



## BOARD OF COMMISSIONERS

June 20, 2022  
MINUTES

### PRE-MEETING – 5:00PM

#### ❖ FY23 Paving List

Asst. Manager Beardsley gave an overview of the Town's process in identifying the priorities for resurfacing town-owned streets. He identified the streets that will be resurfaced in FY23. Bids will be released this week and due by mid-July. A contract for the work will be presented to the Board in August for consideration. The contractor will have until June 30, 2023, to complete the project.

#### ❖ Agenda Review

Manager Grant gave an overview of the 6PM agenda.

### REGULAR MEETING – 6:00PM

#### 1. CALL TO ORDER

Mayor Washam called the meeting to order at 6:02PM. He acknowledged the federal holiday recognizing Juneteenth and what the day symbolizes throughout the country. He also recognized the Smithville Revitalization Plan and his support in approving the plan.

#### 2. DETERMINATION OF QUORUM

All commissioners were present for the meeting and Mayor Washam joined via Zoom.

#### 3. APPROVAL OF AGENDA

*Commissioner Gilroy made a motion to approve the agenda as presented. Commissioner Osborne seconded the motion and it passed unanimously, 5-0.*

#### 4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Lisa Mayhew-Jones led the pledge after a moment of silence was observed.

#### 5. MAYORAL PROCLAMATION

##### A. American Legion Post 86 Anniversary

Mayor Washam recognized the members of Post 86 that were present and invited them to come forward as he read the Proclamation declaring June 27<sup>th</sup> as American Legion Post 86 Day in celebration of their 100<sup>th</sup> anniversary. Mayor Pro-Tem Gilroy presented the executed Proclamation to 1<sup>st</sup> Vice Commander Richard Wilson and recognized the good work that comes from the American Legion.

#### 6. GAVEL PASS FROM MAYOR TO MAYOR PRO-TEM

Mayor Washam called for a motion to excuse him from the rest of the meeting.

*Commissioner Sansbury made a motion to excuse Mayor Washam and to pass the gavel to Mayor Pro-Tem Gilroy. Commissioner Osborne seconded the motion and it passed unanimously, 5-0.*

7. RULES FOR PUBLIC HEARINGS AND PUBLIC COMMENTS

A. Adopted Rules

Mayor Pro-Tem Gilroy gave an overview of the adopted rules for public hearings and public comments.

8. CITIZEN CONCERNS/COMMENTS

There were no public concerns or comments expressed.

9. PUBLIC HEARING AND CONSIDERATION OF APPROVAL

A. Smithville Revitalization Plan

Mayor Pro-Tem Gilroy call for a motion to open the public hearing on the Smithville Revitalization Plan. The public notice is hereto attached.

*Commissioner Furcht made a motion to open the public hearing. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.*

Deputy Manager Herron gave an overview of the Smithville Revitalization and Workforce Housing Plan submitted in January 2022, by the Smithville Community Coalition. The Board then referred the plan to the Planning Board, Park Commission and Mayor's Housing Study Committee for review and recommendation. All three groups have reviewed the plan and have recommended approval, with comments. On June 7<sup>th</sup>, the Town held an information session on the proposed plan and approximately 100 people attended and provided comments. He stated that based on citizen committee reviews/recommendations, public information, and staff review, it is recommended that the Smithville Revitalization and Workforce Housing Plan be endorsed as part of the Town's *Land Use Plan* and the policy be utilized in conjunction with land use and other decisions related to the Smithville community moving forward.

Mayor Pro-Tem Gilroy invited the public to speak, and the following comments were made:

Chris Kite – 21032 Torrence Chapel Road, expressed his support for the Town's endorsement of the plan and work force housing.

Thurman Ross – 19907 Burton Lane, expressed his concerns with the plan not adequately addressing traffic and urged the Board to pause its decision until the ingress/egress points are clearly identified.

Joseph Rooney – 20124 Beard Street, expressed his concerns with the additional traffic the proposed plan will create along the Catawba Avenue corridor.

Michelle Hoverson – 19823 Lamp Lighters Way, expressed her support for the plan and providing work force housing that will help enhance the Cornelius community at large.

Judy Nemeth – 20124 Beard Street, stated that she is in support of work force housing and revitalizing Smithville but expressed her concerns with the additional traffic that will impact Catawba Avenue, a road that can never be widened.

