Joint Meeting with Burke County Board of Commissioners for the purpose of hearing an update from DFI regarding the Broughton District Reuse Plan 4:00 p.m. Morganton City Council Chambers

I. Call to Order in the Council Chamber at City Hall at 6:00 p.m.

II. Public Comment – 6:00 - 6:15 p.m.

Anyone wishing to speak during this time must sign in with the Clerk before the meeting begins, and upon being called will have 3 minutes to address the Council.

III. Business of the Council begins at 6:15 p.m.

IV. Pledge of Allegiance to the Flag

V. Invocation Given by the Rev. Marshall Jolly, Grace Episcopal Church

VI. Introduction of Council

VII. Service Pin

• David Abernathy, Sign Technician, Public Works, 25 years
VIII. Public Advocacy Issues and Strategies

a. Consideration of Revising the Public Comment Policy

b. Community Appearance Advisory Commission
   John Cantrell, Chairperson and Scott Lookadoo, Staff Liaison

c. Proclamation: Fire Prevention Month
   Accepted by Captain John Campbell, Department of Public Safety

d. Proclamation: Public Power Week and Public Power Video
   Accepted by Brooks Kirby, Director of Electric Services

e. Wastewater Project Update
   Presented by Brad Boris, Director of Water Resources

f. Morganton Rotary Update
   Presented by: George Milner, President

g. Upcoming events:
   • CoMMA:
     - My Sinatra – Starring Cary Hoffman, Saturday, October 6, 7:30 p.m.
     - What Would Mary Ann Do?, Saturday, October 13, 7:30 p.m.
     - Steel Magnolias Movie Screening, Tuesday, October 16, 7:30 p.m.
     - Keith Allyn – A Neil Diamond Tribute, Thursday, October 25, 7:30 p.m.
     - Bits ‘n Pieces Puppet Theatre presents Three Billy Goats Gruff, Thursday, November 1, 7:30 p.m.
   • Farmers Markets continue on Saturdays and Wednesdays
   • Ghost Tours – Friday / Saturday, October 19-20 and October 26-27
     Tickets available at the Mainstreet office
   • Halloween Spooktacular – Wednesday, October 31, 3:00-6:00 p.m.
   • Spooky Meadows – Friday/Saturday, October 26-27, 7:00-10:00 p.m.
     Look for $1.00-off coupons in the News Herald

IX. North Carolina Municipal Power Agency Number 1 Update – Elections for NCMPA1 on November 13, 2018. Two seats up for election.

X. Consent Agenda – All items below are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member, staff member or citizen so requests. In the event a request is made, the item will be removed from the consent agenda and considered under Item XI.

A. Approval of Minutes – For a Regular Meeting held on September 10, 2018.

   RECOMMENDED ACTION: Approve minutes as submitted.
B. Consideration of a Budget Amendment for a Sewer Line Extension

RECOMMENDED ACTION: Approve a budget amendment to receive funds from Fulenwider Enterprises, Inc. for a sewer line extension at 401 Carbon City Road.

C. Consideration of Award of Contract for Roof Replacement / CoMMA

RECOMMENDED ACTION: Award contract for roofing replacement at CoMMA to Sam Turner, Turner Waterproofing in the amount not to exceed $100,000.

D. Consideration of Award of Bid for Installation of Air Conditioning Units at Collett Street Recreation Center

RECOMMENDED ACTION: Authorize award of bid and contract with Perkins Hearing and Air, Inc. in the amount of $84,586.52 for the provision and installation of two (2) 20 ton Trane gas package air conditioning units at the Collett Street Recreation Center.

XI. Items Removed from Consent Agenda

XII. New Business

A. Public Hearing

1. Public Hearing and Consideration of Economic Development Incentives Grant Agreement for Project Copy

2. Public Hearing and Consideration of a Rezoning Request to Change the Zoning for 0.78 +/- acres of Property Located at 500 West Fleming Drive from Conditional Use (CU) to High Intensity District (HID)

3. Public Hearing and Consideration of Several Text Amendments to the City of Morganton Zoning Ordinance

   a. Text Amendment to the City of Morganton Zoning Ordinance, Section 4.8.4 Neighborhood Conservation Overlay (NC-O) of the City of Morganton Zoning Ordinance; Overlay Residential Design Standards to Meet State Statute G.S.160A-381

   b. Text Amendment to the City of Morganton Zoning Ordinance, Tables 4.3, 4.5 and 4.6 Allowing for Increased Density in the Central Business District (CBD) and Incorporating Additional Performance Points for Infill and Redevelopment Projects Throughout the City

   c. Text Amendment to Table 3.1 of the City of Morganton Zoning Ordinance to Add Neighborhood Conservation Overlay (NC-O) and
Corridor District Overlay (C-O) Exceptions for Pawn Shops as Permitted Uses

d. Text Amendment to City of Morganton Zoning Ordinance, Section 4.8.2, Applicability Subsection (B) to Include Renovation of 50% or Greater of an Exterior Façade of a Non-residential Development

4. Public Hearing and Consideration of Approving a Development Incentive Grant (DIG) for Morganton Lodging Associates, LP

B. Other Business

1. Consideration of Calling for a Public Hearing to Close an Alley Extending Northward from Concord Street between South Sterling and South Green Streets

2. Consideration of Approving a Bridge Loan for Morganton Lodging Associates, LP and Associated Budget Amendments

3. Consideration of Grant Award of Entitlement Funds to Non-Profits

4. Consideration of Approval of a Change Order for Secondary Clarifier Rehabilitation at the Wastewater Treatment Plant and Associated Budget Amendments

5. Consideration of Authorization to Enter into a Contingency Agreement with North Carolina Department of Transportation to Participate in the Planning and Construction of a New Drainage System on South Sterling Street

6. 30-Day Notice for Boards and Commissions

   a. Historic Preservation

XIII. Other Items from City Manager and City Council Not on Agenda

XIV. Reports

XV. Adjournment