

REGULAR MEETING CITY COUNCIL
February 15, 2016

The City Council of the City of Albemarle met in a regular session on Monday, February 15, 2016 at 7:00 p.m. in the Council Chambers of City Hall. Mayor Ronnie Michael presided, and the following Councilmembers were present, to-wit: Mayor Pro Tem Martha Sue Hall, Bill Aldridge, Chris Bramlett, Benton H. Dry, II, Martha E. Hughes, Dexter Townsend, and Chris Whitley. Absent, none.

Mayor Michael called the meeting to order.

The Mayor stated that this was suppose to be the Youth in Government Day meeting where eighth graders from Albemarle Middle School spend the morning with the City Manager providing an overview of the City's structure and operations. Stanly County Schools are closed due to weather issues and this is delayed until another Council meeting.

Upon a motion by Councilmember Townsend, seconded by Councilmember Whitley, and unanimously carried, the minutes of the February 1 regular session and February 9 adjourned session were approved as submitted.

The Mayor stated that Council had a copy of the monthly departmental reports in their agenda packets and asked if anyone had any questions.

Upon a motion by Councilmember Townsend, seconded by Councilmember Bramlett and unanimously carried, the City Council excused Mayor Michael from voting on the annexation proposal of a tract on Morrow Mountain Road for GHA Autism Supports due to it being a conflict of interest.

Mayor Pro Tem Hall stated that action on this request annexation was held over from the February 1, 2016 meeting. City Council indicated the

reason for postponing the decision for two weeks was to allow for anyone with questions or concerns to contact the appropriate parties to have this issue addressed.

Ms. Hall further stated that this is a 501 (c) (3) non-profit organization and the City would not collect property taxes. Some of this property is already in the City limits and the City could supply water, sewer, and possibly electric in the future. It would allow for an increase in population which in some instances as the Powell Bill and Sales Tax would allow an increase in monies received by the City that are based on population. Also, she stated that no conversation would be held tonight concerning zoning of this property. If the property is annexed and there is a request for a zoning change, the Planning and Community Development staff will post this property and make public notice of the hearing in the next few months.

Upon a motion by Councilmember Hughes, seconded by Councilmember Dry, and unanimously carried, the following Ordinance was duly adopted:

(Ordinance 16-05 - To voluntary annex property on Morrow Mountain Road owned by GHA Supports.)

Mayor Michael came back into the meeting at this time.

The Mayor and City Council reviewed the FY 2015-16 Property Demolition Schedule. Council reviewed a detailed schedule for demolitions which was supplied by Mr. James Luster with Centralina Council of Governments.

It was noted that Council originally approved six structures in this process, but there is only funds budgeted to address four. With two of the structures having been burned or scheduled to be burned by the Fire Department, hopefully there will be funds available to address the remaining four structures (meaning all six structures Council identified in the current fiscal year would be removed). Mr. Luster feels it may be possible to get the owner of 1518 US 52 Hwy North to voluntarily allow the City to burn that house even though it does not meet the 50% rule required for condemnation. The following structures are the original four Council approved taking action on:

1. 124 Cleveland Avenue
2. 141 Arey Avenue

3. 410 Moose Street

4. 724 Long Street

The property at 410 Moose Street has been burned by the Fire Department and the property at 724 Long Street is scheduled to be burned.

The following properties are on the same code enforcement “compliance” schedule and can be added to the above schedule.

- 421 Peachtree Street
- 1518 US Hwy 52 North

Mayor Michael asked Planning and Community Development Director Keith Wolf to bring before Council in March, 2016 a list of 6 properties to consider for demolition for 2017.

The Mayor and City Council considered a request of Piedmont Natural Gas for a 5-foot easement along the McLaughlin Street side of the EE Waddell Center property to replace an aging line. The request is to move it off the right of way, which would require an easement from the City. Mr. Jim Wilson, Right of Way Engineer with PNG came forward to answer questions about this request. Councilmember Townsend offered to speak with Mr. Wilson so he could provide more information to residents to help with the PNG project.

Upon a motion by Councilmember Hall, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved Piedmont Natural Gas placing a 5-foot easement along the McLaughlin Street side of the EE Waddell Center property to replace an aging line.

The Mayor and City Council considered change order no. 3 to the construction contract with Dellinger, Inc. for Phase II Improvements (Headworks) at the Long Creek Wastewater Treatment Plant

Original Construction Contract Amount	\$ 2,435,896.00
Increase / (Decrease) from Change Orders 1 - 3	287,562.39
Total Contract Amount w/ COs	2,723,458.39

Public Utilities Director Mike Leonas stated that the total change in contract price, \$ 287,562.39, represents an 11.8% increase over the original

construction contract price. Approximately half of the overall contract increase was due to the replacement of the failing 48-inch influent piping.

