

**MINUTES
BOARD OF COMMISSIONERS SPECIAL MEETING
JORDAN ROOM, MATTHEWS TOWN HALL
MAY 11, 2015 – 5:30 PM**

PRESENT: Mayor James Taylor; Mayor Pro-Tem Joe Pata; Commissioners John Higdon; Chris Melton, Jeff Miller, Kress Query and John Ross; Town Manager Hazen Blodgett; Town Clerk Lori Canapinno

ALSO PRESENT:

The Board of Commissioners received the proposed budget for fiscal year 2015-16.

**MINUTES
BOARD OF COMMISSIONERS MEETING
HOOD ROOM, MATTHEWS TOWN HALL
MAY 11, 2015 - 7:00 PM**

PRESENT: Mayor James Taylor; Mayor Pro-Tem Joe Pata; Commissioners John Higdon; Chris Melton, Jeff Miller, Kress Query and John Ross; Town Attorney Charles Buckley; Town Manager Hazen Blodgett; Town Clerk Lori Canapinno

ALSO PRESENT: Assistant Town Manager Jamie Justice; Planning Director Kathi Ingrish; Senior Planner Jay Camp; Zoning Administrator Mary Jo Gollnitz; Planning Board Vice Chair Rob Markiewitz, Barbara Dement and Gary Turner

REGULAR MEETING CALLED TO ORDER

Mayor Taylor called the meeting to order at 7:05 pm, explaining that the Board had been meeting since 5:30 on the fiscal year 2015-16 budget.

INVOCATION

Town Attorney Charles Buckley rendered an invocation.

PLEDGE OF ALLEGIANCE

Boy Scouts from Troop 133 led the audience in the pledge.

ITEMS TO BE ADDED TO THE AGENDA

Upon request by the Manager, motion by Mr. Query to add an item to the consent agenda to reschedule the regular Board of Commissioners meeting from May 25 and set the public hearing for the fiscal year 2015-16 budget to May 26, 2015 due to the Memorial Day holiday. The motion was seconded by Mr. Melton and unanimously approved.

Motion by Mr. Melton to add an item to the consent agenda to affirm the naming of the stage in Stumptown Park to the *R. Lee Myers Stage*. The motion was seconded by Mr. Miller and unanimously approved.

BUDDY PROJECT – EMILY SHARP

Emily Sharp of Butler High School discussed the project she started in December 2013 to collect new and gently used stuffed animals, wrap them in fleece blankets and donate them to the Levine Children's Hospital and Mint Hill Fire Department. She is seeking donations to continue the project.

Mayor Taylor thanked Ms. Sharp for her work on such a great project and encouraged everyone to donate.

RECOGNIZE NATIONAL PUBLIC WORKS WEEK

Mayor Taylor recognized Public Works Week and said these employees do great work year round but generally don't get the credit they deserve. They and the volunteers just did a tremendous job at BeachFest and the Public Works employees go above and beyond on a regular basis.

RECESS REGULAR MEETING FOR PUBLIC HEARINGS ON PETITIONS TO AMEND THE ZONING ORDINANCE OF THE TOWN OF MATTHEWS

Motion by Mr. Pata to recess the regular meeting for public hearings on petitions to amend the zoning ordinance. The motion was seconded by Mr. Ross and unanimously approved.

Planning Director Kathi Ingrish introduced the members of the Planning Board in attendance: Vice Chair Rob Markiewitz and members Gary Turner and Barbara Dement.

Application 2015-626/Everlane: (continued from 4/13/15) to change the zoning from RVS to R-12MF(CD) on that certain property located on the west side of Monroe Road between Galleria Boulevard and Gander Cove Lane and being further located across the street from Family Dollar Corporate and being further designated as Tax Parcel 213-231-01.

Mayor Taylor noted this is a continuation of a public hearing from April 13. Senior Planner Jay Camp explained this proposal is for a 21 acre site at the last parcel in town on Monroe Road. The proposal is for 312 multifamily dwelling units, which yields 14.3 dwelling units per acre. Some significant changes were made, including the following: the setback along Monroe Road is now at least 35 feet; a reduction in the unit count from 320 to 312; the two story carriage garages were reduced to single story garage structures; the pedestrian trail has shifted further into the development and away from the cemetery, and additional screening is now shown between the development and the Sardis Forest Community.

