



BOARD OF COMMISSIONERS

July 18, 2022
MINUTES

PRE-MEETING – 5:00PM

- ❖ Closed Session pursuant to NCGS 143-318.11(a)(5) PID #00753114
Mayor Washam called for a motion to go in to Closed Session.

Commissioner Sansbury made a motion to go into Closed Session at 5:03PM pursuant to NCGS 143-318.11(a)(5) for PID #00753114. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.

Upon return from Closed Session at 5:18PM, the Pre-Meeting continued.

- ❖ Bailey's Glen Condos Agreement for Park Amenities
Deputy Manager Herron gave an overview of the 2014 approval conditions to construct 132 condominium units in Bailey's Glen and the issues identified with Conditions 5a and 5d. He asked the Board to provide additional direction regarding an acceptable term to negotiate for Condition 5a. The Board consensus is to follow the guidelines of Condition 5a as approved in order to construct the condos.
- ❖ 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.
2. DETERMINATION OF QUORUM
All commissioners were present for the meeting.
3. APPROVAL OF AGENDA
Commissioner Osborne made a motion to approve the agenda as presented. Commissioner Gilroy seconded the motion and it passed unanimously, 5-0.
4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE
Bill Sykes led the pledge after a moment of silence was observed.
5. RULES FOR PUBLIC HEARINGS AND PUBLIC COMMENTS
 - A. Adopted Rules
Mayor Washam gave an overview of the adopted rules for public hearings and public comments.
6. CITIZEN CONCERNS/COMMENTS
No concerns were expressed.

7. PRESENTATION

A. Employee Recognition

Manager Grant introduced and welcomed newly sworn Officers Vincent DiGerolamo, Mychal Moore, and Michael Ruballo, as well as congratulated Officer Matthew Bonestell for earning his Intermediate Law Enforcement Certificate and Corporal John Lineberger for earning his Advanced Law Enforcement Certificate. The Board welcomed the new officers and congratulated the other two on their recent certifications.

B. CMS Update

CMS Interim Superintendent Hugh Hattabaugh, the North Learning Community Superintendent Dr. Tangela Williams and Chief of Staff Dr. Crystal Hill provided the Board with a CMS update.

Dr. Williams stated that she is happy to be serving the northern community schools and looks forward to working with the Town in the future. She introduced Dr. Laura Rosenbach, the Executive Director for the North Learning Community.

Superintendent Hattabaugh gave an overview of the challenges throughout the district and the four essential goals established by the CMS Board of Education. The challenges for the district include 3rd Grade reading due to the pandemic and remote learning; college career ready scores; career technical education; ensuring that resources are appropriate to all schools in supporting the principals and teachers in their endeavors to increase student achievement; and recruitment and retention of teachers.

Commissioner Gilroy asked what the school district is doing to address the security within the schools and the safety of the children. Superintendent Hattabaugh explained that audits of school safety and operation procedures are currently being reviewed to ensure what happened in Uvalde, Texas does not occur within any CMS school.

Commissioner Bilodeau thanked the CMS group for their update. He asked if anything is being done to address the overcrowding of schools in North Mecklenburg. Superintendent Hattabaugh stated that the CMS Planning group is assessing the schools to address upgrades, repairs and replacements within the district that will be part of a Bond Referendum in 2023. Cornelius Elementary has ranked high for building a new school.

8. PRESENTATIONS AND PUBLIC COMMENT

A. REZ 02-22 Hyundai of LKN

Deputy Manager Herron gave the staff presentation for a request from TT of Lake Norman ST, LLC to amend a previously approved rezoning plan for an auto sales and service use consisting of approximately 6 acres located at 19926 Chartown Drive. The property is currently zoned *Highway Commercial – Conditional District (HC-CD)*. The proposed amendment will combine the previously approved two future buildings into one future building and bring the total building area to

55,052sqft. The applicant held the required community meeting on June 29th and no citizens came for the community meeting.

Deputy Manager Herron stated that Payton Woody with Woodbine Design is present to answer any questions the Board may have about the project.

Commissioner Furcht asked what is going to happen to the existing dealership building. Mr. Woody stated that it will remain a dealership of a different brand.

Commissioner Sansbury asked if the building was going to be a 1-story or 2-story. Patrick Swift with Penney Design Group stated that the proposed building is 1-story with rooftop parking across 75% of the building.

Commissioner Osborne asked if Life Fellowship Church had any concerns regarding the driveway proximity. Mr. Woody stated that he did not believe a discussion has occurred. Commissioner Osborne asked if both driveways will be used as ingress and egress. Mr. Woody stated that the existing driveway will be used for car haulers and inventory, and the new driveway will be used for sales and service customers. Commissioner Osborne asked how much traffic is anticipated daily. Mr. Woody stated that the traffic volume is not high, but he could provide the Board with an approximate car count at a later date.

Mayor Washam invited the public to speak, and the following comments were made.

