



**TOWN OF AYDEN
GOVERNING BOARD MEETING
MINUTES**

February 13, 2017– 7:00 pm

Ayden Town Hall – Second Floor Boardroom

I. CALL TO ORDER

A. Call to Order

Mayor Tripp called the meeting to order at 7:00 p.m.

B. Roll Call

Present:

Mayor Tripp

Commissioners Davenport, Harris, Mewborn, Ross and Skinner

Absent:

None

Also Present:

Steven Harrell - Town Manager

Sarah Radcliff– Town Clerk

Scott Dixon- Associate Attorney

C. Welcome Visitors

Mayor Tripp welcomed everyone to the meeting.

D. Invocation

Commissioner Davenport gave the invocation.

E. Pledge of Allegiance

Mayor Tripp led the Pledge of Allegiance.

F. Approval of the Agenda

Manager Harrell stated we needed to add an item under Presentations to the agenda for Mrs. Andrea Norris, as well as an item under Action Items for approval of a Resolution for the Acting Finance Director.

Mayor Tripp stated Commissioner Mewborn has asked for the December 12, 2016 minutes to be taken out of Consent Agenda and voted on separately.

Motion to approve the agenda as revised.

Motion: Mayor Pro-tem Skinner

Second: Commissioner Mewborn

Discussion: None

Approved: 5-0

Motion passed unanimously.

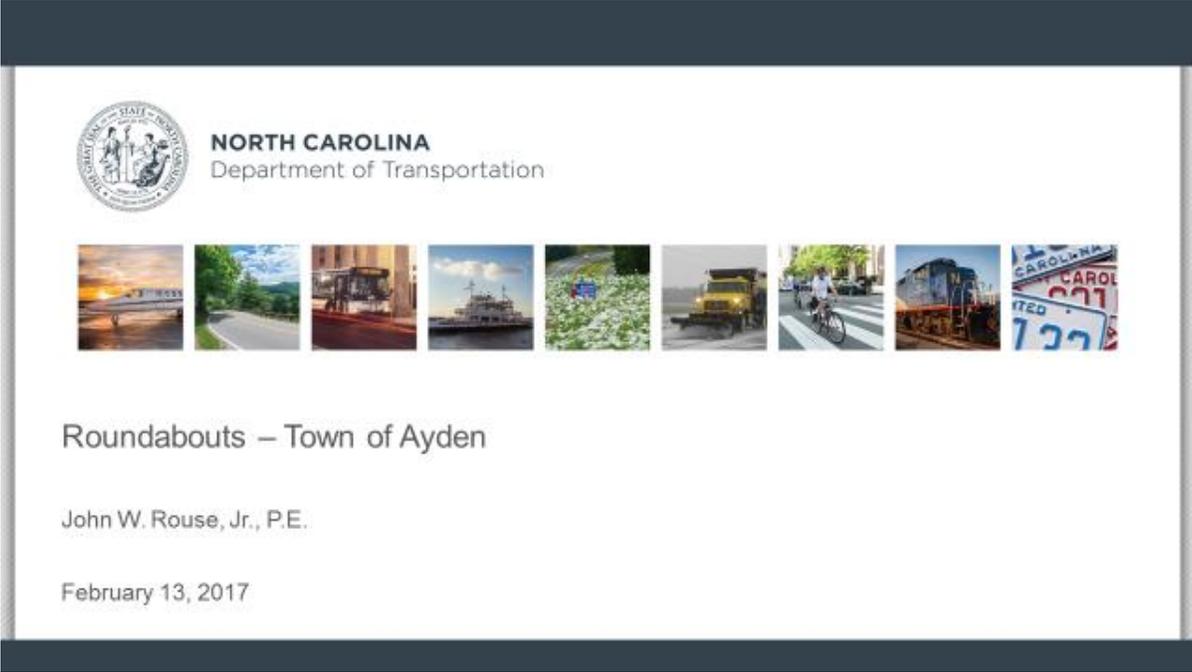
II. PUBLIC COMMENTS

There were no public comments.

