lyles, Nino Cruise Brooks, Zion Miles and Jamichael Stewart. He presented each of them with a Town lapel pin.

Other Business/Council Matters: Commissioner Newton met with several business owners in the last month about various prospective projects.

Commissioner Dalton said the Mint Hill Volunteer Fire Department was bringing the newest fire truck back to Town tomorrow. He said there would be a ceremonial “wash down” for the public at the Mint Hill Volunteer Fire Department very soon. He said there were 266 EMS calls and 148 Fire calls for June.

Commissioner Ellington met with several business owners about potential projects.

Commissioner Cochrane met with business owners about adding careers in Mint Hill. He said the Mint Hill Chamber of Commerce was doing a great job bringing people to their luncheons with their informative speakers; this was a win-win for the speakers and the Chamber. He said he had fielded questions about Highway 218 and Highway 51; he wished everyone was involved and hoped the meetings would be very well attended so residents could get information from the source instead of social media. He stated 99% of the time the firefighters, no offense to any other first responders, were the first ones on the scene when individuals had wrecks in front of his home on Brief Road. He said they always did a great job and he appreciated all of our first responders.

Mayor Biggers encouraged residents to attend the meetings and be active in the Town. He said he appreciated the Fire and Police Departments.

Adjournment: Upon the motion of Commissioner Dalton, seconded by Commissioner Cochrane, the Board unanimously agreed the meeting be adjourned. Mayor Biggers adjourned the meeting at 7:41 p.m.

Michelle Wells, CMC, Town Clerk