

**Village of Misenheimer
Minutes
Joint Village Council and Planning Board Meeting
January 9, 2012 7PM
Community Building**

Council Present: Michael Riemann, Mayor
Michael Herron, Mayor Pro-Tem
Michael Burrage, Finance Officer
Jim Gulledge, Council Member
Pam Humphrey, Clerk

Planning Board Present: Donnie Day, Vice Chairman
Joel Rogers
Nancy Henderson
Ahren Burrage
Mark Stephenson

Call to Order: Mayor Riemann called the Council meeting to order at 7:00 PM declaring a quorum present.
Day, Vice Chairman called the Planning Board meeting to order at 7PM declaring a quorum present.

Moment of Reflection/Introspection:

Installation and Oath(s) Taken:

Council Members Elected 11/8/11:

Council Officer Designations:

Planning Board & Board of Adjustment:

Michael Burrage and Jim Gulledge
Michael Riemann, Mayor
Michael Herron, Mayor Pro-Tem
Michael Burrage, Finance Officer
Donnie Day, Vice Chairman
Joel Rogers
Nancy Henderson
Ahren Burrage
Mark Stephenson

Introduction of Visitors: No visitors were present.

Approval of Joint Agenda:

Council Approval: M. Burrage made a Motion to accept the Joint Agenda. Herron seconded the Motion and it was approved by a 4/0 vote.

Planning Board: Rogers made a Motion to accept the Joint Agenda. A. Burrage seconded the Motion and it was approved by a 5/0 vote.

Approval of Minutes from December 12, 2011 Council Meeting: Gulledge made a Motion to accept the December 12, 2011 Council Minutes with no revisions. The Motion was seconded by Herron and was approved by a 4/0 vote.

Approval of Minutes from October 13, 2011 Planning Board Meeting: Henderson made a Motion to accept the October 13, 2011 Planning Board Minutes with a revision to number each point under the Mayor Update section. The Motion was seconded by Stephenson to accept the revised October 13, 2011 Planning Board Minutes and it was approved by a 5/0 vote.

Planning Session: Mayor Riemann stated that the purpose of the Joint Council/Planning Board meeting was to engage discussions regarding planning for the future of the Village thirty (30) years from now. The Mayor proposed to utilize the Council meeting scheduled for Monday, April 9, 2012 7PM with Council members, Planning Board members, and major stakeholders in the Village attending to continue these planning discussions. In addition, the Mayor also proposed to plan a Public Meeting for Thursday, April 12, 2012 7PM with citizens, Council members, and Planning Board members attending to further continue the planning discussions. A draft of the Final Vision and Plan for the Village is proposed to be presented at a joint meeting of the Council and Planning Board on Monday, July 9, 2012. The Council will be presented the proposed planning meeting dates as noted above at the Monday, February 13, 2012 Council meeting for their consideration and approval.

Prior to the Joint Council/Planning Board meeting on January 9, 2012, all Council and Planning Board members were provided a Planning Session Outline to review in order to facilitate discussions during the joint meeting. Mayor Riemann presented the following planning assumptions:

Assumptions:

1. North Carolina will become the 8th most populous state.
2. Population growth will occur in cities and along major transportation routes (roads and rail).
3. Interstate 85 will be 6 lanes from South Carolina to the Yadkin Bridge.
4. US 52 will be improved to boulevard status in most locations between Salisbury and Albemarle.
5. US 52 will bypass Misenheimer on the Northeast side.
6. NC 49 will be a four-lane expressway from Charlotte to Asheboro.
7. US 52 and NC 49 will NOT intersect in the center of Richfield unless an overpass is built.
8. NC 24 will be four lanes from Charlotte to Morehead City.
9. The Kannapolis Research Center will flourish.
10. Educational institutions within the Village will flourish.

The following topics were discussed at the Joint Council/Planning Board Meeting and are summarized below:

Village Vision and Identity Thirty (30) Years from Now: (Listed in no specific order of preference)

- Maintain and further develop the quaint charm and atmosphere of a “college town” (Possible public/private partnerships with Pfeiffer University and merchants)
- Consider a unique “signature/theme/brand/trade mark” to anchor the Village’s presence and increase its attraction and visibility.
 - Sister City-Misenheim Germany
 - Educational Village (Pre K through university studies)
 - Historical significance (Mining, Pfeiffer University, Gladstone Academy building, stone works, agriculture, community heritage, etc.)
- Provide a walkable community throughout the Village (sidewalks, lighting, Village and street signage, landscaping, etc.).
- Protect, retain, and add to the current green tree canopy and green open spaces.
- Provide recreational venues that will serve Villagers and attract visitors of all ages (Park(s), Carolina Thread Trail, Gladstone Academy, Community Building, Pfeiffer University chapel, recreational, cultural, and library facilities, museum, cyclists, equestrians, etc.).
- Attract retirement community housing.
- Locate the Village Police and Administration office along US 52 for community visibility and presence.
- Develop a community that will attract more specialized retail and light industry thereby adding jobs to the Village economy.
- Develop a community that is commutable to jobs in Stanly County and surrounding counties.
- Develop planned mixed use urban structures (Retail on ground level and residential on upper floors) and include a diverse variety of residential options at affordable price points.
- Provide an excellent rated overall quality of Village living.
- Provide an excellent rated citizen satisfaction level regarding Village municipal services provided.
- Continue to protect the Village from less desirable commercial development.
- Provide opportunities and development that must attain a sustainable population (i.e. enough young people to replace an aging population).