III. PRESENTATION

A. Status Update on Frederick Road Intersection

Mayor Tripp welcomed John Rouse, NCDOT Engineer. Mr. Rouse gave the following presentation.



The presentation slide features the North Carolina Department of Transportation logo and title at the top left. Below this is a horizontal row of nine small images: a bridge at sunset, a road winding through a green landscape, a construction site with a crane, a large ship, a road sign, a yellow school bus, a person on a bicycle, a modern building, and a North Carolina license plate. The main title of the slide is 'Roundabouts – Town of Ayden'. Below the title, the presenter's name 'John W. Rouse, Jr., P.E.' and the date 'February 13, 2017' are listed.

 **NORTH CAROLINA**
Department of Transportation



Roundabouts – Town of Ayden

John W. Rouse, Jr., P.E.

February 13, 2017

Circular Intersections

- 3 Types of Circular Intersections
 - Traffic Circle



Circular Intersections

- 3 Types of Circular Intersections
 - Traffic Circle
 - Traffic Calming Intersection



Circular Intersections

- 3 Types of Circular Intersections
 - Traffic Circle
 - Traffic Calming Intersection
 - Modern Roundabout



Clemmons, Forsyth Co.



NC State, Raleigh

Roundabout vs. Traffic Circle - Size

- Traffic Circle - 800' Diameter
- Roundabout - 180' Diameter



Kingston, NY

Roundabout vs. Traffic Circle - Deflection

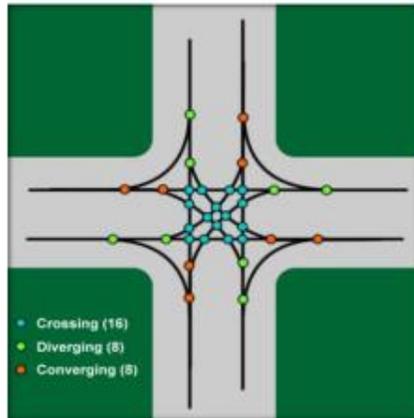


Why Roundabouts?

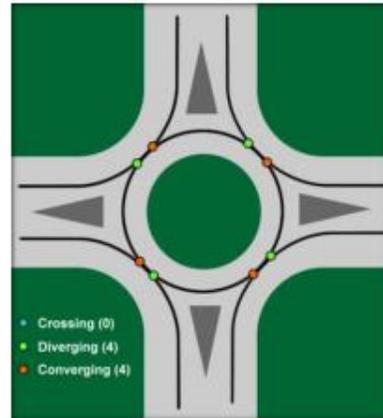
- Safest Intersection
- High Capacity / Low Delay
- Good for All Modes of Traffic
- Geometric Flexibility
- Aesthetics



Roundabouts - Safety



There are 32 conflict points at a conventional intersection.



There are only 8 conflict points at a modern roundabout

Roundabouts - Safety Crash Reductions Following Installation of Roundabouts

In the United States – 2007

- Total Crashes 48%
- Fatal/Injury Crashes in Rural Areas 78%
- Fatal/Injury Crashes in Urban Areas 60%

In North Carolina from 1999-2006

- Conversion From Stop Sign Control 41%
- Conversion From Signal Control 74%

Sources:

Insurance Institute For Highway Safety

NCHRP Report 572

NC DOT Safety Evaluation Group

www.highwaysafety.org

onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_572.pdf

www.ncdot.org/doh/preconstructraffic/safety/Reports/completed.html

Roundabouts – Capacity and Operation

- Peak Hour Traffic – As efficient (same overall delay to drivers) as traffic signals or all-way stops
- Off Peak Traffic – Much more efficient than traffic signals.
- Multi-lane roundabouts can handle as much traffic as a busy signalized intersection

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Transportation

Roundabouts – Multi-Modal

- Roundabouts provide a safer crossing for pedestrians



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Transportation

Roundabouts – Multi-Modal

- Roundabouts provide safer travel for cyclists



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Transportation

Common Concerns

When a roundabout is recommended for an intersection there typically is some public resistance. Some of the specific complaints and questions we typically receive are:

- Safety
- Previous Traffic Circle History
- Tractor Trailers
- Emergency Vehicle Access
- Side Street Delays

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Transportation

Roundabouts - Emergency Vehicles



Roundabouts – Capacity and Operation

FHWA Roundabouts Technical Summary

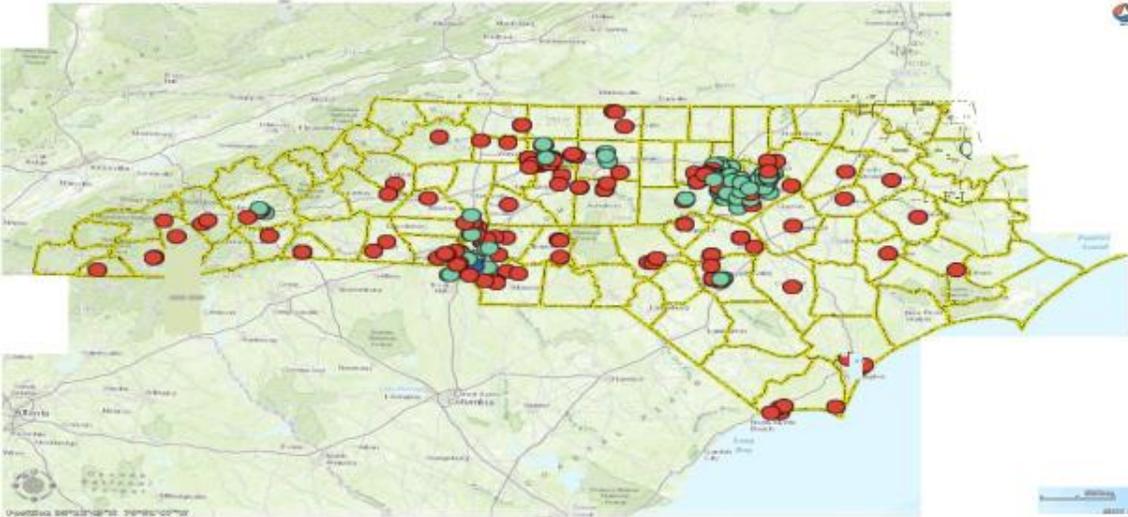
Operational Performance – When operating within their capacity, roundabouts typically have lower overall delay than signalized and all-way stop-controlled intersections. The delay reduction is often most significant during non-peak traffic periods. These performance benefits can often result in reduced lane requirements between intersections. When used at the terminals of freeway interchanges, roundabouts can often reduce lane requirements for bridges over or under the freeway, thus substantially reducing construction costs. However, as yield-controlled intersections, roundabouts do not provide priority to specific users such as trains, transit, or emergency vehicles.

Access Management – Because roundabouts can facilitate U-turns, they can be a key element of a comprehensive access management strategy to reduce or eliminate left-turn movements at driveways between major intersections.

FHWA-SA-10-006

Transportation

Roundabouts in North Carolina



Transportation

Roundabout Network



I-485 at Prosperity Church Road in Charlotte



NORTH CAROLINA
Department of Transportation



Questions

John W. Rouse, Jr., P.E.

Email: jwrouse@ncdot.gov

Tel: (252) 439-2800

Commissioner Harris asked if they taught roundabouts in Driver's Ed.

Mr. Rouse said they are supposed to.

Mr. Rouse showed the location of the proposed roundabout. He stated it would be a dual lane roundabout, meaning there are two lanes in each direction divided by the median that rotate around the roundabout counterclockwise. He stated as the property develops, depending on the type of development, he could see a left turn lane into the development. He stated that is not shown because there is currently nothing there. Mr. Rouse stated they looked at several different types of intersections, including conventional, four-way stop, signaled and roundabout. He said they do not look at traffic today but at how traffic will be 25 years from now when it is fully developed.

