

**MECKLENBURG - UNION TECHNICAL COORDINATING COMMITTEE**  
**Summary Meeting Minutes**  
**Charlotte-Mecklenburg Government Center**  
**Uptown Conference Room**  
**Special Meeting-March 23, 2009**

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**Voting Members:** Wayne Herron - Chairman (Monroe), Bill Coxe-Vice-chair (Huntersville), Danny Pleasant (CDOT), Jim Keenan (E&PM), Ken Tippette (CDOT), Jonathan Wells - alt. for Debra Campbell (CMPC), Leslie Rhodes (LUESA), David McDonald (CATS/MTC), Louis Mitchell – alt. for Barry Moose (NCDOT-Div. 10), Jamal Alavi – via phone (NCDOT-TPB), Lauren Blackburn – via phone (Davidson), Andrew Grant (Cornelius), Scott Kaufhold – via phone (Indian Trail), Kevin Icard (Pineville), Greg Mahar – via phone (Waxhaw)

**Staff:** Stuart Basham (MUMPO), Robert Cook (MUMPO), Crissy Huffstickler (CMPD), Jim Schumacher (Charlotte assistant city manager), Andy Grzymiski (CDOT), Eldewins Haynes (CDOT), Joe McLelland (CDOT), (CDOT), Hemal Shah (Cornelius), Craig Thomas (Indian Trail), C.J. O’Neill (Matthews), Bobbie Shields (Mecklenburg County assistant county manager), Bjorn Hansen (Centralina COG), Loretta Barren – via phone (FHWA), Eddie Dancausse – via phone (FHWA), Carroll Gray (Lake Norman Transportation Commission), Janice Godfrey (NCDAQ), Tim Littlefield (NCDOT)

**Guests:** Steve Blakley (Kimley-Horn), Jonathan Guy (Kimley-Horn), Josh Rector (Bromont Corp.), Anne Marie O’Keefe (WSOC-TV)

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Mr. Herron opened the meeting at 2:05 PM.

**1. Purpose of Special Meeting**

Presenter: Wayne Herron

Summary/Requested Action:

Mr. Herron stated that the meeting’s purpose was for the TCC to hear a detailed explanation of the proposed Augustalee development in Cornelius and to learn more about the actions that are being requested of MUMPO. The special meeting was called because the complexity of the project would not allow for a thorough discussion during a regular TCC meeting.

**2. Augustalee**

Presenter: Andrew Grant-Cornelius

Summary:

Mr. Grant presented a comprehensive overview of the Augustalee project, providing details on its mix of uses. Also reviewed were the proposed transportation improvements:

1. A new interchange on I-77 at Westmoreland Road
2. Widening of I-77 from south of exit 23 to exit 28
3. Widening of Statesville Road (US 21) in the project’s vicinity
4. An extension of Bailey Road across I-77 to Northcross Drive
5. Improvements to Westmoreland Road

Mr. Grant stated that the developer will build the transportation improvements and that the town has required the developer to construct them before Augustalee can obtain certificates of occupancy. Mr. Grant stated that the request of MUMPO will be to amend the TIP for all projects

and the LRTP for the interchange and Bailey Road extension. The TIP and LRTP need to be amended prior to May 3, 2009 because MUMPO's LRTP will expire on that date, a conformity grace period will begin, and no amendments to the TIP and LRTP will be permitted. Mr. Cook stated that the Thoroughfare Plan needed to be amended to include the proposed interchange.

Following this, a thorough discussion of the project's proposed funding mechanisms was provided by Mr. Grant. One proposed mechanism is a synthetic TIF with Cornelius. It was noted that talks had been held with Mecklenburg County using certificates of participation (COPS), but since this was not needed until 2011, the County was not being approached at this time.

The presentation also included a discussion of the interchange justification report (IJR) that was being prepared. It was stated that a draft of the document was expected in May 2009 with the final report expected in March 2010. The preparation of the Environmental Assessment (EA) was also discussed. The EA was expected to be complete in October 2009 and a Finding of No Significant Impact (FONSI) expected in March 2010.

The meeting then moved into a Q & A session. Various questions were posed to Mr. Grant and Augustalee's consultants by members of the TCC. Many of the questions dealt with project funding and with the process to amend the TIP, LRTP and Thoroughfare Plan. Bill Coxe expressed concern with the interchange and stated he believed adding an interchange in the manner proposed circumvented the proper process for doing so. Mr. Grant was asked if the town was still pursuing transportation control measure (TCM) status for the project. Mr. Grant replied that TCM status was no longer being considered.

Public involvement was discussed. Cornelius is leading the effort to conduct the necessary public involvement associated with amending the TIP, LRTP and Thoroughfare Plan. A 30-day public comment period will be held and a public meeting will be held in April.

Special meetings of the TCC and MPO will need to be held in late April after the close of the public comment period. The TCC's meeting could be held sometime from April 23-29. Mr. Herron asked Mr. Cook to coordinate with the TCC to schedule a date and time suitable for the majority of members.

## **2. Adjourn**

The meeting adjourned at 3:40 PM.