

REGULAR MEETING CITY COUNCIL

July 21, 2014

The City Council of the City of Albemarle met in a regular session on Monday, July 21, 2014, at 7:00 p.m. in the City Hall. Mayor Ronnie Michael presided, and the following Councilmembers were present to-wit: Troy E. Alexander, Bill Aldridge, Benton Dry II, Martha Sue Hall, Martha E. Hughes, Dexter Townsend, and Christopher Whitley. Absent, none.

Mayor Michael called the meeting to order.

Upon a motion by Councilmember Alexander, seconded by Councilmember Aldridge and unanimously carried, the minutes of the July 7 regular session and July 7 closed session were approved as submitted.

The Mayor and City Council received a project update & status information presentation by Adam Kiker of LKC Engineering, PLLC and Michael Leonas of Albemarle Public Utilities on the current projects underway and planned for the Public Utilities Department.

- 1) Old Whitney Raw Water Pump Station – Wharton-Smith completed 7.10.2014 – Final Budget \$1,546,000
- 2) Sanitary Sewer Rehab, Phase I – Dellinger, Inc. completion will be 11.17.2014 – Project Budget \$3,595,000
- 3) West Oakwood Elevated Tank Mixing System – K-Machine Company set to begin July 2014 – 90 construction duration –Project Budget \$110,000
- 4) Alum Sludge Study – Budget \$32,000 Study to begin FY 2014
- 5) Completed Washington lane water line replacement

Projects Underway

- 1) Long Creek WWTP Phase II Headworks
- 2) CKA Water Transmission Main
- 3) Electric Delivery Point

Capital Projects in Planning

- 1) US Hwy. 52 Water Plant Rehabilitation
- 2) Sanitary Sewer Rehab, Phase II
- 3) New Tuckertown Intake – funding depends on debt service ability

Adam Kiker with LKC Engineering and Public Utilities Director Mike Leonas answered any questions that Council had.

Mayor Michael noted that the monthly administrative reports were in the agenda package.

The Mayor and City Council discussed appointments to the Parks and Recreation Advisory Board. The District II appointment was laid over as well as the appointment for the East Albemarle School District. Toby Thorpe has requested a recommendation from the East Albemarle principal

Upon a motion by Councilmember Dry, seconded by Councilmember Hall and unanimously carried, the City Council appointed Joe Harwood as District II representative for the Parks and Recreation Advisory Board for a two year term expiring July, 2016.

Mayor Michael stated that the appointment for the East Albemarle School District will remain open until the East Albemarle School PTO meets when school starts again in August. This will be brought back before Council in October.

The Mayor and City Council discussed appointments to the Zoning Board of Adjustment for alternate 3 vacancy.

Upon a motion by Councilmember Dry, seconded by Councilmember Hall and unanimously carried, the City Council appointed Benny Bowers as 3rd alternate for an unexpired term ending July, 2015 on the Zoning Board of Adjustment.

The Mayor and City Council discussed attendance at the National League of Cities Congress of Cities. Councilmembers Hall, Hughes and Townsend will be attending the conference in November.

The Mayor and City Council considered an agreement for professional services with LKC Engineering, PLLC to conduct an Alum Sludge Study to evaluate alum sludge production rates from the Highway 52 and Tuckertown Treatment Plants and develop long-term sludge handling and disposal strategies.

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley and unanimously carried, the City Council approved an agreement for professional services with LKC Engineering, PLLC to conduct an Alum Sludge Study in the amount of \$32,000.

The Mayor and City Council considered an amendment to professional services agreement for Sanitary Sewer Rehab Phase I with LKC Engineering, PLLC. Consider Amendment No. 2 to the Professional Services Agreement with LKC Engineering, PLLC for professional engineering and support services associated with administration of the SRF funding through the NCDENR procedures and processes.

Upon a motion by Councilmember Alexander, seconded by Councilmember Townsend and unanimously carried, the City Council approved an agreement for Sanitary Sewer Rehab Phase I with LKC Engineering, PLLC, amendment No. 2 to the professional services Agreement with LKC Engineering, associated with administration of the SRF funding through the NCDENR procedures and processes in the amount of \$15,000.

The Mayor and City Council considered change order 2 with Dellinger, Inc. for the Sanitary Sewer Rehabilitation Project, Phase 1 for additional work associated with corrective measures to address unforeseen conditions.

Upon a motion by Councilmember Dry, seconded by Councilmember Alexander and unanimously carried, the City Council approved an agreement for Sanitary Sewer Rehabilitation Project - Phase 1 for additional work associated with corrective measures to address unforeseen conditions in the amount of \$95,070.90.

