



**KANNAPOLIS CITY COUNCIL  
MEETING AGENDA  
Kannapolis City Hall  
401 Laureate Way, Kannapolis NC  
February 26, 2018  
6:00 PM**

**Please turn off cell phones or place on silent mode.**

**CALL TO ORDER AND WELCOME**

**MOMENT OF SILENT PRAYER AND PLEDGE OF ALLEGIANCE**

**ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions**

**PROCLAMATIONS**

1. National Nutrition Month - Mark Spitzer, Vice President, NC Operations Castle & Cooke, NC, LLC

**RECOGNITIONS**

1. **Recognition of Officer of the Year and Firefighter of the Year Awards** (Division Chief Tracy Winecoff)
2. **Recognition of the Kannapolis Police Department's Medal of Valor** (J.W. Chavis, Chief of Police)
3. **Recognition of the Kannapolis Police Department's Unit Commendation Communicators** (J.W. Chavis, Chief of Police)

**APPROVAL/CORRECTION OF MINUTES**

1. January 22, 2018 Meeting Minutes

**CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions**

1. **Amend the 2018 Meeting Calendar for City Council** (Bridgette Bell, City Clerk)
2. **Amend City Fee Schedule to include Tournament Fees for Ballfields and Fees for Gymnasiums** (Gary Mills, Parks and Recreation Director)

**BUSINESS AGENDA**

- A. **Presentation Discover a Healthy Life & Cooking for a Healthy Life** (Annette Privette-Keller, Director of Communications, Jennifer Woodford and Mark Spitzer)
- B. **Appointment to the Parks & Recreation Commission** (Gary Mills, Director of Parks and Recreation)
- C. **2018 Federal Legislative Priorities** (Mike Legg, City Manager)

**CITY MANAGER REPORT**

**CITY COUNCIL COMMENTS**

**SPEAKERS FROM THE FLOOR**

**D. MOTION - Continue the meeting to March 2, 2018, 3:00 PM in the City Hall Executive Conference Room, 2nd Floor.**

**UPCOMING SCHEDULE**

**March 12, 2018 - Meeting Cancelled**

March 26, 2018

April 09, 2018

April 23, 2018

In accordance with ADA regulations, anyone in need of an accommodation to participate in the meeting should notify the ADA coordinator at [tcline@kannapolisnc.gov](mailto:tcline@kannapolisnc.gov) or 704-920-4302 at least forty-eight (48) hours prior to the meeting.



***Office of the Mayor***  
**KANNAPOLIS, NORTH CAROLINA**  
***P R O C L A M A T I O N***

***National Nutrition Month***

**WHEREAS**, food is the substance by which life is sustained, and

**WHEREAS**, the type, quality, and amount of food that individuals consume each day plays a vital role in their overall health and physical fitness, and

**WHEREAS**, there is a need for continuing nutrition education and a wide-scale effort to enhance healthy eating practices.

**NOW, THEREFORE, I, MILTON DARRELL HINNANT**, Mayor of the City of Kannapolis, North Carolina by virtue of the authority vested in me as Mayor, do hereby proclaim the month of March as:

**"NATIONAL NUTRITION MONTH"**

in the City of Kannapolis and urge all citizens to join the campaign and become concerned about their nutrition and the nutrition of others in the hope of achieving optimum health for both today and tomorrow.



**IN WITNESS WHEREOF** I have set my hand and caused the Great Seal of the City of Kannapolis to be affixed this 26th day of February 2018.

*Milton D. Hinnant*



**City of Kannapolis  
City Council Meeting  
February 26, 2018  
Staff Report**

**TO:** Mayor and City Council  
**FROM:** Ernie Hiers, Fire Chief  
**TITLE:** Recognition of Officer of the Year and Firefighter of the Year Awards

**A. Action Requested by City Council**

Presentation Only.

**B. Required Votes to Pass Required Action**

Presentation Only, no action required

**C. Background**

The department recognizes that employees are its most valuable resource; that productivity and quality service are the sole result of employee efforts.

Commendations and awards serve to recognize and reward employees for outstanding work, extraordinary contributions toward accomplishing agency goals, and public service. All personnel are eligible to submit nominations for a commendation or award. The administrative staff of the fire department serves as the Commendation Committee.

In January of each year, the Commendation Committee will name the department's "Danny E. Scott Firefighter of the Year" and "Larry C. Phillips Officer of the Year" awards. These awards are named in recognition of Chief Larry Phillips and Chief Danny Scott who dedicated more than 30 years of service to our community. The selection is on the performance and accomplishments of the individual for the entire year.

Division Chief Tracy Winecoff will make both presentations.

**D. Fiscal Considerations**

None

**E. Policy Issues**

None

|                        |
|------------------------|
| <b>F. Legal Issues</b> |
|------------------------|

None

|  |
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| <b>G. Alternative Courses of Action and Recommendation</b> |
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None. Presentation Only

**ATTACHMENTS:**

File Name

No Attachments Available



**City of Kannapolis  
City Council Meeting  
February 26, 2018  
Staff Report**

**TO:** Mayor and City Council  
**FROM:** J.W. Chavis, Chief of Police  
**TITLE:** Recognition Medal of Valor

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| <b>A. Action Requested by City Council</b> |
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None

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| <b>B. Required Votes to Pass Required Action</b> |
|--|

Presentation Only, no action required

|                      |
|----------------------|
| <b>C. Background</b> |
|----------------------|

On April 28, 2017 members of the Kannapolis Police Department's Vice Narcotics Unit were attempting to locate a wanted person, Brandon Goins at the In-Town Suites located at 3200 Cloverleaf Parkway, Kannapolis, N.C.

When they pulled up in the parking lot of the In-Town Suites Investigator Hinton and Goins saw each other almost simultaneously. Goins ran back into the stairwell with Hinton pursuing and yelling "POLICE STOP". Investigator Hinton was catching Goins as he was running up the stairs and entering the hallway. Goins then pulled a gun from his pocket and pointed it at Hinton's face. Hinton was able to slam Goins' arm in the door before Goins wrestled it free and ran down the hallway. As Goins was running down the hallway he turned and fired at Hinton. A gun battle ensued with both Goins and Hinton exchanging gunfire. Investigator Hinton was in the worst place to be in a gunfight; a hallway, but he used what little cover he had to protect himself. While this was going on Investigator Hinton was still able to warn an innocent bystander to take cover and get out of the way. During interviews after the incident that bystander credited Investigator Hinton with saving his life. Investigator Hinton hit Goins with three rounds during the exchange without being injured himself. Goins sustained non-life-threatening injuries.

Investigator Hinton's survival is a direct result of his training, physical conditioning, and will to survive. His actions involved extreme risk to his own life, a dangerous perpetrator was apprehended, and serious injury or death to others was averted. His exemplary actions rose above and beyond the call of duty!

|                                 |
|---------------------------------|
| <b>D. Fiscal Considerations</b> |
|---------------------------------|

None

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|-------------------------|
| <b>E. Policy Issues</b> |
|-------------------------|

None

|                        |
|------------------------|
| <b>F. Legal Issues</b> |
|------------------------|

None

|  |
|--|
| <b>G. Alternative Courses of Action and Recommendation</b> |
|--|

None

ATTACHMENTS:

File Name

No Attachments Available



**City of Kannapolis  
City Council Meeting  
February 26, 2018  
Staff Report**

**TO:** Mayor and City Council  
**FROM:** J.W. Chavis, Chief of Police  
**TITLE:** Recognition Unit Commendation Communicators

**A. Action Requested by City Council**

None

**B. Required Votes to Pass Required Action**

Presentation Only, no action required

**C. Background**

Exemplary service in the performance of duty during an officer involved shooting that occurred on the afternoon of April 28, 2017. During this incident members of both the day and evening Telecommunications Squads remained calm and professional as they dispatched and documented the response of personnel from the various units of the Kannapolis Police Department, as well as Fire and Emergency Medical resources.

Concurrently, these dedicated agency members dispatched over 100 unrelated public safety calls for service which insured operational continuity. Their attention to detail and provision of accurate and precise information allowed both officers and supervisors to focus on the constantly evolving situation which included emergency evacuations and constant media inquiries. These telecommunication professionals exemplified teamwork and professional excellence. Their performance under stressful and demanding conditions proved invaluable in expediting the deployment of emergency service resources. Their attention to duty and their actions during this incident reflect the highest ideals of law enforcement.

**D. Fiscal Considerations**

None

**E. Policy Issues**

None



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|------------------------|
| <b>F. Legal Issues</b> |
|------------------------|

None

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| <b>G. Alternative Courses of Action and Recommendation</b> |
|--|

None

ATTACHMENTS:

File Name

No Attachments Available

**DRAFT – NOT APPROVED BY CITY COUNCIL**

**CITY OF KANNAPOLIS  
COUNCIL MEETING MINUTES  
January 22, 2018**

A regular meeting of the City Council of the City of Kannapolis, North Carolina was held on Monday, January 22, 2018 at 6:00 p.m., at the Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

**CITY COUNCIL MEMBERS PRESENT:**

Mayor: Milton D. Hinnant

Council Members: Doug Wilson  
Dianne Berry  
Ryan Dayvault  
Tom Kincaid  
Van Rowell

Council Members Absent: Roger Haas

City Manager: Mike Legg

City Attorney: Walter M. Safrit, II

City Clerk: Bridgette Bell, MMC

Staff Present: Ernie Hiers Gary Mills  
Eric Davis Tony Eury  
David Jordan Trent Marlow  
Pat Patty Zac Gordon  
Wilmer Melton Annette Privette-Keller  
Irene Sacks

Visitors: Zach Erwin Courtney McLain  
Derrick Williams Carla Wallace  
Mike Wallace Ben Knapple  
Brian Radle Tim Allen  
David Turner Louise Marion  
Ron Haithcock Vaughn Pauls  
Deda Prock Jeff Prock

|    |                   |                       |
|----|-------------------|-----------------------|
| 1  | Andrew King       | Mary Beth Wrenn       |
| 2  | Grant Rader       | Patty Rader           |
| 3  | Mark Brown        | Gina Brown            |
| 4  | Nick Keesee       | Jennifer Sparks       |
| 5  | Kenneth Sparks    | Fred Roberts          |
| 6  | Kathy Roberts     | Craig Clinard         |
| 7  | Mike Price        | Brian York            |
| 8  | Violet Mitchell   | Donna Cox             |
| 9  | Mike Cox          | Gerry Depken          |
| 10 | Blake Belk        | Barbi Jones           |
| 11 | Tina Roseman      | Greg Jones            |
| 12 | Robert Tucker     | Jim Weisel            |
| 13 | Kathy Weisel      | Dorethea Smith        |
| 14 | Maggie McConnell  | Heidi Fromke          |
| 15 | Mark Fromke       | Susan Sands           |
| 16 | Randall Sands     | Jason Collins         |
| 17 | Jeremy Tutt       | Jay Wood              |
| 18 | Lisa Wood         | Gary Hamblin          |
| 19 | Jeff Guenther     | Gene Overcash         |
| 20 | Sophia Wilkinson  | Jim Wilkinson         |
| 21 | Susie Morris      | Mark Spitzer          |
| 22 | Anne Honeycutt    | Keith Honeycutt       |
| 23 | David Greer       | Carrie Brown          |
| 24 | Laura Sabatino    | John Engler           |
| 25 | Chuck Thurston    | John England          |
| 26 | Michele England   | Sam England           |
| 27 | Gary Fisher       | Mark Poole            |
| 28 | Daniel Helms      | Bobbi Hague           |
| 29 | Chad Allen        | Ron Deloney           |
| 30 | Sharon Deloney    | Kim Hall              |
| 31 | Steve Steinbacher | Ronnie Long           |
| 32 | Rebecca Lark      | Diane Clinard         |
| 33 | Leslie Marrion    | Jolette Thomas        |
| 34 | Derek Moore       | Cliff Credle          |
| 35 | Stan Morris       | Monica Ridgeway-Poole |
| 36 | Brian Hoskin      | Jane Barkley          |
| 37 | Eric Burris       | Deana Burris          |
| 38 | Jason Peete       | Ken Young             |
| 39 | Dean Slate        | Steve Thigpen         |
| 40 | Marcus Marty      | Leslie Marty          |
| 41 | Mark McAnley      | Jo Stevens            |

|                 |                          |
|-----------------|--------------------------|
| Jack McKinley   | Randy McCarn             |
| Dawn Morrison   | Maggie McConnell         |
| John Selden     | Karrie Dunlap            |
| Jason Peetz     | Apostle Beverly Lockhart |
| Don Gale        | Sam Moore                |
| Linda Moore     | Kevin Safrit             |
| Jim Atkinson    | Barry Shoemaker          |
| Susan Barnhardt | Steve Barnhardt          |
| Charles Evans   | David Broome             |
| Tracy Broome    | Sam Hylton               |
| Nancy Rumble    | Bud Aungst               |
| Cathy Dupont    | Steve Dupont             |
| Sarah Price     | Theresa Templeton        |
| Jean Davis      | Autry Dawsey             |
| Jeff Ashbaugh   | Kevin Burroughs          |
| Scott Herr      |                          |

**CALL TO ORDER AND WELCOME:**

Mayor Hinnant called the meeting to order and welcomed those in attendance. The Pledge of Allegiance was led by Council Member Kincaid.

**PROCLAMATION:**

Mayor Hinnant proclaimed February as Black Heritage Month.

**ADOPTION OF AGENDA:**

Council Member Wilson made a motion to adopt the agenda. Motion was seconded by Council Member Dayvault and approved by unanimous vote.

**CONSENT AGENDA:**

Mayor Pro tem Berry made a motion to approve the Consent Agenda. Council Member Dayvault seconded the motion and it was approved by unanimous vote.

Reclassification of Operations Specialist - Concessions Manager position (Gary Mills, Parks and Recreation Director) (Copy included as Exhibit A)

Budget Amendment for Gem Theater Roof repairs (Eric Davis, Finance Director) (Copy included as Exhibit B)

Centergrove Road Utility Relocation Construction Award of Bid (Wilmer Melton, III Director of Public Works) (Copy included as Exhibit C)

1 Reclassification of Part-time Maintenance Technician I position to Full-time Maintenance  
2 Tech III position (Gary Mils, Parks and Recreation Director) (Copy included as Exhibit D)  
3

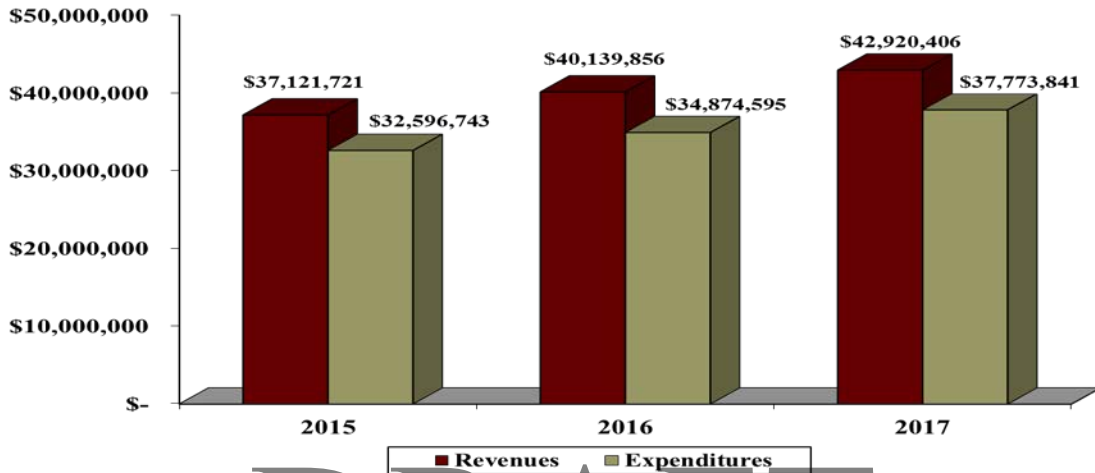
4 **BUSINESS AGENDA:**

5 **Presentation of Fiscal Year 2017 Audit (Eric Davis, Finance Director) (Copy included**  
6 **as Exhibit E)**