Mark Porter, the Director of Operations for Life Fellowship Church located at 20010 Chartown Drive, stated that the church looks forward to working with the dealership as their neighbor and want to make sure that there are no driveway issues between the two entities.

Commissioner Sansbury asked if there were any concerns with emergency access and the driveways. Deputy Manager Herron explained that the original approved plan had a TIA (traffic impact analysis) done and it did look at the one entrance. The additional square footage to this amendment does not change the results of the original TIA that took into account the improvements along Chartwell Drive, Liverpool Parkway, and West Catawba. Mr. Woody identified the customer parking of approximately 20 spaces and reiterated that the use is not a high trip generator for traffic.

B. REZ 10-21 Atrium Hospital

Deputy Manager Herron gave the staff presentation for a request from the Charlotte-Mecklenburg Hospital Authority to rezone approximately 28.85 acres of a 97-acre parcel to construct a 140-bed hospital (322,000sqft.) and a medical office building (144,000sqft.) in two phases. Phase 1 (2024 buildout) will include 200,000sqft. (38 hospital beds) and 72,000sqft. of medical office space. Phase 2 (2030 buildout) will add 122,000sqft. to the hospital with 102 more beds and an additional 72,000sqft. of medical office space. The proposed height of the hospital towers is 6 stories. Deputy Manager Herron gave an overview of the area roadway projects that may include an Exit 27. A community meeting was held on June 30th at 6:00pm.

Deputy Manager Herron stated that the Atrium design team is present to answer any questions the Board may have about the project.

Bill Leonard, the Facility Executive for Atrium Health University City, gave a brief overview of the proposed hospital that has been approved by the State. The hospital will create 282 new jobs that will serve the residents of Cornelius and the Lake Norman region.

Nathan Tidd with Kimley Horn and Associates gave an overview of the hospital campus and phasing of the project. Commissioner Osborne asked if the building expansion is proposed to go up instead of out. Mr. Tidd stated that the request is to go up to 6 stories in Phase 1 and 2. Commissioner Osborne asked if the first request is for one building or both. Mr. Tidd stated that the request is for Phase 1 with an interior tower. Commissioner Osborne asked if there were any future expansions anticipated. Mr. Tidd stated that there are options for additional phases, but it is way beyond this rezoning request.

Mayor Washam asked what the multi-year buildout plan looks like. Mr. Leonard explained that the development is modeled for up to 250 beds to be available.

Commissioner Sansbury thanked the Atrium team for partnering with Cornelius. He asked if the CON allows for a certain number of beds. Mr. Leonard explained that the State approved Certificate of Need (CON) is specific to a certain number of licensed beds. Mayor Washam asked if beds can be shifted within the County system. Mr. Leonard stated that shifting beds within the County is permissible.

Commissioner Furcht stated that EMS services is an ongoing challenge in the area and asked if there were any strategies in improving the EMS services with the new hospital. Mr. Leonard stated that Atrium works along with Medic to ensure adequate response times, so it is presumed that the new hospital will help improve those services due to the transport distance being closer.

Commissioner Bilodeau stressed the importance of the facility being in Cornelius and encouraged the Atrium team to make sure that NCDOT is fully aware that Exit 27 is a must. Mr. Leonard stated that the campus will be a beautiful healthcare campus and they are committed to working with the Town and NCDOT throughout the process.

Commissioner Gilroy stated that this project is a big deal for Cornelius and thanked the Atrium team for their efforts in making it happen.

Mayor Washam stated that Atrium will make the difference in getting some of the transportation projects moved to the forefront.

Manager Grant thanked Atrium for their investment in the community and asked if the team had a specific location within the site for Fire Station #3. Mr. Tidd stated that has not been determined at this point due to the implications of noise and how it

impacts the patient's experience, but it is on the radar, as Atrium is working with staff on a future location for Fire Station #3.

Mayor Washam invited the public to speak, and the following comments were made.

Martha Jenkins, a Davidson resident, asked if the Town's fire trucks can reach a 6-story facility in an emergency. Manager Grant stated that the Cornelius Fire Department does have trucks that can reach 6 stories.

Mark McWilliams – 10125 Westmoreland Road, asked how many bays the new fire station will have. Manager Grant stated that has not been determined.

9. CONSIDERATION OF APPROVAL

A. Planning Board Appointments

Deputy Manager Herron gave an overview of the Planning Board appointment process and recommended appointments.

Commissioner Gilroy made a motion to approve the appointments of Rachel Bernard, Scott Higgins, Fred Westaway and Bill Sykes to the Planning Board. Commissioner Sansbury seconded the motion and it passed unanimously, 5-0.

B. FY23 Operating Budget Amendment

Manager Grant gave an overview of the carryforward budget amendment for capital related projects and items from the FY22 budget that included: \$38,423 for the fireboat; \$622,000 for the Town Center parking lots; \$28,000 for the Jetton Extension design; \$28,584 for the animal shelter garage; and \$83,000 to the Electric Fund for ElectriCities vehicles.