The major outstanding issues from the April staff memo have been addressed. The C-MF aspect has been removed and the project is now proposed solely as an R-12MF(CD) development. Staff still has some fine tuning to do but the plan as proposed is in better condition than it was prior to the previous meeting.

There is a valid protest petition on file.

Matt Poindexter of Everlane Development, 1950 East 9th Street, Charlotte, addressed the Board. He reviewed the project and highlighted some key points. The historic Roseland Cemetery on the property is a significant piece of history and will be addressed correctly. The plan is to clean it up by hand, preserve what is there and create an accessible environment. They have letters of support from Stuart Gray and Dan Morrill of the Historic Landmarks Commission and Paula Lester and Harvey Boyd of Matthews.

This property carries a previously-approved site plan from 2008 which allows for a 96 unit quadplex patio home development, which is no longer economically feasible. It does use the access onto Nolley Court, which the new plan does as well. The new plan increases setbacks significantly. There is a tree save area of nearly 3.9 acres and 8.5 acres of open space. Additional landscaping was added to create a visual barrier and the three story building would be placed 350 feet away from the property edge. A city bus stop would be added. The Monroe Road Small Area Plan calls for new development to be oriented directly to the street and use multistory design and this plan incorporates those aspects. There is a pedestrian-friendly design with buildings pushed closer to the street, a sidewalk network and a large amount of green and open space. The Small Area Plan calls for residential unit development not to exceed 16 units per acre and this proposal is well under that with 312 proposed units.

These units would be classed as market-rate luxury apartment homes with seven two and three-story buildings, seven garage buildings, dog parks, spa stations, a clubhouse and more. The average unit would be 960 square feet and the average rental rate would be \$1,150 per month. These would be very nice high-end units with a professional property management firm and all applicants would be screened for criminal background and financial issues. The site would consist of 10% studio units, 45% one bedroom units, 40% two bedroom units and 5% three bedroom units.

Issues of concern included the neighboring properties, existing apartments, density and traffic. The development would be pushed away from the Sardis Forest neighborhood with the closest structure 220 feet away from the neighboring property line. The demand for apartments in the area is very stable and the company is ready to make a \$37 million investment into the community. The proposed density is similar to recently approved projects of similar magnitude in the greater area. The Monroe Road Small Area Plan calls for up to 16 units per acre. Monroe Road is a thoroughfare that gets a lot of traffic. There is a traffic analysis and the developer is taking every measure recommended to mitigate the traffic, which includes the construction of a southbound dedicated right turn lane on Monroe Road with a hundred feet of storage into the community, re-marking the existing two-way left turn lane on Monroe Road for a northbound left turn lane with a hundred feet of storage, construction of an eastbound approach for one ingress and two egress lanes, and construction of a dedicated eastbound right turn lane on Sardis Road North.

Mr. Poindexter also detailed issues relating to aesthetics, construction materials and building elevations. He noted that they fell short on gaining full support of the surrounding community, but they are committed to fully engaging the community. The applicant does have a signed petition from twenty businesspeople in the immediate area in favor of the project and they are confident there are other people who feel the same way.

Mr. Melton said that Mr. Poindexter said they're bringing to the Board what the Small Area Plan is asking for, but pointed out that the plan calls for the area to be mixed residential – attached condos and townhomes – and that is not what is being proposed. Mr. Poindexter said they believe multifamily residential units fall under that mixed residential use. Mr. Melton asked if the cemetery and water basin land areas were included in the density calculation, and Mr. Poindexter confirmed they were.

Mr. Higdon discussed the setbacks along Nolley Court and Mr. Poindexter explained they are between 75 and 80 feet. The zoning requirement is 25 feet.

Mr. Query asked about the highest density development in Matthews. Mr. Camp explained that the recently approved but as-yet unbuilt apartments next to Town Hall will be around 40 units per acre. The Fountains development is next at 16-17 units per acre. Mr. Query asked if the developer would consider all brick structures. Mr. Poindexter said the plan is currently for 60% brick on the Monroe Road-facing facades, with 30% brick on the remainder. They are open to changing that. Mr. Query said the least he would consider would be 60% brick all around the buildings, which would create a standard that would maintain its value for years. Mr. Query then questioned why a high-end development didn't include elevators. Mr. Poindexter said that no other communities in Matthews have elevators so this would still fall under the luxury label. Mr. Query said he would like to see elevators added. There was some additional discussion of high-end features.

