

MINUTES
BOARD OF COMMISSIONERS SPECIAL MEETING
FEBRUARY 22-25, 2018

The Board of Commissioners met with staff to discuss various issues. All related documents can be found in the complete agenda packet.

THURSDAY, FEBRUARY 22, 2018
MATTHEWS TOWN HALL
232 MATTHEWS STATION STREET, MATTHEWS NC

PRESENT: Mayor Paul Bailey; Mayor Pro Tem John Higdon; Commissioners Barbara Dement, Chris Melton, Jeff Miller, Kress Query and John Urban; Town Manager Hazen Blodgett; Assistant Town Manager Becky Hawke; Town Clerk Lori Canapinno

ALSO PRESENT: Finance Director Chris Tucker; Fire Chief Rob Kinniburgh; Parks, Recreation & Cultural Resources Director Corey King; Planning & Development Director Kathi Ingrish; Police Chief Clark Pennington; Public Works Director CJ O'Neill; Senior Planner Jay Camp, Zoning Administrator Mary Jo Gollnitz, Planner/GIS Dillon Lackey; Town Engineer Susan Habina Woolard

1. PLANNING

A. Turning the Queen Mary: Planning and Development Director Kathi Ingrish discussed some of the changes regarding development and associated philosophies that have occurred over the last few years as the community's interest and desire for different types of development has changed and development trends caught on nationwide. Proposed developments now often include items such as townhomes with rear alley access, senior housing diversity and alternatives to homeowner responsibility for all exterior maintenance. Rentals are becoming the preferred mode for many types of people across the country. Consistent application of the adopted land use plans and policies will ensure development that is appropriate for the town. Senior Planner Jay Camp noted that the department doesn't receive as many retail development proposals now as in the prior ten years or so. Inquiries about hotels/lodging is something staff sees more of these days. Mr. Miller expressed the desire for banquet rooms/conference space. Mr. Camp explained that staff advises this but the developers are more interested in locating limited service options in Matthews due to the town's suburban nature. They want to locate their banquet-style facilities in uptown Charlotte. Staff makes these concerns known but they can't force developers to do anything. Ms. Ingrish noted that staff will be working on an overlay district for the ENT to avoid another instance of by-right zoning development that the Board dislikes.

Ms. Ingrish explained the important of not only having the right uses but always ways for people to get there. Walking and bicycling is very popular and these activities need pathways away from traffic, made safe with lighting and interesting with landscaping and/or public art.

Ms. Ingrish noted that Matthews has been at its maximum geographical size since 2003, so the Town needs to look at the future when it runs out of development sites. The town has remained financially healthy due in part to ongoing new development adding to real estate tax revenue and there should be a plan to deal with it when that changes.

Discussion ensued regarding future development. The Board would like to avoid more extended-stay hotels and wants to be sure and high-density housing doesn't adversely affect its existing surrounding neighborhood. Mayor

Bailey noted that the citizen survey results included a number of comments about too much development and other complaints; he wanted the departments to review these comments and come back with ways to address them. The Board discussed the idea that the average taxpayer is not aware of everything that goes into development decisions. It is important to address these concerns.

B. Build-out scenarios: Ms. Ingrish reviewed the future of buildout. Matthews is running out of raw land for new construction and there are only a few larger parcels that are as yet undeveloped mostly because they don't have utilities or road connections. The Town currently sees an annual jump in tax base due to development; once that's lost there needs to be different ways of keeping the town afloat to provide services.

Ms. Ingrish explained that density is not equated with what it looks like. Matthews doesn't have very high density but there are opportunities to do a mix of densities without becoming overwhelmed. She reviewed different scenarios using low density and higher density development models. She explained that there are ways to increase residential density without losing the small-town feeling that Matthews prides itself on, with things like multigenerational and accessory dwelling units, cottage cluster and R-VS zoning and the like. If nonresidential density is increased it should be clustered near where people are living and come with amenities like public areas, plazas, coffee shops – ways to get people talking and facing each other, and perhaps moving via walking or biking. She recommended encouraging smaller multifamily developments of around 50 units or larger units with surface and structured parking and single family at 4-7 units per acre with preservation of trees and open space and more amenities with increased density. The option for higher density should be available and encouraged in areas that won't negatively impact existing areas.

The Board discussed these ideas. Ms. Dement prefers a seamless progression of development rather than clusters popped in the middle of existing lots, with transitions to help avoid disturbing the visual integrity of the area. Mayor Bailey is concerned more about doing the right thing rather than whether people will accept it. He said the Board needs to be aware of impacts to fire, police, etc. Mr. Urban noted that Matthews has developed over time to the linear slice between traditional single family development on the north and south sides of 74 with the strip in the middle that could allow neo-traditional New Urbanism development running in there. The boundary edges would be the blending points. A parks or open space system for the downtown area that expands out further would knit everything together. This could achieve the goals of adding newer development in the transitional areas while keeping the downtown core.

C. Tree Canopy: Planner/GIS Dillon Lackey

DL reviewed tree canopy requirements, UDO, incentives. Charlotte has over 20 staff of urban forests and arborists; budget of 900k (without staff), etc.

DL added UDO requirements: added additional incentives for parking lot tree islands, increased min tree canopy, added min large maturing tree requirement on SF lots of certain size; created tree canopy fund, added requirement for landscape supervisor for new development

DL: Ways to enhance tree canopy: public-private partnerships; educate citizens; educate developers and landscapers; increase budget for plantings, trimming and removal

Discussion/recs: reach out to Trees Charlotte; increase funding for planting/replacement; set quantifiable goal (rec planting 1,000 trees over the next ten years)

DL Charlotte has found out that their previous goal (50 by 50) is not attainable. If town sets a goal it should be more quantifiable – number of trees versus percentage

BD do you have places now – hotspots – that you're looking at or are concerned about? DL bog boxes along Independence corridor have huge swaths of asphalt that aren't needed now, so that impervious surface impacts the area. MJG with all of the road projects going on we're looking at pushing the trees back further so we don't lose them when the roads are widened. The town would like to mitigate that impact where possible. 51 will lose a lot.

CM can we take the build out scenarios, the projects that have already been approved, the Small Area Plans, and then forecast out what our canopy will be, so we can then focus on what the number should be? See tape. HB the maturing trees will die, so you'll lose full canopy square footage and it'll be replaced with 2 in caliper trees that will take years to reach maturity. CM would like to see those numbers based on what current plan and trends will look like.

RR: don't forget that we're losing land area to plant trees on too so that's a problem.

JU we've talked about the tree replacement program for years. We keep kicking the can down the road. HB but if you plant a sapling before the old tree actually dies and gets removed then it won't really grow well. JU no, plant in a different location will help.

JU seed program to get homeowners to plant on their own property. We can encourage that low hanging fruit. KQ should we offer trees to people? MJG we'd need funding for that. CM meck co had \$2 trees. CJO we do have a cost share program for street trees for neighborhoods. 50/50. Issue is that their planting areas are also small with utility easements so can run into a problem later with buckling sidewalks, etc. HB also need to be sensitive to issue of improving private property with public dollars. Maybe need to partner with nonprofit to address it. DL city of charlotte lends out their landscaping staff to Trees Charlotte to help plant trees at special events.

HB sounds like trying to go down the 50 by 50 path is wrong. We should focus on other ways instead. Does the board agree? PB if we're over 50 we just need to maintain – lot easier to do than to get to 50. CM don't see how we know before seeing the numbers. How do we look 25 years out? HB we approved the apartments on the Levine property that is wooded now and will be replanted...that will be a big change. HB is it possible to do what Chris asked? KI don't know??

JM 1,000 trees in 10 years seems reasonable. JH doesn't seem like enough at all. Should be thousands. RR issue is where to plant them.

PB ca we provide the land to a nonprofit to act as a nursery to provide low cost trees to residents? JM if you donate a few bucks to the Arbor Day Foundation they give you seedlings.

See tape

JU give credit for certain things. Trade offs. Hard to push developers on the clear cutting unless you make it so punitive that bringing in the dirt for fill is better than paying the fees.

PB how do we further restrict the plan to keep more trees? DL vegetation plans are reviewed by staff.

JH we don't encourage developers to leave more internal trees rather than at the perimeter. DL in the research couldn't find anything from other locations requiring that internal site saving.

BD maybe encourage tree medians. RR if its contiguous with the road then the trees are the towns responsibility. BD maybe we encourage that with future medians.

HB ask staff to look at cutting edge mechanisms for preserving as many trees as possible.?

PB maybe 50% is too high, but if we know what we had to do with new developments to maintain that it would be helpful.

KQ are we being too critical of the older larger trees being taken down? Maybe instead put in two trees or so many per acre or whatever. MJG suggest a balance. You don't want to clear all of the mature trees – the other ones need time to grow.

BD need to be aware of type of tree as well. RR yes, needs to be the right tree in the right place.

PB: I like having data so we know the impact.

DL we have some of the better tree landscape ordinances in the area.

JU trees in storm water retention? CJO issues with that. Could create an underground system with trees on top but that would be very expensive.

HB: we'll need to boil down the concepts and get you all to review them.

D. Downtown Façade Program: Senior Planner Jay Camp

2011. 6 successful grants issued to date. Under authority of general statutes. Limited number of historic bldgs that apply (downtown district, 20+ years old). For historical improvements.

Program hasn't been used much but it does work. Just an update. Know you have some concerns about maintaining façade guidelines and wanted to hear your concerns.

PB: the new tattoo place – they removed the awning and broke up the consistency.

