

**School Advisory Committee Notes**  
**October 27, 2008**

**Members Present:** Commissioner Charlie Jeter (Chair), Rhonda Lennon, Laurie Gillmore, Todd Bowland, Teri Leonhardt and Becky Finger

**Staff present:** Bobby Williams, Management Assistant; Brad Priest, Senior Planner; and Justin Carroll, Traffic Engineer

Commissioner Jeter called the meeting to order.

Commissioner Jeter explained that related to the most recent Herald Article about the SAC, it was not as they saw it at the Town Board meeting,,

He explained that the land banking vote was removed because after talking with Dennis and Town Board, staff thought it was too specific. We had a man come forth that night who had some land condemned by CMS in the past...

The TIA was removed by the Town Manager since there is already a policy in place for all TIAs, this covered what we (the SAC) wanted...

For the development process review, what did we mean by that? We're not looking for a full hearing with the petitioner...believed the intent was to look at the impact on schools, how it impacted us, all the committee wants to look at is what CMS provides to staff (see handout), hasn't been presented to the Town Board in that fashion...

LaCaria - (referring to the information they provide town staff as to the impact of schools) – the way its used in Charlotte, when a rezoning is brought forward, its used to show x number of new kids in the rezoning and ask the developer to compensate the difference between x and y.

Lennon – That was used in the Centex development. (Reffering to the Herald Article and subsequent emails), what I was miffed about was that it wasn't communicated to us that items were pulled from the Agenda. We read things about committee happenings at the board meeting...we shouldn't read about those things in the paper first...

McAulay – I was one of the ones who brought up the school sites – its an implied moratorium...we're saying we will not subdivide for schools...I think the school system is already identifying sites and has even bought some...

Leonhardt – the point about the moratorium is something we didn't look at...I'm blindsided thinking about that...

Bowland – the intent was noble, the execution was poor. We should've given it to Dennis and not made it official.

LaCaria – nothing bad about any of it...we're now talking to one of the property owners from the other night...

Lennon – no problem with it being pulled...just the handling of it...

Leonhardt – what direction do we want the committee to go in?

Bowland – I feel we have helped educate the town board members...

Jeter – Do we want to look into development review?

Leonhardt – to add another layer to the process is mindboggling, let planning keep us updated

Jeter – take one sheet and review with other big picture stuff and make final recommendations to the town board like the planning board and other committees do?

Lennon – what do you bring to the table, planning doesn't even know about what's in CMS's plans for the future...

Jeter – this is a tremendous benefit to us/CMS...we cannot force development to pay for schools...

McAulay – serious concerns can reject a development based on school space...

Lennon – you can approve take down schedule to meet school construction

McAulay – I don't think we can do that based on the ordinances we have now...

Leonhardt – you can ask for phasing but can't enforce it...

Finger – the key is the 20 day number, you can go 110-115% over and still be okay, but when that number goes as high as 150%, the committee has to think about the impact on quality of education

Leonhardt – let planning include CMS in the info we get...we are an advisory committee, if we layer down the process, it complicates it...

Lennon – can we reject a development based on transportation?

Jeter – yes...

Priest – by-right subdivisions, you cannot reject if its by right and it complies with ordinances...but if it's a rezoning, the Town Board does not have to rezone for any reason, there's wiggle room to ask for conditions...

LaCaria –Charlotte does it, they get land, cash...

Priest – they can give it, the Town Board doesn't have to approve anything...

Leonhardt – if Charlotte is doing it, that's something we should talk about (could Huntersville do it?)

LaCaria – only for conditional rezonings...

Jeter – best thing to do is ask the town attorney

Lennon – I want to look at the matrix of things CMS put together of all the regulations in the County and see what Huntersville regulations cause CMS to take longer and cost more...something to work on, maybe put on a future agenda

Jeter – are we in agreement?

Leonhardt – that its something worth looking at?

Jeter – what else?

Bowland – Generally, here to get schools built. In the end, at least we're forcing Charlie to learn the process. I don't think anything has been a waste...

Finger – Need more citizens involved in all CMS committees...jump in and get involved in the processes currently in place...