7 Mr. Davis presented the Fiscal Year 2017 Audit with a power point presentation. A recent  
8 audit report of the City of Kannapolis's finances shows the City is financially sound and  
9 therefore received a "clean" or "unmodified" opinion. The unmodified opinion from the  
10 auditors of Martin Starnes & Associates, CAP, PA, an independent auditing firm, means  
11 the City has no weaknesses, no issues and no findings that would signal any problems with  
12 the financial health of the City. The audit report found the City has a healthy fund balance  
13 (savings account). The state requires that Kannapolis have a minimum of eight percent in  
14 the General Fund in the Fund Balance in case of emergencies or unexpected expenses.  
15 Kannapolis currently has a total Fund Balance of just over \$18M, unassigned Fund Balance  
16 of \$9.9M. Over a four year period, the City's total Fund Balance has doubled and in the  
17 same four year period, the unassigned Fund Balance has increased by fifty percent. In  
18 comparison between 2017 and 2016, we have seen an increase of \$1.7M in Fund Balance,  
19 primarily due to cash front some capital projects. The state requires that Kannapolis have  
20 a minimum of eight percent in the General Fund in the Fund Balance in case of emergencies  
21 or unexpected expenses. Kannapolis currently is between 26.3% or 13-17 weeks of  
22 operating expenses in the Fund Balance account. (It is the City's policy to maintain  
23 between 25-33% in the Fund Balance). The City receives an audit each year in order to  
24 meet legal requirements, to be transparent and to ensure there are no issues with the  
25 accounting procedures of the municipality.  
26

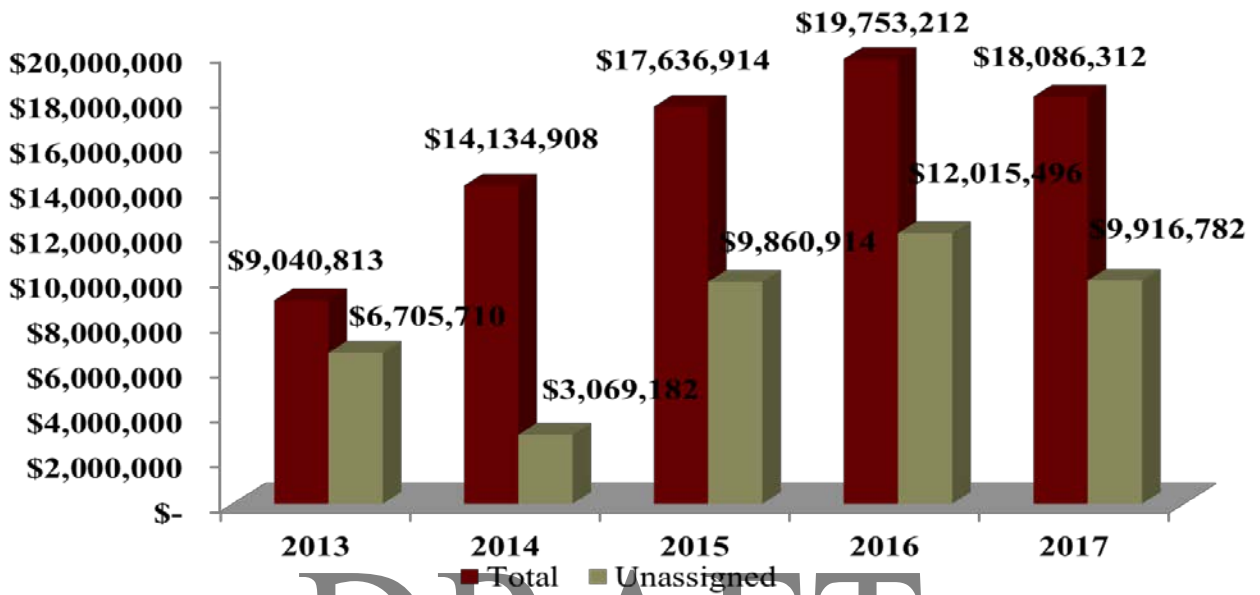
27 In regards to the General Fund, there has been an upward trend. Five fiscal years ago, the  
28 City's revenue was \$31M compared to 2017, the General Fund revenue has increased over  
29 \$10M annually.  
30  
31

# General Fund Summary



DRAFT

## General Fund ~ Fund Balance



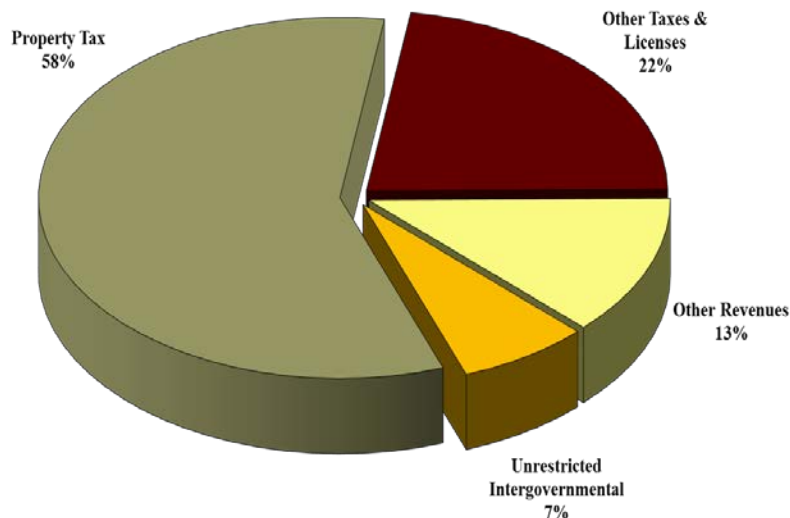
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## General Fund – Fund Balance- History

|             | 2012  | 2013  | 2014  | 2015  | 2016  | 2017  |
|-------------|-------|-------|-------|-------|-------|-------|
|             |       |       |       |       |       |       |
| Unassigned: | 12.2% | 17.3% | 9.9%  | 30.3% | 34.5% | 26.3% |
|             |       |       |       |       |       |       |
| Total:      | 19.7% | 23.3% | 45.6% | 54.1% | 56.6% | 47.9% |
|             |       |       |       |       |       |       |
|             |       |       |       |       |       |       |

## Top 3 Revenues: General Fund

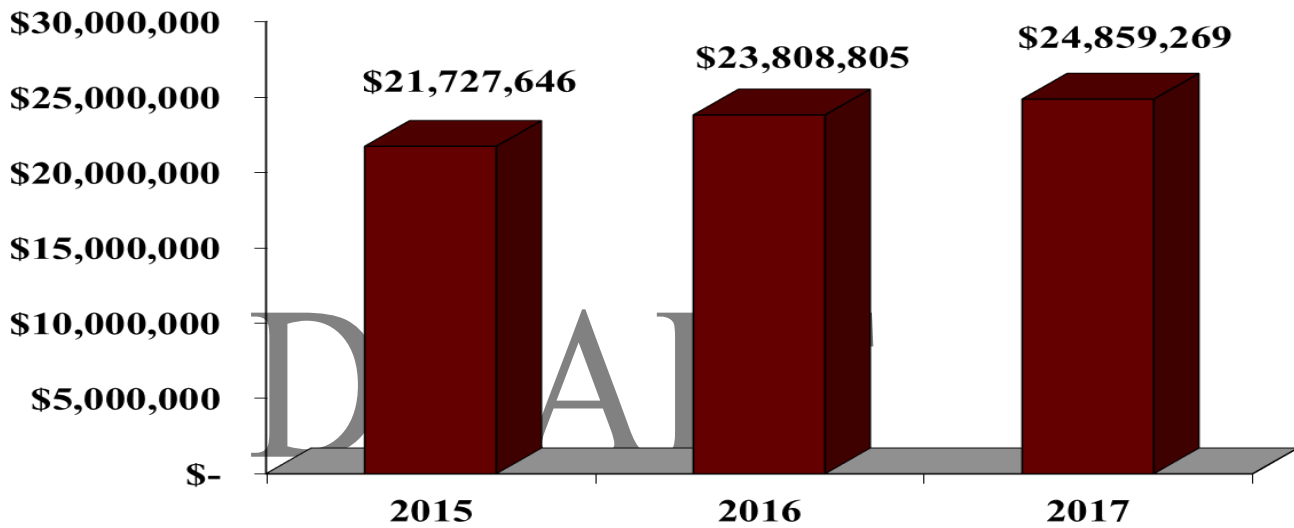
Top 3 Revenues is comprised of \$37,530,048 with the biggest being Property Taxes 58%, Other Taxes and License 22% (sales tax), other Revenue 13%, and Unrestricted Intergovernmental 7%





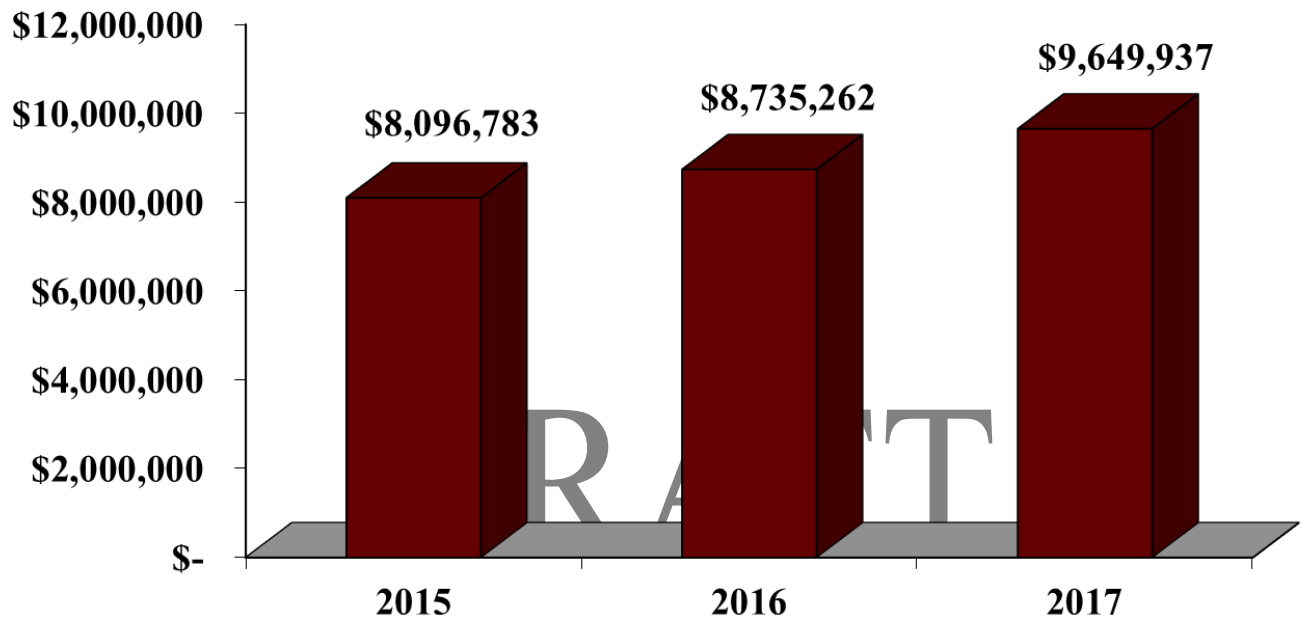
# Property Tax

Property Tax Revenue \$24,859,269 in 2017, increase of \$1M from the prior year and is contributed to the new growth in assessed value. The City is growing and is getting more valuable.



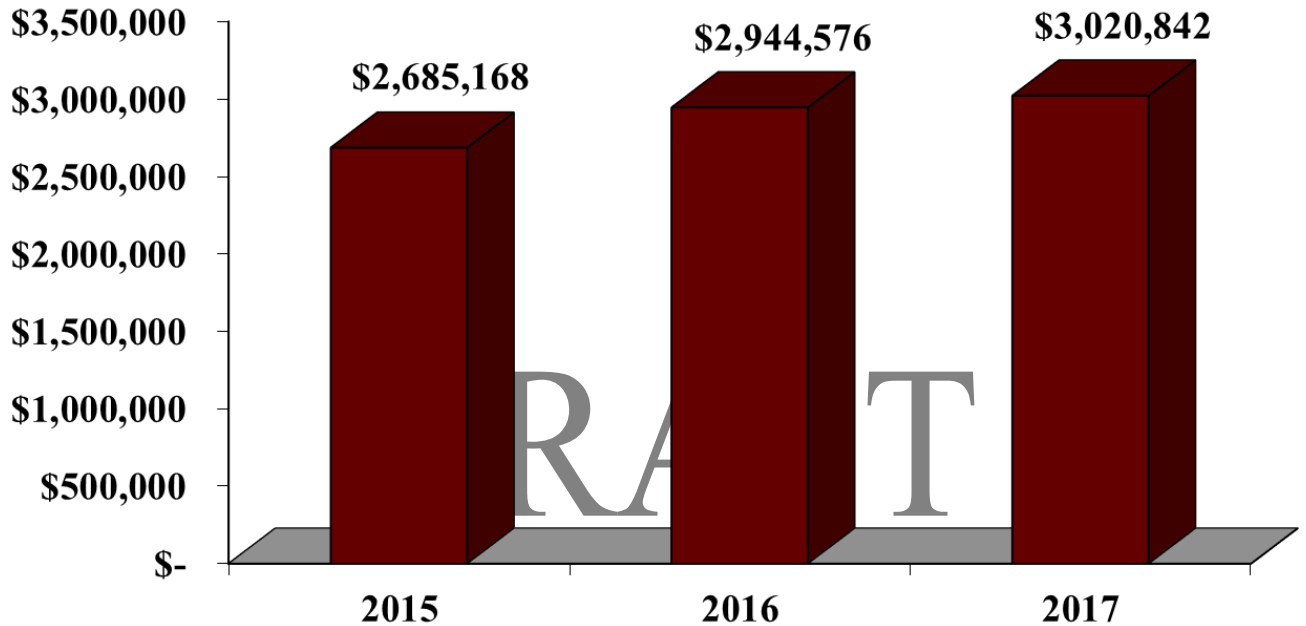
## Other Taxes & Licenses

The increase in Sales Tax is reflective of the economy and has been growing tremendously. In four years, the City has grown about \$2.2M annually.



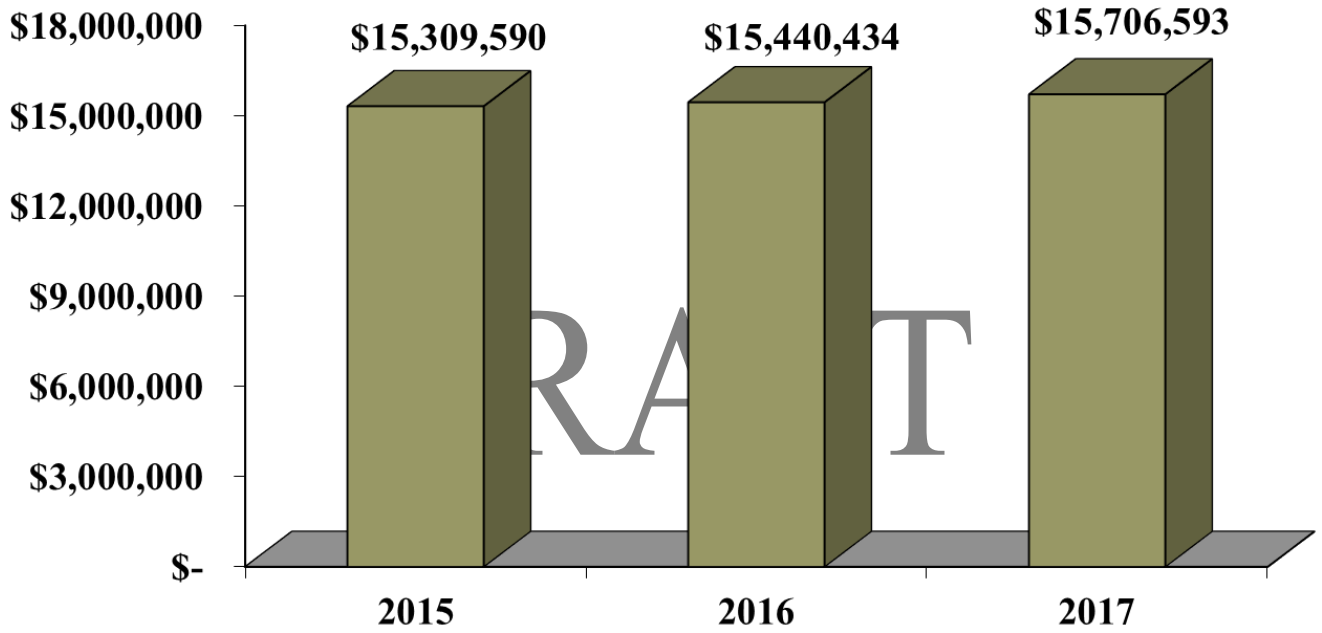
# Unrestricted Intergovernmental

Franchise, Beer & Wine Taxes, ABC Profits up from \$2,944,576 to \$3,020,842.