BD: would like to see stricter and more consistent guidelines on what business owners can do so we have a better look. Something to maintain the Matthews look. It's not about what that business is but how it makes the whole area look. It really cheapens the whole area. How can we mitigate that and prevent it from happening again in eth future?

BD is there any way for us to encourage existing businesses to take advantage of the façade grant program? JC we can; the risk is that we have a \$4k budget and could potentially get requests for much more. Also we have heard from businesses that some just don't want to deal with the hassle and time delay.

JU can we keep the unspent funds and roll over year after year? Maybe use to expand the mural program or streetscape, etc. Keep an infusion of funds in downtown.

CM instead of a budgeted line item. Take extra off X amount and roll it into a streetscape program.

HB we are still just emerging out of the recession. Philosophy has been to tighten things up. We're now over that. I suggest we come back with a budget number separate from this façade grant for these things as part of the budget process.

CM I have talked to business owners who say its not worth the pain of doing it. JU maybe be reactive....see if the work they did on their own applies and then give them a grant.

JC are you suggesting move it to staff level? JU think there could be unintended consequences on that.

BD the planter on the corner of trade and john has been crumbling for a long time. Would like to see that fixed. HB its private property

JC re: endowment for streetscape. Susan and I have been talking about that. Don't foresee the town spending millions at once to improve it but can see spending \$50k at a time.

JU when will the downtown streetscape plan be brought to the board? DL spring time.

JM urbans point about expanding downtown façade program to include other streetscape projects, to include Barbara's` planter – if we're not giving away façade money then let's invest in the streetscape. Gives us more flexibility.

CJO we did have plantings in that area but someone tore them out. We're in the middle of doing that.

E. Public Improvement Variances: KI. There are a lot of things handled by staff outside of this process, but some things do rise to the level of needing a PIV.

CM sounds like options may be exhausted by the time it rises to the level of the board. I am just tired of seeing these requests to avoid the rules. It's not up to staff to come up with ideas on behalf of the petitioner but the petitioners should be encouraged to get creative.

HB the board can be arbitrary, but staff needs to administer the code. Don't want to be rigid but we can't be arbitrary.

HB not sensing a takeaway here.

KI PIV and admin amendments have been discussed here but those are two different things. We have been able to anticipate some things but not always. Staff tries to ward them off when possible.

BD any way to get more communication between planning board and board of commissioners? Would violate open communication in some ways. HB you could call individual members and discuss that way. CM is it appropriate to let staff tell petitioners that the board isn't in favor of giving AAs? HB staff can tell them that these are hard to come by, etc, but shouldn't draw a line in the sand.

Eden Hall, Fullwood Station had AAs that were problematic. EH had a lot of older trees along Fullwood to get cut down.

JU what triggers a board decision on Admin Amendment versus staff approval level? KI sometimes we bring it to your attention even though it could be done at staff level. JU like that. Gives the Board the option. HB don't forget that there's a decision process there so we need to be cautious of quorum/deliberation issues. PB why not just wait to deal with at a meeting? We don't have an obligation to jump through hoops for these things. Developers need to understand that there could be delays. HB its the constant tug of complaints about the town being difficult to work with...

HB so admin amendments would not be made by staff until staff confers with the board?

3-6 PV and 6-10 AAs per year. Some AAs are very simple, like just changing out tree species, and there's no reason the board needs to be involved in that.

HB do it at the meeting instead of the weekly update process. KQ advise us via email first so we can think about it.

2. PUBLIC WORKS

A. Downtown Pedestrian Crossings: Town Engineer Susan Habina Woolard

Since this was last discussed with the Board the Federal Highway Admin issued a pedestrian safety bulletin. Components: see ppt.

Don't have room for pedestrian refuge on Trade Street crossing unless we remove lane. (From November meeting) Sign inventory. Don't include bus stop or o parking signs, these are just the big signs in the corridor. Would like to clean it up. Red Brick Partnership prefers imbedded LEDs for ped-activated flashing warning sign at crosswalks. Staff doesn't recommend passive activation for visual reasons. Rec ped-activated. JH what about weight-activated? SHW possible but people feel safer when they push the button.

Shows staff rec. See ppt. double sided and each side would flash no matter which side of the street the button was pressed.

CM so no street lights? SHW street lights most effective with bumpouts. Only work to light the crosswalk with bumpouts. The acorn lights are not sufficient for pedestrian crossings. CM how effective will the flashing lights be with everything else going on out there? SHW good question. Trying to create a feeling of safety for pedestrians.

JM: like this better than the other one. No buried LED? SHW correct. JM could we put a few reflectors in ground to enhance the view? Cats eyes? SHW Can look into that. In pavement reflectors for nighttime visibility. White line reflector? JM or one on every lane if not a continuous line. Just to catch your attention. CJ people might see that and stop with no one being there. JM maybe just in the middle of the white lines and the lane stripe to help define the area. CJO we can look at that. But realize that as soon as we plow the roads they're gone.

JH not in favor of a permanent median there.

HB des this plan contemplate Brakemans closing their driveway? SHW sharp incline there at the driveway at the northern crosswalk. The owners are open to discussing other means of access – they recognize this isn't an ideal situation. Staff will look at it. Work in the area would be needed. Combined driveway for both properties. If it can't be worked out? JCamp these properties have alley access in the back, so the town could close the driveways, but it could be a legal issue. SHW we could potentially move the northern crosswalk down (remove two parking spots) but am not in favor of it. Issues with right turn. JC the property owner for the cigar ship is absentee. Trying to contact. The business owner is in favor.

HB if we can't work with the property owners then what? CM could we eliminate the second crosswalk? SHW would prefer not – would encourage jaywalks. Will work through it. Will get an engineer on it with RFQ. Engineer might have some other ideas. But staff is working toward this combined driveway idea.

SHW enough room to add a narrow median. Currently have 4 12-ft lanes and we could take a foot out of each of them. We talked about moveable planters but they're more appropriate for edge of roadway and wide medians. They're not good between lanes of opposing traffic because of head on crash issues. Instead we suggest planted medians. Rec: trial with reduced lane of 11 ft and use pavement markings to delineate a median.

JH don't see the need for a median. Harder to load things into truck from Renfrows already, let alone with narrower lane. SHW reverse angle parking would fix that.

JU RBP business owners love the planted median.

BD to Pennington and Kinniburgh – any issues? CP no. RK I prefer asphalt. Don't want anything that's hard to get over/around. With two lanes in the same direction we can at least maneuver around cars. Can't do it with one lane.

SHW median starting at Old Depot, skip intersection, then little bit after intersection. Don't want to block anyone's driveway access.

CM would narrowing the lanes have any impact on the right lanes (someone turning right off Charles onto Trade, gets confused with someone on trade travelling north and getting into right lane to turn right onto Matthews station st. they think the turn is coming onto Charles and move and potentially cause an issue).

SHW have numbers for the recommendations. \$47k for four LED signs and consolidate some of the others. \$90k to incorporate a trial lane reduction in the next overlay of N Trade to include a painted median. The \$90k is part of the planned overlay.

SHW the median is to soften the aesthetic and to narrow the lane width which will reduce speed.

PB adds to making people go around downtown instead of through if they're just traveling through. I wouldn't mind being more aggressive to choke it down more. Ped refuge would be ok. Drop down to two lanes. CJO realize with two lanes then left turns waiting will block the entire road. PB am ok with that. SHW I recommend waiting to see how the upcoming road projects affect things. Might not have as many issues or concerns once the john st signal is improved. May not have as many issues with traffic stacking on the RR tracks.

JM re parallel vs angle parking: when we switched from par to angle parking when we added parking we were criticized. And none of those people can back out – it takes a long time to get a free area to back out. From Zabs to WBB. Adversely affects the businesses there.

CM we need to do something quickly before someone gets hit here. Can we do some restriping with something reflective in the mean time? HB think its good conversation but this is multigenerational re: roads, back in parking. In the meantime we need to spend some money on this intersection. Would like to see this interim solution at an upcoming meeting.

CM why \$90k? SHW we were going to spend money this section of the road anyway to overlay the road. (Surface treatment seal coat). CJO the next difference is around \$15k or so to grind up the existing striping and redo.

JU can deal with the signage immediately. Suggest moving forward with that and then deal with median.

SHW so adding signs and putting on hold discussion of median and parking.

JU we're maintaining a wider downtown street than charlotte. We have eth equivalent of 6 lanes through downtown. Now may not be the time to look at necking things down but maybe 5 years from now after the road network is improved we could. You never expect that the main downtown road is the fastest route.

BD we need to discourage the route for those who aren't coming to a destination in downtown Matthews. Why should we wait 5 more years? JU can't throttle it back yet because there's not the connectivity yet to help even things out.

PB/HB HB we'd trade and take S John all the way to fullwood. See tape.

JH think we're going to have a huge crisis when the public sees what's going to happen on 51. Sea of concrete. HB DOT is saying its an efficient way of moving traffic, and anything less efficient puts more pressure on our downtown core.

JM think Monroe/51 is their backdoor route to improving john street. Agree it's a dysfunctional route but there are other ways to deal with it.

Final decision for the crosswalk signs (\$47k) will come back to the board at a future meeting with more solid cost estimates along with the items that had already been approved.

3. FIRE & EMS

A. Fire & EMS Personnel Needs: Fire & EMS Chief Rob Kinniburgh

Info you've heard before. 2025 plan.

Standard of cover. National practices adapted to Matthews. Goal: arrive on scene within 7 minutes of getting dispatched. See ppt for stats.