Willie Jones – 21935 Riddles Court, explained that the Smithville Community Coalition is a non-profit organization established to make sure that the people of Smithville can safely age in place and affordable housing is created while revitalizing the Smithville community. He stated that the traffic problem along Catawba Avenue is not caused by the citizens of Smithville.

Lisa Mayhew-Jones – 10520 Conistan Place, stated that the plan will provide the much needed and deserved improvements for the Smithville community that also struggle to get out of their community on to Catawba Avenue. The Coalition is not asking for a hand-out but a hand-up.

David Hansen – 20419 Queensdale, expressed his support for work force housing but does not believe taxpayer dollars should be spent on any specific neighborhood or type of community.

Justin Miller, the Community Organizer for the Smithville Community Coalition expressed his support of the plan and the Smithville community in enhancing their quality of life and providing affordable housing for teachers and first responders alike. Cornelius is the guiding light for North Mecklenburg for considering the plan.

Raeford Miller – 19641 South Ferry Street, expressed his concerns with Smithville residents who would like to age in place and for the Town to show them some respect as they have lived in Cornelius before Lake Norman existed.

There being no further public comments, Mayor Pro-Tem Gilroy called for a motion to close the public hearing.

*Commissioner Bilodeau made a motion to close the public hearing. Commissioner Sansbury seconded the motion and it passed unanimously, 5-0.*

Commissioner Bilodeau stated that a lot of hurdles and obstacles have been overcome throughout the process of developing the plan. He stated that he is pleased to see the funding commitment from Mecklenburg County and thanked Willie Jones, Lisa Mayhew-Jones, and Ron Potts for their hard work and patience.

Commissioner Osborne stated that there is no doubt the Smithville community is deserving of this development plan that addresses so many complex issues and concerns that have been expressed throughout the process. This plan will positively impact lives in the future and benefit the Town overall.

Commissioner Sansbury thanked everyone that have provided their feedback during the process. This is the first step in getting the plan set in motion and headed in the right direction.

Commissioner Furcht agreed with the comments made by his fellow commissioners and thanked those who have diligently worked on developing a plan that will help improve Cornelius as a whole. He stated that the conceptual plan is a step in the right direction.

Mayor Pro-Tem Gilroy stated that he supports the direction of approving the small area plan as a policy. He did express concerns with the proposed density and traffic generation but is convinced that the plan is the right way to move forward.

With no further comments from the Board, Mayor Pro-Tem Gilroy called for a motion.

*Commissioner Bilodeau made a motion to approve the Smithville Revitalization Plan and Workforce Housing Plan. Commissioner Osborne seconded the motion and it passed unanimously, 5-0.*

#### 10. CONSIDERATION OF APPROVAL

##### A. LDCAB Appointment

Deputy Manager Herron gave an overview of the LDCAB appointment of Lore Postman-Schneider.

*Commissioner Furcht made a motion to approve the appointment of Lore Postman-Schneider to the Land Development Code Advisory Board (LDCAB). Commissioner Osborne seconded the motion and it passed unanimously, 5-0.*

##### B. Sale of Surplus Transformers

ElectriCities Systems Manager David Lucore gave an overview of the surplus of transformers that the Town of Landis is interested in purchasing.

*Commissioner Sansbury made a motion to approve Resolution #2022-01060 to surplus the transformers as presented. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.*

**Resolution #2022-01060 is hereby made part of the minutes by reference.**

##### C. Schedule of Fees Changes

Finance Director Niswonger gave an overview of the fee changes on the Schedule of Fees.

*Commissioner Furcht made a motion to approve the Schedule of Fees amendments as presented. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.*

##### D. FY22 Operating Budget Amendment

Finance Director Niswonger gave an overview of the proposed budget amendment that included: amending the Asset Forfeiture Fund in the amount of \$18,000 for CAD mapping; a transfer of \$837 from the General Fund to the 911 Fund for expenditures that were previously recognized in the 911 Fund; a transfer of \$300,000 from the

General Fund to the Stream Restoration Project Fund for future stream restoration projects including Dana's Branch; and insurance proceeds of \$6,992 received in the Electric Fund related to utility pole damages at Smith Circle and Catawba Avenue.