The Mayor and City Council considered a change order No. 2 with Wharton-Smith, Inc. for the Old Whitney Raw Water Pump Station Rehabilitation for miscellaneous items of additional work resulting from unforeseen conditions during construction and/or at the City's request to provide for enhancements not included in the original design documents.

Upon a motion by Councilmember Alexander, seconded by Councilmember Hall and unanimously carried, the City Council approved a change order No. 2 with Wharton-Smith, Inc. for the Old Whitney Raw Water Pump Station Rehabilitation for miscellaneous items of additional work resulting from unforeseen conditions during construction and/or at the City's request to provide for enhancements not included in the original design documents in the amount of \$12,924.20.

The Mayor and City Council considered the NCDOT encroachment agreement for electrical distribution modifications at Stony Hill Rd. (SR1729) at Mountain Creek Bridge for modification of city-owned electrical distribution system. Cost of setting new poles, relocating conductors, and removing abandoned poles is estimated at approximately \$2,500. Funding for the work will be absorbed into existing budget accounts in the Electric System budget.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes and unanimously carried, the City Council approved the NCDOT Encroachment Agreement for electrical distribution modifications at Stony Hill Rd. (SR1729) at Mountain Creek Bridge for modification of city-owned electrical distribution system estimated at approximately \$2,500.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council approved the following ordinance.

(Ordinance 14-24. To appropriate proceeds from an insurance settlement at the landfill for \$33,000 and an encumbrance carry forward for a mixer for one of the water tanks in the Water/Plants Division.)

The Mayor and City Council gave approval of an internet gaming settlement agreement. Council reviewed a memo from Assistant City Manager Michael Ferris and supporting documentation. If the agreement is approved, staff will provide the original to the Mayor for his signature and a refund check can be issued. After this is approved there will only be two parties which have not accepted the City's offer. Both of them have previously been in touch with Assistant City Manager Michael Ferris and understand the offer, but have not yet communicated a decision to the City.

Upon a motion by Councilmember Alexander, seconded by Councilmember Townsend, and unanimously carried, the City Council approved an internet gaming settlement agreement for Michael and Melissa Huneycutt in the amount of \$1,666.67.

The Mayor and City Council received a report on the Downtown Winston Salem Development Program from Economic Development Director Mark Donham. He stated he can coordinate a visit to Winston Salem to talk with their staff about this for anyone who is interested. He stated that in many ways, this program is similar to the project review committee that Stanly County Building Inspections convenes to review potential projects, although that committee considers projects County wide- not just for the downtown area. It appears that in Winston Salem they may go further in making recommendations from the building inspections staff about the state building code than you typically see in other cities or counties.

Mr. Donham reviewed his memo to Council and an agenda for what Winston Salem calls Downtown University – Downtown 101 Starting a Business. It is a three hour session you can sign up for in their City that they offer once a month concerning permits and codes, environmental health, design and architecture, construction and rehab, the city loan program (SBA), and a question and answer session at the end.

Mr. Donham stated that he has spoken with Planning and Community Development Director Keith Wolf, Fire Marshal Brian Taylor, and Building Inspector for Stanly County David Harrington and they would be willing to visit Winston Salem.

Mayor Michael stated that we may look at a day in September of Council and others mentioned going to visit Winston Salem.

The Mayor and City Council considered approval of a feasibility study and development plan for the historic Albemarle Hotel Downtown. The Historic Albemarle Hotel and Downtown Redevelopment Team is proposing to fund a feasibility study and development a plan to stimulate the redevelopment of Downtown Albemarle.

City Economic Development Director Mark Donham is leading this effort to jump start redevelopment efforts for the old Albemarle Hotel. Mr. Donham stated that it is proposed that the project will be funded by several public/private partners and the City's portion of the \$36,000 feasibility study and development plan is recommended to be \$4,500.00. The other partners are seeking approval from their governing bodies. Management recommends that the City participate in funding the feasibility study and development plan for the Historic Albemarle Hotel and Downtown. The total cost of the proposal is \$36,000. The UNC School of Government - Development Finance Initiative is providing a grant of \$12,000. The City is also seeking grants from several other organizations, public and private, for the remaining \$24,000. It is proposed that the balance be funded as follows:

- \$12,000 – Private investor
- \$ 4,000 – ElectriCities
- \$ 1,500 – ADDC and
- \$ 6,500 – City

Mr. Donham stated that the City's cost portion should fall between \$3,500 and \$6,500. The City's contribution would come out of funds budgeted this year for economic development initiatives.

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes, and unanimously carried, the City Council approved a feasibility study and development plan for the historic Albemarle Hotel Downtown costing the City between \$3,500-\$6,500.