24/48 hour model...so much more flexibility. Proposed: 8 person minimum staffing around the clock; consistent staffing numbers and operational capacity, ensure a robust training and development program; reduce the overall coverage expectations for volunteers

KQ do we need the second station up? RK yes. We're covering 17 square miles and station 2 is the busier one. Both stations need to be fully staffed. JH how effective can you be working 24 hour shifts? RK you get used to it. Also, 10p-6 am calls drop off. Average 2-3 calls between midnight and 6 am every day. You can fit in sleep if necessary.

Blended model: 24 FTEs, 8 per shift, 56 hour workweek. RK recommends 5% pay increase. Then 4 stipend-eligible volunteer positions each shift.

JM how much will staffing cost annually?

CM we've talked about explosive growth and we usually talk about roads and schools, but we must also start talking about public safety.

BD I would like for there to be paid staff on each shift. BD (describes her personal experience with EMS & police at her home). Best interaction, fantastic interpersonal skills. Handled difficult situation so well..

RK: calculated the mission-critical numbers. [discusses table in ppt w/figures]. Hopefully blend staffing Jan 1.

PB: what is your preferred average number of years of experience for dept members? RK on volunteer side won't ever see high numbers anymore. On the career side, we're hiring in certified FFs and EMTs so they're already trained when they come in. It's the volunteers who are coming in green.

CM: we've discussed assessing fees on people who come in and use services (accidents, etc). Is that included here? RK no. I plan on bringing a cost recovery program to you in the future.

JU some places pull out the tax numbers to show the numbers? HB we could do that as part of our publicity. The county wouldn't do it on the tax bills.

RK to answer Kress's question, 47 of the 62 volunteers have been with us 4 years or less.

JM so we would raise the taxes once to capture it all instead of raising once and then again next year? HB yes. Think about this, plus CIP projects, DOT costs, etc. We're juggling things to look at the big picture.

JU: it seems like you could pull out a fire tax then use the economic growth to fund the other things. Maybe stretch the fire plan out over a few more years. CM: what about police? Public safety in general. HB there is a staffing model out there that police will be reviewing....Pennington has been here only two months. They need a workload study but that won't happen this year. CPennington: the workload analysis study is necessary to get the full picture. Calls for service numbers don't show everything. Calls for service, obligated and unobligated time will all be reviewed. Will talk more about this tomorrow.

B. Emergency Preparedness: RK

Currently participate in several plans, committees and policy boards.
Hazard mitigation plan last revised in 2015, next revision due in 2020.

See ppt.
2011 town major incident preparation & response plan.
(see tape while LC was out of the room)

[HB: talking about meck co's date recovery after hostage takeover]

RK to do: review and update the Matthews Major Incident Plan; annual staff training; elected official training; exercise plan on biannual basis (every other year).

PB: think annually would be better. The train worries me the most. RK containerized freight has become our biggest unknown. JH the federal govt has put out a report that the next major terrorist incident will likely happen with a train. Chlorine gas.

PB: would like to get the train schedule.

4. PUBLIC WORKS

A. Retrofitting Downtown/Old Town Sidewalks: SHW

planning retrofitted sidewalks:

See ppt. Scenario 1: How will people get to Outen Pottery? Orange dashed line = existing sidewalks. Developer is responsible for adding some sidewalk on the Outen Pottery site. Other sections missing.

Assumptions: sidewalks are generally 5 ft wide and follow the lay of the land; on one side of the street; donated ROW or sidewalk on easement; etc. See ppt. Using county numbers we calculate it at about \$84 per linear foot so about \$134,000 for 1,590 ft of sidewalk.

Second scenario: sidewalk in all of Old Town. Includes asphalt paths on the unopened ROW in two sections.

JM would be more valuable if we could punch through to Fullwood. SHW: it would be fantastic if we could. JCamp: we had looked at a public street connection but there was a lot of neighbor pushback. It's all privately owned at this point. BD the ACTS residents might be in favor now. Could leverage that.

KQ: Avington...??? Concern with that.... We promised Avington we would help them get downtown.

SHW: scenario 2 shows \$796,960 for 5,560 of sidewalk on multiple streets with an additional \$54,200 for 650 ft on Alexander and S Ames. This would involve a consulting engineer.

Then, once you get to downtown can you walk to where you want to go? So we have a sidewalk gap inventory within the downtown overlay. Assumption here is that thoroughfares get sidewalks on both sides, while local streets get sidewalks on just one side. That's the assumption for estimates but can be changed if desired. Didn't include sidewalks on the alleys. Can add those back in if desired. Adding sidewalks (mostly 5 ft, one piece 10 ft) to thoroughfares, local streets and alleys would be \$2,254,000 for 10,460 ft plus \$719,040 for an just local streets and alleys (8,560 ft).

HB Outen Pottery. I would focus on this as the first step and the connection from Outen to Main St, then up to Alexander. About \$60k.

JU why does the sidewalk have to be 5 ft wide? Why not 4 ft? 4 ft allows two people to walk side by side. HB not comfortably. JU it could change those numbers significantly.

KQ: concerned about Avington. We told them we'd connect...

CJO there are some trees and things right through that area. Might need to meander...

CJO I've never seen a sidewalk less than 4 ft. It's hard to move past each other on 4 ft. That's why we moved to 5 ft. JU not too concerned about that – urban two step. It's a downtown environment. We need some type of linkage between Outen Pottery and some parking options.

KI we changed requirements from 4 to 5 ft sidewalk in response to ADA requirements. Needed 5 ft every so often, and it was easier to make it all 5 ft. Since 1998 we've had that requirement that all sidewalks need to be 5 ft wide.

HB these sidewalks are not currently in the CIP. Just food for thought. We need to do some of these legs when we start to do something at Outen Pottery.

B. Update on Road Projects Including Repaving and Preserving Town Roads: CJO

C. Discussion of NC Highway 51 improvements

CJO: presents map with transpo projects in next few years.

51/Idlewild roundabout.

CM hear some people complaining that they don't want the sign/wall because they can't see traffic across the road. CJO they shouldn't be looking at that – only the immediate left.

MMH rd sidewalk - under design. est construction in spring. HB leg of Carolina Thread Trail. SHW putting in ped signals. HB Bill Brawley deserves a thank you for this.

CJO S Trade widening. Will continue widening to culvert and through weddington/pleasant plains intersection. Est completion this fall. Sidewalks on both sides and bike lane.

CM can we make periodic check ins with them to check schedule? We've seen delays in previous projects. To prod them as well as keep informed.

JM: Korean church is removing a lot of trees. What's going on? CJO temporary construction entrance for this work.

CJO 4 mile creek greenway tunnel. Under design, construction in 2019. Town share is \$125k.

HB your motion was that county has to build that greenway. I advised county of that and they've stated they don't have money. Have decided to wait until this moves closer and address it again once it gets final budget numbers. We won't give up. They want to build the greenway too but don't know where the funds will come from.

CJO 485/Weddington interchange. DOT has rolled this into the 74 express lanes. Contract to be let this summer. Estimated cost for 10ft multiuse path and 4' bike lane is \$400,000. This is a design-build project, which means that whoever they give this to could have a completely different design for this intersection and this number could change.

HB we think the multiuse path is very important. (discuss connection at back of thorneblade). Think we should still have conversations with DOT about our share. CJO we are taking credit for not having bike lanes in some other project and applying it to the multiuse path. HB just want DOT to treat us the same as Hville and Davidson. I understand that DOT didn't charge them for widening the structure itself. Maybe they paid for the concrete but they didn't pay for all of it.

JM DOT says they want complete streets but then you have to argue for it.

SHW keep in mind there is legislation that requires towns to pay a certain percentage – not up to DOT.

CJ 51 widening from Sardis to Monroe, Sam Newell, 51 Butler HS to Lawyers. They really are one project in three different areas. All serve 51 and the impacts of one affect the other two.

Sam Newell intersections: add dual left turn lanes onto Sam Newell and N Trade. Construction in 2019. No cost to town. SHW probably will be some access-restricting medians. DOT's responsibility but we feel that staff should talk to the property owners directly to explain why and answer questions.

JM could we have two lanes coming up, then unstripe...see tape. SHW yes. N Trade is a town road and we can do that.

JH are the medians mandated by the state? SHW yes and no. the state has held pretty firm that a median will be installed on the same Newell side, think should be done also for N Trade. Done for safety reasons. SHW planted median at least on N Trade side. Probably not planted on Sam Newell side. Not in design yet so this may change.

HB as we widen this intersection does it make it easier to get into downtown? If the future concept is how do we neck down downtown then having two lanes in is ok since one could eventually be eliminated. SHW yes. And we're still having conversations about Andrew Caroline Dr.

CJO 51 widening from MMH Rd to Lawyers. Start near new superstreet portion. From 2 lanes to 4 lanes, median divided. We've asked for 10' MUP, HAWK signal for crossing...etc. up to new roundabout.

CM we've always heard that roundabouts need a 4 way balance, will this throw that off? CJO DOT will have to look at that. It needs to be at least 3 way balance.

JU we've heard issues with Windrow area folks who can't cross over to walk to food lion, etc. CJO the roundabout has ped crossings. JU they're hard to cross. Too many issues when you're in the middle of the ped refuge. Don't know which way the cars will be coming at you. JU also don't really see those markings as good ped crossings. SHW this is the perception of safety. We're going to add lights and landscaping and that should help some. Hopefully the landscaping will help slow things down. It is scary to cross through right now.

