

ADJOURNED MEETING CITY COUNCIL
September 12, 2016

The City Council of the City of Albemarle met in an adjourned session on Monday, September 12, 2016, at 6:00 p.m. at City Hall in the Raymond I. Allen Community Room. Mayor Michael presided and the following Councilmembers were present, to wit: Mayor Pro Tem Martha Sue Hall, Bill Aldridge, Chris Bramlett, Benton Dry, Martha Hughes, Dexter Townsend and Chris Whitley. Absent, none.

Mayor Michael called the meeting to order.

The City Council met with the City financial advisors, First Tryon. The City Manager welcomed and introduced Walter Goldsmith, Managing Director and Tyler Traudt, Vice President of First Tryon Advisors. The City Manager stressed that this is one of the most important meetings he has been involved with in his time with the City in determining the direction and long-term financial stability of the City. He commended the Mayor and City Council for allowing staff to hire a capable firm such as First Tryon to work with the City.

Mr. Goldsmith and Mr. Traudt came forward and gave a PowerPoint Presentation.

A. Financial Advisor Overview

1. Phase I: Pre-Planning
2. Phase II: Transaction Implementation
3. Phase III: Ongoing Service

First Tryon outlined five key areas where their team helps clients save money through the financing process: Bank loans, Competitive Sales, Negotiated Sales, Capital Project Funding Strategies, and Rating Strategy.

B. Overview of First Tryon Advisors included locations served in NC, SC, Georgia, and Florida. Also, highlights of cities and counties they have worked with over the past 2.5 years.

C. Overview of the City's Debt and Credit Profile

1. Outstanding Tax Supported Debt of the City
2. General Fund Historical Trend Analysis
3. General Fund Peer Comparison with Hendersonville, Lexington, Morrisville, and Mount Holly
4. Outstanding Enterprise System Debt
5. Water and Sewer Fund Historical Trend Analysis
6. Water and Sewer Fund Peer Comparison with Town of Carolina Beach, Kannapolis City, Fuquay Varina, and City of Thomasville

D. Capital Planning Model

1. General Fund Capital Improvement Plan (FY 2017-21)
2. Overview of Capital Planning Model for General Fund
 - Section 1: Inputs – the planning model allows an entity to input a list of projects and specify pertinent details including cost, timing, debt service, term, and interest rate.
 - The entity will also be able to specify the funding source on a project-by-project basis (general obligation bond, limited obligation bond, pay-go, fund balance, etc.)
 - The entity also inputs its existing debt service payable from the same revenue in order to take into account the increase (or decrease) in existing debt.
 - Section 2: Tax Input of Proposed Borrowings
 - After the inputs section is complete, the model will output the tax impact of the proposed borrowings, taking into account existing debt.
 - Also the ability in this section to specify an assessed value growth factor and designate other potential revenue streams available for debt service repayment.
 - Section 3: Compliance and Financial Policies
3. Water/Sewer Fund Capital Improvement Plan (FY 2017-21)
 - Section 1: Inputs the planning model allows an entity to input for Water/Sewer the same as General Fund above

-Section 2: Projected Income Statement

Mr. Goldsmith and Mr. Traudt answered any questions that Council had.

Mayor Michael stated that the next meeting with First Tryon will involve a live model for Council to input project information and look at the impact for each. Mayor Michael asked the City Manager to speak with First Tryon on a convenient date to come back for another meeting and let Council know.

Mayor Michael thanked Mr. Goldsmith and Mr. Traudt for being here tonight.

Mr. Goldsmith and Mr. Traudt with First Tryon Advisors left the meeting at this time.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the City Council approved designating Councilmember Whitley as voting delegate and Councilmember Bramlett as alternate voting delegate for the North Carolina League of Municipalities Annual Conference.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hall, and unanimously carried, the City Council approved accepting the donation of a 42.36 acre tract adjoining the Wastewater Treatment Plant on Coble Avenue which will supply an additional buffer. The City will pay for all costs associated with the transaction.

The Mayor and City Council reviewed joint meeting dates with the Planning Board and Zoning Board of Adjustment to consider.

It was the consensus of City Council to accept the following dates for the joint City Council, Planning Board, and Zoning Board of Adjustment meetings for FY 2016-2017.

October 19, 2016
April 19, 2017.

The Mayor and City Council considered a request from Mr. Donnie Furr concerning a creek issue between Fourth and Fifth Street that needs cleaning out. Mr. Furr owns property at 230 and 240 North Fourth Street and he noted from his letter to City Council that the creek runs between North Fourth Street and North Fifth Street starting at the 200 block just north of East North Street. He asked that the City inspect this creek and make repairs needed to allow the creek to flow properly. He stated that if easements are to be obtained by the City, the residents of this area are very willing to sign a petition to get this creek cleaned out.

Mayor Michael noted this ditch runs through private property and would have to be accessed by entering private property. He suggested Council may want to agree to clean out around the mouth of the pipe so that water no longer stands in this area on a one time basis.

Upon a motion by Councilmember Dry, seconded by Councilmember Bramlett, the City Council approved the City cleaning out around the mouth of the pipe behind 230 North Fourth Street so that water no longer stands in this area on a one time basis providing that B-Moss Inc. is to sign a hold harmless agreement with the City.

The Mayor and City Council discussed a development at Tim Marburger Honda concerning the development of a new paved parking area, installing curb and gutter, widening the driveway and installing lighting on NC Hwy. 24/27. The City Manager noted that this will trigger requirements in our code such as parking lot landscaping, buffer plantings along the property line with the homes on Mt. Vernon Drive, and sidewalk on NC Hwy. 24\27.

The City Manager stated that the Planning and Development Services Director Kevin Robinson has reviewed this new development by Tim Marburger Honda. Chapter 91 and Chapter 92 in the Code of Ordinances address the sidewalk and planting requirements for new paved parking lots. Council discussed this issue and some felt that sidewalk might not be necessary at this location. Mayor Michael noted that staff cannot make exceptions to the policy, but if City Council does not feel sidewalk is necessary that Council might want to consider changing the overall policy regarding sidewalk.

Councilmember Hughes stated that she would like to see how other cities the size of Albemarle handle these type issues.

It was the consensus of City Council to have the City Manager and Planning and Development Services Director Kevin Robinson look into how other cities handle new paved parking lot requirements and what the cost is to those businesses for adding these sidewalks for new paved parking lots.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Townsend and unanimously carried, the meeting was adjourned until Monday, September 19, 2016 for a regular session meeting in City Hall at 8 pm.