



Agenda
Town of Mooresville
Board of Commissioners
November 4, 2019
6:00 PM - Mooresville Town Hall

1. Public Comment

2. Call to Order
Invocation
Pledge of Allegiance

3. Presentations

3.a Proclamation recognizing the Mooresville Middle School Softball team for winning the 2019 Softball Conference Championship. (page 6)
[Softball- 2019 MMS.pdf](#)

3.b Swear in Police Officers Thomas (Tom) Callison, Brent May, and Eric Scronce.

4. Adjustments to the Agenda

5. Consent Agenda

5.a Consider the following adjustments to the Town Tax Scroll for 2019. (pages 7-9)

- Releases: \$60,823.07
 - Additions: \$8,092.46
 - Vehicles: \$272,911.26
- [Auto-Color0070.pdf](#)

5.b Consider accepting with appreciation a donation of \$100 from Mr. Harris for assisting him with smoke detectors. This money will be used for fire safety programs in the community.

5.c Consider approving Supplemental Agreement #1 for Duke Energy on the West McLelland Improvements Project for an amount not to exceed \$ 34,421.27 for additional utility relocates within the project area. This will increase the contract amount from \$273,173.06 to \$307,594.33. (page 10)
[W. McLelland Ave Scope Change.pdf](#)

5.d Consider an amendment to accept the donation of 50 bags with a monetary value of \$1000 from Friends of the Library. The bags will be used to support the Books to Go Outreach Service started in October. While the donation of the bags has been accepted at a prior meeting, the budget needs to be amended to reflect the donation. (page 11)

[GF - Library 11.04.19 donation tote bags.xlsx](#)

5.e Consider accepting with appreciation a donation of 200 books valued at \$2,990 to the Police Department from local author Marnie Schneider entitled "Football Freddie and Fumble the Dog". The books will be provided to police officers to give to children they encounter who may be in crisis or to create a connection. (page 12)

[GF - Police 11.04.19 donation books.xlsx](#)

5.f Consider amendments to close out the Fiscal Year 2017 Street Resurfacing Project and move remaining funding into Street Bond Holding for future use on street projects. (pages 13-19)

[2017 Street Resurfacing - CloseOut 11.04.19.doc](#) [Street Resurfacing Amendment 5 11.04.19.docx](#) [Street Resurfacing Attachment 5 11.04.19.xlsx](#)

[2015 Street Bond Holding Amendment 31 11.04.19.docx](#)

[2015 Street Bond Holding Amendment 31 11.04.19.xlsx](#)

5.g Consider approving the Revised Utility Construction Agreement with the North Carolina Department of Transportation for water and sewer relocations for the R-2307B (NC 150 widening) Project. Per the North Carolina Statute amendment in 2019, the Town is now responsible for 25% of the cost to relocate Town utilities within the pre-existing right-of-way as opposed to 50% prior to the amendment. (pages 20-24)

[Agreement8989.pdf](#)

5.h Consider approving a request from the Fire Department to accept with appreciation a donation of twelve (12) gift cards to Publix and Food Lion from First Baptist Church totaling \$135. This donation will be used to purchase meals at various stations. (page 25)

[GF - Fire 10.29.19 donation FBC gift cards.xlsx](#)

5.i Consider authorizing the Mayor to execute a Release Deed, releasing property known as Lot 10 of the Mooresville Business Park East from a Deed of Trust recorded in Book 2220, Page 2349, Iredell County Registry. The South Iredell Community Development Corp. is selling Lot 10, and the release will only apply to that property described as Lot 10 shown on the plat entitled "Exempt Subdivision: Mooresville Business Park East Lot #10. (pages 26-27)

[Release Deed for Town of Mooresville Lot 10 Mooresville Business Park East.doc](#)

5.j Consider authorizing the Town Clerk to certify annexation petitions received from the following:

	Name	Address	PIN	Acreage
1.	Norman and Dealiena Felts	123 Joshua Lane	4648-50-9238	4.14
2.	Donnie Mack Williams	124 Joshua Lane	4648-50-9816, 4648-60-0532	6.62
3.	Blue Jay Investments, LLC	Ervin Road	4647-18-8833, 4647-18-8977, 4647-19-8194, 4647-19-8275, 4647-19-8346, 4647-19-8468, 4647-19-8516, 4647-19-7684, 4647-19-7734, 4647-19-7832, 4647-19-9724 & 4647-19-9819	8.8
4.	Susan Kontz/ Donald Edward	2918 Charlotte Highway	4656-19-8016	1.03
5.	Parikh Corp	2187 Charlotte Highway	4658-53-2591	1
6.	Eric Howard	1970 Charlotte Highway	4658-77-6264	1.03
7.	Lake Norman Humane, Inc	2106 Charlotte Highway	4658-55-5234	6.1
8.	Joyce Johnson	123 Rocky River Road	4665-45-4065	1.52
9.	Phifer I Johnson Limited Partnership, RLLP	111 Rocky River Road	4665-45-1066	2.9
10.	833 River Highway, LLC	833, 847, 855 River Highway	4637-88-1178, 4637-87-1826, 4637-87-4627	12.26
11.	Zip Properties, Inc	973 River Highway	4637-59-9311	0.96
12.	Zip Properties, Inc	983 River Highway	4637-59-7402	1
13.	Iredell Avenue Residential Development, LLC	1025 Coddle Creek Highway	4666-79-3274	1.12
14.	Nest Communities, LLC	Brawley School Road	4636-16-4247, 4636-16-5336	5.8
15.	Nest Communities, LLC	Brawley School Road	463616-3144	3.1
16.	R12 Company, LLC	Hillcrest Drive	4667-63-9643, 4667-73-0961, 4667-74-2061, 4667-73-1744, 4667-73-3960	3.61
17.	Boyd Lake Properties, RLLP	173 Sunset Cove Lane	4645-43-5817	3.64
18.	J. Booth Properties, LLC	823 Oakridge Farm Highway	4668-51-7430	2.82
19.	Realco	Faith Road and Shearers Road	4665-18-9010, 4665-27-4830, 4665-28-7065, 4665-27-7970, 4665-27-5447	22.19
20.	Norma Jean Cloaninger	461 Faith Road	4655-74-2792	33.85
21.	Bill Freshwater	1828 Mecklenburg Highway	4655-01-1284	1.77
22.	Dubillie, LLC	Mecklenburg Highway	4645-90-8695	93.61