CJO 51 widening from Sardis to Monroe/John. Includes improvements at Sardis, Fullwood and Monroe/John. Widen from 4 to 6 lanes if they use the CFI intersection. If no CFI then it'll be 8 lanes. Continuous Flow Intersection. Asked for 10 MUP, 5 sidewalks, 8 ft planting strips, planted median, maybe HAWK signal. Construction starts 2021, estimated cost to Matthews \$400k.

CJO if we don't like the CFI intersection there are corridor-long impacts if we ask them to do something else. (8 lanes vs 6). All lines are conceptual now and may change.

JM to imagine 8 lanes in that area – 485 is designed with 2 lanes in each direction...CJO they didn't contemplate the growth we have correctly. Also, intersections have a huge impact on traffic flow through versus interchanges. JM I see the benefit in some areas but don't want to create issues...see tape.

CM do you agree with this plan? CJO I'm a civil engineer, not a traffic engineer. If they say this will work better than any other option other than an interchange I believe them. SHW: see tape. The report said the 8 lane intersection operated slightly better than the 6 lane but the partial CFI will definitely improve operations. The only problem is they won't give us the option to improve the pedestrian experience. 51 was created as a bypass. We are trying to minimize the impacts to our downtown and we will be keeping that in mind. Am very interested in this going to public hearing and finding out what people think. HB maybe we could insist the PH is held at town hall.

CJO big issue is that some neighborhoods will be prevented from taking a left out.

PB if we traded S Trade with DOT for x...we have to pick and choose our battles. If we want to save downtown

HB TO DO: start talking to DOT re trade S Trade to Fullwood for Fullwood. CM if S Trade is improved to the proper standards. CJO we'd have to do the same for Fullwood. And we'd give up control of signal to the state. (See tape)

JU think we need to rethink the whole small area plan north of 51 now. We need to circle back to fintech, light industrial. Different dynamic.

CJO: John St widening: this project is to widen e john from 2 to 4 lanes. We're asking for 10MUP, 5 sidewalk, median landscaping, ped & aesthetic improvements at trade and john; maybe HAWK signal near post office.

We noticed in the latest drawings that it seems like they moved the sidewalk and MUP right next to the road. Its not best practice and we need to talk to DOT about this. Not certain – hard to read the drawings. They're still working on the traffic issues..

JH Brawley has said he'd follow through on whatever recommendation we make for this.
(See tape while LC stepped out)

CJO I've talked to a couple of groups about transportation projects and they both thought john st widening would have the biggest impact on the town, but I think it'll be the 74 widening. Adds express lanes, adds flyovers at sam newell and MMH rd, completes northeast parkway and independence pointe parkway. Construction FY 2021-23.

JH have they considered noise impacts? Think we'll be able to hear 74 from downtown matthews. SHW expect there to be some mitigation methods for highway noise. Report hasn't come out yet. Estimates for our enhancements (planting strips, path, ??) is \$7.5 mm excluding ROW which will be a huge additional amount.

CJO independence widening, cont. see ppt.

PB those businesses that lose access in the loops – CJO that's what the other roads are designed for. SHW we are talking to the state about right in right out access. No left turns.

KQ northeast parkway path? See tape.

CJO independence pointe parkway. See ppt.

Roadway Maintenance Funding: CJO

It's less costly to keep a road at a high level with regular maintenance rather than wait until the quality drops significantly.

JH citizens won't understand why we're fixing roads that look great when others are much worse. CJO yes. We are still working on the other ones but it might take longer to get to the ones that need full reconstruction.

Rejuvenator: 85 cents per square yard. Appears to add several years

Slurry seal: 2.50/lasts 5 years

Microsurface: 3.00/lasts 7 years

High density mineral bond: 3.00/lasts 7+ years. (HA5)

Will be coming to you soon to make the request for this fiscal year. We've learned and found that the HA5 does a great job. The only issue with this product is that it has a long cure time: almost a full day. We have to keep people from driving over it. People were shuttled back and forth in golf carts from the consultants. We had great success in sardis mill. We are putting this out to bid but fairly sure we'll only get one bidder because there's only one in a few state area that does this. You will probably receive calls about the access.

JU how much was sardis mill? How many homes? CJO about 150 homes, can't remember the number. JU what if citizens want to band together and pay to get theirs done first? HB think equity is important and we shouldn't allow people to jump just because they have money. JH you'd never get unanimous agreement from neighbors. CJO the nice thing about this plan is that its all based on numbers and is defensible. Its easy to prove why certain roads are being done just based on the numbers.

CJO will be coming soon to make request for rejuvenation for this FY. Then reclamation for other roads.

Recommendations: consult with Kercher Engineering to perform pavement condition survey next budget. About \$40k; increase pavement maintenance budget to 880k per year.

CJO we have 625k right now going toward streets- patching and resurfacing. 570k from tag fees and x from powell bill. Salary and overhead 500k, ...see tape.

OPEN DISCUSSION

None.

**FRIDAY, FEBRUARY 23, 2018
MATTHEWS TOWN HALL
232 MATTHEWS STATION STREET, MATTHEWS NC**

PRESENT: Mayor Paul Bailey; Mayor Pro Tem John Higdon; Commissioners Barbara Dement, Chris Melton, Jeff Miller, Kress Query and John Urban; Town Manager Hazen Blodgett; Assistant Town Manager Becky Hawke; Town Clerk Lori Canapinno

ALSO PRESENT: Finance Director Chris Tucker; Fire Chief Rob Kinniburgh; Parks, Recreation & Cultural Resources Director Corey King; Planning & Development Director Kathi Ingrish; Police Chief Clark Pennington; Public Works Director CJ O'Neill; Senior Planner Jay Camp, Zoning Administrator Mary Jo Gollnitz, Planner/GIS Dillon Lackey; Town Engineer Susan Habina Woolard

5. PARKS AND RECREATION

A. Purser-Hulsey Park Design Corey King

PHP design. Have been working on the plan for several years through multiple revisions. Looking for a consensus on the amenities to be included.

Splash pad – main attraction. Larger version. Farm themed-barn. Separate admissions area. Circular parking lot and winding road.

JH charge? CK yes, minimal fee to have some sense of ownership of site

JH have you done any research on health issues? Dirty diapers, Legionella, etc. CK you're referring to Stallings? This would be a bigger, fancier version. Zero depth. The water will be run through the pump house with filtration system. Employee on site.

KQ hard to keep chemical balance. Needs to be high but there's so many kids. CK we will hire someone to operate the facility properly.

HB people do want a swimming pool but this is a good water feature that we can handle. An amenity that is more affordable, easier to maintain, less liability, etc.

BD Opportunity to sell merch here? CK yes

JH other issue is Legionnaires' disease. You'll have to monitor the water daily.

JM maybe the building should be at the gatehouse so they go through the building to get to the splash pad. That would improve the flow of people. So they pay then change then go to the pad. CK there is a rental facility there that people may use without using the water feature so it's not necessarily needed, but I hear your concern.

JM observation area? CK yes, around the edge.

CK playground:

CK also, MVAC approached us to see if there could be any playground equipment themed after the armed forces. HB the vets are a great group but is military themed stuff always family friendly? We need to be sure to temper that that caution.

CK: amphitheater. Another opportunity for rentals. Good spot for our smaller events (easter, etc).

CK dog park. Self-managed and automated. Electronic key system to enter. PB could that be tied to our pet license system? CK Indian Trail has a system similar.

JH citizen concerns about Meck Co dog parks getting run down. Some people don't pick up the waste; we'll need to make sure its maintained.

BD liability? CK part of entry is to acknowledge that...also there will be small dog and big dog separated areas.

JH how big is the dog park? It looks huge. CK 2 acres. Meck Co doesn't build dog parks smaller than 5 acres anymore.

CK 3 acre pond with two piers. Two picnic shelters around perimeter. No swimming

CK expanded community garden. Bee thing.

CK nature trails. Half already built. 4 miles of trail when all complete.

CK added a pump track. Working with the tarheel trailblazers, we've outline a 6,000 sf pump track with rolling hills for bikes. Still working on design but probably will have a smaller, less threatening setup and a more advanced setup.

KQ fire department or school? HB rob and corey came to the conclusion that a fire training facility isn't a good fit for this site with all the smoke, etc. There's still land reserved for a regular station there.

KQ school? HB no....see tape.

KQ that site has been talked about for a school a long ways off. PB: it's a little more involved than CMS just having property – the county has to decide they want to release it...

JH didn't we talk about purchasing (this one adjoining piece on the corner)? CK we recommend purchasing those two parcels when they become available. One is available now HB the tax value is around 165k – market value may be much higher. We tried to push the county to buy it but its an issue for them.

BD I would like to see the train theme continued. Maybe add a war memorial of some type to honor service people in a more passive way rather than service-themed playground.

CM: I would prefer the farm or rural themed playground to honor the previous owner and add a military memorial to honor the MVAC request.

CK opportunity for public art, maybe mural. Some structure to create a sense of arrival when entering from MMH rd.

CKinniburgh.. We just talked about MMH getting widened. Line up with Marjorie drive, entrance/exit to fire station lot. Fill dirt will be needed or terrace the lot and harvest some of the dirt to level it out.

JU thought some discussion of swapping garden and fire station. HB kind of backed away from that when we backed away from the training facility. JU seems like better control for traffic...better than pulling onto MMH.

JH we talked about that drive through barn – still a consideration? CK the log cabin from Bainbridge will be moved. JH the wash building. Good for equipment storage for the community gardeners. We could put it on a flatbed and move it or disassemble it. The gardeners have volunteered to paint & fix it up. CK to move that structure it would cost more to move it than to just build a shed on site. HB but it would be good from a historic/authenticity standpoint. CK we do have the beams from the Bainbridge site that will be used somehow. CJO ok to add new studs, etc? to help move it? Consensus – ok. JH we'd need to seal it up, add windows. Maybe ask the town for help with that. HB we will look into that.