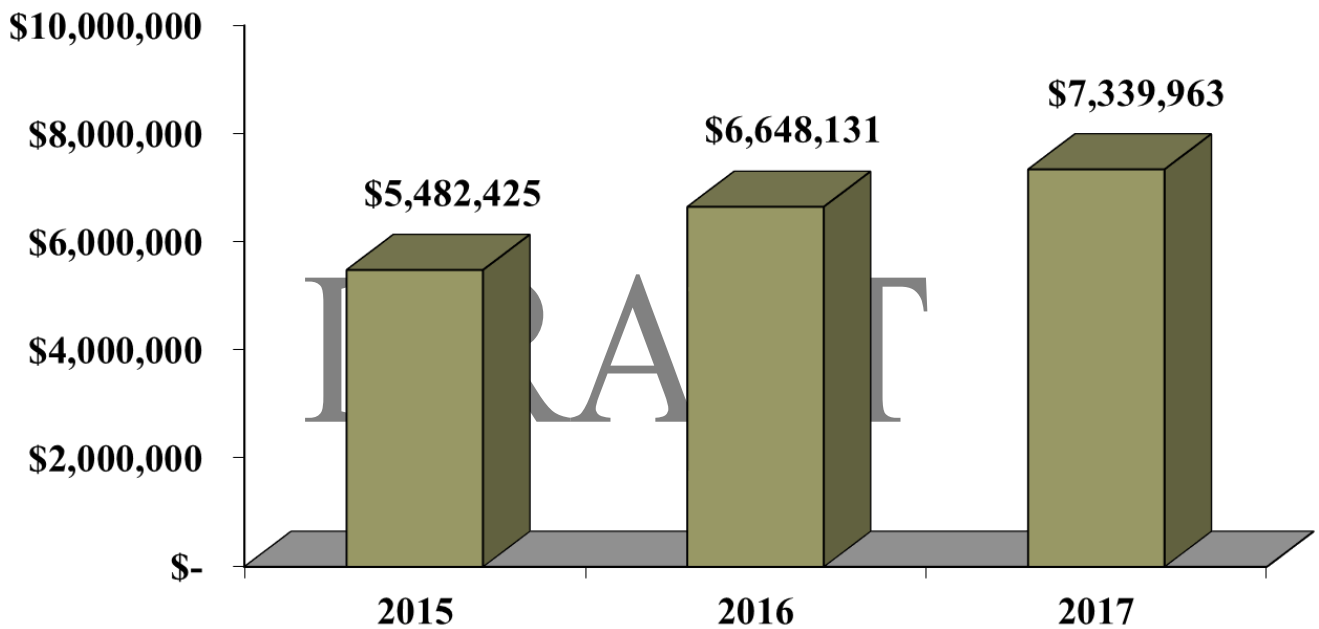
# Public Safety

A majority of funds is spent on Public Safety. 42% of everything in the General Fund is spent on Public Safety (Police and Fire). \$13.4M was spent on Public Safety in 2014. The City has spent money on adding vehicles to enhance operations and added Staff.



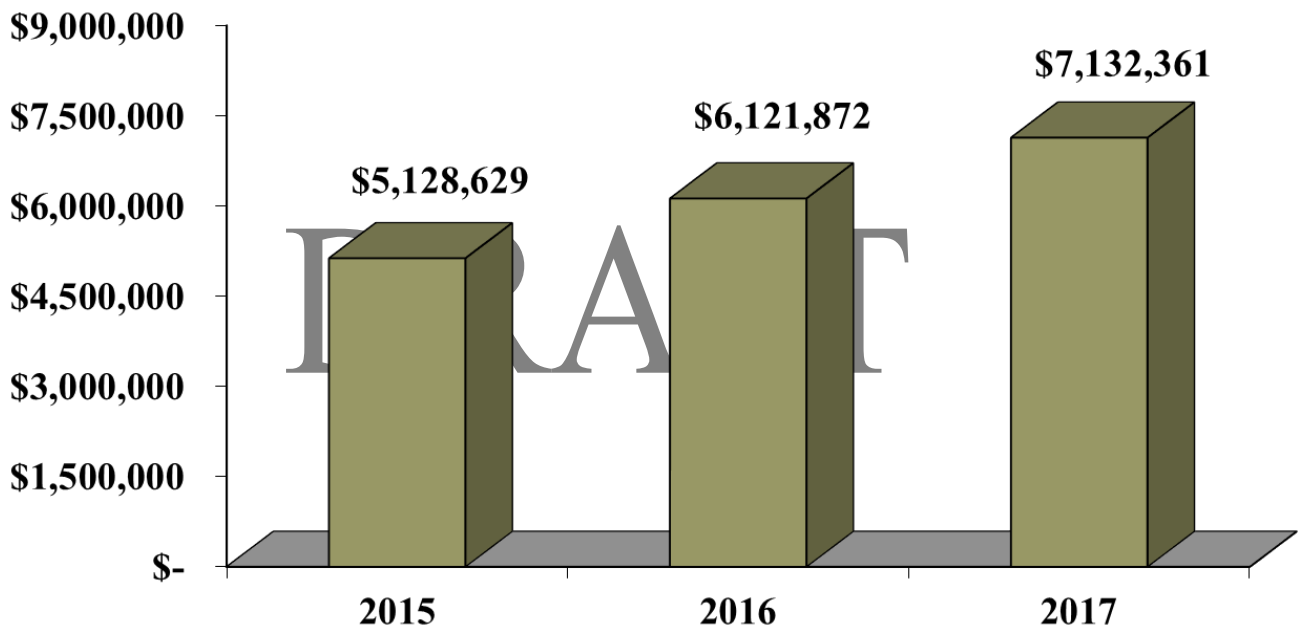
# Debt Service

The City has taken on a lot of big projects over the past couple of years and have borrowed funds in order to fund those projects. 2016 is when the Debt Service came in for the City Hall/Police Headquarters building and 2017 encompasses the downtown projects.



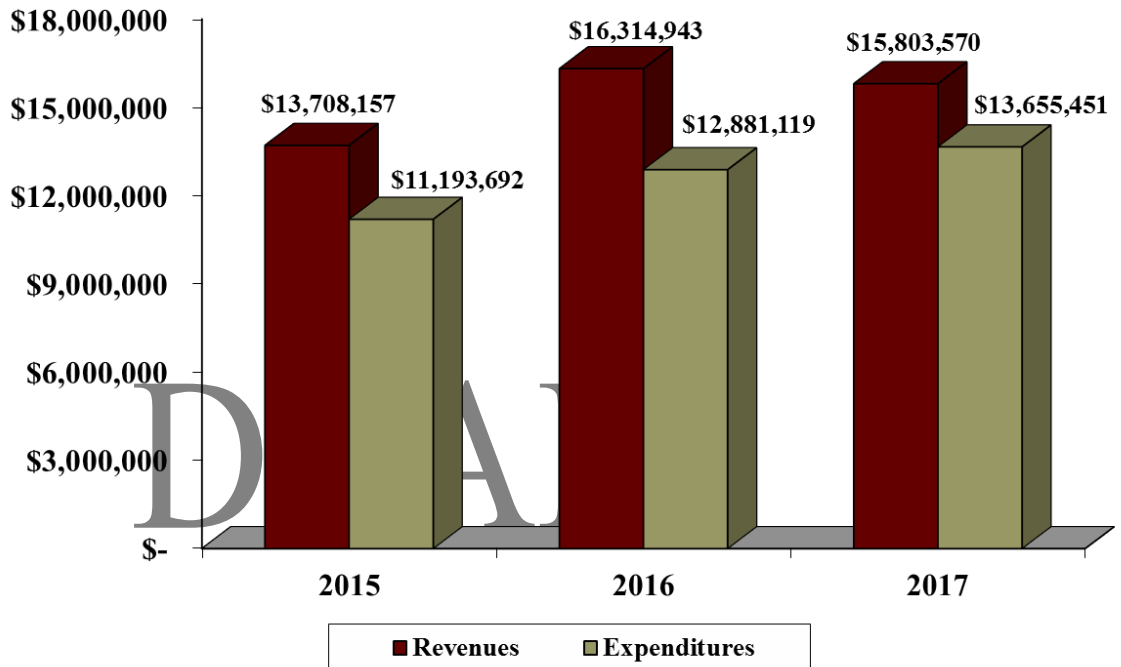
# General Government

The City's operations are growing and spending more money to meet the service demands of the City. Increasing about \$1M a year. Mr. Davis said he does not anticipate this increase continuing in the future.



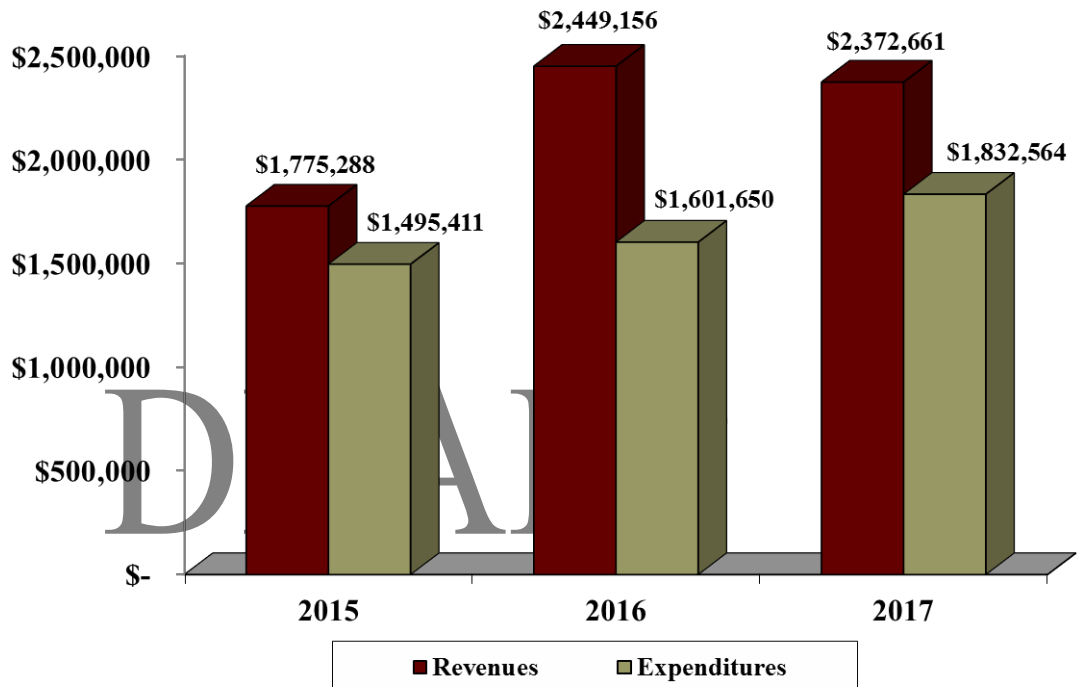
# Water & Sewer Fund Summary

The largest Enterprise Fund is the Water & Sewer Fund. Mr. Davis reminded Council these slides represent revenues and expenditures before any transfers and Debt Service payments.



# Stormwater Fund Summary

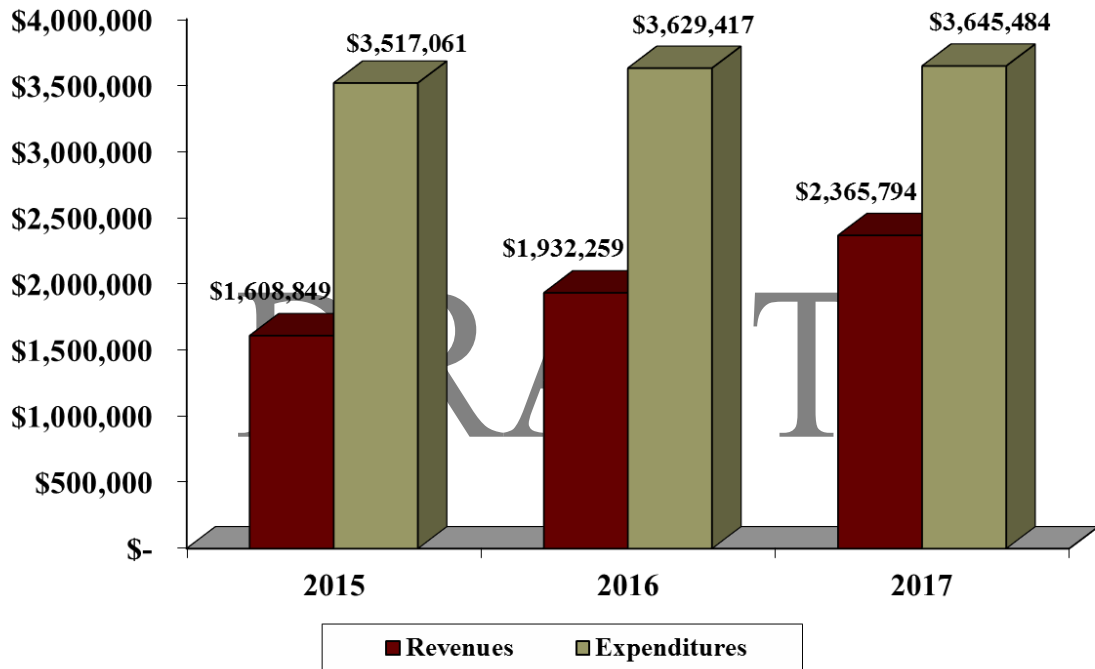
Stormwater Fund shows a slight decrease from the prior year \$2.3M in revenues with approximately \$1.8M in expenditures. The City does have sizable debt service payments which makes up the gap between the two.





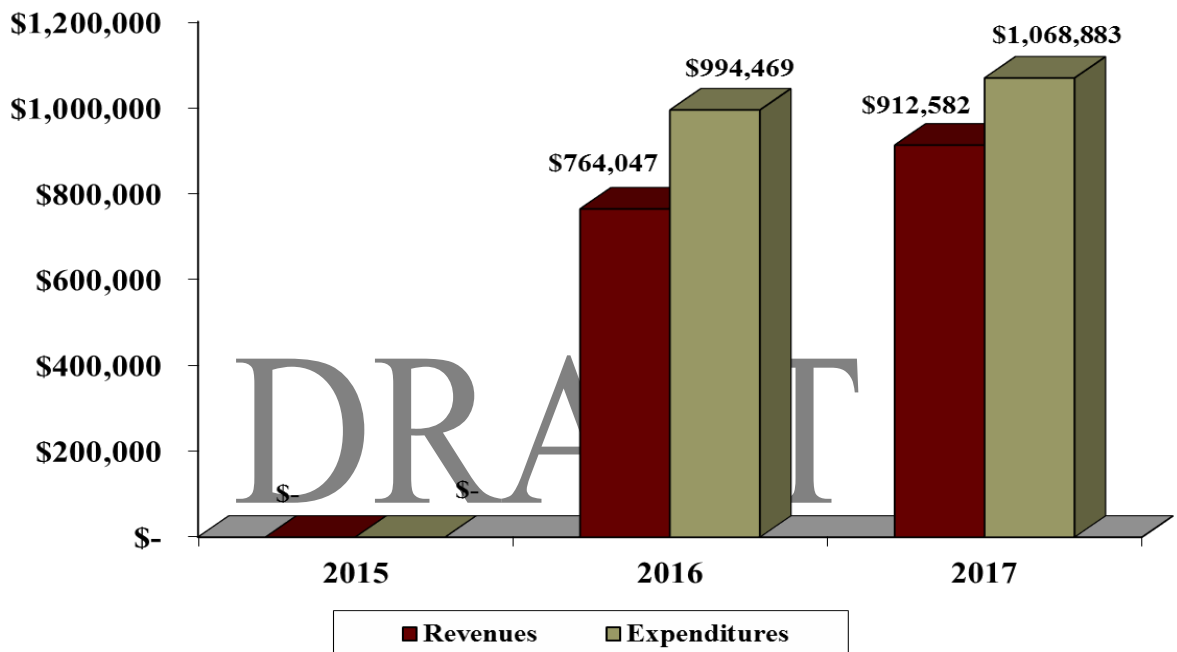
# Environmental Services Fund Summary

Environmental Services Fund includes garbage, recycling and yard waste. Revenues are substantially less than the Operating Expenses. This Fund is supported by transfers from the General Fund to this fund.



## Downtown Fund Summary

The Downtown Fund is a new Fund, Revenues were \$1.6M with Expenditures slightly over \$1M. Both Revenue and Expenditures are up from 2016, being very positive for the City. The balance from this fund is made up of transfers from the General Fund.