Traffic Engineer Randy Goddard of Design Resource Group, 2459 Wilkinson Boulevard, Charlotte addressed the Board regarding peak hour and trip counts. Discussion ensued on traffic analysis methodology and traffic patterns.

Mayor Taylor asked about apartment counts in nearby developments and impact to schools. Mr. Poindexter explained the CMS calculation, which states a new student generation count of 61. Per CMS, the currently-approved plan would generate 68 students. Mayor Taylor said he was concerned about the roughly 800 or 900 apartment units that would be in the general area if this project was approved. There is a significant traffic issue and at some point the maximum capacity of the road will be reached. In addition, the Land Use Plan talked about a multitude of uses, not just one. He said the project looks nice but he would want to know more about what made the apartments high-end.

Mr. Higdon asked if the trail could be shifted closer in and Mr. Poindexter agreed to do so.

Mr. Ross asked if they've considered any other means of ingress and egress aside from Nolley Court. Mr. Poindexter said they are open to outside consideration but that area has been highlighted by staff. He noted Police Chief Hunter's memo regarding it as a safety benefit to the community. Mr. Miller noted that the applicants approached the nearby Legacy apartment complex about a vehicular connection but they were opposed to it. Mr. Poindexter confirmed the Legacy representatives would not support such a connection. They may allow a pedestrian connection but not a vehicle path.

There was additional discussion about the preservation of the Roseland Cemetery, with Mr. Poindexter explaining that all of the historic and landmark organizations they've been in contact with have encouraged a hands-off approach since restoration could do more damage than good. Work would be limited to a gentle approach with hand pruning and hand-removal of debris. They would enclose the cemetery and provide a dedicated sidewalk to lead visitors into a decorative entryway into the cemetery.

Mayor Taylor opened the floor to public comment.

Irene Suchoza, 309 Morning Dale Road, Matthews (Charlotte) is the president of the Sardis Forest HOA and represents approximately 600 homes in the neighborhood. There are a lot of concerns due mostly to density and the connection to Nolley Court. She spoke of traffic issues the neighborhood already faces. She also spoke about building height, open space calculations and price point.

Catherine Hall, 715 Swift Court, Matthews (Charlotte) has lived in Sardis Forest for 15 years. She asked the Board to listen to the concerns expressed by the citizens and noted that four apartment complexes within walking distance of the proposed site have units available. She spoke of the number of apartment units existing within a small boundary of the proposed site.

Pam Wingard, 9109 New Towne Drive, Matthews expressed her opposition to the proposal, citing apartment construction numbers and vacancy rates. She said this type of large construction isn't necessary, particularly in this specific location.

Florence Stanley, 9104F Nolley Court, Charlotte is the president of the HOA for the Saris Forest patio homes and townhomes. There are 102 individually-owned homes next door to the proposed development and those residents are also in opposition to the project. They have concerns about the negative effect on property values, particularly due to traffic. They also have concerns about storm water runoff and possible trespassers on their property. She said she understands the property will be developed eventually but prefers the currently approved plan.

Harvey Boyd, 350 Crestdale Road, Matthews spoke of the history of the Roseland Cemetery and the need to protect and preserve it.

Tom Shangheit spoke on behalf of Family Dollar at 10131 Monroe Road, Matthews. Family Dollar is concerned about safety – the driveway to their distribution center is close to the site and tractor trailers use the center turn lane to merge into traffic to head south. A full turn lane as proposed will conflict with the tractor trailer movement. Family Dollar cannot support this development unless the access onto Monroe Road was a right-in, right-out lane.

Betty Cross, 1010 Black Oak Drive, Matthews spoke against the development, citing school overcrowding, water retention ponds, trees and landscaping, traffic and aesthetics.

Shane Stout, 9103 New Towne Drive, Matthews spoke against the development and said it would cause a traffic nightmare. He also spoke about the issue of high end development.

Diane Baker, 927 Tadlock Place, Matthews spoke against the development, citing the heavy use of the swim club with children walking and biking to it on narrow streets and the safety and traffic problems that would be exacerbated by the new development. She also spoke of pride of ownership and said that isn't the same mindset that apartment dwellers have.

Mr. Poindexter addressed the concerns raised by the speakers and said they would continue to address them as the process moved forward.

Mayor Taylor explained the application will go to the Planning Board on June 2 and then back to the Board of Commissioners on June 8.

Application 2015-627/Matthews Church of God: to change the zoning from R-12 & I-1 to RI(CD) on that certain property located between 517 E. John Street and 420 E. Charles Street and belonging to the Church of God and being further designated as Tax Parcels 215-014-05 & 19.