6. Regular Agenda

6.a Consider approving a contract with Balfour-Beatty Construction LLC. for \$1,191,000 for the design-build of a new Police Station. This contract will be for design services resulting in construction documents and the delivery of a guaranteed maximum price to build. This project requires a budget amendment.

[GF - PD 11.04.19 headquarters design.xlsx](#) [Criteria for Selection of Design Build.pdf](#)

6.b PUBLIC HEARING to consider a CONDITIONAL USE PERMIT request from Rick Howard for properties located on Alcove Road to allow two eight-story buildings on the site.

[Staff Report CU-2019-02 Alcove Rd.pdf](#)

[AlcoveJDHqZO.pdf](#)

[AlcoveFCLU.pdf](#)

[Application.pdf](#)

[Concept C-1.0.pdf](#)

[Elevations.pdf](#)

[Labels CU-2019-02 ALCOVE RD.pdf](#)

[CU-2019-02 Alcove Road FOF.pdf](#)

6.c PUBLIC HEARING to consider a CONDITIONAL USE PERMIT request from JRN Investments, LLC for property located at 448 Langtree Road to allow a six-story condo building on the property. The request is for additional height only.

[Staff Report CU-2019-05 448 Langtree.pdf](#)

[448 Langtree Zoning.pdf](#)

[FCLU448Langtree.pdf](#)

[Application.pdf](#)

[Site Plan and Elevations.pdf](#)

[Labels CU-2019-05 448 LANGTREE RD.pdf](#)

[CU-2019-05 448 Langtree Road FOF.pdf](#)

6.d PUBLIC HEARING to consider a REZONING request from George Winston Morrison Rev. Trust - D. Thompson - Trustee to rezone 11.57 acres at 715 River Highway from Single Family Residential-2 (R2) to Corridor Mixed Use (CMX) to allow commercial uses on the property.

[Staff Report ZC 2019 15 715 River Highway BOC.pdf](#)

[RiverHwy715ZO.pdf](#)

[RiverHwy715LU.pdf](#)

[Application.pdf](#)

[Labels ZC 2019 15 715 River Highway.pdf](#) [TBMemo ZC 2019 15 715 River Highway.pdf](#)

6.e PUBLIC HEARING to consider a ZONING ESTABLISHMENT request from the Town of Mooresville for property located on Ervin Road to establish zoning from County, Residential Agriculture (RA) to Town, Single Family Residential-2 (R2). The Iredell County Commissioners approved the release of jurisdiction at the September 17th, 2019 meeting.

[Staff Report EZ-2019-04 Ervin Road BOC.pdf](#)

[BlueJay2ZO.pdf](#)

[BlueJay2LU.pdf](#)

[Labels EZ 2019 04 Ervin Road.pdf](#)

6.f PUBLIC HEARING to consider a TEXT AMENDMENT to the Zoning Ordinance. This text amendment will align the Variance Standards of Section 2.3.4(4) with NC State Statute 160A-388.

[Staff Report TA-2019-05_FOF Revision.pdf](#)
[TBMemo TA 2019 05 FOF Revision.pdf](#)

7. Manager's Report

8. New Business

9. Closed Session

1. Consult with Attorney- G.S. 143-318.11(a)(3)
 - Town of Mooresville v. Race City Exxon, Inc.
 - Town of Mooresville v. MP Leasing, LLC
 - John Doe et. al. v. Town of Mooresville et. al.
2. Economic Development-G.S. 143-318.11(a)(4)
3. Personnel- G.S. 143-318.11(a)(6)
4. Acquisition of Property- G.S. 143-318.11 (a)(5)

10. Adjournment

The Town of Mooresville wishes to make certain that all citizens have the opportunity to actively participate in their local government. If you have a disability and require accommodations to participate in a Board meeting, please contact the Town Clerk so that reasonable accommodations can be made.