

Joint Town of Mooresville/MGSD Board of Education Meeting  
January 15, 2020, Called Meeting Minutes

**Joint Town of Mooresville Board of Commissioners and MGSD Board of Education  
Called Meeting Minutes, Tuesday, January 15, 2020, 5:00 p.m.**

The Mooresville Graded School District Board of Education and The Town of Mooresville Board of Commissioners met in a called session on Wednesday, January 15, 2020, in the Community Meeting Room at Mooresville Town Hall, 413 N. Main Street, Mooresville, NC 28115.

Present were Mr. Roger Hyatt, Chairman; Mr. Greg Whitfield, Vice Chairman; Mr. Leon Pridgen; Dr. Debbie Marsh; and Mrs. Kerry Pennell.

Superintendent Dr. Stephen Mauney and Attorney Kevin Donaldson were present. Dr. Michael Royal, Chief Operations Officer; and Mrs. Tanae McLean, Chief Communications Officer were present.

Town of Mooresville Present were Mayor Miles Atkins, Commissioners Barbara Whittington, Gary West, Lisa Qualls, Eddie Dingler, Thurman Houston, Bobby Compton, Town Manager Randy Hemann, Town Attorney Sharon Crawford, Assistant Town Manager Ryan Rase, Assistant Town Manager Beau Falgout. Craig Culberson, Senior Planner; Jonathan Young, Engineering Director; Kim Sellers, Public Information Officer; Genevieve Miller, Town Clerk

*Media represented: Mike Fuhrman - Iredell Free News*

Mayor Atkins called the meeting to order, gave the invocation, and led the Pledge of Allegiance.

Mr. Roger Hyatt, MGSD Board Chairman welcomed everyone for attending the joint meeting and called the meeting to order.

**On a motion by Mr. Dingler, seconded by Mr. Compton, the Board of Commissioners voted unanimously to approve the meeting agenda as presented.**

**On a motion by Mr. Pridgen, seconded by Mr. Whitfield, the MGSD Board voted unanimously to approve the meeting agenda as presented.**

**Town of Mooresville Reports:**

- A. **One Mooresville Plan Review:** Mr. Young, Engineer Director at the Town of Mooresville, provided an overview of the One Mooresville Plan Project. He presented the growth history of the Town of Mooresville that included the total population data from 1920 to 2018, the town limits growth data in 2001 vs. 2020, and advised the Mooresville population increased from 18,873 in 2000 to 41,255 in 2018. Mr. Young shared the One Mooresville

Plan Project has been developed due to the explosive growth and continued future growth in Mooresville. He stated the current and future development is predicted upon town zoning and the town's comprehensive One Mooresville Plan. The One Mooresville Team is made up of Mooresville residents, community stakeholders, the Steering Committee, the Planning Board, the Town of Mooresville Board of Commissioners, and the Technical Committee. Mr. Young presented the Framework Map for the Town of Mooresville which will be used to guide the type of growth and developmental decisions at different locations throughout Mooresville.

- B. **Mooresville Zoning Review Process:** Mr. Culberson, Senior Planner at the Town of Mooresville, provided an overview of the existing zoning vs. future land use in Mooresville. He shared the Tiered Growth Map that provides information regarding town services and ETJ, utility growth area, and long term utility growth. He stated these maps should help drive the infrastructure projects in the Town of Mooresville. Mr. Culberson shared the history of ordinance zoning and explained the development review process. He presented the Future Character and Land Use Overlaid with MGSD Tax District Map, which helps to clearly define the land use and zoning throughout Mooresville. The Town Attorney, Ms. Sharon Crawford, provided information regarding the zoning ordinances in property rezoning, rezoning requests, and NC State Statutes.
- C. **Proposed/Permitted Development:** Mr. Rase, Assistant Town Manager, provided an overview of the current residential development map that provides the Mooresville 2015-2019 total residential units and the total residential units that fall in MGSD. He advised the Town of Mooresville has been averaging 840 residential units per year within its corporation limits and has approximately 4,000 units already approved to begin construction. He shared approximately 30% of the growth in the past 4 years has been in the Mooresville Graded School District, and about 40% of the 4,000 units approved for future development also fall within MGSD.
- D. **Transportation Project Update:** Mr. Young provided updates on the various Mooresville projects under construction and the street & sidewalk improvement projects. He gave an update and completion schedule for the following projects under construction; NC150/NC115, West McLelland Improvements, NC150/NC801, and NC115/Faith Rd.
- E. **Mooresville School Network - Sidewalk Updates:** Mr. Young provided an update on the following Pedestrian Projects funded for construction and the dates their construction is expected to begin; Mooresville School Network (sidewalks), Day Creek Greenway, West Wilson Improvements, and the Mill Village Phase II construction. Mr. Young advised the NCDOT projects estimated cost is \$665 million.