Zoning Administrator Mary Jo Gollnitz summarized the changes requested for this site. The church would like to change the monument sign located at East John Street and added some additional parking spots for future expansion. Staff has discussed with the applicants the potential for driveway access off Charles Street, but at this time they are not interested in pursuing that. They are aware of the future John Street widening project and the possibility of a right-out only situation. They are also aware they may have to move the existing sign and retaining wall on East John Street.

There was discussion of the monument sign. The applicants desire a changeable copy sign and that is not allowed in residential zoning.

Mayor Taylor opened the floor to public comment. No one spoke in favor of or opposition to this application.

Mayor Taylor explained the application will go to the Planning Board on June 2 and then back to the Board of Commissioners on June 8.

Application 2015-628: to amend the UDO text to expand the process for subdivision names.

Planning Director Kathi Ingrish explained there is a provision within the Unified Development Ordinance (UDO) which allows for any word to be used only two times in an effort to avoid confusion with similarly-named developments. This would allow for exceptions to that provision for names with historically significant or other compelling reasons. The proposed language from the applicant states that requests to deviate from the standard convention would be reviewed by the Planning Department and at the discretion of the Planning Director.

Applicants John Fitzgerald and Kristen Dillard of LiveWell Homes explained that their project, a residential development they'd like to name Fullwood Station in honor of the town's history. They said they drafted language with approval by staff but they were not opposed to having the Board be the approving entity. Mr. Buckley said to say something is of a "compelling" reason without extra guidelines then it should only be within the legislative discretion of the Board of Commissioners.

Mr. Higdon said he would prefer to see the name requests reviewed by a group of people, not just one person.

Mr. Ross noted that this is a text amendment which could affect the entire town and not an application solely for the benefit of the Fullwood Station development.

Mayor Taylor opened the floor to public comment. No one spoke in favor of or opposition to this application.

Mayor Taylor explained the application will go to the Planning Board on June 2 and then back to the Board of Commissioners on June 8.

Application 2015-629: to amend the UDO text regarding the Table of Dimensional Standards to add a footnote and to modify the allowed height standards in the R-12MF Zoning District.

Ms. Ingrish explained this is for building height limits in the R-12(MF) district, from an applicant who wishes to build something slightly higher than what the current code allows. The intent is to accommodate the recent desire for taller residential ceiling heights. The current code calls for a maximum height of 35 feet; the request is to increase that up to 45 feet when the side and rear yards are increased proportionally to accommodate that increased height. It would be a one foot side and rear yard increase for every one foot of height increase.

Mayor Taylor opened the floor to public comment. No one spoke in favor of or opposition to this application.

Mayor Taylor explained the application will go to the Planning Board on June 2 and then back to the Board of Commissioners on June 8.

RECONVENE REGULAR MEETING

Motion by Mr. Higdon to reconvene the regular meeting. The motion was seconded by Mr. Ross and unanimously approved.

PLANNING AND DEVELOPMENT BUSINESS

REPORT FROM PLANNING BOARD

Planning Board Vice Chair Rob Markiewitz gave a report on the Board's activities (Exhibit #1 hereby referenced and made a part of these minutes).

PLANNING AND ZONING-RELATED ACTIONS

Motion 2015-1: adopt Composite Bicycle and Pedestrian Plan

Motion by Mr. Melton to adopt the Composite Bicycle and Pedestrian Plan as presented. The motion was seconded by Mr. Pata and unanimously approved.

Motion 2015-2: to change the text of the UDO regarding miscellaneous and technical corrections including add a definition and standards for Residential Development Message Board Signs; correct/add a cross reference for design standards for manufactured homes; clarify when "Specialty Sales" are general merchandise retail; add "community garden" as a land use category in the table of allowed uses; and add clarification for Public Information Kiosks in Downtown and ENT

There was extended discussion of residential message boards. Mr. Higdon said the limitations on these seem arbitrary and suggested allowing more if the neighborhoods desire them. Ms. Ingrish noted that the limitation is consistent with the limitations on subdivision sign names.

Motion by Mr. Query to defer consideration to June 8 to allow staff time to research alternative options. The motion was seconded by Mr. Ross.

Mr. Higdon made a substitute motion to approve the text with revisions to remove any restriction or limitation to the number of signs that could be placed with all of the remaining text to remain the same. The motion was seconded by Mr. Miller.

