

MINUTES
VILLAGE OF FLAT ROCK AGENDA WORKSHOP
ASSEMBLY ROOM
JULY 29, 2019
9:30 AM

Vice Mayor Weedman presided over the July 29, 2019, agenda meeting at 9:30 a.m. Those present in addition to Vice Mayor Weedman were Council Members Brown, Dockendorf, Gooch, and Jamerson, Village Clerk Parker and Village Administrator Christie. Mayor Staton was not present.

Pledge of Allegiance

Vice Mayor Weedman led the group in the Pledge of Allegiance.

A draft agenda for the August 11, 2019, council meeting was presented. Council Member Gooch made a motion to approve the agenda as presented, seconded by Council Member Jamerson. The vote was unanimous, motion carried.

Discussions

Messrs. Larry Kennedy, Mac Cumbo, and Ronald Jones, residents of King Creek Preserve, spoke about the poor road conditions within the subdivision. The development was started in about 2009. It is stated in the covenants that all roads will be built to NCDOT standards. The residents of King Creek Preserve wrote a letter to the developer and the local representative, Rick Merrill, stating concerns about the initial work done on the road, which they feel was not built to NCDOT standards. The final top coat on the road was to be done in June 2019. The work still has not been completed. On June 19, 2019, residents Larry Kennedy, Mac Cumbo, and Ronald Jones met with Mayor Staton to discuss this matter. Mayor Staton has since spoken with Rick Merrill about this matter.

The Village has assurance of completion of the final paving of the road in the form of a performance bond provided for the developer. Mr. Jones asked that the Village hire a professional engineer before the final paving work is completed. The residents of King Creek Preserve request that the Village take a proactive role to ensure the quality completion of the road.

Administrator Christie stated the subdivision was approved in 2008. The road is to be built to NCDOT standards even though it is a private road. In 2010 a performance bond in the amount of \$61,000.00 was issued to the village as assurance of completion of final paving of the road. The amount of the bond is 125 percent of the then estimated cost of completion. The current estimate of cost of completion is \$71,000.00.

Mr. Bill Lapsley, retired engineer, gave his thoughts stating the Village could use bond proceeds to complete the road, as protection of the homeowners if the developer fails to complete the work. The bond will not be released until the Village is provided with evidence that the work has been completed in accordance with requirements of the LDO.

Mr. Bill Lapsley is currently a Henderson County Commissioner and President of FBRMPO. He has recently been appointed to the NC 1st Commission, and he is the only representative west of Charlotte. He mentioned the committee is comprised of fourteen people appointed by the Secretary of Transportation to assess how the state should raise enough money to fund transportation improvement projects, including greenways, pedestrian ways, railroads, airports, and highways. He also explained the process of how road projects get funded.

Mr. Lapsley distributed a handout prepared by the Traffic Safety Advisory Committee showing a list of twenty-five roadway improvement projects within Henderson County. The only two projects on the list that affect Flat Rock are Erkwood Drive from Kanuga Road to NC 225, and West Blue Ridge Road from NC 225 to Roper Road. These projects are described as intersection improvements and modernization.

Vice Mayor Weedman commended Mayor Staton in writing a letter regarding the Halfway Tree Mobile Home Park matter. The State assessed a fine of \$65,367.81 on the owner for contamination of state waters.

With no further discussions, Council Member Gooch made a motion to adjourn the meeting, seconded by Council Member Jamerson. The motion carried on a unanimous vote, and the meeting was adjourned at 11:10 a.m.

Michelle Parker, CMC
Village Clerk

Nick Weedman
Vice Mayor