1 Mr. Davis stated that concludes his presentation and asked for questions. There being no questions,  
2 Mayor Hinnant thanked Mr. Davis for his overview of the Fiscal Year 2017 Budget. No action  
3 was required by City Council.  
4

5 **Public hearing to consider a request to rezone property located at 2800 Trinity Church Road**  
6 **and an unaddressed parcel located across Stonewood View, from C-1-CZ (Light Commercial**  
7 **– Conditional Zoning) to RC (Residential Compact –Conditional Zoning) #Z-2017-04 (Zac**  
8 **Gordon, Planning Director) (Copy included as Exhibit F)**

9 Planning Director Zac Gordon introduced Ryan Hvitløk, AICP, Senior Planner to present the  
10 following facts.  
11

- 12 • Applicant: Providence Properties of the Carolinas, LLC
- 13 • Property Owner: Bank of North Carolina
- 14 • Location: 2800 Trinity Church Road and an unaddressed parcel across Stonewood View
- 15 • Cabarrus County PIN: #5602-23-3619 and 5602-23-0976 Zoning: C-1-CZ (Light
- 16 Commercial-Conditional Zoning) Property Size: Approximately 7.43 +/- acres
- 17 • Public Notice: Adjacent property owners notice mailed 01/12/2018, sign posted
- 18 01/12/2018 and notice published 01/12/2018 and 01/19/2018
- 19 • Request: Proposed rezoning to RC-CZ (Residential Compact-Conditional Zoning) in
- 20 order to develop townhomes
- 21 • Property is located along Kannapolis Parkway and Trinity Church Road
- 22 • Proposed project accessed from Stonewood View via Trinity Church Road
- 23 • Current Zoning- C1-CZ (Light Commercial-Conditional Zoning)
- 24

25 Surrounding Zoning - RE (Rural Estate) to the North, East and West; C-2 (General Commercial)  
26 to the South. Future Land Use Map and is located in the Coddle Creek Planning Area City of  
27 Kannapolis 2015 Land Use Plan recommends "Neighborhood Business"  
28

29 The rezoning request submitted by Providence Properties of the Carolina's, LLC, to rezone  
30 approximately 7.43 acres from C-1-CZ (Light Commercial - Conditional Zoning) to RC-CZ  
31 (Residential Compact - Conditional Zoning) in order to develop up to 35 townhomes for property  
32 located along Kannapolis Parkway and Trinity Church Road. The proposed primary access from  
33 Stonewood View. The Planning and Zoning Commission denied this rezoning request, 4-3 at their  
34 December 6, 2017 meeting and was referred to City Council for final approval.  
35

36 Staff finds this rezoning to be inconsistent with the 2015 City of Kannapolis Land Use Plan,  
37 adopted by City Council, which recommends "Neighborhood Business" for this property.  
38 Proposed use is an appropriate transition between Trinity Crest and commercial zoned property to  
39 the south rezoning reasonable because it will not have an adverse effect on the capacity and safety  
40 of the surrounding street network, parking, the environment, and will be served by adequate public  
41 facilities consistent with the 2015 Land Use Plan goal of "protecting existing neighborhood  
42 integrity".  
43

44 Based on the request being partially consistent with the 2015 Land Use Plan, Staff recommends  
45 approval of Zoning Map Amendment Case #Z-2017-04 and associated site plan, subject to the  
46 conditions stated in the January 12, 2018 Staff Report.

1 The City Council should consider all facts and testimony after conducting the Public Hearing and  
2 render a decision accordingly to approve or deny the rezoning request.

3  
4 Staff Recommendation:

5  
6 **Approval- Recommended (2 motions):**

7  
8 Motion 1: Should the City Council choose to approve Z-2017-04, a motion should be made to  
9 adopt the Statement of Consistency. (Refer to Statement of Consistency in the Staff Report)

10 Motion 2: Motion should be made to adopt the Resolution to Zone.

11  
12 **Alternate Actions**

13 The following are alternate actions to the approval of the request to rezone:

- 14  
15 1. Motion to deny.  
16 2. Motion to defer back to Planning & Zoning Commission with recommendations.  
17 3. Motion to table to a future meeting.

18  
19 Council Member Wilson asked how they plan to stop noise, runoff and air pollution. Mr. Hvitløk  
20 responded that Staff is recommending full cut-off lighting in parking areas as well as shielding  
21 lighting away from abutting property and roadways. Storm water run-off adequately managed per  
22 preliminary plans. The City and the State have mandated requirements requiring that the any water  
23 that leaves the site is property treated and metered so that it leaves at an appropriate rate. The City  
24 Staff along with the City Engineers monitor the storm water to be sure it is in accordance with the  
25 UDO and State requirements.

26  
27 Council Member Kincaid asked the square footage of the units. Mr. Hvitløk deferred to the  
28 developer.

29  
30 Autry Dawsey of 1520 Candlewyck Court, Kannapolis responded the units are approximately 2000  
31 to 2500SF. Mr. Kincaid asked the price range. Mr. Dawsey said they would have to get other  
32 people involved, but would expect it to be in the \$250,000 to \$300,000 price range.

33  
34 Mr. Kincaid asked if you could be an absentee owner, could the units be sold and then rented out.  
35 Attorney Safrit confirmed that the City does not have any regulations on absentee owners. Mr.  
36 Dawsey responded it is their intent to sell to end users.

37  
38 Council Member Rowell asked after the development is built, how Staff would manage the storm  
39 water to be sure they are property maintained. Mr. Hvitløk responded the City has a requirement  
40 that all storm water facilities be inspected annually and that retention ponds and such are not being  
41 left. There has to be a maintenance agreement between the property owner and the City.

42  
43 Council Member Dayvault asked to explain the C-1 uses. Mr. Hvitløk responded because it is a  
44 conditional zoning, one of the conditions is whatever is approved of the site plan that would be the  
45 only uses that are allowed. For the C-1 zoning, if allowed to remain, the only use allows is low  
46 rise office, smaller retail. Such as this case, if approved, would only allow town homes.

1 Mayor Hinnant then opened the public hearing to those in attendance for an opportunity to speak.

2  
3 Daniel Helms of 2698 Stonewood View, Kannapolis, serves as President for the Board of Trinity  
4 Crest Home Owners Association. He told Council that when the community meeting was held by  
5 the developer, it was to receive feedback. When they received feedback approximately 2/3's  
6 support the project with some kind of rezoning. Since the Planning and Zoning meeting, the  
7 Daycare has been dropped and increased the number of town homes, they feel is a good use of the  
8 land. The Home Owners Board feel that the developer showed good faith in meeting with them,  
9 hearing their concerns and it is his hope to keep communications open. He stated on behalf of the  
10 Home Owners Board asked that Council approve the proposal to rezone as presented.

11  
12 Autry Dawsey of 1520 Candlewick Court, Kannapolis, stated they intend to continue working with  
13 the neighborhood.

14  
15 Barry Shoemaker of 5521 Dogwood Blvd, Kannapolis stated he is not here to object or support,  
16 but wanted to be sure that the infrastructure plan included schools. He requested that on any  
17 rezoning, they talk with school officials. Another concern is that the road that comes of Trinity  
18 Church is close to the light and with so people making a left hand turn onto Trinity Church, hopes  
19 they will not see a stop light right before Trinity Church Road and Kannapolis Parkway. It is a real  
20 concern as to how people will egress from the development onto Trinity Church Road.

21  
22 Violet Elaine Mitchell of 415 Lyndon Street stated when she heard the developers get up and talk  
23 about condos for \$250,000 to \$300,000, she has been saying all along that Kannapolis does not  
24 have that kind of wealth and the people do have that kind of money. People that have moved here  
25 and are not our average Kannapolis citizens. When she sees all of the sidewalks on both sides from  
26 Rogers Lake Road up to Kannapolis Parkway, she thinks about how she has been begging for  
27 sidewalks since 2012 and is a shame she couldn't twinkle her nose and sidewalks would be on  
28 Little Texas Road. We need to think about this. The average Kannapolis citizen does not have that  
29 kind of money to pay \$250,000-\$300,000.

30  
31 Nancy Rumble of 6175 Pagemont Road, Kannapolis expressed traffic concerns. She asked will  
32 there will be another 70 cars on the road, and she is also concerned about the schools. Do we have  
33 enough schools for the kids? How will this affect housing when the downtown is developed?

34  
35 There being no further speakers, Mayor Hinnant closed the public hearing.

36  
37 Council Member Dayvault asked about Condition #6. How do we go about enforcing no parking  
38 on Private Street? Mr. Hvitlæk responded that issue would be handled by Code Enforcement.

39  
40 Council Member Dayvault made a motion to approve a Resolution adopting a Statement of  
41 Consistency. Motion was seconded by Council Member Rowell and approved by unanimous vote.

42  
43 Council Member Rowell made a motion to approve a Resolution to Rezone property located at  
44 2800 Trinity Church Road and an unaddressed parcel located across Stonewood View, from C-1-  
45 CZ (Light Commercial – Conditional Zoning) to RC (Residential Compact –Conditional Zoning)

1 with conditions as recommended by Staff. Motion was seconded by Council Member Kincaid and  
2 approved by unanimous vote.  
3

4 **Public hearing to consider a request by M/I Homes to rezone property located at 5032 Trinity**  
5 **Church Road and 6045 & 6205 Stirewalt Road from AG (Agricultural) to RV-CZ**  
6 **(Residential Village – Conditional Zoning). (Zac Gordon, Planning Director) (Copy included**  
7 **as Exhibit G)**

8 Ryan Hvitløk, AICP, Senior Planner presented the following facts.  
9

- 10 • Applicant: M/I Homes
- 11 • Property Owner: John McKinley, Katherine Roberts, LaRue Credle
- 12 • Location: 5032 Trinity Church Rd. and 6045 & 6205 Stirewalt Rd.
- 13 • Cabarrus County PIN: #4693-96-6383, #5603-06-2704, and #4693-96-1596
- 14 Zoning: AG (Agricultural)
- 15 • Property Size: Approximately 50.6 +/- acres
- 16 • Public Notice: Adjacent property owners notice mailed 01/12/2018, sign posted  
17 01/12/2018 and notice published 01/12/2018 and 01/19/2018 Request: Proposed rezoning  
18 to RV-CZ (Residential Village-Conditional Zoning) to develop 121 (+/- 10%) SFR  
19 subdivision
- 20 • Property is located ½ mile west of intersection of Mooresville Rd (NC 3) and Kannapolis  
21 Pkwy
- 22 • Property measures 50.6 +/- acres
- 23 • Current Zoning -AG (Agricultural)
- 24 • Surrounding Zoning -AG to the North and South; mixture of AG and C-1 (Light  
25 Commercial) to the East; Cabarrus County AO (Agricultural/Open Space) to West and  
26 Southwest
- 27 • Located in "Coddle Creek Area". The City of Kannapolis 2015 Land Use Plan recommends  
28 "SFR3" (3 units/acre)  
29

30 Council Member Rowell stated when the water and sewer infrastructure was installed,  
31 approximately how much capital money does the City has invested in that infrastructure. Mr.  
32 Gordon responded that they do not have an exact amount as the Water and Sewer Authority of  
33 Cabarrus County is also a partner.  
34

35 City Manager Legg interjected that approximately \$2.5M was invested, however, not just for this  
36 area, as it encompasses a much larger service area. Mr. Rowell wondered how much capacity is  
37 available. Mr. Legg replied according to Mr. Melton, there is a total of 66 water customers and use  
38 approximately 3million gallons to date, with two customers using less than .0066 million gallons  
39 a day.  
40

41 Council Member Dayvault stated he has always been opposed to 60 foot lots and that maybe the  
42 hot thing right now. There is a generation of people his age; this is exactly what they are looking  
43 for, but feels overtime it will not be the big thing as we see now. One thing that concerns him is  
44 the way the density is calculated. It is not the developer's fault nor the City, but is how the UDO  
45 is written. It is very misleading and does not think that Kannapolis are the only ones who calculate  
46 it this way. It is a standardized thing and has led to a lot of confusion and bad information. Based

1 on buildable acreage of the property and based on the reduction, he calculates four houses per acre,  
2 if we are talking about the buildable 120 acres. However, it still brings up the issue of driveways,  
3 and was tried to be addressed with restrictions. He feels that no matter what happens or what you  
4 do, there are going to be cars in the streets, which is very hard to enforce. In his opinion by having  
5 a zoning designation in our UDO that allows for eight houses per acre is very misleading to  
6 developers who want to build in Kannapolis. If they think they can get away with eight houses per  
7 acre, they are wasting a lot of time. Nobody wants that. He suggested this issue be addressed at a  
8 future meeting to clarify and fix the issue so that we don't have to go through this again every time  
9 it comes up. Mr. Dayvault had suggested to the developers that Kannapolis lacks a lot of  
10 neighborhoods that don't have a neighborhood feel such as a community building, pool or tennis  
11 courts. This project does not have any of that. Lantern Green is one of the most successful  
12 neighborhoods in the City. The first lots entering into the development are slightly larger and as  
13 you go further into the development, the lots are denser. The Oakwood Avenue section is more of  
14 the general rule of 100 foot lots, and you can't buy a house because every time one comes available,  
15 it sells quickly.

16  
17 Mayor Hinnant called for a ten minute break.

18  
19 Mayor Hinnant gave directions on how the public hearing will be conducted, MI Homes will be  
20 given 15 minutes to make a presentation. Several people have asked to present a slide presentation  
21 of about 9 or 12 minutes, then he will call to the podium the cards he received and allow each  
22 speaker three minutes. He reminded the audience if they wished to speak, needed to fill out a card  
23 and give it to the Clerk.

24  
25 Mayor Hinnant then opened the public hearing to those in attendance for an opportunity to speak.

26  
27 Scott Herr of 535077 Center City, Charlotte, identified himself as the applicant and Vice-President  
28 for M/I Homes. Mr. Herr gave a brief background of M/I Homes. Mr. Herr gave an overview of  
29 the proposed project. He pointed out a few areas that has been added since it was last presented to  
30 the Planning and Zoning Commission. A green area that will offer additional open space and a  
31 play area for the residents of the neighborhood. Feedback they received from the community  
32 meetings was about buffering and proximity of their homes. They were trying to come up with  
33 different ways to increase the buffer. On the southern border, the lot size was increased to 75 foot.  
34 Committed to build fences along the back of all of the homes so there will be a permanent  
35 separation from the proposed homes and the properties to the south. He briefly touched on the  
36 2015 Land Use plan.

37  
38 Mr. Herr further stated they wanted to show the proximity to downtown, all the infrastructure that  
39 has been put in place for the past 10 years and proximity to jobs. They listened to the concerns of  
40 the community and changed the site plan. He feels they have gone beyond to ensure it will be a  
41 high quality product. M/I comes with a 15 year structural warranty, something that is beyond the  
42 code of any municipality. They are also committed to using materials that will ensure an attractive  
43 home.

1 Mike Price of 6208 Stirewalt Road, Kannapolis presented a power point presentation outlining the  
2 community members concerns and what they do support. (Copy of Power Point included as Exhibit  
3 H).

4  
5 Marcus Marty of 4675 Trinity Church Road told Council that he and his wife lived in Charlotte  
6 about 4 years where there were 1500-2200 SF homes. They wanted to get out and did some  
7 research. What attracted them to Kannapolis was the 2015 Land Use Plan and the UDO. He is  
8 proof that the younger generation does not want to build here. They built on 3 acres for that reason.  
9 He showed pictures of neighborhood lot sizes in the area ranging from one acre up to eleven acres.

10  
11 One particular neighborhood shows lots sizes of 7500 square foot lots with 20 foot driveways.  
12 Notice all the cars parked on the sidewalks and in the road. The proposed project is a minimum of  
13 .172 acres with the average of .185 acres and maximum of .215 acres. It does not come close to  
14 that in this adjacent neighborhood.

15  
16 Sam Moore of 6121 Chisholm Trail, Kannapolis has lived in the area for over 20 years. He  
17 addressed concerns of the Trinity Woods Subdivision; lot sizes vary from one acre to nine acres.  
18 Although some of the concerns has been addressed, the issue of the fence is nice and the reduction  
19 of the number of homes is a good idea, but it does not have that much effect. Instead of looking at  
20 10 homes now will be 8 homes boarding his property; an improvement but the atmosphere will be  
21 the same.

22  
23 He feels the 6 foot fence is not adequate in providing enough buffer. His major concern is the sub  
24 connector for a future street. The only logical place a street can go is to the cul-de-sac of Chisholm  
25 Trail which already has 4 driveways. No physical way to put any sort of two lane road or street  
26 and connect to Chisholm Trail, not to mention the impact of 120+ homes and traffic through the  
27 Trinity Roads Subdivision. This is one issue that has been totally ignored and probably has the  
28 most negative effect on their community.

29  
30 Craig Clinard of 7266 Three Sisters Lane, Concord stated that smart growth is not only desired by  
31 their community, but the proposed rezoning development seems to be the wrong density and wrong  
32 location. He is sure that M/I Homes does a great job, but it is the wrong location and the wrong  
33 type of construction. Rezoning to allow high density residential type development on small lots,  
34 crowded closely structured homes does not fit into the community. The density is not consistent  
35 with the character of the surrounding neighborhoods. They understand that infrastructure  
36 aesthetics are not only controlled by the City of Kannapolis, but it is your decision that will  
37 definitely impact their community. The decision you make such as allowing 250 additional cars to  
38 travel on Stirewalt Road and Highway 3, which is not a safe intersection. The rezoning proposal  
39 has been patiently opposed by the local citizens as you can see by the large turnout tonight. The  
40 Planning and Zoning Commission serves as our true long term and unbiased community partners  
41 with shared long term interest and the Commission should have the most influence on this rezoning  
42 decision. Although the Planners do a fine job, he is not sure they share the long term interest of  
43 our City as our Council should and citizens do. Please take this strong vote from the Planning and  
44 Zoning Commission in account.