Gillmore – help CMS and increase spending getting schools built – ask Dennis/CMS instead of doing the same thing...

LaCaria – understand reasons for what's done up here and appreciate whats done by Town Staff...

LaCaria – for CMS, we're always told we're a developer and put in that same bag...deal with the same regulations, viewed the same...

Charlie – does the town...

LaCaria – its getting better

Todd – does TIA...

LaCaria – it does, the elementary school is okay, the high school has huge costs and impacts...we're a response to development, not a creator of it...

Jeter – this, along with development review are valuable, what else?

Finger – Once we see the bond referendum, we need to support these bonds, explain the benefit

McAulay – you can't do that as a committee...

Leonhardt - you can do that as an individual...

Jeter – you can't advocate...

Leonhardt – we can educate...

McAulay – after bonds passed, you can argue priority order...

Jeter – in NC, bonds as passed, aren't always spent that way

LaCaria – CMS has learned...newsletter is called “Promises made, promises kept” – we try to stick to that order...

McAulay – if had issue with land or timeline, we could push...

Finger – gets back to the matrix...

LaCaria – don't believe there will be 2009 bond referendum. Even if '08 park and rec bonds pass, don't see any money spent in '09. The reason...banks don't trust each other. When a bank underwrites bonds, they put money on the shelf up to other banks and underwriters (no commercial paper)...

LaCaria – the priority list stays...Bailey Road, Ridge Road and the first four elementary schools on the list all get pushed back a year. COPS is still there...Long Creek gets done...but the Stumptown Elementary may get delayed a year...plenty of time though to change that...

McAulay – if construction slowing...don't quit the planning though...

LaCaria – other things delaying 10-year plan is the Magnet School exercise that's going on...trickles down...

Jeter – advocate to Dennis, CMS – something to continually update

Leonhardt – is there any land banking money in 08 bond?

LaCaria – there is some money left...in 09, it was going to take a \$800 million bond. In 2007, had \$800 million need, we got \$560 million leaving a \$300 million shortfall in capital funding the day it was approved. We're spending \$1 million a day on school construction – 5 elementary schools, 2 middle schools, 2 high schools, projects at Baine, Newell, Garringer, Independence, South Meck, Long Creek...

LaCaria – Alexander is number 1 priority ('09), that doesn't change. We need Ridge Road to open first, though it (Alexander) is not funded...we've talked about a possible land swap to take North Meck and Alexander in to Bryton...Alexander is the first step (only one in the bond). It could be 50 years before we get North Meck off 115.

McAulay – who says we want North Meck to move...

Jeter – Other major avenues we want SAC to look at? Send me ideas of where you want the committee to go (we talked about the matrix, development review, how many schools we need, etc.)

Leonhardt – we should also have Dennis here at these meetings...

Jeter – he'll be here...I'd like to see us come up with some ideas, send to me and copy Bobby...its ya'll call.

Leonhardt – if would relocate Alexander to Bryton, talked about an early college campus, potential for land for that?

LaCaria – something we have to go through countywide whenever we buy land, we all meet and see if any other city/county agencies have a use or opportunity before buying and selling land for any reason...

**Date of Next meeting – Monday December 8<sup>th</sup> at 6:00 p.m. The purpose is to set a future plan/vision for the SAC.**

Jeter – does the SAC want to do major development review?

Leonhardt – I think we can provide comments to staff...keep it informal, to be included in the board's packet...also like to hear about the conditions on rezonings

Jeter – I will talk with Bob Blythe to seek clarification on rezonings to what the town can ask for...

Bowland – I'd like to hold off and do a mission statement, development is going to hold off for a while with the economy...

**Jeter – called the question again...Finger made a motion, Leonhardt seconded...motion passed 3 to 1.**

**- motion →** to allow the School Advisory Committee to receive information on proposed major subdivisions from planning staff and provide comments as to their impact on schools to be included as part of staff analysis (when applicable) provided in the Town Board's agenda packet.

**Leonhardt motioned to adjourn, Finger seconded. Vote passed 4-0 to adjourn.**