Upon a motion by Councilmember Dry, seconded by Councilmember Aldridge, and unanimously carried, the City Council approved Change Order No. 3 to the construction contract with Dellinger, Inc. in the amount of \$23,784.52, which brings the total construction contract cost to \$2,723,458.39 for the Phase II Improvements (Headworks) at the Long Creek Wastewater Treatment Facility.

The Mayor and City Council considered proceeding with preparation of a NCDEQ application package for a SRF Loan for the Phase II of the Sanitary Sewer Collection System Rehabilitation (I&I) and for Biosolids Management Improvements & Phase I Electrical System Rehabilitation at the Long Creek Wastewater. The proposed funding source is the Clean Water State Revolving Fund loan program, which provides loan funding on a 20 year term using simple interest payment. Applications are due on April 29th. The funding agency requires that the applicant provide a 2% closing fee that cannot be financed with the loan, meaning the actual loan request will be \$2,679,000.

Adam Kiker with LKC Engineering came before Council and gave a PowerPoint Presentation concerning the Sanitary Sewer Collection System Rehabilitation - Phase II Project and the Biosolids Management Improvements & Phase I Electrical Rehabilitation Project at the Long Creek Wastewater Treatment Facility.

A. Sanitary Sewer Rehab, Phase 2 - Project Budget 2, 733,000
Clean Water State Revolving Funds

- 20-year term, 1.8% interest
- Application's due April 29th, 2016
- Funding requires a 2% match by the applicant
- Loan application for: \$ 2,679,000
- Albemarle's match: \$ 54,000

Schedule

1. Submit Application for CWSRF – Estimated Loan Amount \$2,679,000
Request Council approval: March 21st, 2016
Submit Application: April 29th, 2016
2. Receive notification of funding: June 2016

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|-----------------------------|---------------|
| 3. Complete project design: | February 2017 |
| 4. Start construction: | May 2017 |
| 5. Complete construction: | February 2018 |
| 6. First debt payment: | FY 18/19 |

B. WWTP Biosolids Management and Electrical Rehab

Estimated Loan = \$4,099,000

Current Annual Costs

- Payment to WSACC: 190,000 per year
- Hauling costs (no labor): \$136,000 per year

Clean Water State Revolving Funds

- 20-year term, 1.8% interest
- Application's due April 29th, 2016
- Funding requires a 2% match by the applicant
- Loan application for: \$4,099,000
- Albemarle's match: \$ 82,000

Schedule

1. Submit Application for CWSRF
 - Request Council approval: March 21st, 2016
 - Submit Application: April 29th, 2016
 - Receive notification of funding: June 2016
2. Complete project design: July 2017
3. Start construction: November 2017
4. Complete construction: November 2018
5. First debt payment: FY 19/20

Council also reviewed photos of the US Hwy 52 North Water Treatment Plant update.

Mr. Kiker, Public Utilities Director Mike Leonas, and Assistant Public Works Director Darren Preslar answered any questions that Council had.

Upon a motion by Councilmember Dry, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved the preparation of the NCDEQ SRF Loan Application Package for the Sanitary Sewer Collection System Rehabilitation – Phase II (\$2,769,000).

It was the consensus of City Council to hold off on the preparation of a NCDEQ application package for a SRF Loan for the Biosolids Management

Improvements & Phase I Electrical Rehabilitation Project at the Long Creek Wastewater Treatment Facility (\$4,099,000) until March 21, 2016.

The Mayor and City Council reviewed a draft for a Request for Qualifications (RFQ) which has been developed to be sent to potential engineering firms for development of construction plans and construction administration for the Wiscasset Mills Athletic Complex.

Parks and Recreation Director Toby Thorpe came before Council and stated that this RFQ proposal will be reviewed by a subcommittee of the Wiscasset Mills Athletic Complex Planning Committee to evaluate and rate the proposals based on their criteria. Mr. Thorpe stated that they reached out and reviewed other sport complexes and their RFQ requirements and how they handled their RFQ process.

Upon a motion by Councilmember Dry, seconded by Councilmember Aldridge, and unanimously carried, the City Council approved a Request for Qualifications (RFQ) created by the Wiscasset Mills Athletic Complex Planning Committee, to be sent to potential engineering firms for development of construction plans and construction administration for the Wiscasset Mills Athletic Complex.