1 Mike Wallace of 3429 Trinity Church Road stated there are no existing community centers in the  
2 area. All information he is relating to this evening is by way of the City website or by speaking  
3 personally with Council. There hasn't been a lot of discussion about the roads, but it was mentioned  
4 that a NCDOT study had been done. The uniqueness of the area is that none of the roads in the  
5 area are owned by the City. They are all NCDOT roads. In talking with different members of the  
6 Board, Kannapolis has no interest, no desire and will not spend any money on the roads in that  
7 area. In your proposed zoning districts it very clearly states to use the resources you have, land,  
8 water, roads, etc. They are all here because they bought into this area to live and there are a lot of  
9 people present tonight.

10  
11 Mr. Wallace said a lot of time and energy put forth where a lot of people did not take this lightly,  
12 but very seriously. He was annexed into the City by a land grab situation and now he has been  
13 informed it is against the North Carolina state law. He would like for Council to consider  
14 completing the projects that were first proposed and planned in the land grab situation. There is no  
15 sewer going up Trinity Church Road and they were guaranteed public services would be provided  
16 within two years. It is twelve years later and no big hurry, since it's not that competitive.  
17 Kannapolis Parkway is a beautiful area and you aren't done with it. There is only one DR Horton  
18 project going at this time. The Mayor of Charlotte made a very public statement years ago and he  
19 thinks it fits with the City of Kannapolis with all of the money being spent on downtown. It is  
20 called "Put Control on Urban Sprawl". The City has a \$120 million dollar debt ratio now, but you  
21 are wanting to spread the sprawl out. \$500,000 was spent last year on way finding signs.

22  
23 There are issues he feels that need to be looked at with the Board and issues that need to be looked  
24 at in the zoning areas. For the past 5 years, he has asked to please put some street lights on  
25 Kannapolis Parkway. Trinity Church and Kannapolis Parkway are black, Highway 3 is black. He  
26 was told from members of Council and the Zoning Board, this is a NCDOT road and we aren't  
27 going to spend a dime. But yet, he has never had anyone to refuse collecting his tax dollars. We  
28 live in an area opposed to the rezoning because we want homes to look like our homes, we want  
29 property most like our property. We all bought in the area because we like the lifestyle. They  
30 understand it is all business, but it doesn't fit their area.

31  
32 Jason Peetz of 5218 Sabre Drive, Kannapolis said he was with the Charlotte Police Department  
33 for 17.5 years. His wife and he left Charlotte in an area that went from fairly open to high density  
34 end pockets. Based on his experience areas that have gotten dense quickly versus areas that are  
35 otherwise not, they see hot spots. With houses that close, there is a higher call volume with noise,  
36 alarm calls and barking dog complaints. Driveways on a paved road 32 feet wide, yet you can fit  
37 cars back to back. As an officer, the reality is that does not happen. People fill their garage with  
38 stuff, therefore they park in the road. There is a higher call volume with higher density and  
39 increased call for service. The law enforcement community is not growing rapidly. They left  
40 Mecklenburg County to come to his area. They love the area, the Research Campus and everything  
41 that is happening and maintaining the open feel.

42  
43 Kim Hall of 4918 Copper Creek Trail, Kannapolis lives adjacent to the property. One concern is  
44 the overcrowding of schools, NW Cabarrus and the middle schools are already overcrowded. This  
45 plan does not fit with this area. They bought land some 20 years ago before it was annexed into  
46 the City. One comment sadly made from one of our Council is that I just want to see roof tops. I

1 don't know who said it, but just thought what about the people that live out there? It is like no one  
2 is thinking about it. Please just consider the people who live out there.

3  
4 Mark Poole of 4100 King Arthur Court, Kannapolis. He has lived in Kannapolis for 55 years and  
5 lived in this area for 4 years. He is for pro-growth, but this development does not fit any of this  
6 criteria. What this company is proposing does not fit in our area, besides the density being an issue,  
7 if you come out at 7:00 any morning or 5:00 any afternoon and try to get over to Trinity Church  
8 Road, I dare you; you won't make it. There is no police presence in the area. He has personally  
9 gone to the Police Chief 4 times asking for more patrols in this area. The schools are so over  
10 crowded now, we are 5 years behind. Fifteen years down the road, do you want this development  
11 to be something that is sustainable and something that the City of Kannapolis can be proud of, or  
12 do you want it to be something that has fallen into a lesser desirable neighborhood?

13  
14 Nancy Rumble of 6175 Pagemont Road, Kannapolis lives across from the proposed development  
15 and is totally against it. It does not fit what they want in this area. If she wanted to live in a high  
16 density area, would have moved into Kellswater. She lives on 4 acres and loves it. People want  
17 their kids to play in their yard and not abutted up to the next house. She asked "There will be 5 to  
18 6 homes on an acre, really? That is disgusting for this area. Do it on Kannapolis Parkway, do it  
19 somewhere else, but don't do it in our area".

20  
21 Barry Shoemaker of 5521 Dogwood Blvd, Kannapolis and is on the Cabarrus County Schools  
22 Board of Education does not see anything about addressing schools in this particular proposal.  
23 Staff has not talked to our schools to see how we are doing and what is going on in our area. He  
24 just came from a retreat talking about growth in the area. He knows that Council's job is difficult,  
25 just as his job is difficult and would like for Council to consider how this development does not fit  
26 this area.

27  
28 Fred Robertson of 6045 Stirewalt Road stated when they first purchased their property, their son  
29 Phillip who is now 30, was entering first grade. When he went to register him at Odell Elementary  
30 he was given a form to sign which gave the administration permission to administer corporal  
31 punishment should it become necessary. They lock folks up for that now, he said. Times in  
32 Kannapolis had changed. Our goals have also changed. 25 years ago we didn't have a thought  
33 about selling our property, now we are both ready for retirement. The last P&Z meeting was pretty  
34 contentious and the Commission passed it by a 6-1 vote. The plans were put forth to rezone our 3  
35 parcels and are consistent with the City's 2015 plan. The project also met with the proposed 2030  
36 vision for Kannapolis. Therefore, the planning protest was before the 2015 plan was adopted, not  
37 now. The revised plan takes in account the land required for roads and infrastructure, permitting  
38 up to 150 homes to be built on 150+ acres of land. Neighbors built homes with sufficient berms  
39 for roadside, others built homes on large lots with houses built back from the street. Can you  
40 honestly say with an opportunity that we have, you would not sell. You have your privacy, it won't  
41 be disturbed. These new Kannapolis citizens are a likeable type of people and you will be proud  
42 to call them friends.

43  
44 Jack McKinley of 702 Possum Trot Road, Blacksburg, SC. His family has owned this land since  
45 the founding of Cabarrus County since the late 1700's. He is one of the 3 land owners selling land  
46 to M/I Homes. This plan exceeds the City's UDO requirements and has the approval of your City

staff of confident professionals. This plan is consistent with the Council's plan for growth, its infrastructure expenditures for growth and most importantly is consistent with City Council's vision for Kannapolis' destination. Mr. McKinley referred to the graph below and stated that shows this proposed subdivision validates your 2015 land use plan.

### VALUE ANALYSIS: Ad Valorem Taxes and Assessed Value per Acre

| Subdivision          | Assessed Value of Subdivision | Ad Valorem Tax Revenues by Subdivision (Annual) | Total Acres In Subdivision | Assessed Value per Acre by Subdivision |
|----------------------|-------------------------------|---|----------------------------|--|
|                      | A                             | B = A * 0.0063 (tax rate)                       | C                          | D = A/C                                |
| M/I Homes (Proposed) | \$ 36,300,000                 | <b>\$ 228,690</b>                               | 50.600                     | <b>\$ 717,391</b>                      |
| Pine Creek           | \$ 31,570,110                 | \$ 198,892                                      | 77.195                     | \$ 408,966                             |
| Trinity Crest        | \$ 21,766,100                 | \$ 137,126                                      | 52.180                     | \$ 417,135                             |
| Whispering Winds     | \$ 19,150,330                 | \$ 120,647                                      | 44.892                     | \$ 426,587                             |
| Jacob's Ridge        | \$ 15,789,530                 | \$ 99,474                                       | 63.111                     | \$ 250,187                             |
| Mountain Vine        | \$ 7,566,130                  | \$ 47,667                                       | 67.671                     | \$ 111,808                             |
| High Grove           | \$ 6,030,210                  | \$ 37,990                                       | 18.785                     | \$ 321,012                             |
| Trinity Woods        | \$ 4,639,760                  | \$ 29,230                                       | 60.007                     | \$ 77,320                              |
| Palace Chase         | \$ 3,292,640                  | \$ 20,744                                       | 10.726                     | \$ 306,977                             |

### In the "neighborhood" ...Comparative Analysis with Kellswater Bridge

| Measurement              | M/I Homes (Proposed) | Kellswater   | National Average |
|--------------------------|----------------------|--------------|------------------|
| Lot size, in square feet | 8,500~10,000         | 5,500~10,000 | 8,562            |
| Heated Square Feet (HSF) | ~2,732               | 2,000~3,200  | 2,687            |
| Price Point              | ~\$300,000           | ~\$300,000   | \$318,000        |

The \$700,000 revenue per acre proves that high density housing has far more value than low density housing. The graph shows that the ad valorem tax revenue from this project will be more than any of all of the neighboring subdivisions. Almost \$230,000 will give the City enough bargaining power to pay for one half of a fire station. Those opposed to neighborhoods demanding one acre lots with because there was no city water or sewer available when they were built. Change is difficult, change is progress. His Great Aunt, Johnsie L. McKinley taught school for 47 years in Kannapolis, she did it with a flip chart and a blackboard, today everybody has computers, that's progress. This proposal is progress. Check out the bottom graph, M/I Homes proposal beside Kellswater, the national average is almost identical, in heated square feet, lot size, and price. He doesn't hear about anyone complaining about Kellswater, because it is thriving, it is high density, and high value homes that are safe, according to an email exchange he had with Chief Chavis.

The City Council, City Manager and City Staff along with confident professionals have developed a vision for Kannapolis. In exercising prudent financial stewardship, you have floated millions of dollars in bonds to develop a baseball stadium and revitalize the inner city. He applauds those efforts because that is progress. To achieve your goals for growth, you need roof tops, commercial

1 follows roof tops. He says to embrace your vision and make Kannapolis a destination called home.  
2 For the greater good of everyone and the 46,000 citizens of Kannapolis.

3  
4 Clifton Credle of 304 Mark Twain Street, Newport, VA shared a little family history. His wife was  
5 born in Kannapolis and baptized at Bethpage Presbyterian Church. Her family has owned the land  
6 since the 1700's. A couple of years ago, they were approached by Jack Roberts about combining  
7 their land to sell. The wanted to be part of the process so they looked at the land to see what could  
8 be done with it and to try and make something of it. They know that some people like acreage;  
9 they live on 1.2 acres and love it. Every community goes through change. Back in the 1700's  
10 people came from all over to live and then cotton became king. Mr. Cannon came in and built  
11 Cannon Mills. By the 1960's his wife bought most of her clothes in downtown Kannapolis; it was  
12 a thriving place. There were movie theaters and churches everywhere. In working with M/I Homes,  
13 and because of the responsibility of other homes in neighborhoods they built, hoped they could  
14 build homes for families that would be for middle class and middle income people. Something that  
15 would enhance the City of Kannapolis. He hopes that it respectfully passes and hope that you will  
16 respect the future of Kannapolis.

17  
18 Mayor Hinnant stated that was all of the speaker cards he had and extended one more opportunity  
19 for speakers. There being none, closed the public hearing.

20  
21 Mayor Hinnant asked of Developer Scott Herr, he has heard of all of the comments with a good  
22 sentiment opposing this subdivision. Council has heard his presentation and heard from the public.  
23 Mr. Herr has been asked if there is anything else that he can do to make this project more attractive  
24 or appropriate to help the citizens be more comfortable with this subdivisions. Is there something  
25 you would like to add that would give us some idea on what we may be able to do?

26  
27 Mr. Herr complimented everyone who spoke either for or against. It is rare that the conservation  
28 is as civil as it has been this evening and he appreciates it.

29  
30 Clearly there are two different sides to this issue. They believe, the Planning & Zoning  
31 Commission and Staff believe what is being proposed is consistent with the land plan and the  
32 vision of Kannapolis. The plan has been voted on. Folks are very passionate about their area and  
33 want to see something very different from what the City has said they want to embrace as their  
34 vision and the density for the area. Additional cosmetic things like fencing is something they can  
35 discuss. When it comes to the actual density of the site, there isn't much more they can do that  
36 would bring a lot of folks on board.

37  
38 Council Member Dayvault said with what he has read, heard and the folks he has talked to over  
39 the last several weeks, knows you can't to go one or two acre lots. There was a subdivision that  
40 was approved back in 2004, but it is yet to be built. Someone had alluded tonight that it was under  
41 contract. The minimum lot size in that community was 20,000 square feet which is .5 acre. Is there  
42 any way that this neighborhood could get .5 or .75 of an acre to make this project work? Mr. Herr  
43 replied "No, in going that route, you are looking past some of the things we have. Substantial  
44 investment in Kannapolis Parkway, more importantly the water and sewer infrastructure that  
45 surrounds this site. In going to .5 lots could lead to larger and grander homes; however he doesn't

1 feel it will maximize the utility of the quality of investment that is made for here. It would certainly  
2 diminish the lack of value of the land”.

3  
4 Council Member Kincaid heard concerns about traffic problems on these small roads, so he rode  
5 around the property. There are at least three other areas adjacent to this and there may be more  
6 developers coming forward; which would make this area more dense than what you are talking  
7 about. With the group here tonight, he certainly appreciates their willingness in coming. He lives  
8 on Kannapolis Parkway and will have the same problems as they have. His family ran a dairy farm  
9 for years. When new development came in, a four lane highway was put between their properties.

10  
11 He understands where people are coming from. His question would be how much input did the  
12 community have before it got to this point? Mr. Herr responded it is a process where you hold a  
13 public meeting. What they did was to look at the land use plan for Kannapolis, the existing  
14 infrastructure and put together a plan that was denser, but similar to what is there now. From the  
15 very beginning, the feedback of what they were receiving is consistent with what you have heard  
16 tonight. The neighbors of the area want to preserve what is out there, larger lots and less dense  
17 development. That is inconsistent with what the sellers wanted to do and what they thought the  
18 land plan called for. The things they could do were to add open space to the interior of the  
19 community, trying to stress to folks that the exterior will be very attractive and well landscaped.  
20 With the sub road to the south, if the deal were happening, get rid of it, which is obviously a  
21 condition of the Ordinance. The road needs to be in the plan for now, because it is part of the  
22 Ordinance. In order for the road to be eliminated, there would have to be a release in order to do  
23 that.

24  
25 Council Member Rowell wondered why nothing has been done to the subdivision that was  
26 approved in 2004. Mr. Gordon interjected and said that in 2008, the market crashed and since 2012  
27 we have begun to review zoning again. Kannapolis is a desirable location, it is close to Charlotte,  
28 close to work and close to highways. They anticipate that the Kannapolis corridor will continue to  
29 see development pressures whether it be residential, commercial, or industrial. The timing of  
30 development is something they can't control. All they can do is to respond to development as it  
31 comes to us and review it against the city's plans and ordinances.

32  
33 Mayor Hinnant stated at this time, the City Council has expressed some interest in making the right  
34 decision and did not want to rush with a decision. There is also one member who is not present  
35 due to illness and has not had a chance to hear these comments. Council would like to table this  
36 decision until the next City Council meeting, February 12, in order to give Council Member Haas  
37 an opportunity to make comments and allow time to see if there are any other choices that would  
38 be available and a good solution for everyone.

39  
40 Mayor Pro tem Berry stated in respect for these citizens' concerns and to allow Council to do more  
41 homework on this matter, made a motion to table the vote on this rezoning to the February 12,  
42 2018 meeting. Motion was seconded by Council Member Wilson. Mayor Hinnant added if there  
43 are changes, would reopen the public hearing and give everyone a chance to talk about the changes.  
44

1 The question was asked if the public would be notified prior to the meeting and how that would  
2 happen. Mayor Hinnant said that the next regular meeting is February 12 and if there are any  
3 changes, will try and get those posted.

