

Attendance: Mayor Kitts; Mayor Pro Tem John Crump; Councilmembers: Allen Burnette, Darren Hartsell and Rich Wise; Town Manager, Doug Paris; Town Clerk, Nancy E. Boyden, *CMC, NCCMC*.
Also Present: None.
Absent: None.
Late: None.
Guests: None.

1. Call to Order – Mayor Kitts

Mayor Kitts opened the meeting at 9:00 am.

2. Purpose of today’s meeting & ground rules – Manager Paris

There were no changes made to the Mission Statement.

The Town Council will continuously strive to provide the best leadership possible by making well informed decisions for the Town through listening, research, knowledge, sound financial analysis, and transparency to move the Town of Midland forward into the 21st Century.

3. Presentation on FY16-17 Goal 1: Town Center Project

Goal 1. Move forward on the Town Center project, which includes a Town Hall that has enough space to house library services, RCCC classes, key-man rentals, and other county services planned for the Midland area so that cost-sharing for the facility is feasible.

Town Center Update:

- Developer Role:
 - Purchase property;
 - Install infrastructure;
 - Sell or lease parcels to clients.

Two developers expressed interest in the Midland Town Center project. Both have successful track records.

They both came back and said it was too early because Midland needs more rooftops for a market case.

Looked at Locust development- private developer
Looked at Harrisburg development- private developer

Option 1: Wait until the market catches up to our vision and ambitions.

Option 2: Drive Rooftop Growth.

Staff would identify parcels suitable for housing developments and facilitate discussions between those owners and developers/builders.

Council discussed:

- County not giving Midland its needs for development;
- Talking with developers;
- Facilitate discussions for voluntary annexations- (not many large parcels inside the Town for development).

Option 3: Town as Developer

- Staff restarted due diligence on this Option this past January;
- Engineer prepared a preliminary cost estimate.

Council discussed development costs:

- Reviewed the map of the proposed Town Center;
- Entering from Hwy 24/27 instead of Hwy 601;
- \$2.2M estimate for 1 block if the Town built the new Town Hall- Includes streets, sidewalks, landscaping, water/sewer, parking;
- If the established land owners got involved, the estimate would come down \$1M;
- Landowners return on investing;
- Timeline for development and water/sewer costs;
- Town center land and blocks;
- Staff and Councilmembers resuming talks with the landowners about what they would like to do and if they would help participate with infrastructure.

Option 4: Pursue Interim Solution

Staff prepares an option for an interim town hall & library.

- Interim location could be leased or purchased;
- Later sold or leased when the town center becomes viable.

Council decided that they would like to try talking again with the landowners at the development center site and if an agreement cannot be made, pursue **Option 4**.

No changes made to Goal 1.

Mayor Kitts called a recess at 10:00 am.

Mayor Kitts called to resume the meeting at 10:15 am.

4. Discussion on FY16-17 Goal 2: Continue to Recruit New Industrial/Commercial/Retail Development.

Goal 2. Continue to recruit new industrial, commercial, and retail development (restaurants, grocery) to the Midland area so Midland citizens have local jobs, local amenities, and so that the Midland tax base grows to enable improved services while keeping a low tax-rate.

Discussed current development in Midland; example- Jordan Dental, IPG site.

No changes made to Goal 2.

5. Presentation on FY16-17 Goal 3: Pepsi Quadrant Basin Plan

Goal 3. Continue to find ways to improve the water and sewer infrastructure in the Town of Midland, including the completion of the Basin Plan for the Pepsi quadrant and studying the ability to add a second water storage tank near the town's industrial cluster.

Mr. Paris gave an update on the project:

- Sewer study was conducted by Queens College and Pepsi Co.;
- How to serve the Queen's College and Pepsi Co. tracts;
- Interim solution is pumping facilities for their properties which limits capacity;
 - Option to run sewer back to the Tucker Chase pump station or to the forced main;
 - Other option: Regional Facilities. Replacing the Tucker Chase pump station to serve long term.

Current status:

- The front parcel was sold to Allen Mini Storage;
- Looking to sell the rear parcel- possible housing development.

Modify Goal language as follows:

“Continue to find ways to improve the water and sewer infrastructure in the Town of Midland”.

6. Discussion on FY16-17 Goal 4: Interim Library, RCCC Classes, & Community Projects

Goal 4. Provide an interim location for RCCC classes for Midland area citizens and for library services through the Friends of the Library until the new town hall can be built to house those services.

Council discussed current services with the Library’s Mobile Mondays and the RCCC classes. Citizen participation is good with both.

Modify Goal language as follows:

“Continue to support RCCC classes for Midland area citizens, businesses and library services”.

7. Discussion on FY16-17 Goal 5: Town Communication Strategies

Continue to improve the Town’s communication strategies to keep citizens informed, which currently includes regular Town Hall meetings and regular social media updates.

Council and Mr. Paris discussed:

- Bringing back the Town Newsletter on social media;
- Town Facebook and Twitter working well.

Mr. Paris to adjust language to Goal 5.

8. Council Discussion: New Goals for FY17-18

Council discussed the Town’s decorative banners.

Mayor Kitts said she will bring back information from Duke Power on the use of the poles.

NEW Goal 1. Research the cost for new Town decorative banners. Gather quotes for purchase and installation with rotation for seasons.

New Goal 2. Commit to participating in the, “I love My City Project” annually and each year change the community projects.

Council also discussed:

- The Branding Committee is working on freshening up the Town welcome signs;
- Include the welcome signs as a part of the “I love my City Project”;
- Have Landscaper, Allen Smith keep up with the flower beds;
- Reach out to tree companies to trim the trees away from utility lines- Barberry Ave. needs tree trimming.

Council discussed the subject of better street lighting at the crossroads.

New Goal 3. Work with NCDOT for additional lighting at the crossroads intersection.

Council discussed holding a better community event around the Annual Tree Lighting Ceremony.

Regular Task: Mayor to talk to Cabarrus County Park Director, Londa Strong to ask about an end of year community event for the holidays.

Minutes Saturday, February 18, 2017
Town Council Annual Retreat
9:00 am- 12:00 pm, 4293-B Hwy. 24/27 E. Midland, NC 28107

Motion was made by Councilmember Hartsell and seconded by Mayor Pro Tem Crump to adjourn the meeting.
Motion carried 4-0.

Council adjourned at 11:30 am.

Attest/Seal

Mayor Kitts

Nancy E. Boyden, CMC, NCCMC Town Clerk