Mayor Tripp said he had originally felt a roundabout was not what they needed but has since changed his mind. He stated for the businesses to get a true flow of traffic, the roundabout is the way to go. He stated they had talked about an alternative being a road behind Food Lion connected to Frederick and come back through, but this would be a lot easier to maneuver. Mayor Tripp said the main thing was to make the businesses accessible and keep traffic flowing so people could reach the businesses.

Mr. Rouse stated once the Southwest Bypass is built, there would be interstate connectivity and it will become a gateway into Ayden.

B. Update from Ayden Chamber of Commerce

Laura Todd, Executive Director of Ayden Chamber of Commerce, gave an update to the board. She stated they had held four ribbon cuttings recently for Kids and Company, Pizza Hut, Anne's Heavenly Bites and A Time For Science Kids Observatory. She spoke of the 126th Birthday of the Town and Give Back Day, where they collected items for the Backpack Pals Program. She talked

about the Chamber's involvement with the Kings of Q BBQ Festival and the March Home and Living Expo at the Greenville Convention Center. Mrs. Todd announced upcoming events such as the Golf Tournament that supports Ayden Middle School through the Teen Leadership Program and the Annual Chamber Banquet that recognizes Business of the Year and Citizen of the Year.

Commissioner Mewborn said he appreciates all Mrs. Todd does for the community and he knows it isn't easy on her. He said it is paying off and will pay off in the future.

C. Report from Andrea Norris on Ayden Historical Society

Mrs. Andrea Norris addressed the board. She stated the Ayden Historical Society received Articles of Incorporation as a nonprofit from the North Carolina Secretary of State and has received an EIN from the IRS. She said they have visited several museums in other towns and gotten wonderful ideas. They have been looking at buildings in Ayden that can be used as a museum and would like to use the Dixon Building. She stated the building is circa 1920 and located in the Historic District within walking distance of downtown Ayden and easily accessible to multiple events. She stated Mr. Harrell has been very good to work with and that Wayne Hardee had inspected the building. They found no mold and the roof did not need repair. The building would need to be made ADA acceptable with a ramp that meets code. The doors need to be widened to 36" and the oil heat needs to be replaced with a heat pump. They would also like to pull up and replace the carpet and replace or repair the windows. Mrs. Norris said Chuck Dunn is working on the paperwork so they can become a 501 (c)(3) nonprofit organization. She stated they would appoint different committees to do fundraising, facilities, and memberships. She stated there was a lot of work they could and would do themselves but they need continued budget support from the Town.

Commissioner Davenport stated the ancestors were smiling down on the work they were doing.

Commissioner Mewborn stated he believed this was a calling for Mr. and Mrs. Norris and that this is one of the hottest things going in Ayden. He stated he was so proud to be a follower of what they are doing and he would do anything he could to help take the stress off and to help them move forward.

Mayor Tripp called on County Commissioner Glen Webb to address the board. Commissioner Webb gave a brief update to the board on what was going on the county.

IV. PUBLIC HEARING

A. Zoning Map Amendment- Reggie Spain Construction – Parcel #12206

Planning Director, Stephen Smith, addressed the board.

Amendment: The applicant is requesting a zoning map amendment to change the zoning from B-2/CCOL (Highway Commercial/Commercial Corridor Overlay) to MF-CD (Multifamily-Conditional Use) for approximately 14.05 acres of the property located at the corner of Snow Hill St. and NC 11. This request consists of parcel # 12206 (See Attached Map).

Zoning District: B-2 (Highway Commercial) – The primary purpose of this district is to accommodate those businesses that serve the traveling public, require large amounts of land for display and parking, and are oriented to the pedestrian shopper.

Zoning Overlay: CCOL (Commercial Corridor Overlay) - The primary purpose of this overlay district is to promote community goals and objectives for character and aesthetics along key corridors within the Town of Ayden’s Planning and Zoning Jurisdiction.

Zoning District: MF-CD (Multifamily – Conditional Use) – A district designed to accommodate a variety of attached single-family dwellings up to a density of eleven (11) units per acre. There are circumstances in which a general zoning district designation allowing a use by right would not be appropriate for a particular property even though the use itself could, if properly planned, be appropriate for the property and consistent with the objectives of this Ordinance, county planning policies, and adopted land use plans. The review process established in this Section provides for the accommodation of such uses by a reclassification of property into a conditional zoning district, subject to specific conditions that ensure compatibility of the use with the use and enjoyment of neighboring properties.