Commissioner Sansbury made a motion to approve Ordinance #2022-00797 to carryforward \$717,007 from the FY22 budget to the FY23 budget as presented. Commissioner Furcht seconded the motion and it passed unanimously, 5-0.

Ordinance #2022-00797 is hereby made part of the minutes by reference.

10. CONSENT AGENDA

A. Approve Minutes – Regular Meeting – June 20th (Approved 5-0)

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

11. MAYOR/COMMISSIONER/MANAGER REPORTS

Commissioner Bilodeau reported on the following:

- Congratulated Dave Yochum and team on their 18th year of Big Day at the Lake event. There were 54 boats and 94 Bigs/Littles that participated.

Commissioner Osborne reported on the following:

- Attended the ribbon cutting for Carolina Factory.
- Chamber updates – Business Works will be held on July 21st and a ribbon cutting at Ivory Rehab will be held on July 21st.

- Growth Management Task Force meeting was held on July 14th to study the last quadrant of Town for land use.

Commissioner Sansbury reported on the following:

- Welcomed the newly appointed Planning Board members.
- Participated in the Big Day at the Lake event.
- Attended the Northern Regional Recreation Center grand opening.
- Attended the 100th anniversary celebration of the American Legion Post 86.
- The Neighborhood Advisory Committee (NAC) is coming together and leadership is transitioning over to the committee members.

Commissioner Furcht reported on the following:

- Welcomed the newly appointed Planning Board members.
- The next NAC meeting will be held on July 26th at 6PM. Andy Lax and Karen Tovar are co-chairing the committee.
- Participated in Big Day at the Lake.
- VLN updates – Lake Norman has been selected to host the Major League Fishing REDCREST IV tournament in March 2023, and the Top Gun Summer Softball Women's World Series will be held on July 22nd – 24th.
- Lake Norman Christmas Boat Parade will be held on December 17th.

Manager Grant reported on the following:

- Congratulations to the Senior League Baseball All-Stars for winning the NC State Championship.
- Heads Up Cornelius drawing contest entries are being accepted through August 12th. The 1st place winner will receive a \$50 Parks & Recreation voucher, a feature in the Town's newsletter and will assist in turning on the Christmas tree lights at Light Up Cornelius.
- Connecting Cornelius morning event will be held on Aug. 1st at H2 Public House featuring a CMS back-to-school update.
- National Night Out will be held on Aug. 2nd at Bailey Road Park (6PM-8PM).

Deputy Manager Herron reported on the following:

- Hwy. 21/Catawba Ave. dual roundabouts – utility relocations later part of 2022; construction 2023.
- Hwy. 115/Potts St. roundabout – utility relocations the later part of 2022; construction 2023.
- Torrence Chapel/W. Catawba triple roundabouts – utility relocations the later part of 2022; construction 2023-2024.
- Northcross Drive Extension – utility relocations the later part of 2022; construction 2023-2025.
- Hickory St./Hwy. 115 intersection signal – in design 2021, right-of-way and utility relocation in 2022-2023; signal installation 2024.
- Bailey Road Extension – right-of-way acquisition to begin in 2022; utility relocation the later part of 2022; construction 2023.
- I-77 shoulder hardening – construction 2024-2026; shoulder lanes will be operational at AM/PM peak hours.

- West Catawba Ave., Phase 2 – utility relocations 2021-2024; construction 2024-2026.
- NC73 improvements – construction 2027-2029.
- Hwy. 21 widening – currently out of the STIP; estimated construction 2031.
- Bailey Road flyover – currently out of the STIP; estimated construction 2032.

Asst. Manager Beardsley reported on the following:

- Gem Street extension construction is underway and is anticipated to be completed by the end of 2022.

Mayor Washam reported on the following:

- Attended the grand opening of the Northern Regional Recreation Center on June 24th.
- Participated in the Chamber's Zero K fundraiser held on June 24th at Lost Worlds Brewery.
- Attended the 100th anniversary celebration for the American Legion Post 86.
- Attended the Metro Mayors lunch with Governor Cooper on June 29th.
- Interviewed with Queen City News on June 30th for a weekly feature of Cornelius.
- Wednesdays with Woody was held on July 13th at OTPH.
- Participated in Big Day at the Lake and presented a Mayoral Proclamation for the day.
- Attended the Carolina Factory ribbon cutting on July 18th.

12. COMMISSIONER CONCERNS

A. Exit 28 Light Cycles

Commissioner Furcht expressed his continued concerns about the signalization at the DDI and asked staff to investigate options with NCDOT to fix them.

13. ADJOURNMENT

There being no further business to discuss, Commissioner Furcht made a motion to adjourn at 7:40PM. Commissioner Osborne seconded the motion and it passed unanimously, 5-0.

Approved this 1st day of August 2022.