



OAK RIDGE TOWN COUNCIL MEETING
JANUARY 8, 2015 – 7:00 P.M.
OAK RIDGE TOWN HALL

MINUTES

Members Present

Ray Combs, Mayor
Spencer Sullivan, Mayor Pro Tem
George McClellan
Jim Kinneman
Mike Stone

Staff Present

Bruce Oakley, Town Manager
Sandra Smith, Town Clerk
J. Michael Thomas, Town Attorney
Sam Anders, Finance Officer
Bill Bruce, Planning Director

1. CALL TO ORDER

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

- A. Invocation**
- B. Pledge of Allegiance**

2. APPROVE AGENDA

Councilman Jim Kinneman made a **motion** to approve the meeting agenda. **Mayor Pro Tem Spencer Sullivan** seconded the motion, and it was passed unanimously (5-0).

3. APPROVE MINUTES OF DECEMBER 4, 2014, MEETING

Mayor Pro Tem Sullivan made a **motion** to approve the meeting minutes. **Councilman George McClellan** seconded the motion, and it was passed unanimously (5-0).

4. RESOLUTIONS, PROCLAMATIONS, ANNOUNCEMENTS

- **Resolution supporting tax credits for historic preservation**

Councilman McClellan read the following resolution aloud:

**RESOLUTION TO
REINSTATE THE HISTORIC REHABILITATION TAX CREDIT**

WHEREAS, the historic rehabilitation tax credit was used by cities and towns of all sizes in North Carolina to generate jobs and economic activities in their communities; and

WHEREAS, according to the April 2013 economic and fiscal impact analysis of the North Carolina Rehabilitation Tax Credit program prepared by the N.C. Department of Commerce, the credit contributes an annual average of \$124.5 million to the state gross domestic product and approximately 2,190 jobs; and

WHEREAS, according to the N.C. League of Municipalities, the North Carolina State Historic Preservation Office estimated that since the 1998 expansion of the historic rehab credits, 2,321 projects utilizing the historic rehab credits have invested nearly \$1.5 billion in the state; and

WHEREAS, the historic rehab credit encouraged private investments in local communities and encouraged the reuse of existing buildings, which saved taxpayer money through reducing the need to expand public services and infrastructure.

BE IT FURTHER RESOLVED that the Oak Ridge Town Council, believing that the reinstatement of the Historic Rehabilitation Tax Credit is in the public interest, supports the efforts of Governor Pat McCrory and N.C. Representative Jon Hardister to reinstate the Historic Rehabilitation Tax Credit during the next session of the General Assembly, and requests that a copy of this resolution be delivered to the Governor, President Pro Tem of the Senate and the Speaker of the N.C. House, and members of both Houses of the General Assembly.

Councilman McClellan made a **motion** to approve the resolution. **Mayor Pro Tem Sullivan** seconded the motion, and it was passed unanimously (5-0).

5. TOWN MANAGER'S REPORT

- A. Speed limit change request from NCDOT.** Town Manager Bruce Oakley reported NCDOT had requested the Council ask to repeal the speed limits of 40 and 55 mph on East Harrell Road and then request a new speed limit of 40 mph along the entirety of that road.

Councilman McClellan made a **motion** to approve the requests. **Councilman Kinneman** seconded the motion, and it was passed unanimously (5-0).

- B. Rezoning of property at 2900 Oak Ridge Road.** Oakley reported that at the December meeting, the Council had directed staff to file an application for rezoning this property. Staff filed an application asking to rezone the property to RS-40, but Truliant Federal Credit Union, the property owner, had subsequently filed an application to rezone the property to CU-HB. Because of that, staff requested that the Council hold off on its rezoning request to allow the Town to work with Truliant on an appropriate zoning. Oakley said if the Town and Truliant were unable to reach an agreement, Truliant's rezoning request could be denied by the Town Council after being heard by the Planning & Zoning Board, and the Town's application could then be pursued.

Mayor Combs asked Councilman Mike Stone for his opinion, since he had initiated the request in December that staff pursue the rezoning.

Councilman Stone made a **motion** to delay the Town's application to rezone the property at 2900 Oak Ridge Road so it would be heard by the Planning & Zoning Board in February and the Town Council in March. **Councilman McClellan** seconded the motion, and it was passed unanimously (5-0).

6. CITIZEN COMMENTS

- Micah Spencer asked about the possibility of having an automated postage machine installed at the Post Office, and about having a deer crossing sign erected on Scoggins Road.

Mayor Combs urged Spencer to talk to the postmaster about the machine since the Town has no authority over the Post Office, and to Sam Anders about his concern regarding the deer.

- Mac McAtee, a member of the Historic Preservation Commission, thanked the Council for passing the resolution in support of historic preservation tax credits, and expressed his appreciation to Councilman McClellan for bringing the resolution to the Council's attention.