The Mayor and City Council considered participation in the 2017 Urban Archery Season. The City will need to submit a renewal application to NC Wildlife by April 1, 2016 if we would like to be a participant in the 2017 Season. The 2017 Season runs from January 14 - February 18.

Upon a motion by Councilmember Townsend, seconded by Councilmember Dry, and unanimously carried, the City Council approved the participation in the 2017 Urban Archery Season.

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, and unanimously carried, the following Ordinance was duly adopted:

(Ordinance 16-07 – Budget Amendment to increase amount in Landfill budget make an early final payment to the Electric Fund for a loan repayment.)

The Mayor and City Council received an update on the Web Site /Communication Platform project from IS Director Owen Squires. This project began during the Fiscal Year 2014-2015 but was delayed as we completed the Branding Initiative.

IS Director Owen Squires stated that the City Manager had asked him to give a quick update on the website platform. A big delay for this project was the branding initiative. Vision internet had to restart the project internally which meant getting a new project manager up to speed and starting over.

Mr. Squires reminded Council that the City has gone live with the Paymentus process for utility billing and it went very well and quite a lot by citizens used it over the weekend. Heath LuQuire with IS is breathing a sigh of relief after all of the detailed planning. As of this Friday, we will convert this project from the implementation phase to regular production.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, and unanimously carried, the City Council approved a resolution to Support the Connect NC Bond Referendum.

Mayor Pro Tem Hall read the resolution out loud.

(Resolution 16-06. To support the Connect NC Bond Referendum Act.)

The Mayor and City Council considered the approval of the 2012 (Latest) Records and Retention Schedule and the 2015 Amendment to the Municipal Records and Retention Schedule.

It was noted that in 2013, the City of Albemarle approved an amendment to the 2012 Records and Retention Schedule but did not approve the

2012 Retention Schedule itself. Also, there has been an additional amendment in 2015 that the City has not yet approved.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council approved the 2012 Records and Retention Schedule and the 2015 Amendment for the 2012 Records and Retention Schedule.

The Mayor and City Council considered attending the YMCA Prayer Breakfast on Wednesday, March 23 at Stanly Regional Medical Center with breakfast beginning at 6:30 am and the program runs from 7:00-8:00 am. Pastor Andy Jung is their speaker this year.

The Mayor and Councilmembers Aldridge, Bramlett, Townsend and Whitley. The other Councilmembers will let the City Manager know if they can attend.

The Mayor and Council were reminded of the Stanly County COG Meeting will be hosted by Oakboro on February 23 at 6:30 p.m. to be held at St. Martin's Lutheran Church Fellowship Hall located at 1659 St. Martin Road, Albemarle, NC 28001. A meal will be served at 6:30 p.m. followed by a short program at 7:00 p.m.

The Mayor and Council were reminded of the Stanly County 175th Historical Event "Memories of Our Beginning" hosted by the City of Albemarle on February 29 at 6:30 p.m. at Central United Methodist Church.

The Mayor and Council were reminded of the Stanly County Chamber of Commerce Annual Meeting, which will be held Thursday, February 25 beginning at 5:30 at CHS-Stanly Regional Medical Center. The Mayor and all members of Council have been registered.

Councilmember Aldridge commended Dave Odom with the Friendly Chevrolet and the renovations he has made to his car dealership which should be complete by March 31. They will be having a grand reopening in April.

Councilmember Aldridge also commended the Albemarle Police Department on the handling of several issues recently.

Councilmember Hall thanked the City for getting prepared this past weekend for the possibility of bad weather today.

Councilmember Hall thanked Parks and Recreation Director Toby Thorpe for the article in this past weekend edition of the Stanly News and Press concerning vandalism in our parks.

Councilmember Hall also thanked congratulated the Parks and Recreation part-time summer staff for their recent accomplishments in swimming competitions.

Councilmember Dry asked that Parks and Recreation Director Toby Thorpe express thanks to the Wiscasset Mills Complex committee for all their hard work.

Councilmember Whitley stated that he would like Council to take another tour of City facilities in the spring to see what has been accomplished in the last two years since the last tour Council took and what is left to be complete.

Councilmember Whitley mentioned the Wine Fest sponsored by the ADDC that will be held at Market Station on Saturday, February 27.

Mayor Michael stated that the primary for federal, state, and county offices in Stanly County will be held on Tuesday, March 15, 2016. The quarter cent sales tax referendum and the bond referendum will be on this ballot.

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes, and unanimously carried, the meeting was adjourned.