CK we will be demolishing some structures. The smokehouse stacked structure from Bainbridge will be used. We're getting prices to move that structure and the 52ft beam.

HB we always used the Crouch Bros to move these things but they're no longer in business.

HB 2004 passed bond referendum for parks. We let that bond expire since the County purchased the land from us. \$4.3 million cost estimate. Is it time to build this park? We don't own it so we can't put the property up as collateral so there are fewer options for finance.

CB see tape. Substitution financing. CTucker many won't let you do that. Typical clause of govt financing.

PB would be worthwhile to get estimates to purchase land and get amenities as well as just get amenities. *Maybe purchase the land from the county.

CM: I have an issue borrowing millions to build a big park like this when we don't have enough firefighters and police officers. Not the responsible choice.

JM could a bond fund the park and our budget fund the departments? CM we'll have to raise taxes to pay for one thing and borrow money to pay for the other. HB we would recommend if the citizens pass this that there be a corresponding tax increase to pay for the park. CK the citizen survey indicated a willingness to pay some increase for park services. The county's park survey showed similar.

JH this is a quality of life thing. Think we need to get it upfitted. Like the fact that there's so much passive space.

CK our advisory committee wanted to put some more active elements but we were diligent about being careful with the amenities.

CM whats the impact to staff with this version? CK we'd have to hire 1 or 2 full time and 50-10 part timers. Maintenance would be more but we don't have the numbers for that yet. The site maintenance would be part of the FT EE's jobs but the ground maintenance, facilities, etc not known yet.

CK this version using 2017 dollars is projected at \$4.3 million.

JH what about building one component per year? Phased approach is better than nothing.

PB paved path? CK paved trails will be 10 feet wide. The sidewalk around the road will be concrete. The natural surface trails will be 2-3 feet wide.

HB the neighborhood has been a little ambivalent about this. There's no connectivity to the neighborhood now, but can we change that in the future if they change their minds? CK yes, we could formalize the Andalusian connection that has naturally been formed. They've made their own trail.

CK any issues with the amenities shows?

JM love it.

JH I like it.

JU conceptually I'm fine with it, but am interested in the costs. Think swapping fire station location may be important.

RK either plot of land would work for our purposes. (see tape for RK fd talk).

CK I will take this list of amenities in the locations they're in right now and develop the costs. Will return to the board to request adoption of the park master plan. Will look into the costs for the wash house.

HB we will be discussing this as a bond item, but also need to look at ongoing costs for maintenance.

JU part of the PR needs to be that we didn't spend the last bond.

PB would like two versions: one to include the purchase of the land. CB be aware the county may not want to sell it. KQ: would prefer to own it too.

B. Vision for Park/Open Space Acreage

CK: 2007 master plan. Parks and amenities. Was designed for 2007-2017. We need to update what we established then as service level needs in Matthews.

As of 2018, the demand based on that established standard means we're short on mini and neighborhood parks, and have met standards for community and regional parks. (regional parks = county).

We are low on some other amenities: pedestrian trails, bike trails, basketball court, tennis court, volleyball court, picnic shelter, playground activities, swimming pool. This is based on the 2007. Desires may have changed over the years. Need to look at the current needs.

To update the service levels for Matthews we need to go back and update the master plan. Surveying the citizens is very important to create the new service standards for Matthews. The citizens survey we conducted a few months ago gave some good info. Incl a willingness to pay at least a half cent for new parks or increasing amenities at existing parks (67%). We need data from people who don't currently use our programs/facilities.

CK there will be a request for funding in the budget cycle to go through the master plan process. Baseline cost to start from scratch for Indian Trail right now is \$35,000. Ours would be 20-25,000 because we're not starting from scratch.

JM isn't mountain biking trails a niche for bikers? HB yes. JU think it's a niche market so urge you to think outside the box on mulituse....another amenity we can count in our inventory. Some of these amenities listed can be collapsed. (Bike trail is also walking trail, example) HB agree. Not sure I agree with the county's nomenclature. Want to be sure we're clear on the needs...

JU yes. Make sure you count everything appropriately. Maybe targets multiple reasons.

JH seems like everyone will say yes, they want all amenities. So why survey? CK the questions will get to a result that will help us guide the results.

See tape for JU discussion about ppl choosing between parks and roads.

C. Connecting Pleasant Plains Road to East John Street

PB: withdraws from discussion due to connection w/Duke Energy and power lines

CK: potential trail along Duke Energy power line property. Its being used as a trail. We asked Duke if they would allow the town to formalize a trail beneath the power lines. They're willing to allow the town to do so with some stipulations. There's a depth of trees about 200 ft and they volunteered that as an option to locate a trail. That would be better for coverage since right under the lines is very open and hot. They're willing to have the discussions. It'd be a more comfortable walk or bike.

CM it's not as attractive area as it seems – that's the first area they spray with herbicides. It's full of scrub and gets gradually cut back every year. JH second that. They spray the entire area and it's not attractive at all. Would love to see a trail there but would prefer they just cut back instead of spraying. I wouldn't want to build a trail there if they keep spraying. Maybe not safe for kids. CJO they spray each individual plant, not a wide spray. They cut down the trees because they interfere with the lines and leave the scrub. That's what they've told me. They'll be here o April 9 to talk about it.

CM My backyard is here. Would welcome a trail. We don't let the kids go back there because of the dirt bikes, hunters on the land, etc. There might be a safety issue. But I would support connecting (where the green meets the red on the map) the neighborhood. HB see tape. CM the HOA maintains that area (red line) under the power lines now – mow, cut and maintain. If Duke would let us maintain the proposed trail area ok but wouldn't want it in its current condition. CM see tape. Why not put a 3-4 ft path (elsewhere) and not under the power lines? CK brightmoor is willing to entertain a connection...CM smarter idea to used McKee Rd extension for connectivity rather than under the power lines. JM there no sidewalk connectivity until something happens with that road and some of us are pushing back on that.

KI SAP calls for walking access....see tape. JH won't support building the trail where they're spraying. Its not safe. HB hear Jeff saying connectivity is important. Am hearing skepticism about this corridor specifically. Is it the consensus of the group that connectivity is desired but not with this trail? (See tape) JU low maintenance...don't have to spray again. Self seed...KQ if we do a trail we'd have to get the three wheelers out of there. HB based on the visual maybe we don't discount this area. JH its really not that thick. Its very sparse.

CM is the HOA open to extending the concrete trail? CK the board is open to it but said they'd have to go to the community for confirmation. They want a better diagram idea of what will be on the ground. They built a 5 ft concrete sidewalk. We would decide whether to just continue what they have there or do gravel, 10 ft, etc.

HB sounds like consensus is to leave it on the list and try to address some of these concerns.

JH could be good but there are some issues that have to be addressed. Safety.

E Greenway Prioritization

CK: looking for consensus on CKs proposed list.

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1-8 see memo.

1. Matthews township parkway: MMH rd portion. Part of Carolina Thread Trail. Novant is on board to have this built on their property. Needs some more info. What surface? Chris Hutter needs more info on surface, cost share and will then take the info back to Novant.
2. Butler: Purser-Hulsey Park Connector. Continues from where Royal Park's trail stops. Bisepts Butler HS property, continues to OToole. Couple of options: overland or create an offroad greenway type trail connecting to Phillips rd. along Mt. Harmony property. Moore rd to purser hulsey park without getting into a vehicle.

JM aren't we planning a multiuse path in the area? CK there's a gap.

3. Trade St – Reverdy connector/4 Mile Creek Greenway. We're working with Meck Co and Adams Group to see what itll take to build this segment of the greenway from trade to reverdy. This trail will raise in our ranking as it raises in Meck Co's view.
4. John st/pleasant plains connector
5. Sardis forest to Monroe rd. apartment project installing 5 ft sidewalk to their property line, proposing adding a trail connecting along the backs of the properties to Christ covenants warner park and then to hwy 51. There is an informal connection along vaughn stub street. Ppl use it to access Monroe rd.

CK couple of options: continue along the rear of the properties, connect to stub street, work with Christ covenant to see what they'll allow to happen on their site.

JH the appearance and tree board had zero luck with Christ Covenant in the past. HB we gave them a hard time with Warner Park's noise and lights. Am a little skeptical they'll be comfortable giving the town access to their property.

PB: the storage units come all the way to the back of the property and there's a big berm (see map). May be drainage issues. On Vaughn, as you go down there's a big creek. Think the green line will be difficult to do. The red line will be easier. The orange line out to Monroe rd would still be good.

HB this neighborhood is isolated from the road network and this would be a good way to tie them into the town.

JU whats the average cost per linear foot? CK gravel surface = \$30/ft; concrete=?
HB county's number is \$1 million per mile, 1.5 along a creek. That's the all in number.
PB there's a creek that runs in there and there's wetlands.

CK: #6 elizabeth lane & 4 mile creek greenway connector. Another one that could raise in ranking w/county action. #7 crestdale-crews. Connect Crestdale middle school to crews rd. Still evaluating the need for this. #8 campus ridge road multiuse path. Back of CPCC connecting to john street.

CK requests will be made during budget season to build something. Want to show the important connections and put them in the CIP. Rankings may change.
JU \$190 per linear foot.

JH ok with your professional opinion.