Mr. Buckley noted that changes to this portion of the text should result in two votes: one for the message board item and one for the rest of the items.

After discussion, Mr. Higdon amended the substitute motion to limit the placement to no more than one sign at each entrance, with no limit to the maximum number, as it is reasonable for standardization of this type of sign throughout community and some neighborhoods have more than two entrances. The amended motion was seconded by Mr. Miller.

The substitute motion to approve the text with revisions to limit the placement to no more than one sign per entrance, passed 5-2 with Higdon, Melton, Miller, Pata and Ross in favor and Taylor and Query in opposition.

Mr. Ross made a motion to approve Motion 2015-2 in full, including the text revisions regarding the message boards just approved, as it is reasonable and consistent with the Matthews Land Use Plan and other policies of the town, as it is reasonable for standardization of this type of sign throughout community and some neighborhoods have more than two entrances and reasonable for these minor text changes to be approved. The

motion was seconded by Mr. Melton and passed 4-3 with Melton, Higdon, Pata and Ross in favor and Taylor, Miller and Query in opposition.

Administrative Amendment: McEwen-Moore House Occupancy Date

Motion by Mr. Query to grant a one-year extension, to require a certificate of occupancy one year from now, as it is reasonable and consistent with the Land Use Plan. The motion was seconded by Mr. Melton.

Mr. Miller said three years total should be reasonable. Mayor Taylor said Liberty has been a good corporate citizen. He hopes they can do what they need to do in the next year, and hopes the Board can work with them if they need more time. Mr. Query said he thinks the Board has been reasonable so far, but thinks the structure needs to be occupied now.

The motion to allow a one year extension was unanimously approved.

Public Improvement Variance: Habitat for Humanity; Dion Drive at Margaret Wallace Road

Motion by Mr. Miller to grant the public improvement variance. The motion was seconded by Mr. Pata and unanimously approved.

Master Sign Plan Revision: The Crossing

Zoning Administrator Mary Jo Gollnitz explained the request. The plaza's Master Sign Plan originally included three colors. Black was added in 2001 and blue was added in 2012. The applicant is now requesting to eliminate the color specifications completely.

Motion by Mr. Higdon to amend the Master Sign Plan and eliminate color specifications. The motion was seconded by Mr. Pata and unanimously approved.

PUBLIC COMMENT

John Urban, 2523 Macie Glen Court, Matthews said that politics is the art of consensus, and that former Mayor Myers talked about issues of "us" and "we." He enjoyed and thrived on consensus-building in this town. In the past the Board talked about smart growth and issues of live, work and play, and it looked like the town's progress would continue with new candidates. Unfortunately, he has seen no "us" and "we" in the last sixteen months. He has seen dismissal of various public studies and planning trips. He asked about the Board's stance on development, saying developers have turned against the town. The Board isn't asking the right questions during zoning discussions, the UDO has been trashed and years of progress has ceased. All of this has prompted him to seek reelection as Matthews Commissioner.

CONSENT AGENDA

- A. Approve Minutes of the April 27, 2015 Meeting**
- B. Cancel July 27, 2015 Regular Meeting of the Board of Commissioners**
- C. Accept Zoning Application 2015-630: Giles McIvor; Text Amendment on Parking Standards for Animal Care Facilities, and Set Public Hearing for June 8, 2015**

- D. Approve Preliminary Plat for Habitat for Humanity; Dion Drive at Margaret Wallace Road**
- E. Approve Preliminary Plat; Eden Hall**
- F. Approve Pilot Pop-Up Market Concept for First Thursday Campaign**
- G. Approve Tax Refunds**
- H. Approve Budget Ordinance Amendment to Recognize Shared Proceeds Received through DEA Task Force in the Amount of \$1,157.97**
- I. Reschedule Regular Meeting of May 25, 2015 to May 26, 2015 due to Memorial Day Holiday and Set Public Hearing for FY 2015-16 Budget for May 26, 2015**
- J. Affirm Naming of Stage in Stumptown Park to R. Lee Myers Stage**

Motion by Mr. Query to approve consent agenda item A through J. The motion was seconded by Mr. Ross and unanimously approved.

UNFINISHED BUSINESS

RECONSIDER PARKING OPTIONS ON CHARLES STREET

Mayor Taylor said the Board made a knee-jerk reaction in December when this was discussed and voted to approve the addition of fifteen parallel parking spaces on Charles Street. Staff moved forward and completed two and cleared another one but now there have been concerns raised. Mr. Miller said he agreed the spots probably shouldn't be added in front of the Johnson house since there is a lot of shrubbery in front of the house. He thinks the spots in general are good for the whole town.