*Commissioner Sansbury made a motion to approve Ordinance #2022-00794 to amend the FY22 budget as presented. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.*

**Ordinance #2022-00794 is hereby made part of the minutes by reference.**

E. Capital Project Ordinance Amendment for Stream Restoration Projects

Finance Director Niswonger gave an overview of the amendment that authorizes the transfer of \$300,000 from the General Fund into the Stream Restoration Capital Project Fund. She explained that stream restoration projects may go on for more than one fiscal year, so it's necessary to amend the current Stream Restoration Capital Project Fund with unspent stream restoration project funds remaining in the General Fund.

*Commissioner Bilodeau made a motion to approve Ordinance #2022-00795 amending the Capital Project Ordinance Stream Restoration Projects as presented. Commissioner Sansbury seconded the motion and it passed unanimously, 5-0.*

**Ordinance #2022-00795 is hereby made part of the minutes by reference.**

F. Capital Project Ordinance Amendment – 2015 Park Bonds

Finance Director Niswonger gave an overview of the Park Bonds amendment to recognize NCDOT supplemental grant funds for McDowell Creek Greenway in the amount of \$1,025,566.

*Commissioner Osborne made a motion to approve Ordinance #2022-00796 amending the Capital Project Ordinance for Park Bonds as presented. Commissioner Furcht seconded the motion and it passed unanimously, 5-0.*

**Ordinance #2022-00796 is hereby made part of the minutes by reference.**

G. Support Grant Agreement with Ada Jenkins Center

Manager Grant explained that the Ada Jenkins Center applied for an Annual Support Grant for FY23 and presented their proposal to the Town Board. On June 6, 2022, the Town Board approved the FY23 Budget which included \$25,000 for the Ada Jenkins Center. The next step is for the Board to approve the grant agreement but as Mayor Pro-Tem Gilroy serves on the Ada Jenkins Board on behalf of the Town, he will need to be recused from voting.

*Commissioner Bilodeau made a motion to recuse Mayor Pro-Tem Gilroy from the vote. Commissioner Sansbury seconded the motion and it passed unanimously, 4-0.*

*Commissioner Bilodeau made a motion to approve the grant agreement and provide the authority to the Town Manager and Town Attorney to finalize the terms and*

*execute the agreement. Commissioner Sansbury seconded the motion and it passed unanimously, 4-0.*

11. CONSENT AGENDA

- A. Operating Budget Support Grant Agreement with Cain Center (Approved 5-0)
- B. Support Grant Agreement with Senior Community Connections (Approved 5-0)
- C. Support Grant Agreement with Arts & Science Council (Approved 5-0)
- D. ARPA Policies – Resolution #2022-01061 (Approved 5-0)
- E. Cancel and Amend Regular Meetings Calendar – Resolution #2022-01062 (Approved 5-0)
- F. Tax Refunds = \$108.02 (Approved 5-0)
- G. Approve Minutes – Closed Session – June 6<sup>th</sup> (Approved 5-0)
- H. Approve Minutes – Regular Meeting – June 6<sup>th</sup> (Approved 5-0)

*Commissioner Bilodeau made a motion to approve the Consent Agenda as presented. Commissioner Osborne seconded the motion and it passed unanimously, 5-0.*

**Resolutions #2022-01061 and #2022-01062 are hereby made part of the minutes by reference.**

12. MAYOR/COMMISSIONER/MANAGER REPORTS

Commissioner Furcht reported on the following:

- Thanked the Parks & Recreation Department, Parks & Recreation Commission, CPD and CFD for their efforts on an outstanding Sympathy in the Park event.
- VLN updates – USTA 18+ State Championships were held with 93 teams/1,000+ players participating; and the U.S. Diving Zone Championships will be held at the Huntersville Aquatic Center on June 23<sup>rd</sup>–26<sup>th</sup>.
- Announced that the Cornelius Fire Department and Police Department are recruiting for open positions.
- The next Neighborhood Advisory Committee meeting will be held on June 28<sup>th</sup> (6PM) in Room 204.

Commissioner Sansbury reported on the following:

- The Sympathy in the Park event was outstanding.
- Attended the first meeting of the Cornelius History Museum Task Force.
- Attended the MEAC meeting and received an update on school investments in the area. Cornelius Elementary School is near the top of the list for improvements.
- Thanked staff for organizing the trip to Raleigh to meet with the Mecklenburg Delegation.
- Encouraged everyone to re-enforce the Town’s “Heads Up” pedestrian safety campaign at crosswalks when necessary.