4  
5 Council Member Dayvault asked Mr. Herr what changes they are anticipating, if any. Mr. Herr  
6 stated they has been a lot of time spent over the last several weeks reaching out and trying to come  
7 up with some solutions. He did not come prepared tonight to negotiate or offer a brand new site  
8 plan. They were optimistic that the plan would be approved tonight. They will regroup and see  
9 what else that could be done.

10  
11 Council Member Kincaid said this is like a compromise, there has to be some logical and  
12 reasonable solution. He asked Mr. Herr what would be a reasonable solution for the citizens? He  
13 feels it would be fair if the developer and Council know what your desires are. He hears the citizens  
14 are not against development or building houses, but at the same time hearing, don't build the  
15 houses. Too much traffic, school overcrowding. He said to give us something that we can work  
16 with to come up with a solution.

17  
18 Council Member Dayvault noted that one compromise he saw was for residential low density  
19 rezoning, like the project he was referring to earlier. Maybe that is the framework for what we are  
20 working for, or some variation. He feels that may be a compromise or solution and it is something  
21 the community is used to. It is not the two, three or four acre estates that are out there, but  
22 residential development.

23  
24 Mayor Hinnant said someone mentioned roof tops a few moments ago, he will tell you there are  
25 people in your community who have called him and asked "Mayor when are you going to get me  
26 a high end grocery store? He has personally talked to three CEO's of high end grocery stores about  
27 coming to the Kannapolis Parkway area. He and Mr. Kincaid have met at a particular location  
28 along Kannapolis Parkway, with one of the representatives of a high end grocery. His answer was  
29 that we love the demographics and those are the kind of people who will shop at our stores, no  
30 doubt about that. The problem is that you don't have enough roof tops.

31  
32 Mayor Hinnant said in some ways to disqualify and not build anything on this property will  
33 challenge your opportunity to get some of the services that you are all pleading to get out there.  
34 As a result, you should weigh those things as Mr. Kincaid said 'no growth'. Also understand that  
35 the City had invested \$2.5 million dollars in infrastructure in this area. You are paying for it every  
36 day in your water bill. That is how we should be thinking of what we are doing with that \$2.5  
37 million dollars of your money and what will we do with that parcel over the long months.

38  
39 Marcus Marty of 4675 Trinity Church Road said the several communities he has worked and talked  
40 to, is not opposed to development. What they want is for the Board and Kannapolis City to follow  
41 the UDO Ordinance, to follow the 2015 land use plan. The 2015 land use plan states that this area  
42 is to be RM-1 with a minimum lot size of 15,000 square feet. That is all they are asking for. They  
43 are asking for Council and the City to follow the laws. As for the Mayor's statement that millions  
44 of dollars has been spent on infrastructure we appreciate it, but there is a lot of people who do not  
45 have services. Go ahead, hook us up and start charging us and you will get some revenue from it.  
46 Don't make your statement and your thoughts that you have to account for that \$2.5 million dollars

1 in one neighborhood. They have confirmation on 130 acres that is under contract. As the  
2 community discussed with the developer, he wants to do one acre lots. We would be OK if he did  
3 .5 acre lots, but we just want you and the City to just follow the Ordinances.

4  
5 Sam Moore of 6121 Chisholm Trail, Kannapolis stated they all welcome development, but are  
6 disappointed that the City has spent \$2.5 million dollars to bring water and sewer to them and not  
7 given the opportunity to hook up. Let's not destroy the neighborhoods, speaking of Trinity Woods  
8 in particular. The proposed fencing would be wonderful, but distinguish between the different  
9 areas better and not do something crazy and destroy the road in their subdivision.

10  
11 Mayor Hinnant noted there is a motion and a second on the floor to table the decision until February  
12 12, 2018. The motion was approved by unanimous vote.

13  
14 **Memorandum of Understanding between the City of Kannapolis, North Carolina and**  
15 **Corporate Realty Development, L.L.C. (Mike Legg, City Manager) (Copy included as**  
16 **Exhibit I)**

17 Corporate Realty, Inc., based in Birmingham, Alabama, has proposed four development projects  
18 that would bring residential units, retail and restaurant, corporate offices and more to the  
19 downtown. Corporate Realty has experience in developing office, corporate, medical, retail and  
20 multifamily properties in the southeastern United States.

21  
22 The first project would involve the block of properties and buildings on West Avenue which will  
23 be adjacent to the Sports and Entertainment Venue. Corporate Realty is proposing a mixed use  
24 development for this site.

25  
26 The second project would include the block of buildings adjacent to and south of the historic Gem  
27 Theatre. The City would retain ownership and preserve the Gem Theatre. Other buildings in this  
28 block would be redeveloped as historic creative office space, retail and restaurants, parking and  
29 more as well as some new construction. The third project proposed is an active senior residential  
30 community on a portion of the property which used to be Plant 4, at Vance Avenue, between West  
31 Avenue and Dale Earnhardt Boulevard. The fourth project proposed is a corporate headquarters  
32 office building on privately owned property adjacent to the Sports and Entertainment Venue.

33  
34 Over the next several months, the City and Corporate Realty will work to complete due diligence,  
35 create a Development Plan and negotiate a Master Development Agreement which will establish  
36 more details regarding the sale of property, design, finance, construction, ownership and  
37 operations of the first proposed project.

38  
39 The following are the key parts of the MOU:

40  
41 1. The agreement is non-binding except in four areas, the most notable of which is section 15  
42 which provides that the City will agree to reimburse Corporate Realty for 1/3 of predevelopment  
43 expenses if a baseball lease is not executed by March 1, 2018 provided, however, that in the event  
44 the Baseball lease is executed by March 1, 2019 then Corporate Realty will reimburse the City for  
45 all these expenses paid by the City upon closing of the Project I project financing.

2. Within 90 days of execution of the MOU, Corporate Realty will provide the City with a comprehensive Development Plan outlining details for each project. This Plan will be updated for each new project within 90 days of the issuance of a building permit for the previous project.

3. After each Project Development Plan submittal, it is anticipated that a binding Master Development Agreement will be executed by both parties within 60 days. This agreement will describe the specific project plans and the responsibilities of both parties.

4. Project I must be completed by March 1, 2020 to align with the planned completion of the SEV.

Council Member Dayvault had no questions, but commented he is very excited about this process as well as the LMG project. It will take the City into the next generation.

Following general discussion, Council Member Kincaid made a motion to approve the Memorandum of Understanding between the City of Kannapolis, North Carolina and Corporate Realty Development, L.L.C. Motion was seconded by Council Member Wilson and approved by unanimous vote.

**Public Hearing - Text Amendments to the UDO; (1) Article 3, Section 3.1.5 Notice Procedures; (2) Article 3, Section 3.1.9 Legislative and Advisory Hearings; (3) Article 6, Section 6.4.4 Preliminary Plat Submission Procedures for Major Plats, amending the public notification requirements for legislative, quasi-judicial, and neighborhood meetings for Preliminary Plats. (Zac Gordon, Planning Director) (Copy included as Exhibit J)**

Mr. Gordon presented the following facts:

- Applicant: City of Kannapolis
- Public Notice: Public notice published 01/12/2018 and 01/19/2018
- Request: City Council to hold a public hearing
- Text Amendments to (1) Article 3, Section 3.1.5 Notice Procedures; (2) Article 3, Section 3.1.9 Legislative and Advisory Hearings; (3) Article 6, Section 6.4.4 Preliminary Plat Submission Procedures for Major Plats, amending the public notification requirements for legislative, quasi-judicial, and neighborhood meetings for Preliminary Plats

**3.1.5. NOTICE PROVISIONS FOR LEGISLATIVE AND QUASI-JUDICIAL HEARINGS.**

- Newspaper Notice (Legislative/Rezoning Hearings Only)
- Sign Posted
- Mailed Notice (200 feet radius)
- 

**3.1.9 LEGISLATIVE AND ADVISORY HEARINGS**

- Neighborhood meeting requirements (200 feet radius)
- 

**6.4.4 PRELIMINARY PLAT SUBMISSION PROCEDURES FOR MAJOR PLATS**

- Neighborhood meeting prior to submittal of a Preliminary Plat (200 feet radius)

Staff recommends approval of the proposed text amendments to (1) Section 3.1.5, (2) Section 3.1.9, and (3) Section 6.4.4, of the Unified Development Ordinance as presented.



1 The following actions are required for City Council approval of TA-2018-01

- 2
- 3 1. Consider Resolution to Adopt a Statement of Consistency for TA-2018-01
- 4 2. Consider Adoption of Ordinance to Amend Text of UDO for proposed TA-2018-01 as
- 5 recommended by the Planning and Zoning Commission
- 6

- 7 1. The following motions are alternative actions to the approval of TA-2018-01
- 8 2. Take no action.
- 9 3. Motion to refer back to the Planning and Zoning Commission with recommendations.
- 10 4. Motion to table to a future meeting.
- 11

12 There being no questions, Mayor Hinnant opened the public hearing to those in attendance for an  
13 opportunity to speak. There being no speakers, Mayor Hinnant closed the public hearing.

14  
15 Council Member Dayvault made a motion to approve the Resolution to adopt a Statement of  
16 Consistency. Motion was seconded by Mayor Pro tem Berry and approved by unanimous vote.

17  
18 Council Member Dayvault made a motion to adopt an Ordinance amending the text of the Unified  
19 Development Ordinance; Article 3, Section 3.1.5 Notice Procedures; (2) Article 3, Section 3.1.9  
20 Legislative and Advisory Hearings; (3) Article 6, Section 6.4.4 Preliminary Plat Submission  
21 Procedures for Major Plats, amending the public notification requirements for legislative, quasi-  
22 judicial, and neighborhood meetings for Preliminary Plats. Council Member Wilson seconded the  
23 motion and it was approved by unanimous vote.

24  
25 **CITY MANAGER REPORT:** No Comments

26  
27 **CITY COUNCIL COMMENTS:** Council Member Dayvault mentioned the lighting on the  
28 Kannapolis Parkway. Mr. Legg noted that would be a topic for discussion at the Council Retreat.

29  
30 **SPEAKERS FROM THE FLOOR:** No Speakers

31  
32 There being no further business, Council Member Wilson made a motion to adjourn. Motion was  
33 seconded by Council Member Dayvault and approved by unanimous vote.

34  
35 The meeting adjourned at 9:50 PM on Monday, January 22, 2018.

36  
37  
38  
39  
40 \_\_\_\_\_  
Milton D. Hinnant, Mayor

41  
42 \_\_\_\_\_  
43 Bridgette Bell, MMC, NCCMC  
44 City Clerk



**City of Kannapolis  
City Council Meeting  
February 26, 2018  
Staff Report**

**TO:** Mayor and City Council  
**FROM:** Bridgette Bell, City Clerk  
**TITLE:** Amend the 2018 Meeting Calendar

**A. Action Requested by City Council**

**Motion to adopt a Resolution amending the 2018 Meeting Calendar for City Council.**

**B. Required Votes to Pass Required Action**

Majority present at meeting

**C. Background**

At the regular meeting in December, City Council adopted a meeting calendar establishing meeting dates for 2018. Due to several members of City Council attending the National League of Cities Conference in Washington, D.C., there would not be a quorum. Therefore, it is recommended that the March 12, 2018 meeting be canceled.

**D. Fiscal Considerations**

None

**E. Policy Issues**

None

**F. Legal Issues**

None

**G. Alternative Courses of Action and Recommendation**

- 1. Motion to adopt a Resolution amending the 2018 Meeting Calendar for City Council (Recommended)**
2. Reschedule the March 12th meeting to another day.
3. Defer taking action to another meeting (Not Recommended)

**ATTACHMENTS:**

**File Name**

- ▣ Amend\_Meeting\_Schedule\_Effective\_02-26-2018.pdf
- ▣ Amended\_Schedule\_2018\_CC.pdf

**RESOLUTION**  
**Amending the Regular Meeting Schedule**  
**of the Kannapolis City Council**

**BE IT RESOLVED** by the Kannapolis City Council, pursuant to North Carolina General Statute 160A-71(a) that the following regular meeting schedule of the City Council is hereby amended:

- (1) That the Kannapolis City Council regular scheduled meeting for March 12, 2018 be cancelled due to several members of City Council attending the National League of Cities Conference in Washington, DC.

**BE IT FURTHER RESOLVED** this regular meeting schedule shall be effective immediately and shall continue in effect unless and until it is revoked or amended by action of the City Council.

Adopted this 26th day of February 2018.

---

Milton D. Hinnant, Mayor

---

Bridgette Bell, MMC, NCCMC  
City Clerk



**AMENDED- Effective February 26, 2018**

**KANNAPOLIS CITY COUNCIL  
REGULAR SCHEDULED MEETINGS  
YEAR 2018**

January 08, 2018  
January 22, 2018

February 12, 2018  
February 26, 2018

March 12, 2018 **Meeting Cancelled – Due to the National League of Cities Conference**  
March 26, 2018

April 09, 2018  
April 23, 2018

May 14, 2018  
May 28, 2018 **(Memorial Day Holiday – Subject to Change)**

June 11, 2018  
June 25, 2018

July 09, 2018  
July 23, 2018

August 13, 2018  
August 27, 2018

September 10, 2018  
September 24, 2018

October 08, 2018  
October 22, 2018

November 12, 2018  
November 26, 2018

December 10, 2018  
December 24, 2018 **(Meeting Cancelled)**

**All meetings will begin at 6:00 PM in the Kannapolis City Hall located at  
401 Laureate Way, Kannapolis. (Unless otherwise noted)**



**City of Kannapolis  
City Council Meeting  
February 26, 2018  
Staff Report**

**TO:** Mayor and City Council  
**FROM:** Gary Mills, Parks and Recreation Director  
**TITLE:** Amend City Fee Schedule

**A. Action Requested by City Council**

**Motion to approve the amended City Fee Schedule.**

**B. Required Votes to Pass Required Action**

Majority present at meeting

**C. Background**

We have recently had a number of organizations approach the department requesting usage of our fields for hosting tournaments. At the time we did not have a tournament fee schedule for usage of the fields for an entire weekend. We examined the tournament fees from seven neighboring communities and developed the following fee structure and recommendation for usage of our fields at Safrit Park and for usage of the gymnasiums from outside organizations.

A comparison was made with other local municipalities and is attached for your review. The P&R Commission reviewed the fees at their January meeting and recommends approval of the following fees for Kannapolis fields for tournament use and for Gym usage where we have Staff present.

Field Fees for Tournament Use

|                       |                                    |
|-----------------------|------------------------------------|
| Field Fee             | \$150/day per field                |
| Field Lining/Dragging | One free lining, \$15/field        |
| Temporary Fencing     | N/A                                |
| Bag of Turface        | \$10/bag                           |
| Gate Fees             | 15% Gate, City Handles Concessions |
| Light Fee-Resident    | \$15/hr per field                  |

Gym Usage Fees

|              |         |
|--------------|---------|
| Resident     | \$30/hr |
| Non-Resident | \$40/hr |

|                                 |
|---------------------------------|
| <b>D. Fiscal Considerations</b> |
|---------------------------------|

Update City fee schedule with approved fees for fields and gyms.

|                         |
|-------------------------|
| <b>E. Policy Issues</b> |
|-------------------------|

None

|                        |
|------------------------|
| <b>F. Legal Issues</b> |
|------------------------|

None

|  |
|--|
| <b>G. Alternative Courses of Action and Recommendation</b> |
|--|

- 1. Motion to approve the amended City Fee Schedule for Athletic Facilities (Recommended)**
2. Do not approve recommended fees and defer to the Parks & Recreation Commission with recommendations.
3. Motion to table to a future meeting

**ATTACHMENTS:**

File Name

 Tournament\_Field\_Fees\_and\_Gym\_Usage.pdf

### FIELD FEES FOR TOURNAMENT USE

[illegible]





**City of Kannapolis  
City Council Meeting  
February 26, 2018  
Staff Report**

**TO:** Mayor and City Council  
**FROM:** Annette Privette-Keller, Director of Communications  
**TITLE:** Presentation Discover A Healthy Life/Cooking for a Healthy Life

**A. Action Requested by City Council**

**None. Presentation Only**

**B. Required Votes to Pass Required Action**

Presentation Only, no action required

**C. Background**

The City is continuing to expand its Discover a Healthy Life Brand. Working in collaboration with the North Carolina Research Campus and the Cabarrus Health Alliance the newest phase of the brand will be the launch of the Cooking for a Healthy Life Initiative.

We will present information on this new and exciting phase of our brand.