Future Land Use Map Designation: Commercial – Land uses in this designation should place an emphasis on controlling strip developments, in-fill development of existing commercial areas, prohibition of commercial encroachment on existing residential neighborhoods and the development of some parks/open space to provide pedestrian friendly and landscaped areas. It is also noted that periodically it will be necessary to revise the future land use plan map as development continues and patterns change.

The property is surrounded by R-10 (Residential) to the North and East, B-2/CCOL (Highway Commercial/Commercial Corridor Overlay) to the immediate South. The zoning to the South across Snow Hill Street consists of R-8 (Residential) and MF (Multifamily) (See Attached Map)

Staff Comments

As part of the rezoning process for a Conditional Use Zone, a preliminary site plan (or concept plan) needs to be approved. The applicant has submitted a site plan (included) showing a proposed 20 building complex with 8 units per building for a total of 160 units. The Multifamily Zoning district allows up to 11 units per acre. Based on the size of the property, the maximum number of units allowed is 148 units.

Staff recommends approval of the Rezoning from B-2/CCOL (Highway Commercial/Commercial Corridor Overlay) to MF-CD (Multifamily Conditional Use). While this request is not consistent with the Future Land Use Map, land use patterns in the area are changing and staff feels that this type of residential project will be a positive addition to the community. Additionally, this is one of several areas throughout the town where land uses need to be re-evaluated and updated to reflect changes in development patterns.

At its January 17th, 2017 meeting, the Planning Board voted unanimously to recommend approval of the rezoning from B-2/CCOL (Highway Commercial/Commercial Corridor Overlay) to MF-CD (Multifamily-Conditional Use) and recommended the following conditions.

- Development cannot exceed 144 units
- An onsite management office will be required

- A solid fence will be required along the property line adjoining Ayden Middle School
- Landscaping requirements for the Commercial Corridor Overlay District are to be used in addition to all other applicable landscaping requirements

Mayor Tripp opened the public hearing.

Mr. Reggie Spain addressed the board.

Mayor Tripp closed the public hearing.

Mayor Pro-tem Skinner asked if there were any plans to extend Edgewood and New Circle Drive. Mr. Smith stated no. Mayor Pro-tem asked if Section 8 Housing would go there. Mr. Smith again responded no. Mr. Spain stated he did not plan to put Section 8 Housing there.

Mayor Tripp asked about access to the property. Mr. Smith stated that Mr. Spain has deed access from his property to Snow Hill Street. Mayor Tripp asked if there would be connectivity to Ayden Middle School or Third Street. Mr. Smith stated that routing school traffic through a residential parking lot would be an issue since parking lots aren't designed to handle traffic.

Mayor Tripp said the Board put Commercial overlay on the property in 2015.

Commissioner Mewborn asked if he was missing something. He asked if they were feeding everyone out of the same pot. He stated someone should have the opportunity to commercialize the property.

Mayor Tripp said the parcels on the highway are ideal for commercial growth.

Mr. Spain said he would love for it to be commercial because it would be better for him. He stated he had owned the property since 2008 and had not been able to develop it as commercial property. He stated he has no ingress/egress of Highway 11. He felt Multifamily would best suit the property.

Based on the information provided at the public hearing and in the staff report, and the policies of the Town Comprehensive Plan, the Board finds that the request is inconsistent with the aforementioned plan, but adoption is reasonable and in the public interest because land use patterns in the area are changing and this type of residential project will be a positive addition to the community. Additionally, this is one of several areas throughout the town where land uses need to be re-evaluated and updated to reflect changes in development patterns and I move to adopt the Zoning Map Amendment Ordinance No. 16-17-13.

Motion: Mayor Pro-tem Skinner

Second: Commissioner Davenport

Discussion: None

Approved 5-0

Motion passed unanimously.