### **Mooresville Graded School District Report:**

- A. **School Bond Update:** Dr. Mauney, MGSD Superintendent, thanked the Town of Mooresville Board of Commissioners for placing the 2020 Bond Referendum on the March 3, 2020, Electoral Ballot. He advised the benefits the bond would provide for MGSD, ISS, and Mitchell Community College. Dr. Mauney shared Mooresville Graded School District is in desperate need for this bond as it would relieve the capacity and overcrowding issues in the District. The funds from the bond will allow the district to build a new Middle School similar to the current Mooresville Middle school, and coupled with the already approved renovation plans at South Elementary and Park View Elementary, will relieve overcrowding at all levels. The total projected bond amount is \$125 million with an estimated one cent per \$100 in property valuation tax increase. He shared the District will continue to hold many community informational meetings at the MGSD schools providing the community with important information regarding the bond.
- B. **MGSD Constructions Projects & Partnerships:** Dr. Mauney gave an overview of the future construction projects at MGSD and explained the reasons we need for another middle school. He explained MGSD schools are either at or near capacity in four of our eight schools, each of our three elementary schools already have at least one 9-classroom mega unit on campus, and Mooresville Middle School currently has over 1,032 students in grades 7th & 8th grade. Dr. Mauney shared the MGSD plans to alleviate the capacity issues throughout the district will include building a new 900 seat middle school on the already owned property on Rinehardt Road, and grade reconfiguration at the MGSD schools. He advised the needed renovations at South Elementary and Park View Elementary would make them more comparable to Rocky River Elementary, would provide them with updated classrooms, additional space, new gymnasiums, and new HVAC systems. These renovation plans are not contingent on the bond as it will be funded with the 6.5 million county bond reserve fund and MGSD will borrow additional funds (private finance). Dr. Mauney provided the timeline for the renovations, and if the bond passes, the timeline for the construction of the new MGSD Middle School.

### **Open Discussion:**

The Town of Mooresville Board of Commissioners, MGSD Superintendent, and School Board of Education held open discussions regarding their shared concerns and the challenges they face with the continued residential growth in Mooresville and the challenges that effect the community; lack of affordable housing, traffic issues, overcrowding, and capacity issues at the schools. The Board of Commissioners advised they have the same concerns as MGSD and shared they are limited in being able to control some of the decisions as they are dictated by the state laws, state statutes, and they cannot

force developers to build homes in a certain price range. They advised impact fees are not allowed in North Carolina. Dr. Mauney led discussions with the Mayor and the Town Board of Commissioners regarding building a new bus garage on vacant land closer to MGSD for County and City Schools. A closer bus garage would allow the bus mechanics to be closer to our schools. Finally, Dr. Mauney thanked the Commissioners for their partnership with MGSD, the Recreation Department, and the MHS Performing Arts Center. He discussed the possibilities for the Town of Mooresville contributing funds for the South Elementary & Park View Elementary renovations and new gym. Fund contributions would allow the Town and the community the use of the new gyms.

At the conclusion of the joint meeting, MGSD Board Chairman, Mr. Roger Hyatt, asked Mayor Atkins if he would support passing a Resolution in support of the Bond, and he agreed. The Town Commissioners informally agreed unanimously to pass the Resolution. They are expected to consider a formal Resolution in support of the bond at their upcoming board meeting.

Mayor Atkins and Board Chairman Mr. Hyatt concluded the session by thanking everyone for attending the meeting and committing to continue working together for the betterment of the town and the school district.

MGSD Board Chairman, Mr. Hyatt announced completion of the meeting. **There being no further business, on motion by Mr. Whitfield, seconded by Mrs. Pennell, the meeting was adjourned at 8:25 p.m.**

Town of Mooresville, Mayor Atkins announced completion of the meeting. **There being no further business, on motion by Mr. Compton, seconded by Mr. Dingler, the meeting was adjourned at 8:25 p.m.**

Respectfully Submitted:

Mr. Roger Hyatt, Chairman  
Board of Education

Stephen A. Mauney, Secretary  
Board of Education