Needs to Accomplish Village Vision(s) as Noted Above: (Listed in no specific order of preference or need)

- Sewer services will attract residential, retail, and light industry expanding and strengthening our tax base (Sewer study currently in progress.) Smaller residential lot size could be required with sewer for new residential and light industrial development vs. current septic requirements of larger lot sizes.
- Strong and vigorously enforced Zoning Ordinances will ensure compliance with planned Village vision. This will require revised Zoning Ordinances and more Zoning Officer resources.
- Continued vitality of Pfeiffer University and University/Village partnerships.
- Continued productive partnerships with our immediate neighbors (Richfield, New London, and Stanly County).
- Full development of recreation options along the Carolina Thread Trail (New London, Richfield, and Misenheimer corridor design under way during 2012).
- Sidewalks throughout the Village (Sidewalk along a portion of US 52 to be in place by Summer 2012 utilizing Powell Bill funds and recently applied for 2012 NC Department of Transportation Community Sidewalk Planning Grant funds).
- Village job creation (Expanded/new retail, educational, light industry, agricultural, etc.). Sewer required.
- Financing of Village growth via increase in tax base, public and private grants, land trust funding, Powell Bill road funding, low interest government loans, etc.
- Partnership with Stanly County Board of Education to explore and consider Pre K-8th Grade educational facilities in the Village to complement the existing Gray Stone charter high school.
- Sewer and liquor by the drink will attract restaurants. An ABC liquor store would generate revenue for the Village.
- Attract and increase the number of Village residents and tax payers for a sustainable community.
- Locate green space(s) for parks (Community Building, Gladstone Academy, etc.).
- Locate Village office in planned Village Center along US 52 (continue to remain close to Pfeiffer University).

Future of Gladstone Academy Building: Mayor Riemann advised that the Gladstone Academy property was cleared, graded, and seeded Fall 2011. In addition, small trees were removed and larger trees were trimmed. Currently, Southern Home Management, Inc. (SHM) of Greensboro, NC is cleaning, weather proofing, and securing the Gladstone Academy property (Phase 1A). After this phase is completed, the interior of the property will be protected from weather, vandalism, and wildlife. Mayor Riemann indicated that the Village has approved approximately \$12,850.00 for Phase 1A. SHM estimated a total of approximately \$300,000.00 to restore the historic structure. Mayor Riemann has been researching grant opportunities to fund a possible restoration endeavor. The following is a summary regarding this topic as it was discussed in the Joint Council/Planning Board Meeting and is listed in no specific order of preference:

- The Gladstone Academy deed restricts the property to NOT be utilized as a church.
- Utilize as the Village library (Pfeiffer University library is currently available to Village residents).
- Utilize as the Village art gallery (May require special needs to house art (humidity control, lighting, etc.).
- Utilize as the Village museum (Historic Village education theme).
- Utilize as the Village event center (Rental for weddings, gatherings, performances, etc.).
- Utilize as the Village park.
- Utilize as the Village Office for Administration functions. Police need to remain closer to Pfeiffer University per current contract. This will require an area of the structure or an addition to the structure that will meet building codes and provide functional office space.
- Sell the land and structure. Do not restore the property.
- Secure a restaurant to utilize the structure. This option will require zoning considerations, land for parking, water and sewer connections, etc.
- Do not move the structure from the existing property. Its historical significance becomes impaired.

- Move other historical structures to the Gladstone Academy site to create a historical Village within the Village. (Additional property would be required)

Future of Local Village Governance: Mayor Riemann advised the Council and Planning Board members of the current governmental management structure for the Village. Currently, the Mayor volunteers approximately twenty (20) hours per week conducting business on behalf of the Village. The Village Clerk/Deputy Finance Officer is budgeted for twenty (20) hours per week during FY 11/12. Mayor Riemann indicated that he is evaluating his current duties and meeting schedules to determine if he can perform them more efficiently and/or transfer some of his duties to the Clerk and/or other Council members. The Mayor's retired status currently affords him a degree of flexibility during business hours to conduct necessary and important Village business. The remaining four (4) Council members are employed with full time positions that do not allow them as much flexibility to conduct Village business during regular business hours.

Mayor Riemann suggested that certain mayoral Village duties and/or projects could be headed by a Council member and a group of citizens who would report their progress and recommendations to the full Council. This subcommittee structure would encourage more citizen involvement in the Village governmental process and solicit citizen involvement as future Council members and Officers.

Meeting attendees stated that they did not think that there would be many additional Village citizens that would be available to commit to the subcommittee approach noted above. It is currently difficult to get enough Village citizens to serve on the Council, Planning Board, and Board of Adjustment.

Mayor Riemann indicated that an alternate to the subcommittee approach would be to retain a Village Manager or Village Administrator that would be more responsible for the day to day management of the Village. A person with those skills would require a commensurate salary and benefits package. As the Village grows towards its vision, important and required Village responsibilities will increase as well. The group agreed that the Manager/Administrator approach was worth considering. FY 12/13 Budget planning will start soon so that this type of Village management can be considered.

Adjournment: The Planning Board adjourned from the Joint Council/Planning Board meeting at 8:50PM.

Other Business:

Employee Insurance Contract Renewal: Council was presented an analysis prepared by the Mayor and Clerk regarding Employee insurance renewal options. The annual policy renews 3/1/12 and expires 2/28/13. After discussing the possible renewal options, M. Burrage made a Motion to approve the renewal of the Employee insurance with the same coverage as the last policy year. Herron seconded the Motion and it was approved by a 4/0 vote.

M. Burrage noted that as the FY 12/13 Budget is prepared, Employee insurance will be reviewed to determine options to continue to provide good employee insurance coverage at the best price to the Village.

Adjournment: The Council adjourned the Joint Council/Planning Board meeting at 9:00PM.

The **next Council meeting** is scheduled for **Monday, February 13, 2012 at 7PM.**

The **next Planning Board** and **Board of Adjustment** meetings are scheduled for **Thursday, April 12, 2012 at 7PM.**