**D. Fiscal Considerations**

None

**E. Policy Issues**

None

**F. Legal Issues**

None

**G. Alternative Courses of Action and Recommendation**

Presentation Only

**ATTACHMENTS:**

File Name

No Attachments Available



**City of Kannapolis  
City Council Meeting  
February 26, 2018  
Staff Report**

**TO:** Mayor and City Council  
**FROM:** Gary Mills, Parks and Recreation Director  
**TITLE:** Appointment Parks & Recreation Commission Member

**A. Action Requested by City Council**

**Motion to appoint Lisa Aldorasi to fill the unexpired term of Kevin May on the Parks & Recreation Commission (P&R)**

**B. Required Votes to Pass Required Action**

Majority present at meeting

**C. Background**

Commission member Kevin May had to step down from the P&R Commission, as he has moved out of town. His term expires in June 2020, and there is a need to fill his unexpired term. The P&R Commission reviewed three available applications at their February meeting and recommended Lisa Aldorasi to fill the unexpired term. In review of her application it was noted that it appears she lives about 200' outside the City limits of Kannapolis just off of Trinity Church Rd. and Stirewalt Rd. They would like to still recommend her for appointment as she received a couple strong recommendations from other Commission Members. If she cannot be appointed, then the Commission recommended Philip Belfield to fill the unexpired term. Both applications are attached for review.

**D. Fiscal Considerations**

None

**E. Policy Issues**

None

**F. Legal Issues**

None

|  |
|--|
| <b>G. Alternative Courses of Action and Recommendation</b> |
|--|

- 1. Motion to appoint Lisa Aldorasi to fill the unexpired term of Kevin May on the P&R Commission (Recommended)**
2. Do not appoint Lisa Aldorasi and defer to the P&R Commission for another recommendation
3. Appoint someone of Council's choosing
4. Motion to table to a future meeting

ATTACHMENTS:

File Name

- ▢ PR\_App\_for\_Lisa\_Aldorasi.pdf
- ▢ PR\_App\_for\_Philip\_Belfield.pdf
- ▢ Boards\_and\_Commissions\_Policy\_Final\_7-23-2012.pdf
- ▢ Parks\_and\_Recreation\_Member\_List\_2017.pdf



## APPLICATION FOR APPOINTMENT TO THE CITY OF KANNAPOLIS BOARDS AND COMMISSIONS

The Kannapolis City Council believes that all citizens should have the opportunity to participate in governmental decisions. One way to participate is by serving as a citizen member of one of the City's Advisory Boards or Commissions. If you would like to be considered for appointment to the **Personnel Advisory Board, Planning and Zoning Board, Board of Adjustment, Downtown Kannapolis Inc., Parks and Recreation Commission or Community Development Commission**, please complete this form. Applications can be mailed to 401 Laureate Way, Kannapolis, NC 28081, emailed to Bridgette Bell at [bbell@kannapolisnc.gov](mailto:bbell@kannapolisnc.gov), or faxed to 704-933-7463.

The first two pages of the application collect general information. Please note there is a page specific to each board or commission that must also be completed. You may complete multiple pages if you would like to be considered for more than one of the boards or commissions, although as a general rule, citizens are selected to serve on one. ***Please indicate your preference of Board or Commission by numbering your choice(s) 1 through 7.***

Planning and Zoning 1 \*(ETJ) Board of Adjustment                      \*(ETJ)                       
Parks and Recreation Commission 2 Personnel Advisory Board                       
Community Development Commission 4 Downtown Kannapolis Inc. \*\* 3

***\*You must be a Resident of Kannapolis or live in the Extraterritorial Jurisdiction area to serve. The City of Kannapolis has Extra Territorial Jurisdiction (ETJ) in the Rowan County portion of Kannapolis and extends up to a mile from the City Limits in some places. Only residents who live within the ETJ are eligible to fill ETJ seats on the Planning Board and Board of Adjustment. If you have questions about whether you live in the ETJ or not, please call the Planning Department at (704) 920-4350.***

***\*\*You do not need to be a Kannapolis resident to serve on the Downtown Kannapolis, Inc. Board.***

### Contact Information:

Name Lisa Aldorasi

Address 5219 Sabre Drive

City/State/Zip Kannapolis NC 28081

Home Phone                      Work/Cell Phone 732-895-2566

Email Address [lisa.aldorasi@gmail.com](mailto:lisa.aldorasi@gmail.com)

County Residency Cabarrus

**Professional Background:**

Current Employer Commercial Credit Group Inc.

Occupation/Title Paralegal

Professional Background I am a paralegal with over 20 years of administrative experience.

Educational Background AAS in Paralegal Technology

**Civic Background:**

Community and Civic Involvement: I was a volunteer at Camp Jinka, a camp for kids who have been affected by the diagnosis of a brain tumor. I have also volunteered at Samaritan's Table, Samaritan's Purse and Habitat for Humanity. I was a board member of the PTO at Northwest Cabarrus High School. I am currently a Big with the Big Brother/Big Sister program.

Other Board, Commissions, or Committees on which you are currently serving? : I am currently a Board member of the Booster Club at Northwest Cabarrus High School.

List three people who are not related to you who have definite knowledge of your qualifications to serve on this commission.

|    | Name          | Occupation  | Address | Telephone    |
|----|---------------|---|---------|--------------|
| 1. | Farrar Griggs | Lawyer  |         | 704-239-4735 |
| 2. | Cindy Griggs  | Park and Rec                                      |         | 704-239-4734 |
| 3. | Lisa Perry    | Business owner in Concord (also a Chamber member) |         | 704-258-8403 |

I understand that this application will be active for two years only and I hereby authorize the City of Kannapolis to verify all information in this application.

Date 8/15/17 Signature \_\_\_\_\_

Digitally signed by User  
DN: cn=User, o=City of Kannapolis, email=info@cityofkannapolis.com, c=US  
Date: 2017.08.15 18:08:04 -0500

## Parks and Recreation Commission

Please describe why you want to serve on this commission.

I am very interested in getting involved in the preservation and growth of my community. I feel by being a part of the team that plays such an important role in making sure there is common space for the residents to enjoy, I will develop a deeper connection to my hometown.

Why do you believe parks and recreation is important to the City of Kannapolis?

It's important to make sure there are places for the residents of Kannapolis to enjoy and get in touch with nature without having to spend money. It is especially important in times of development and growth that maintaining these spaces is made a priority and doesn't get lost in the shuffle.

What are three parks and recreation priorities you believe the City should address?

I think the town does a great job offering events that pull people into the parks, I think adding to the already great events would be extremely beneficial.

Maintaining safety and cleanliness is always a priority for parks.

Obtaining available grants and funds that may be available.

## Community Development Commission

Why are community development/revitalization issues important to the City of Kannapolis?

What do you consider to be three major community issues for our City?

How should the City address the community's needs as it evolves economically?



## APPLICATION FOR APPOINTMENT TO THE CITY OF KANNAPOLIS BOARDS AND COMMISSIONS

The Kannapolis City Council believes that all citizens should have the opportunity to participate in governmental decisions. One way to participate is by serving as a citizen member of one of the City's Advisory Boards or Commissions. If you would like to be considered for appointment to the **Personnel Advisory Board, Planning and Zoning Board, Board of Adjustment, Downtown Kannapolis Inc., Parks and Recreation Commission or Community Development Commission**, please complete this form. Applications can be mailed to 401 Laureate Way, Kannapolis, NC 28081, emailed to Bridgette Bell at [bbell@kannapolisnc.gov](mailto:bbell@kannapolisnc.gov), or faxed to 704-933-7463.

The first two pages of the application collect general information. Please note there is a page specific to each board or commission that must also be completed. You may complete multiple pages if you would like to be considered for more than one of the boards or commissions, although as a general rule, citizens are selected to serve on one. **Please indicate your preference of Board or Commission by numbering your choice(s) 1 through 7.**

Planning and Zoning \_\_\_\_\_ \*(ETJ) \_\_\_\_\_ Board of Adjustment \_\_\_\_\_ \*(ETJ) \_\_\_\_\_  
Parks and Recreation Commission \_\_\_\_\_ / \_\_\_\_\_ Personnel Advisory Board \_\_\_\_\_  
Community Development Commission \_\_\_\_\_ Downtown Kannapolis Inc. \*\* \_\_\_\_\_

**\*You must be a Resident of Kannapolis or live in the Extraterritorial Jurisdiction area to serve. The City of Kannapolis has Extra Territorial Jurisdiction (ETJ) in the Rowan County portion of Kannapolis and extends up to a mile from the City Limits in some places. Only residents who live within the ETJ are eligible to fill ETJ seats on the Planning Board and Board of Adjustment. If you have questions about whether you live in the ETJ or not, please call the Planning Department at (704) 920-4350.**

**\*\*You do not need to be a Kannapolis resident to serve on the Downtown Kannapolis, Inc. Board.**

### Contact Information:

Name Philip M. Beffield  
Address 2338 Bloomfield Dr.  
City/State/Zip Kannapolis NC 28081  
Home Phone \_\_\_\_\_ Work/Cell Phone 804-761-1092  
Email Address pbeffield@cannonymca.org  
County Residency Cabarrus County



**Professional Background:**

Current Employer Cannon Memorial YMCA  
Occupation/Title Kannapolis YMCA Branch Executive  
Professional Background 16 years as a YMCA Branch Executive  
Educational Background Bachelors Degree University of Virginia

**Civic Background:**

Community and Civic Involvement: Kannapolis Rotary, Y's Mens International Treasurer  
Church Deacon, Church Board  
Little League Volunteer  
Vice Pres. Fatherhood Initiative  
Other Board, Commissions, or Committees on which you are currently serving? : N/A

List three people who are not related to you who have definite knowledge of your qualifications to serve on this commission.

| Name           | Occupation       | Address         | Telephone    |
|----------------|------------------|-----------------|--------------|
| 1. Eddie Smith | Deputy City Mgr. | Kannapolis      | 980-521-0683 |
| 2. CJ Leftis   | Contractor       | China Grove, NC | 704-305-3230 |
| 3. Ron Davis   | CEO YMCA         | Kannapolis      | 704-773-0384 |

I understand that this application will be active for two years only and I hereby authorize the City of Kannapolis to verify all information in this application.

Date 2/2/18 Signature Phyllis M. Bell

## Parks and Recreation Commission

Please describe why you want to serve on this commission.

I believe strongly that Parks + Recreation play a major role in residents quality of life, thus satisfaction with the City. My experience at 16 years professional but a lifetime around activities + programming, I believe can be valuable. It would be an honor to serve on this commission, already a strong department.

Why do you believe parks and recreation is important to the City of Kannapolis?

- ① An active, engaged community is a strong community
- ② P+R connects youth, families, older adults, we love to connect as people
- ③ It attracts business and residents.

What are three parks and recreation priorities you believe the City should address?

- ① Field Space for youth sports
- ② Opportunities for young females
- ③ Availability to all, communication.

## Community Development Commission

Why are community development/revitalization issues important to the City of Kannapolis?

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**POLICY OF THE KANNAPOLIS CITY COUNCIL**  
**Procedures for Appointments to Boards, Committees, and Commissions**  
**Originally adopted March 12, 2012**  
**Revised 07-23-2012**

**I. POLICY STATEMENT**

The purpose of this policy is to establish procedures for appointments to City Boards, Committees, and Commissions created and directly supported by City Council, by providing an open, accessible appointment process, which invites all interested parties to become involved in City government.

**II. ELIGIBILITY FOR APPOINTMENTS**

**a) Service on Multiple Boards**

The general policy of the Kannapolis City Council shall be to limit membership of an individual to one official governmental Board. The City Council, however, reserves the right to appoint an individual to more than one Board under special circumstances. A person serving on one Board and receives an appointment to a second Board shall automatically be removed from the first Board, unless the City Council finds evidence of special circumstances to justify service on two Boards. However, the dual membership provisions will not apply to the following: (1) appointments to regional/area Boards; (2) appointments made of a member of a Board in order for that person to represent the Board's interest on a second Board; and (3) appointments made to a Board by other members of the Board pursuant to State Law or Local Act establishing the Board.

**b) Limit to Terms of Service**

Appointments are made by the City Council for one (1) three-year staggered term which expires the 30th day of June. Except in extraordinary circumstances or where otherwise restricted by legislative authority creating or authorizing the creation of the City's Boards, Committees, or Commissions, it shall be the policy of the Kannapolis City Council that terms of membership on City Boards, Committees, or Commissions are as follows: Persons serving on City Boards or Commissions for more than three consecutive (3) three-year terms (or 9 total, consecutive years) shall be ineligible for consideration for reappointment. The City Council may extend appointments beyond this limit by appointing a member to one additional three-year term (total of 12 consecutive years)

Board Members will be eligible to serve on any City Board or Commission after a one year absence.

Persons serving unexpired terms on any City Board or Commission shall be eligible for consideration for appointment to a full three (3) year term and two additional consecutive three (3) year terms thereafter.

Time served as an alternate member prior to the appointment as a regular member does not count as a part of the three (3) three-year consecutive term of service limit. An individual whose initial appointment was to fill an expired term shall be eligible to serve the number of full-length terms as other members are eligible to serve unless prior to the time for reappointment that individual has already served three (3) three-year consecutive terms. See also Section VII (b) Implementation for procedures related to persons currently serving on Boards, Committees, and Commissions.

Persons that have served the end of their term limit, can be appointed to serve on a different Board or Commission immediately after his or her last eligible term ends on the current Board.

Persons that have served the end of their term limit, can be appointed to serve on the same Board or Commission after one year has expired after his or her last eligible term ends on the current Board.

c) Residency Requirements

Except in extraordinary circumstances or where otherwise restricted by legislative authority creating or authorizing the creation of City Boards, Committees, or Commissions, it shall be the policy of the Kannapolis City Council that appointees to the membership on City Boards, Committees or Commissions shall live within the City of Kannapolis during the term of appointment. City Council reserves the right to waive residency requirements,

d) Renewal or Update of Applications

Upon the two-year anniversary date of an application, the applicant will receive a letter from the Clerk inquiring as to their continued interest in remaining in the data bank listing of applicants. The applicant may complete a new application or may contact the Clerk's Office with any updated information and their request to remain in the database of applicants.

e) City Employees Servicing on Boards

Employees of the City will not be eligible to serve on City appointed Boards, Committees, or Commissions.

f) Ad Hoc and Personnel Advisory Committees

Eligibility requirements as outlined above will not be applicable to Ad Hoc Committees or the Kannapolis Advisory Personnel Board.

**III. RATE OF PAY**

The Kannapolis City Council has the right to establish compensation for service on Boards, Commission, or Committees. Records for pay shall be certified by the City Clerk and submitted to the Finance Department for monthly disbursement.

**IV. MEETINGS, ATTENDANCE, AND QUORUMS**

(a) Each Board, Commission, or Committee is to operate under the Open Meetings requirements as required by the North Carolina General Statutes.

(b) Minutes shall be kept of each meeting of all Boards, Commissions, or Committees. It shall be the duty of the staff liaison person to forward a signed copy of the Minutes to the City Clerk.

(c) Notices of all regular meeting schedules and special meetings shall be filed with the City Clerk and posted in accordance with North Carolina General Statutes Open Meetings Law.

(d) City Council intends to make appointments to fill unexpired terms, created by vacancies, as expeditiously as possible. City Council recognizes that the urgency of filling such vacancies may vary depending upon the circumstances of the vacancy. In the event of an expired term, members shall continue to serve until a new member is appointed.

**V. APPOINTMENT PROCESS**

City Council Members shall be notified of upcoming appointments to City Boards and Commissions 60 days prior to the expiration of terms. A list of persons who have indicated an interest in serving on the Board or Commission through the data bank listing shall also be provided to the City Council, and a roster of current Boards and Commissions.

If it so chooses, the respective Board or Commission, which has the vacancy to be filled, may submit to City Council its recommendation for consideration no later than June 1.

In order to get more participation and involvement from City residents, the City should advertise at least twice each year of up-coming vacancies. Notification may include local newspapers, City website, or any other means of electronic communication. Any application that is received concerning the vacancies should be given careful consideration, assuming they are qualified.

## **VI. RECOGNITION OF SERVICE**

In the spring of each year, there will be a Commission/Board reception for members. If someone has served for more than five consecutive years, that person will receive a plaque or similar token of appreciation presented to him or her at the reception. For those that have served for less than five consecutive years, a letter and certificate of appreciation will be given.

## **VII. EXPECTATIONS OF BOARD APPOINTEES**

(a) Any member who is absent from three (3) consecutive regular meetings or fails to attend at least 75% of regular meetings with the exception of excused illness, or other extraordinary circumstances, of the Commission, or Committee during any one-year period shall be automatically removed from said Commission, Committee, or Board. Vacancies resulting from a member's failure to attend the required number of meetings shall be filled as provided herein. The Chairperson of the Commission, Committee, or Board may request that the position be vacated and either the Staff liaison or Chairperson may make a recommendation to the City Council for a replacement. The Chairperson may direct the Staff liaison to notify the member upon removal. A replacement shall be named at a regularly scheduled meeting held by the City Council.

(b) Any member who engages in conduct deemed unbecoming as a member of said Commission, Committee, or Board or who fails to carry out their assigned duties in good faith shall be removed by unanimous vote of the entire City Council. A replacement shall be named at a regularly scheduled meeting held by the City Council.