V. CONSENT AGENDA

- A. Minutes from the December 19, 2016 Board Meeting

Minutes from the January 18, 2017 Special Called Board Meeting
Minutes from the January 28, 2017 Planning Retreat

- B. Resolution regarding the designation of an official to make recommendations to the NCABC Commission on ABC Permit Applications

Motion to approve consent agenda.

Motion: Mayor Pro-tem Skinner

Second: Commissioner Harris

Discussion: None

Approved: 5-0

Motion passed unanimously.

VI. ACTION ITEMS

- A. Minutes from the December 12, 2016 Board Meeting

Commissioner Mewborn stated he would like the clerk to include all the comments he made regarding the appointment to the Planning Board in the minutes.

Motion to approve the minutes with the requested amendment.

Motion: Commissioner Harris

Second: Mayor Pro-tem Skinner

Discussion: None

Approved: 5-0

Motion passed unanimously.

- B. Authorize Engineering Services for New Weyerhaeuser Generator

Steven Harrell, Town Manager, presented to the Board.

Item Explanation

As the Board recalls, our Town currently has an existing 1875kW standby diesel generator located at Weyerhaeuser for use as both emergency energy in case of a power outage and use by the Town for peak shaving of energy use during the one hour each day peak demand on our electric system. Recall that our Town's current wholesale power costs include an energy charge of \$0.0327 per kWh and a demand charge of \$19.29 per kW during the one hour peak demand each day – that is a 651% increase in our power costs during that one peak hour. Weyerhaeuser is our Town's largest power customer with a monthly average of 5,720kW during nonpeak demand hours and an average peak demand hour of 2,054kW. The incentive to shave energy during this peak hour is substantial.

Adding another 1875kW generator alongside the existing generator will essentially double the peak shaving capability of our town during this peak demand hour. Wholesale gross savings from this additional generator are estimated at \$329,760 annually; factor in maintenance,

monitoring and fuel costs and the net savings is \$273,215 to our Town. Generator system cost is estimated at \$1,025,000; against the net savings, simple payback of the system is 3.8 years.

Currently we provide Weyerhaeuser with a \$6.00 credit per shaved kW of the \$19.29 per kW shaved by the Town's existing generator. This \$6.00 credit totals \$105,336 against the Weyerhaeuser approximate annual energy bill of \$2.5 million. Credits applied against the energy generated by the proposed additional generator, each \$1 kW credit would be worth approximately \$17,086. Simple payback years would increase if generation credits are provided to Weyerhaeuser. ElectriCities' staff is currently developing a revised industrial rate for Weyerhaeuser to take into consideration the additional generator output and the impact of a load management program used by Weyerhaeuser during the peak demand hour recently learned by staff in discussions with Weyerhaeuser about the new generator. Part of this development of a new rate will include a determination of the amount of generation credit that could be allocated to Weyerhaeuser. Discussions with Weyerhaeuser have been very positive with regard to this process. The revised rate and recommended generation credit will be provided to the Town Board for adoption at its March 13th meeting.

Staff Comments

Enclosed the Board will find a letter of intent to provide engineering services for the new generator by Power Services. The services are: provision of plans, specifications, and bid documents for the new generator package; issuance of plans, specifications and bid documents to bidders, receipt of bids, and evaluation and recommendation of bids to Ayden; design and oversight of generator and related equipment in the Substation; project oversight of generator installation; coordination with Town and Weyerhaeuser for critical load that can be served in case of a Town distribution system outage; design equipment necessary to isolate non critical loads; and final commissioning of equipment. These engineering services are offered at a cost of \$18,500.

R. L. Willoughby, PowerServices Inc., was present.

Motion to adopt Resolution 16-17-15 authorizing the Town Manager to engage PowerServices for engineering services for the addition of a second generator at the Weyerhaeuser site.

Motion: Mayor Pro-tem Skinner

Second: Commissioner Harris

Discussion: None

Approved: 5-0

Motion passed unanimously.

C. Amended and Restated Renewable Energy Development and Service Agreement

Steven Harrell, Town Manager, presented to the Board.