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BD has ? built their trail? CK they're committed to building through to bubbling well. BD lots of logs and things. CK we need to have a conversation with them about standards for compact gravel. It seems pretty loose. Scott: it's not open yet. BD people think it is.

PB: are there any properties that are coming in for development that we could take advantage of with their construction? Like the apartment complex? KI it's already required for that one. HB do we have all the mechanisms in place for requiring trails? KI yes, language is if it's on an approved plan. The plan needs to be specific enough to point to. BD Elizabeth lane greenway? HB CMS has been informed that they can't do anything with this property unless they do a rezoning. We could buy that property and put a trail in on our own. BD that is what I want. KI adding a trail there would be in conflict with the conditions of the school zoning. BD but what if we bought the land?

JU: we talked yesterday about that swath running through town. We're missing green space in downtown. Residents downtown won't have yards so they need green space. Once the land is gone and we've built the urban environment then it's gone. We have KP park and country place park which is removed from downtown. JH agree. CM is the green space at Charlotte Metro Credit Union being utilized? JU their little seating area is walled off. They have the sculpture there. JU it doesn't have to be large – just a little respite. Pocket parks to help tie things together. JH I would like to see us have an acre or half acre of space to throw a Frisbee or put a blanket down. Not just a place for a bench. KI there may be some way to do some small pocket parks on private property with agreements for public use.

F. Public Art

CK: reviews current installations.

Potential places: country place pocket park. Scott Rawls: we're working with local artist on a bee sculpture there. CK: McDowell Arts Center/community center step art; etc. see memo. Wall poems were discussed at the last advisory committee meeting. Researching now.

CM how much of the art is on loan to us? CK the heron and stumptown love was donated. The rest is on loan.

JH greenway art – some are rough shape. Scott R: there are 8 that aren't painted yet, was thinking to get them all painted before seeking to repaint the existing ones.

Potential installations: bank ATM, renfrows, weaver, Bennett & bland, RR tracks, Jekyll & Hyde

KI: with the historic district buildings you may need additional approvals.

JH: have received the most favorable citizen feedback regarding the murals. Personally am not a fan of the stainless steel sculptures that are getting popular now (like the one by the credit union). The ultra modern design doesn't really fit in Matthews.

BD wall on the side of Planet Ballroom would be a nice location. BD would love a mural that tells a story – maybe on the ballroom wall. JM the trains are a story. We already have a theme that can be kept going. BD would be a way for us to have an identity.

BD would love for us to get away from the stump thing.

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JM some of the art is three dimensional. What if there was what appeared to be what looked like a railroad car on the top of the ballroom place? Or half of a locomotive coming out of ZABS?

CK; advisory committee continues to be the vetting group. Then ideas will be brought to the Board. Please share any ideas you have with me too.

G. Consider adding Memorial Day and Veteran's Day events

HB periodically we get flack for not advertising things going on in stumptown park. Veterans things. The MVAC would like to do some kind of festival. They are looking for the town to do something. What does the board think of endorsing something, and exactly what would that look like?

CM: think we should push this to the later discussion this weekend. We need to make other decisions first.

CM: think this involves a decision on the level of involvement of town staff. We've had some recent conversations with American Legion and advisory council. The AL has more bodies to provide this. Staff would prefer to provide some technical help and be a resource and allow the advisory groups to spearhead and provide the labor. Think the volunteer group's take on something creates a more valuable event rather than it being done by the staff.

CM can see this being picked up by staff and then other community groups wanting to do events. Where do you stop?

JM Memorial Day is a federal holiday. Grew up with events on memorial day and veterans day. Am embarrassed to attend events with no town participation. And 4th of July s kind of corny. Decorating kids bikes.

JM I truly respect these holidays and we should be able to promote it and have some links on our website. Shouldn't cost too much money. These people could use a little help in organizing a professional opinion.

BD think they would greatly appreciate the help. Think the American Legion folks might be too proud to ask for the help.

CPennington: if its our event don't we have to provide services like police staffing for safety or public works for cleanup?

PB we light the xmas tree. Could be discussion about Hanukkah, etc. How do you approach it from an equitable perspective? JM veterans are a heck of a lot more serious than some other categories. Think the town should at least participate in memorial day. PB don't disagree but we need to discuss it in the entire sphere. Don't want to dishonor...CM need to solidify our policies. JH agree but absolutely support honoring our veterans. Most towns do have some sort of sponsorship of veterans. Have no problem saying no to others while saying yes to vets if necessary. JM I remember back years ago when staff came up with beachfest to kick off our summer concert series. That's wonderful but memorial day is a bigger event than beachfest.

HB so we will continue to discuss this when we talk about the sponsorship of town events. But there's a second issue regarding the staff involvement/programming. Want to make sure we're sensitive to staff. Good news is special events get funded through tourism funds. But need to be aware of current staffing.

6. CIP Funding/Fund Balance

A. CIP

HBlodgett: CIP is long term debt.

HB platform truck for FD. It's a dog. It's been patched up and repaired so many times...when we buy a new one chief K says we should be a smaller truck.

\$788k committed to already. Voted on by the board.

P2. Idlewild truck. Split with Mint Hill. Idlewild FD often makes requests late.

RK reviews fd CIP items.

Station 2.

Discussion of types and sizes of trucks.

HB Police Department. AED replacements. CP will be some other technology additions in the future. CP have asked tracey to start looking at a replacement plan for all station and car computers. Will codify the replacement plan for cars (year and mileage) that will give us fair longevity, more use out of the vehicle, etc. The computer system now is not industry standard. Looking at improving that. That will be included in future CIPs.

HB financial software is new. With MUNIS right now. Max payback of 6 years, cut annual service fees. BH lots o fo functionality in MUNIS that we just don't need so we've been talking to some vendors. Would cut annual service fees from 30k to 15k so would pay back in 6 years. To replace what we have, onboarding, training would cost \$90,000. And user access 15,000 annually.

HB parks and rec. \$5mm for purser hulseley park in future years.

JM have we identified a future pocket park location? CK not yet. Not requesting funds this year.

CK 3 separate playground pieces in three separate years.

HB greenway projects. We think we're still good with the Crestdale community trail based on what we have in there. There's just one holdout for property to start this Crestdale community trail work. Very close to mcLeod st. CK she wants language in the agreement that isn't really legal...CB she finds new things every time.

KQ is there another option besides going across her property? CK not a feasible one.

HB: Sam newell rd multiuse path. Susan gets credit. We have to put up 20% - 80,000 has already been budgeted by the board. We're coming to you at the next meeting to get approval to get started on this next month. So it'll fall off this list after that.

HB continues down the list.

CK: I did nt include road projects in my ranking but they are very important to the town.

CJO: public works items.

JU street sweeper? CJO one is for an additional sweeper (22-23). The first one is just the replacement cycle for the existing sweeper but if we don't need it at that point then we'll just push it out later.

CJO we are required to sweep each curb and street twice per year. We try to do more than that. We can change that if the board desires. JU maybe a conversation with the Quad about sharing.

JH how much does our surplus property sell for? CJO we surplus at the end of their lifecycle. We get some funds for items. CT we use govdeals. Not a big money maker but useful.

PB can we use storm water funds for the street sweeper? CJ yes, that's why we have it.

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Board of Commissioners
Planning Conference
February 22-25, 2018

JH how much stuff gets swept up? CJO it holds about 8 cubic yards of material and he dumps it out 1-2 times per day. Leaves, trash.

HB building maintenance: wash building at PW.

LED lighting town wide replacement. PB any assistance from Duke Energy? CJO we're talking to three vendors right now who I think have relationships with Duke.

JM acorn lights are mixed colors. CJ yes, but if we wait until something goes wrong with it its at duke expense to replace them.

HB town hall ac controllers. CJO the library has upgraded theirs already and we've had a lot of trouble with ours. Parts are hard to come by.

CJO think this is the control that takes in the sensor information and processes the info and tells the controller to turn on. JU you might be aging out fo the mechanical system as a whole.

HB town hall pillars. PB we need to also look at the hand rails. HB we can get a fiberglass replacement price as well as block price? JU not real cast stone – gfrc... consensus look at both options.

HB transportation projects

CJ's estimate is 400k for our portion of the 485/weddington interchange. Satff will continue to work with DOT on these costs. But can see DOT coming to us with an MOU soon.

More conversation will come on some of these items.

HB north ames 262k. that's an old number. Totally local street that has never risen to the top. And right below is Charles st at 684k (also old number).

JH has Crestdale road been improved? Are we done with it? CJ done for the time being. HB agree. JU the mayor promised whitley a whole new road at that forum. Sidewalk funds...see tape. HB maybe we need to sit down and have another meeting with Whitley. PB it would be helpful to get those bushes out of that curve. Blindspot. Hedge near ballabox and harris teeter. CJO its outside f the ROW so we can talk to the property owners. CJO we've had some success with the no truck painting. Susan – we've asked CSX to stop raising the rail. They didn't raise the rail the last time they came through. SHW we did a speed study on Crestdale. If we do anything to fatten the curves, removing shrubs, etc people will speed even more. The speed limit is 25 and the 80% percentile is 39. So if we do anything to improve the road the traffic will go even faster. SHW crash data shows highest crashes on people trying to exit Matthews school road. CM what about traffic calming devices? SHW we will have a sitdown with police department to strategize about that. HB to CP: can you run another accident report on that street? CP yes. Currently trying for a town wide report. CP trying to get the data put into a format that we can analyze.