8. MONTHLY FINANCIAL UPDATE

Finance Officer Sam Anders presented the monthly financial report, which is hereby incorporated by reference and made a part of the minutes. Anders said the Town had reached the halfway point in the fiscal year, and that it was maintaining a strong asset position. In addition to the regular monthly transactions, Anders said the Town was preparing to mail the annual check to BB&T for the park loan; this will be the first loan payment under the reduced terms. Anders said that budget discussions will begin soon and the new financial software purchased this fiscal year hopefully would make things faster.

Councilman McClellan made a **motion** to approve the financial report. **Councilman Kinneman** seconded the motion, and it was passed unanimously (5-0).

9. COMMUNITY UPDATES

A. Fire Department

Sam Anders reported that it was a fairly quiet December, but that the last 24 hours had been especially busy for the fire department, who had been responding to quite a number of fire alarms. Anders said he thought the reason for that was due to the extreme cold snap being experienced and its effect on batteries. He urged citizens to not only change their smoke alarm batteries twice each year when the time changes, but to also have their fire alarms maintained, check the batteries in them, know where the backup batteries are located, and know where the system itself is located to prevent firefighters from having to go into closets, etc., to try to locate it. He also advised attendees of the dangers of frostbite and hypothermia if they are outside during very cold weather.

B. Finance Committee

Chairman John Jenkins reported that it was time to begin the annual budget cycle; the first committee meeting is scheduled for February 16 at 6 p.m. at Town Hall, and citizens are invited to attend. Jenkins said the committee generally goes through the current year's budget at the first meeting to see where the Town stands and compare it to the previous year. At subsequent meetings, the committee begins delving into committee requests before putting together a recommended budget for the coming year.

Councilman Kinneman asked Jenkins to look at highlighting a part of the expenditures at the park on trees to allow Oak Ridge to become a Tree City through the Arbor Day Foundation.

C. Board of Adjustment

No report

D. Historic Preservation Commission

HPC member Mac McAtee reported that there was no regular meeting in December, but the Commission and staff did meet for a workshop, which was led by Town Attorney Michael Thomas. Thomas highlighted the HPC's statutory authority, the standards which should be applied, the nature of the Historic District, practical application of the law as it applies to Certificates of Appropriateness, and the Commission's charge to only allow changes in the district that are not incongruous with it. McAtee said he felt the workshop was very worthwhile, and encouraged the Town to have a similar workshop annually.

E. Planning & Zoning Board

No meeting, no report

F. Parks & Recreation Commission

Chairman Bill Edwards said the second phase of park construction will be put out for bid the following day, and he has been reviewing through the bid package and details associated with it. The bids will be due by 3 p.m. on January 22, and the Commission had delayed its regular meeting by one week so that members could meet on January 22 and discuss the bids received. Edwards said he thought the Commission was still on schedule to make a presentation to the Town Council in February in order to be able to move forward with construction.

Edwards also commented on three Eagle Scout projects, and said such projects are a great way to involve the community and that the quality is commendable. He also reported that the project to complete the landscaping wall near the maintenance building and to install turf block in the areas leading to the athletic fields has been completed.

10. CITIZEN COMMENTS

- Micah Spencer asked what had happened to cause the damage to the overhead door at the fire department, and whether the department needed help raising money to repair the damage.

Anders reported that the door had come down while a truck was moving out of the bay. He said the department is waiting for a company to install new equipment and doors.

Spencer also asked if anything could be done to bury power lines around Oak Ridge to prevent residents from losing power in the event of an ice storm. Mayor Combs suggested Spencer contact Oakley the following day to get the contact information for someone at Duke Energy, who is in charge of that.

11. COUNCIL COMMENTS

Councilman McClellan thanked those in attendance. He said the N.C. Legislature was just beginning its long session, and there are possibly some items coming up that will affect the Town, including discussion in the Senate to reroute more of the sales tax distribution to the state's less affluent counties. He was he was happy the historic preservation tax credit resolution had passed in an effort to get the Legislature to reinstate those credits.

Mayor Pro Tem Sullivan said it was good to see those in attendance. He commented on the tremendous success of the E-cycle event held at the park on December 6, and said he was eager to work with Guilford County on another such event in the coming year.

Councilman Kinneman thanked the citizens at the meeting and wished them a Happy New Year. He also said the need for blood is great all year long, and encouraged everyone to donate blood if they are able.

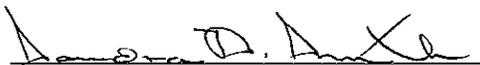
Councilman Stone commented on the progress of the restoration of Ai Church, saying he had recently seen photos from 2008 and from today and that there was a stark difference between the two.

Mayor Combs said that, as usual, by the time in the comment period that it was his turn, everything had already been said.

12. ADJOURNMENT

Councilman Kinneman made a **motion** to adjourn the meeting at 7:39 p.m. **Mayor Pro Tem Sullivan** seconded the motion, and it was passed unanimously (5-0).

Respectfully Submitted:


Sandra B. Smith, CMC, Town Clerk


Ray Combs, Mayor