There was some discussion of existing parking spots and potential future spots. There was discussion of aesthetic and safety issues and the transition of Charles Street from residential to commercial development.

Motion by Mr. Melton to leave the existing parking spaces and not continue adding extra at this time. The motion was seconded by Mr. Query.

Discussion continued on area parking spaces. There are permit-only spaces in the adjacent railroad lot – the purchased permits are for daytime/weekday parking. Mr. Blodgett said it may be time to revisit that as well – not many permits are purchased. There was some discussion of the railroad lot and signage regarding availability of its parking. Mr. Ross suggested improving the lighting around Charles Street and the railroad lot so people are less concerned about walking to the lot.

Police Chief Rob Hunter suggested imposing a three hour parking limit on the three newly-added spaces to make them consistent with the other, older spots. There was discussion of prohibiting parking in the rest of the area and that will be discussed again at the next meeting. Mr. Ross said the situation needs to be monitored to see what the impact is to residents and businesses.

The motion to leave the newly added spaces alone but not continue adding spaces passed 5-2 with Taylor, Higdon, Melton Query and Ross in favor and Miller and Pata in opposition. The issue of three hour parking will be addressed at the next meeting.

NEW BUSINESS

CONSIDER CITIZEN REQUEST TO SOLICIT DONATIONS ON BEHALF OF STREAM OF LIFE CHURCH ON WEEKENDS FROM MAY 16 THROUGH JULY 20, 2015

Chief Hunter explained that the Police Department is comfortable with the organization and the people who will be soliciting donations, however there are some unique circumstances – particularly the inclusion of children in the applicant pool - that prompted the department to suggest restrictions if the Board approves the application. The Police Department recommends approval with the following: that the permits are valid between 9 am and 4 pm; the permits are valid for a maximum of four days during the requested time frame; and that at least four adults be presents with the children at any given time. He has also spoken to the applicant to advise on the need for sufficient notice to be given to the Police Department in advance of their solicitation dates.

There was some discussion of solicitation permits, various organizations and the first amendment right to free speech on public rights of way.

There was some discussion of safety gear and the intent of the applicants to stand in the intersection when traffic is not moving. Chief Hunter explained there is no DOT requirement for safety gear. Mayor Taylor suggested adding a restriction to allow solicitation on either Saturday or Sunday but not both on the same weekend.

Motion by Mr. Melton to deny the application due to safety concerns for the children involved. The motion was seconded by Mr. Miller.

Mr. Buckley said the Board could limit the permit holders to only those aged 18 and up. There was some discussion of previously-approved permits and the ages of those permittees.

Mr. Query made a substitute motion to approve the permit with the following restrictions: the permit would be valid for a total of four days only with no two consecutive days; with hours limited between 9:00 am and 12:00 pm; with 24 hours' notice given to the Police Department before the planned solicitation dates; with no one younger than 16 years of age allowed to solicit in the right of way and with a minimum of four adults to supervise minors over the age of 16. The motion was seconded by Mr. Miller and unanimously approved.

REVIEW MURAL TO BE INSTALLED AT MCDOWELL ARTS CENTER

Motion by Mr. Query to approve the mural design. The motion was seconded by Mr. Ross and unanimously approved.

MAYOR'S REPORT

Mayor Taylor thanked everyone involved for their work on the budget. He then discussed BeachFest, Food Truck Friday and First Thursday. He encouraged all to attend the future events.

ATTORNEY'S REPORT

None

TOWN MANAGER'S REPORT

Mr. Blodgett reported that bids for the Campus Ridge Road project came in and the Town's share will be \$350,000. He also clarified what can be done on Home Place after the recent ruling – the status reverts back to Judge Beal's ruling from 2012, in which the Town is enjoined and restrained from entering into any claim of ownership, and right, title or interest and from entering on the property for any purpose, including construction, repair or maintenance. That means there will be no maintenance on that portion of Home Place located within the deeded area unless the Wrights allow it.

ADJOURNMENT

Motion by Mr. Higdon to adjourn. The motion was seconded by Mr. Miller and unanimously approved. The meeting adjourned at 11:17 pm.

Respectfully submitted,

Lori Canapinno
Town Clerk