(See tape when LC was out of the room)

JH why limit speed humps? CJO criteria. Emergency vehicles. Curvature of road. can't put it where curves are too sharp because it becomes a hazard...see tape. May fit criteria but have to look at it, JM: repairs done with gravel near Ballabox? CJO we extended the pipe and added a storm drain box and added asphalt. JM we've talked about moving the stoplight to independence point parkway. CJO it's on the to do list to move it in the next few months. HB we could provide you with a report. Safety & statistics. JH think we just need to make a plan for what we've done or will do and then fully explain it and move on. CJO I thought we did that 8 months ago. Rev Whitley was on the board when that happened. HB he was complaint but not necessarily convinced. HB we will update the information and talk again. Maybe at their annual community meeting. HB we need to look at the signs directing people to the sportsplex. Shouldn't direct people to use Crestdale. CK will look into that.

HB next page. Outen Pottery.

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JU can we look at stabilizing the kiln? Then talk about the rest of the plan later. HB yes. We have the funds and just need to press forward.

CM is there a way to show a simplified line of debt service today and year by year what's rolling off?

C. Fund Balance Policy: HB

The current town fb policy is different from the state's calculation. The LGC sends warning letters if you fall below 50% of your group average (would be 22%). Ours is currently at 39% using our calculation, Staff recommends changing our fund balance calculation to be consistent with the state so we're the same as the other cities in NC.

PB so some dollars in the FB are assigned and can be used only for certain things. Truly unassigned funds...see tape. CTucker: the challenge for us is 34% just for unassigned. Making this change would be more valuable to say we're all talking the same number: If you want it to be only unassigned then we should probably talk about lowering the 34%. The \$20mm of expenditures is the bigger issue.

PB we could say maintain available fb at 34%, of which 20% is unassigned. CT you could. You could also just change the percentage to make it less of a struggle to reach while still being progressive. Meck Co does unassigned and 28%.

CT 8% is one month of complete operations. HB we go out for bonds and meeting your fund balance policy is one of the things they ask about.

HB if you like this wording but want to put it as unassigned I recommend we lower it to 25%.

JH I would like us to maintain both metrics: available and unassigned. CT we have 27.6% unassigned using this calculation method. JH I would like a substantial unassigned budget.

JM how is our cash invested? CT see tape. .44% interest rate. JM there are people now who represent govts who invest funds, keep them liquid and provide options. CT NC is very restrictive on what it lets governments do. Lots of restrictions and not as many investment options that stay truly liquid.

HB back in the 30s the LGC was formed. They shoehorn us into certain investments. Its super conservative but super safe. consensus: leave the policy number of 34% and report out what is the unassigned amount. And the available would be consistent with the state policy.

CT will prepare something for approval at the next agenda.

JH would prefer available balance and our goal is 34% period. No goal for unassigned but would like to know what it is. CT if we're not meeting our goal we need a plan for what is is...see tape.

7. Police – clark pennington (add new presentation to packet and book)

A. State of the Police Department

CP: reviews report. CP lacking a driver training location. Looking for something local. Moving toward intelligence led-policing (data driven policing). How and where we put our resources based on data.

Workload study is needed. Need to evaluate a traffic safety unit. Far too many traffic accidents here. About 6 accidents per day handled by our patrol officers. 2-3 hours of work per accident.

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KQ is it up to state troopers to handle 485? CP yes unless Highway Patrol is not available, then we handle it. It happens.

We currently clear about 25% of all CID cases. We need to evaluate how to improve this.

Turnover is an issue. Huntersville just picked up their ETJ and will be hiring 15 officers.

Population vs calls for service. Doesn't necessarily affect the patrol officers but dispatch staff does need to touch each and every call.

Traffic accident data. We have got to get control of our traffic accidents. Motorcycles would help with that. We will be evaluating this.

CM do the SROs have the appropriate hardware they need? CP we can always use more equipment, but they do have a bulletproof vest and a sidearm. The responding patrol officers coming on scene do not currently have the appropriate gear. We've reached out to an org for a grant program.

We're changing the way we do special events. We're using citizen volunteers and deploy officers based on operational plans.

Not currently able to staff SROs at private schools. Have to look at that more.

JM you have some one directing traffic twice per day at some of the schools. Are any reimbursed by the school system. Dufresne: the only one that doesn't pay for it s Matthews Elementary. CJO they refused by the traffic issues are significant so we did it anyway.

Animal control: will be reviewing options. Go all in or get out and have Meck Co handle it all.

Fleet: in discussion with Public Works to have them handle the entire fleet. Vehicles, not police equipment inside. PD would still have to handle that aspect.

Communications: over 100k phone calls annually, plus radio traffic, etc. Can't keep operating at this level of staffing. Minimum is two per shift; would like to increase two 3 per shift for the relief factor. Would require 2 additional EEs.

KQ how many officers per 1000 does Huntersville have? CP that's an outdated way of categorizing, but our number is x(see tape) compared to national average of 2.3. We might not need the same. 60/40 is what we're looking at; 60% should be unobligated time and 40% obligated. We have to do a workload analysis to figure out what we really need.

Dispatch alternatives: increase staffing or move to contract or other alternative.

KQ: have had concerns about safety of students in the school trailers. CMS keeps saying it's taken care of. If a camera and video are required I'd come back to this board. We have about 30 trailers. \$15-20,000. CMS doesn't want to do it. Matthews could pay for its own. I've asked the chief to look at this.

PB it's a good idea but we'd have to see if we could actually spend the money. CB if we can have a police presence in the school system we should be able to add tools to aid them. A tool for the SRO.

JH I support this.

HB I hear you but how we go about this is important. Think we should have a conversation with their police folks and find out why they think it's adequate. PB think the biggest problem with CMS is that the systems that are in place are funded by the state. CMS has their hands tied when it comes to doing things unless the state allows it. KQ do you think CMS would have a problem if Matthews paid for it? PB don't know. Probably not.

HB lets let the Chief talk to CMS police and fund out what the gaps are and then come back to the board with that information.

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JH opioid abuse? CP yes. It's on a national uptrend. We have policy in place that officers are no longer testing unknown powder substances/possible opioids. For the safety of our officers. Narcan/Naloxone has a cost – we're looking into that now.

B. Firearms discharge – will be discussed later

DEPART

Discharge of Firearms 2/23 (Friday night after dinner)

Mr. Blodgett reviewed the existing ordinance and methods by which the Police Department performs the reviews of each discharge permit application. The Board has discussed changing this process and can do so in the following ways: delegating authority to the Police Chief to review discharge applications rather than the Board; prohibiting the discharge of firearms, including bow and arrow; and keep out completely by not having an ordinance addressing it.

Discussion ensued regarding the complete prohibition versus allowing it to occur in the few areas deemed safe enough in town to accommodate the discharge activity. The Board then considered the ramifications of repealing the existing ordinance. By consensus the Board decided to ask the Police Chief for information on the state and local regulations that apply if the existing ordinance is repealed and whether or not a new ordinance would be required to make all discharge of firearms prohibited, and to fully define firearms.

SATURDAY, FEBRUARY 24, 2018
50 EAST 1ST STREET, OCEAN ISLE BEACH, NC

PRESENT: Mayor Paul Bailey; Mayor Pro Tem John Higdon; Commissioners Barbara Dement, Chris Melton, Jeff Miller, Kress Query and John Urban; Town Attorney Charles Buckley; Town Manager Hazen Blodgett; Assistant Town Manager Becky Hawke; Town Clerk Lori Canapinno

8. Citizen Survey: HB

Mr. Blodgett reviewed the results of the recent survey. They were good overall but there was some decline w/leadership/direction; customer service; development/growth.

BD should be off election cycle.

CM could decline in leadership be related to texting issue w/mayor? CB single biggest issue seems to be the road – John St. JU saw a direct attack on senior communities. Also lots of comments directly in conflict with each other.

CM next survey: include question on what part of the Matthews community do you live in (general neighborhoods – nothing too specific re: address). To show what parts of town we need to address. Possible? JU maybe a map with quadrants. BH how would that help? CM inform us of areas in tow that we need to communicate with better. How do we fix unhappiness if we don't know where they are? More focused attention. BH assumption that there will be differences by quadrant. Think it'll require additional analysis by Dr. Friday. CM way to use data on a micro level to address our problem spots. BH current survey asked for polling location. Can go back to Dr Friday to analyze. Consensus YES

PB re: parks. If we don't address how we fix parks location issue, we won't fix anything. Need to look at that if the issue is that some area is underserved. PB think we're doing things the way we've always done but maybe the demographics are changing and so what we're doing isn't good enough today.

JH would like more information. What specifically can leadership do to improve? Should be more questions that would be constructive in telling us how to improve. HB the survey is pretty long – issue. Should we do some kind of followup annually to drill down? JH show strong leadership by uniting. DOT – push back to get what we want. Softened DOT's original intention. Need to communicate that to the public.

JU police got numerous comments. Would like to see more info, see if these are recognized issues within PD. There are issues we know pennington will be addressing.

PB we need to have manager and staff go through comments, determine if it applies to board or department, then parcel out to be addressed. Board and departments need to report back on how to address them. BH departments can work through each comment to see which are valid issues and if so how to address them.

BD we also need to communicate out what is being done correctly. What if we do an open letter to the town/simple acknowledgement of the fact that we're addressing the concerns.

HB communication has come up a lot.

JH garbage and recycling: every issue I've seen has been when Republic has replacement crews working. The replacement crew needs to be better trained Don't fully empty the cans, garbage thrown around. HB any other issues bring to my attention.

PB: 5 whys. You'll see that asking why 5 times digs deep and the final true issue isn't the same as the initial comment.