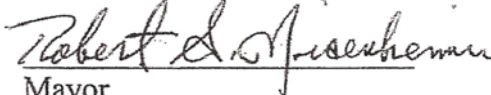
(c) Work together with current Board, Commission or Committee members, and City Council to come up with the best recommendations or decisions for the citizens of Kannapolis.

## **VIII. IMPLEMENTATION**

(a) This policy shall become effective upon adoption. All subsequent appointments to Boards by the Kannapolis City Council shall be carried out under the provisions of this policy.

(b) Persons who have served on Boards, Commissions, and Committees for a period exceeding three (3) three-year consecutive terms (or 9 years) at the time of this policy becomes effective, shall serve until the end of his or her remaining term.

This Policy is revised and approved by the Kannapolis City Council this 23rd day of July 2012.

  
Mayor

# PARKS AND RECREATION ADVISORY COMMISSION 2017

| BOARD MEMBERS  | DATE<br>APPOINTED   | TERM<br>EXPIRES | TERMS SERVED<br>(original appointment date) |
|--|---|-----------------|---|
| <b><u>Chairman:</u></b><br>Kevin E. May, Jr.<br>1923 Crestmont Street<br>Kannapolis, NC 28081<br>Cell: 704-954-298-3433<br>Email: <a href="mailto:kemayjr@gmail.com">kemayjr@gmail.com</a>                   | 06/26/2017  | 06/30/2020      | 2nd<br><br>(06/23/14)                       |
| <b><u>Co-Chairman</u></b><br>Cindy Griggs<br>213 Idlewood Drive<br>Kannapolis, N. C. 28083<br>H-704-932-0378 C-704-239-4734<br>Email: <a href="mailto:griggscs@carolina.rr.com">griggscs@carolina.rr.com</a> | 06/22/2015  | 06/30/2018      | 2nd<br><br>(06/25/12)                       |
| Richard Chaney<br>1101 S. Windsor Drive<br>Kannapolis, NC 28081<br>H-704-938-5479 C-704-796-8021<br>Email: <a href="mailto:rchaney1101@gmail.com">rchaney1101@gmail.com</a>                                  | 06/22/2015  | 06/30/2018      | 1st<br><br>(06/22/15)                       |
| Jeff Ashbaugh<br>4949 Copper Creek Trail<br>Kannapolis, NC 28081<br>H-704-932-8430 C-704-975-0471<br>Email: <a href="mailto:jashbaugh@benesch.com">jashbaugh@benesch.com</a>                                 | 06/22/2015  | 06/30/2018      | 1st<br><br>(06/22/15)                       |
| Richard Money<br>1001 West A Street<br>Kannapolis, NC 28081<br>H-704-783-7485 C-704-783-7485<br>Email: <a href="mailto:richardmoney04@gmail.com">richardmoney04@gmail.com</a>                                | 06/26/2017  | 06/30/2020      | 1st<br><br>(06/26/17)                       |
| Olivia Linkel<br>320 Courtland Court<br>Kannapolis, NC 28081<br>H-980-621-8109 C-980-621-8109<br>Email: <a href="mailto:thelinkels@yahoo.com">thelinkels@yahoo.com</a>                                       | 06/26/2017  | 06/30/2020      | 1st<br><br>(06/26/17)                       |
| Jessica Touart<br>910 S. Juniper Street<br>Kannapolis, N.C. 28081<br>H-704-305-1303 W-C 704-793-1982<br>Email: <a href="mailto:Jessica@themaidsconcordnc.com">Jessica@themaidsconcordnc.com</a>              | 06/27/2016  | 06/30/2019      | 1 <sup>st</sup><br>(06/27/2016)             |
| Matthew Mann<br>2660 Centergrove Road<br>Kannapolis, N.C. 28083<br>H-704-791-5707 C-704-791-5707   | 06/27/2016  | 06/30/2019      | 1st<br><br>(06/27/19)                       |
| Billy "Buddy" A. Amerson<br>105 S. East Avenue<br>Kannapolis, NC 28083<br>H-704-933-6952; W-980-622-1248<br>Email: <a href="mailto:buddy.amerson@labor.nc.gov">buddy.amerson@labor.nc.gov</a>                | 06/27/2016  | 06/30/2019      | 4th<br><br>(12/10/07)                       |
| <b>Staff Contact:</b>  |   |                 |   |
| Gary Mills, Director<br>Main: 704-920-4343<br>Direct: 704-920-4340<br>Email: <a href="mailto:gmills@cityofkannapolis.com">gmills@cityofkannapolis.com</a>  | Becky Tolle, Recreation & Special Events<br>Main: 704-920-4343<br>Direct: 704-920-4341<br>Email: <a href="mailto:btolle@cityofkannapolis.com">btolle@cityofkannapolis.com</a> |                 |   |

The board meets the second Tuesday of each month at 6:30 pm at the Village Park. Multi-purpose Room located at 700 West C Street. \*Filling unexpired term of Pam Scaggs



**City of Kannapolis  
City Council Meeting  
February 26, 2018  
Staff Report**

**TO:** Mayor and City Council  
**FROM:** Mike Legg, City Manager  
**TITLE:** 2018 Federal Legislative Priorities

**A. Action Requested by City Council**

**Motion to approve the 2018 Federal Legislative Priorities.**

**B. Required Votes to Pass Required Action**

Majority present at meeting

**C. Background**

The Mayor and several Councilmembers will be attending the National League of Cities Conference in Washington DC in two weeks. Attached is a list of legislative priorities, positions and requests that we will provide to our Congressional delegation during this trip. In an era without Congressional earmarks, the Federal Priority List includes a significant focus larger federal funding considerations as well as advocacy and policy development.

While the list is generally in final form, some adjustments to content and presentation will be made by staff prior to presentation to the Congressional delegation. Additionally, staff will provide a to the Congressional Delegation our legislative priority list from the North Carolina Research Campus as well as an update on activities occurring in our City (Amazon, Downtown projects, etc.).

**D. Fiscal Considerations**

None.

**E. Policy Issues**

None.

**F. Legal Issues**

None.

|  |
|--|
| <b>G. Alternative Courses of Action and Recommendation</b> |
|--|

1. **Motion to approve the 2018 Federal Legislative Priorities (Recommended).**
2. Take no action.

ATTACHMENTS:

File Name

📎 2018\_Federal\_Legislative\_Priorities.pdf





**City of Kannapolis**  
**2018 Federal Legislative Priorities**  
Adopted by the Kannapolis City Council  
February 26, 2018



**For more information contact:**

Mike Legg, City Manager  
City of Kannapolis  
704-920-4309  
[mlegg@kannapolisnc.gov](mailto:mlegg@kannapolisnc.gov)



## **1. General Economic Development**

**The City of Kannapolis supports continued funding of the Federal Economic Development programs to support job creation opportunities for communities, including Kannapolis.**

Locally, significant land development activity and new economic investment is beginning to grow again. Now that the country is back from the economic collapse, strong partnerships between Federal, State and Local governments can put our nation on a path to a bright future by out-innovating, out-building and out-educating our rivals.

Over the past few years, many federal economic development programs have been in jeopardy of substantial cuts. Perhaps as importantly for Kannapolis, cuts in funding for the Economic Development Administration (EDA) and innovation and science programs at the National Institute of Standards and Technology (NIST) Technology Innovation Program, the National Science Foundation (NSF), and the Agricultural Research Service (ARS) would be particularly harmful to the growth of the North Carolina Research Campus.

More specifically, the City requests future funding support from the federal government in growing the local economy in Kannapolis through several proposed initiatives and projects.

## **2. Community Development**

**The City of Kannapolis supports continued funding of HUD Community Development Block Grant (CDBG) programs at current or increased levels and the continuation of the Low Income Housing Tax Credit Program.**

HUD funds are the City of Kannapolis' primary funding sources for affordable housing and community development; without these resources, our ability to support and revitalize our fragile neighborhoods would be severely diminished. Since 1988, the City has received more than \$12.5 million in CDBG formula grants from HUD. In the last seven years alone, the City has received nearly \$4.5 million in CDBG and HOME funds. Funds have been used for many projects including:

- Kannapolis Gateway Business Park (300+ jobs created).
- Wood Avenue extension (Carver neighborhood).
- Village Park improvements.
- Sidewalk improvements near schools
- Support of numerous local non-profit agencies
- 20 new homes in partnership with Community Development Corp, Prosperity Unlimited & Habitat for Humanity.
- Down Payment assistance for more than 20 first-time, low-to-moderate income homebuyers.
- Villas at Forest Park senior apartments.
- Rehabilitation of seven owner-occupied homes whereby allowing families to remain in their homes.
- Purchase and rehab of homes for transitional housing in partnership with Cooperative Christian Ministries and Habitat for Humanity.
- Several new affordable apartment developments due to the Low Income Housing Tax Credit Program. There is still a strong demand/need for these units with waiting lists of several hundred people.



### 3. Sales Tax Equality

**The City of Kannapolis supports federal legislation to level the playing field between e-commerce and brick-and-mortar retailers by giving state and local governments the authority to collect sales taxes on remote sales.**

The City of Kannapolis calls on Congress to close the online sales tax loophole and pass e-fairness legislation to place brick-and-mortar community businesses on a level playing field with online retailers and afford consumers more choice through fair competition. Allowing local governments the flexibility to collect the taxes already owed to them on remote online purchases removes an unfair disadvantage for local businesses, while helping cities close budget gaps. Collecting owed sales taxes means more money for basic services, such as roads and police officers, without increasing the overall federal deficit.

While the internet creates exciting new marketplaces, it has also put traditional retail outlets and small locally-owned businesses at an unfair disadvantage because of outdated and inequitable tax and regulatory environments. The Supreme Court's decision in *Quill Corp. v. North Dakota*, 504 U.S. 298 (1992), left state and local governments unable to adequately enforce their existing sales tax laws on sales by out-of-state catalog and online sellers. The Court, however, explicitly stated that Congress had the constitutional authority to enact legislation overruling its decision. Thus, if Congress acts upon its authority to regulate interstate commerce, state and local governments could collect taxes owed on Internet and mail order sales amounting to \$23 billion nationwide.

### 4. Transportation Programs

**The City of Kannapolis supports comprehensive federal investments in transportation infrastructure as long as there are no unfunded mandates or unrealistic expectations of municipalities to fund these improvements.**

The City of Kannapolis urges Congress to authorize a new, long-term federal surface transportation and infrastructure program that recognizes the central role of transportation to metropolitan and regional economies and includes local voices in planning and project selection. With a strong federal partnership, cities can continue transportation and infrastructure investments that ensure everyone in our communities has access to education, training and employment. The program must provide cities a greater role in decision-making for transportation projects to meet community goals and recognize the role of metropolitan economies to the nation's economic wellbeing and competitiveness. The overall transportation system must be made more efficient, including upgrades to older systems and the addition of new modes like light rail and bus rapid transit.

*Transportation drives local economies, which drive the nation.* Targeting infrastructure spending directly to local governments will not only create jobs but also lay the foundation for long-term benefits in communities.

*The Highway Trust Fund is not keeping up with demand.* Financed by federal gasoline taxes and redistributed through the states to cities and towns is not nearly enough to fund critically important transportation projects. Additionally, North Carolina's status as a "donor" state (sending more gasoline taxes to Washington than are returned to Raleigh) further weakens the state and local ability to keep up with transportation needs.



*Federal transportation policy must be coordinated with our country's energy and environmental policies to decrease reliance on foreign oil, reduce greenhouse gas emissions, and prevent other adverse public health impacts.*

## **5. Utility Infrastructure Programs**

**The City of Kannapolis supports increased federal investments in local utility infrastructure.**

Federal funding for local water and sewer utility improvements has all but disappeared over the past decade. The nation's utility infrastructure is in desperate need of replacement, repair and expansion to facilitate new economic growth and prosperity. More specifically, the City supports funding resources to help address the more than \$70 million in water, sanitary sewer and stormwater projects identified in the City's Ten-year Capital Improvement Plan. These projects are intended to create a more efficient system through repair and replacement and to create new jobs and private sector investment through expanding the availability of these services.

## **6. Public Safety Funding**

**The City of Kannapolis supports continued funding of SAFER and AFG Grant Funding allocations for fire departments and the COPS funding programs for law enforcement agencies.**

The FIRE Act Grant Program administered by FEMA (including both AFG and SAFER) is the only grant program available to fire departments across United States. The USDOJ Justice Assistance Grant program (JAG) and Community Orienting Policing Services program (COPS) are two of the few remaining grant programs available for local law enforcement agencies. These programs continue to come under threat. These funds have been a critical funding source for us and we apply for funding every year.

Since 2007, the City of Kannapolis has received more than \$3.5 million from these police and fire grant programs.



| FY         | GRANT  | AWARD              | PURPOSE                                   |
|------------|--|--------------------|---|
| 2007       | FEMA AFG (Assistance to Fire-fighters Grant)                   | \$224,000          | Self-Contained Breathing Apparatus (SCBA) |
| 2007& 2008 | JAG (Justice Assistance Grant)                                 | \$40,000           | Miscellaneous Investments                 |
| 2008       | FEMA AFG   | \$20,000           | RAD 57 Pulse Oximeter                     |
| 2009       | COPS American Recovery Re-investment Act                       | \$71,913           | 800 MHz System                            |
| 2009       | JAG  | \$17,561           | Conductive Energy Weapons                 |
| 2009       | FEMA AFG   | \$177,669          | Hazardous Material Equipment              |
| 2010       | COPS Technology Program  | \$575,000          | 800 MHz System                            |
| 2010       | FEMA AFG   | \$409,800          | RMS and MCT's                             |
| 2011       | JAG  | \$14,560           | Mobile Computers                          |
| 2011       | FEMA SAFER (Staffing for Adequate Fire and Emergency Response) | \$1,450,272        | Hire 17 Personnel                         |
| 2011       | FEMA AFG   | \$454,200          | Portable and Mobile Radios                |
| 2011       | FEMA AFG - FIRE (Fire Prevention and Safety)                   | \$90,835           | Purchase Fire Safety Trailer              |
| 2012       | JAG  | \$10,358           | Lightbars                                 |
|            |  | <b>\$3,556,168</b> |   |

## 7. Public Health

The City of Kannapolis is supportive of any efforts by the federal government to address the public needs of physical and mental health. With the crisis of childhood obesity, opioids, homelessness and mental health, municipalities are struggling to address these public needs with very little infrastructure and funding in place to deal with these critical human issues.

## 8. Zip Code Reorganization

A matter of long-standing concern for the City of Kannapolis is the assignment of zip codes for property located both within the City's corporate limits, as well as for areas that the City has authority to annex in the future.

This issue has been pushed into the forefront by the recent opening of several major employers and developments who are struggling with a physical Kannapolis address and a different municipality zip code. Growth in these areas is escalating rapidly and we would like to request that the zip codes be reassigned to reflect the physical location of these industrial and commercial areas while it is practical to do so.

Attached is a map which shows zip code areas for Kannapolis and surrounding communities, along with the City's corporate limits and area of future annexation. As you can see, while the 28081 and 28083 zip codes coincide with the City's corporate boundaries, there are areas located within the City's corporate limits which have either a Concord (28027) or Davidson (28036) zip code.



The City's primary designated employment, commercial and residential growth areas are all located in non-Kannapolis zip code areas. The City has several large scale industrial development projects such as Gordon Food Service (located on Glen Afton Boulevard), Amazon (located on Macedonia Church Road) and Afton Ridge, a regional commercial/retail center who are in the Kannapolis city limits but have the 28027 (Concord) zip code.

Company executives have told us how confusing it is for them to explain to vendors and customers how to get to their facility because of the Concord zip code address and the Kannapolis street address.

This same scenario exists in the City's western jurisdiction, where most of our new residential and commercial development is now occurring. This assignment of non-Kannapolis zip codes has also led to confusion on the part of residential property owners located within these "non-Kannapolis" zip code areas (who pay Kannapolis taxes but have a Concord/Davidson address). Realtors and residential developers do not take the initiative to help homebuyers understand where their new home will be located

Furthermore, the use of non-Kannapolis zip codes for property located within (or expected to be) in the City's corporate limits has undercut the City's branding, marketing and economic development efforts.

As Kannapolis continues to experience commercial and residential development, the zip code "disconnect" between Kannapolis is going to be an ongoing source of confusion

Our most up-to-date numbers show that residential growth alone in these areas over the next two years will include more than 3,000 single and multifamily homes. (Please see attached document).

In consideration of the above, we ask that you aid us in appealing to the U.S. Post Office to re-assign zip codes for all property within the City's corporate limits to a Kannapolis zip code. For those areas where the City has annexation agreements, we would also request that a Kannapolis zip code be assigned.