The Mayor and City Council discussed the effects of Strategic Transportation Investment program on local transportation projects. The City Manager noted that at the Rocky River RPO TCC meeting last week he was informed that due to the new transportation funding system put in place by the Governor and the General Assembly last year that the 24-27 widening project will be put on hold and may be delayed for many years.

This new legislation has resulted in a much larger share of transportation funding being allocated to urban areas at the expense of more rural areas. Rural counties in divisions with large urban areas (e.g. Charlotte) are most impacted by this change in

transportation funding. NC 24-27 is an extremely important project for Stanly County. A public comment period opened up this week for Division 10 projects, with a 30 day comment period. The City Manager encouraged the City Council to consider written comments such as a formal letter, resolution or comments regarding this matter, and also consider contacting our legislative delegation regarding this issue.

Councilmember Hall stated that at the most recent RPO meeting she attended, everyone was surprised of no points from Division 10 and our division is the smallest in the State. Ms. Hall also stated that we are at the edge of Division 10, next to Division 8 which is Montgomery and Moore County across the Pee Dee River bridge. We may need to reach out to Division 8 concerning the 24-27 widening for ease of transportation for them into our area. There is time for comment to NCDOT on their website through mid August. She asked that Council consider sending a letter to the board members of NC Division 10 she also agreed on a resolution by Council.

Upon a motion by Councilmember Alexander, seconded by Councilmember Whitley, and unanimously carried, the City Council approved adopting a resolution and sending to our NC representative and senator, Moore County representative, NCDOT board members and chair, Edward L. "Ned" Curran.

Mayor Michael stated that the City will host the COG meeting in August and we could talk to all legislators at that time. Councilmember Hughes asked that the NCDOT map be place on the City website and also comment information. Mayor Michael asked that the City Manager create a petition to deliver to businesses and to NCDOT Division 10.

The Mayor and City Council were informed by Public Works Director Nina Underwood that Darren Preslar was promoted to Assistant Director of Public Works last week. He joined the City in 2004 in the Street Division. He later became the Special Projects Officer in Public Works Administration, and has served as Landfill Superintendent since 2010. During his time at the landfill he has improved operations there and has greatly expanded the recycling operations at the landfill.

The Mayor and City Council congratulated Mr. Preslar. Mr. Preslar thanked City staff and Nina Underwood and stated he will continue to do a good job for the City.

Mayor Michael reported that in Council's February training session, Council looked at the process of changing from partisan to non partisan elections. Staff has checked with the NC School of Government and NC League of Municipalities concerning this issue but we have not made any decisions to do this as of yet. If we do decide to move forward with this, we will go to the federal courts for permission if costs allows.

City Manager Raymond Allen stated that a lady from western Stanly County visited our Landfill and stated she received a high level of customer service and she wanted the names of the employees so she could call and thank them. These employees were Joel Gudger and Karen Eubanks.

Also, Chief Halliburton and some of his officers went over and above the call of duty when someone broke into a house where no one lived and threw out clothes onto the streets. Officer Flanagan Matt researched and contacted relatives of this property owner and Police staff used a City truck and cleaned up the debris.

Councilmember Townsend thanked the members of Council who attended Saints Delight Church this past Sunday for Bishop James Richardson's 30th year in the ministry.

Councilmember Townsend stated that he also thanks the Public Utilities Department on behalf of the residents of Washington Lane for replacement of the water line on that street.

Councilmember Hall stated she is saddened by the Mayor's email that our Parks and Recreation Department did not receive a park grant this year. She thanked Toby Thorpe and all of his staff for a job well done.

Councilmember Hall mentioned the passing of Ollie Walker and his service as an employee until retirement.

Councilmember Hall stated that at the last RPO meeting they talked about the bicycle plan update. We may need to have our COG do the same proposal for Stanly County.

Councilmember Hall asked that Council call our senator and oppose Bill 1224 concerning 2.5% Local Sales Tax for Education/Economic Development changes.

Upon a motion by Councilmember Dry, seconded by Councilmember Hall and unanimously carried, the City Council adjourned to a closed session pursuant to NCGS 143-318.11(a) 3 and 6 to consult with City attorney and to discuss personnel matters.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend and unanimously carried, the City Council reconvened to open session. Mayor Michael announced a closed session pursuant to NCGS 143-318.11(a) 3 and 6 to consult with City attorney and to discuss personnel matters and there was nothing to report at this time.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes and unanimously carried, the meeting is adjourned to Monday, July 28, 2014 at 6:30 pm in the Community Room at City Hall for a presentation by North Star on the branding initiative.