Item Explanation

The N.C. Eastern Municipal Power Agency and its member municipalities each previously entered into Renewable Energy Development and Service Agreements pursuant to which the Power Agency has undertaken the development, coordination and administration of a program designed to enable the member municipalities to meet their Renewable Energy and Energy Efficiency Portfolio Standards ("REPS") obligations set forth in Senate Bill 3 adopted by the

North Carolina General Assembly in 2007 and codified in N.C.G.S. as §62-133.8 et. seq. (the “REPS Compliance Program”).

The term of the Renewable Energy Development and Service Agreements ran with the term of Supplemental Power Sales Agreements between the Power Agency and its member municipalities. Effective July 31, 2015, in connection with the sale by the Power Agency of all of its generating assets jointly owned with Duke Energy Progress, LLP, the Power Agency and its member municipalities terminated the Supplemental Power Sales Agreement and entered into a Full Requirements Power Sales Agreement, dated as of April 24, 2015 and effective as of July 31, 2015. Effective as of July 31, 2015, the Renewable Energy Development and Service Agreements were also terminated simultaneously with the termination of the Supplemental Power Sales Agreement.

At the Power Agency’s Board of Commissioners’ meeting on January 25, 2017, the Board voted to allow the Power Agency to continue to develop, coordinate and administer the REPS Compliance Programs on behalf of the member municipalities which requires the amendment and restatement of the Renewable Energy Development and Service Agreements to run simultaneously with the Full Requirements Power Sales Agreements with each member municipality.

Staff Comments

On behalf of the Town of Ayden, a restated Renewable Energy Development and Service Agreement is enclosed to continue to allow the Power Agency to determine, develop, coordinate and administer a REPS Compliance Program for our Town. This allows Ayden to comply with the state mandated Renewable Energy and Energy Efficiency Portfolio Standards.

Motion to adopt the attached REPS agreement with the Power Agency.

Motion: Commissioner Mewborn

Second: Commissioner Ross

Discussion: None

Approved: 5-0

Motion passed unanimously.

D. Resolution to Appoint Lisa Smith as Acting Finance Director.

Steven Harrell, Town Manager, addressed the Board. Mr. Harrell stated Finance Director Alicia Simpson would be out on medical leave effective 2/24/17 through 6/1/17, when her resignation became effective. He stated the resolution was needed to properly give Lisa authority to sign checks, purchase orders, etc.

Motion to approve the resolution appointing Lisa Smith as Acting Finance Director.

Motion: Mayor Pro-tem Skinner

Second: Commissioner Harris

Discussion: None

Approved: 5-0

Motion passed unanimously.

VII. INFORMATION

- A. Staff Departmental Reports

VIII. BOARD MEMBER COMMENTS

The commissioners thanked everyone for coming and staff for their hard work. Mayor Pro-tem Skinner asked the Town manager to start a “To-Do List” for projects that are going on so they can check things off as they are completed. Mr. Harrell stated he would provide a management report along with the department reports.

IX. CLOSED SESSION

- A. Pursuant to N.C.G.S. 143-38.11 (a) (5) – To establish, or to instruct the public body’s staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.
- B. Pursuant to N.C.G.S. 143-38.11 (a) (6) – To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge or grievance by or against an individual public officer of employee.

Motion to go into closed session.

Motion: Commissioner Mewborn

Second: Mayor Pro-tem Skinner

Discussion: None

Approved: 5-0

Motion passed unanimously.

The motion to enter closed session at 8:52 p.m. passed.

X. RETURN TO OPEN SESSION

Mayor Tripp asked the Board for a motion to return to open session at 9:38p.m.

Motion: Mayor Pro-tem Skinner

Second: Commissioner Harris

Discussion: None

Approved: 5-0

Motion passed unanimously.

XI. ADJOURNMENT

Having completed the business before them, Mayor Tripp announced that without objection the Governing Board would stand adjourned at 9:38p.m.

AYDEN, NORTH CAROLINA

Stephen W. Tripp, Mayor

ATTEST:

Sarah W. Radcliff, Town Clerk