JH someone should respond to everyone who contacts us. HB can commit to asking who will respond to make sure everyone is clear. PB comfortable with mayor being the one to send unified response for controversial things if necessary. Of course all can respond individually if they want

HB to do: go through comments, see who is responsible for each, use judgment to determine if comment is valid; ensure we're communicating things to citizens correctly

BH need to consider capacity of communications staff; currently 1 29 hr PT position. Are you satisfied that citizens have enough means and opportunities to communicate with you right now? Open discussion – coffee with a commissioner, etc. Forums with full board. Etc. PB we need staff to tell us what staff needs or what board needs to do. BH: Casual, non-confrontational, non intimidating ways to communicate are very friendly to transparency. Maybe live video like facebook live. But if you do that you need to continue with it.

BD what about basic – put town council meetings on MMH Weekly calendar.

BH proactively offer the opportunity for electeds to speak to HOAs.

JU: good to break down those barriers....brakeman's not good venue – stacks would be good. Keep it limited to 3 and fewer.

Consensus: brainstorm w/Maureen on public engagement for elected officials.

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Consensus: have manager and staff go through comments, determine if it applies to board or department, then parcel out to be addressed. Board and departments need to report back on how to address them. Go through the 5-whys process on department stuff.

Consensus: go back to Dr. Friday for data analysis on polling location.

BH will talk to Maureen about what else we can do to inform people about how decisions are made and by whom. Temper some of that idea of development running amuck and no one caring.

9. Communications

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A. Social media policy BH

HB put it back on the agenda for further discussion at public meeting.

BH advisory boards in general may benefit from some direction from BOC about what their mission is. Some are branching out into increased public engagement with their own initiatives.

B. Policy for Endorsement/Support of Town Events HB

Currently if you get tourism funds you get town support (publicity, banners), or if they're town events.

New: advisory group requests need to be vetted through their mission statement – how does it fit their mission?

CB: don't see where the mere publication of notice of an event on the town's communication platforms means the town would be liable....

BH maybe carve out fundraisers – no endorsement of anything fundraiser related (so just events)...

CB town should avoid endorsement of services that the town government doesn't actually provide (s no social services type). Govts can participate in federally-recognized holidays (Memorial Day, Veterans Day, MLK march) = national carve out. BH future events could still be problematic so would prefer to still vet these requests through the advisory committees. Make them all go through the process.)

Summary: add that third test (advisory committees) for all events to be vetted. Board can still approve if they want. Town will add link to calendar, allow banners (if paid), advertised/promoted by town. Town would be sponsoring/co-sponsoring (just discussing on town's communication channels, giving funds, staff involvement = decided on case by case basis). BH: let the person requesting it make the specific request of what type/amount of sponsoring is taking place.

Consensus: add third test. Use phrasing "endorsement/sponsorship/support" adopt policy at next meeting

CM: include it in the memo: define it in the memo to spell out the level of expectation. Just advertisement, funding, in-kind, etc

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C. Endorsement of events HB

Ask the board to endorse the 2018 MLK walk and 2018 AL memorial day event in stumptown park. Is the board comfortable with the process? Would come back to the board with a memo from the advisory committee saying how each fits in with their mission.

Get advisory boards to get more info regarding the events we're bring requested to endorse: ask for agenda, list of panel participants, etc so all that can go into the recommendation memo. Not participating in political events.

Memorial Day & Veterans Day

CM: Get the legion folks to get in touch with Lee Anne to find out exactly what the ask is. Want no ambiguity about what the requested level of participation is.

PB the board just needs to decide if they want to get involved at all first, then let staff come back with details.

Consensus: yes, board is interested in doing something for both. Staff needs to come back with details

HB will probably need more staff help. Part time staff. The committees will help but can see it creeping more and more onto staff.

Consensus: pass sponsorship policy at next meeting. Once done, direct Legion to follow policy. (applicant to committee to board) Lee Anne will find out what town can do to help rather than dictate how it'll be done. After hearing the actual ask, if funding is involved it'll go back to the board.

10. Human Resources

A. Employee Compensation Plan BH

What does it mean to be an employer of choice?

JM feels its redundant to pay for study when info exists (League). Discussion of available data vs. what's needed – very generic. CM wants SMART goals to measure success over next five years to see results in progress (retention increased by x%, etc) BH compensation philosophy best place for SMART goals.

B. Organizational Development BH

JH diversity training should be part of onboarding process.

Diversity training for board to continue

Need succession plan for entire org

C. Human Resources Director Position BH

Consensus – move forward with staff recommendation. Reclass of HR Manager to HR Director, approve job description and pay classification. Include HR Director in quarterly reports.

Motion to approve Higdon, second Dement. Unan.

11. Vision Statements Update

CM authorize town manager to engage consultant as per memo to update vision statement, not to exceed \$10,420. JM second.

JH disagree. Think we should do it but with internal staff not pay consultant. Misuse of dollars. JU great use of dollars amortized over years. Per survey results we need to better respond to citizen wishes. BD will take away any possible perception of bias.

Motion passes 6-1 with Higdon in opposition.

12. Economic Development BH

A. Economic Development Roles

BH reviews ED related tasks: county, Quad, Chamber, EDAC, RBP. JU suggest liaison for new biz looking to come to town. BH exp she and JC already do this. Plus Barnhardt when necessary.

JU: could probe certain areas: hospitality, hotels. Are there certain sectors we want to entertain? JH world-recognized hotel/hospitality. Ie Embassy Suites.

JU expand caboose tourism.

CB: okay to use tourism funds to market convention center idea. Can also fund infrastructure out of general fund.

Consensus: all the named groups are doing well with their own tasks. Little overlap.

B. Tax Increment Financing

BH Synthetic TIFs are easier: they don't formally designate a TIF district. TIGs: Tax Increment Grants puts the burden of financing on the developer. Must generate anticipated increased revenue. Once project is complete, if they can show proof then grant is given. More desirable due to mitigation of risk to govt.

Potential areas: ENT – not really applicable; downtown – potential but difficult to prove in an already developed area; Greylock Ridge extension – best possible option. Would require an interested developer.

*To do: continue to pursue for Greylock Ridge

C. Structured Parking

Consensus: board generally supportive of concept. have LP atty discuss w/CB.

Parking: discussion of possible public parking spots. Staff worked on doc previously w/potential new spots. Bring that back out and see what's there.

Parking area near COS: actually town property. Also street currently used by Windstream to park trucks. All could be public spots.

HB post office parking lot – 48 spaces, est \$245k. Not in CIP. Just FYI.

Maybe Freemont one way and Library Lane the other, then add parking on both sides? JU maybe 18 or so diagonal on Freemont.

*To do: bring parking list/map back to board (review of additional parking spaces in downtown.) inc Charles St, need correct street width

*To do: get list of current uses for old library site.

*to do: investigate parking spot availability app or similar

Other:

* to do: CM list of BOC accomplishments in this PC

*to do: investigate hood room monitors: 2 at rear of room w/HDMI jacks underneath; to function independently of each other – bring costs back to board

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**SUNDAY, FEBRUARY 24, 2018
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13. Other Topics

A. Public Information & Zoning Application Evaluation Criteria

HB Board emails: don't use *reply all*. Individual or less than a quorum only. Don't use group texts. Individual/less than a quorum only.

CB to discuss with municipal attorneys on public record requests and associated charges

CB will bring information to Board on zoning application criteria; communicate information to public at each meeting

Consider limiting number of zoning cases per meeting. Limit amount of time available to speak per case? Get input from planning department.

Move public comment period to top of meeting. Change organizational resolution.

Start advising public what can be discussed during public comment meeting? (see CMS policy re: no derogatory comments, etc) no consensus on this one

B. Four-Year Staggered Terms

4 year staggered terms HB staggered terms helps with continuity. 4 year staggered term is common process. Gives time for newly elected officials to learn, more time to work on town business instead of campaigning, see longer term projects come to fruition. Staff recommends moving to 4 year staggered terms. Implementation could be delayed until future election cycle if desired.

CB in the first time top four vote getters get four year term, lowest three get two year term. Next election would allow those seats to be four year terms.

Consensus: ok to move to four year staggered terms - put it to a vote so the public has their say. Put the question in at the 2019 election and make effective with 2021 election? Staff will put together a memo with the options and bring it back to board.

C. Legislative Agenda HB

The board reviewed the proposed legislative agenda. Mayor Bailey requested the addition of endorsement of HB714(check bill #) as it will review the state's education system and consider options such as funding local schools.

JH how long have the trailers been at Elizabeth lane elementary? What year did they first go in? CB the first year it opened. Had a sunset provision in the initial zoning.

KQ wants to tell CMS that town's renewal of sunset provisions are incumbent on adding security cameras at each mobile unit.

(sunset clause discussion)

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D. Nature Preserve

Parks & open space

BD would like to see something undisturbed (aside from walking) with nature preservation. Suggest getting HAWK involved to make recommendations on best location(s). Maybe some areas available in existing inventory. HB maybe land along greenway? JH don't think the best we can do is to preserve a small strip of land along floodplains dotted with sewer pipes. Should be looking for something better.

JH would like to see us actively look for additional park space on Sardis Road. (available land right near Sardis Park). BD that would serve that area of town much better than existing park.

Jh want us to be looking for park land. 4-5 acres is big enough.

To do: check into Grier property (21302107, etc); (two other locations mentioned)
Limited nature preserve: Grier, lowland by Warner Park

JU should be option to negotiation with developers about adding nature preserves in new development areas

Mid-year mini conference

Consensus: schedule mini conference (can be expanded or contracted as needed). Poll the board for dates. (6 months from now).

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