Commissioner Osborne reported on the following:

- The Planning Board has 4 open positions. Applications and interviews are being conducted.
- Attended the CRTPO meeting discussing shortfall project funding and closing the gap.

- The focus for the Raleigh trip was to understand the funding support of NCDOT on infrastructure projects, the Smithville Plan, and the support of SB779 for continued research of Ocular Melanoma.
- Toured the new North Meck Recreation Center on June 7<sup>th</sup>.
- The next Growth Management Task Force meeting will be held on June 23<sup>rd</sup> to review the land use of the southeastern quadrant.
- The Chamber's Zero K will be held on June 24<sup>th</sup> at Lost World's Brewery (5:30PM).

Commissioner Bilodeau reported on the following:

- The Northern Regional Recreation Center ribbon cutting will be held on June 24<sup>th</sup> at 10AM.
- Enjoyed his trip to Raleigh and meeting with the Mecklenburg Delegation.

Mayor Pro-Tem Gilroy reported on the following:

- The American Legion Post 86 will be celebrating their 100<sup>th</sup> anniversary on June 27<sup>th</sup>.

Manager Grant reported on the following:

- The ARPA survey #2 is still available and one more in-person survey session will be held on June 23<sup>rd</sup> at the Neighborhood Care Center (11:30AM-2:30PM).
- The Northern Regional Recreation Center grand opening will be held on June 24<sup>th</sup> (10AM-12PM).
- Summer Camps have begun and will run through mid-August. Limited spaces remain. Visit [Cornelius.org](http://Cornelius.org) to learn more.

### 13. COMMISSIONER CONCERNS

No commissioner concerns were expressed.

### 14. ADJOURNMENT

*There being no further business to discuss, Commissioner Furcht made a motion to adjourn at 7:37PM. Commissioner Osborne seconded the motion and it passed unanimously, 5-0.*

Approved this 18<sup>th</sup> day of July 2022.



Beaufort Gazette  
Belleville News-Democrat  
Bellingham Herald  
Bradenton Herald  
Centre Daily Times  
Charlotte Observer  
Columbus Ledger-Enquirer  
Fresno Bee

The Herald - Rock Hill  
Herald Sun - Durham  
Idaho Statesman  
Island Packet  
Kansas City Star  
Lexington Herald-Leader  
Merced Sun-Star  
Miami Herald

El Nuevo Herald - Miami  
Modesto Bee  
Raleigh News & Observer  
The Olympian  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News - Myrtle Beach  
The News Tribune Tacoma  
The Telegraph - Macon  
San Luis Obispo Tribune  
Tri-City Herald  
Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
34684	271572	Print Legal Ad - IPL0075770		\$57.80	2	16 L

**Attention:** Becky Partin

TOWN OF CORNELIUS  
PO BOX 399  
CORNELIUS, NC 28031

### NOTICE OF PUBLIC HEARING and CONSIDERATION OF APPROVAL Town of Cornelius

**21445 Catawba Avenue, Cornelius, NC**

The Town of Cornelius **Board of Commissioners** will hold a Public Hearing on **Monday, June 20, 2022 at 6:00 PM** in Town Hall on the following item:

**Smithville Revitalization Plan.** The Town Board will conduct a Public Hearing on the Smithville Revitalization Plan (SRP). The SRP, which was developed by the Smithville Community Coalition, proposes planned development including a mix of residential uses and businesses, as well as infrastructure enhancements including improvements to existing streets and constructing new streets. The planned development and infrastructure improvements are located in the southern half of Smithville bounded by Catawba Avenue, S. Ferry Street, Nannie Potts Lane, and US Hwy 21 (Statesville Rd).

IPL0075770  
Jun 5, 12 2022

North Carolina } ss  
Mecklenburg County }

Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of Delaware, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

No. of Insertions: 2

Beginning Issue of: 06/05/2022

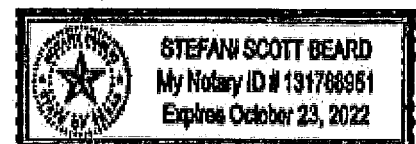
Ending Issue of: 06/12/2022

*Tara Pennington*

In Testimony Whereof I have hereunto set my hand and affixed my seal on the 11th day of July, 2022

*Stefani Beard*

Notary Public in and for the state of Texas, residing in Dallas County



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Legal document please do not destroy!