

June 10, 2019

The City Council of the City of Rocky Mount met this day in a regular session scheduled for 7:00 p.m. in the George W. Dudley City Council Chamber of the Frederick E. Turnage Municipal Building with Mayor David W. Combs presiding.

Councilmembers present: Reuben C. Blackwell, IV, Richard Joyner, E. Lois Watkins, Tom Rogers, W. B. Bullock and Christine Carroll Miller.

Councilmember absent: André D. Knight.

Staff Present: Rochelle D. Small-Toney, City Manager; Pamela O. Casey, City Clerk; Chris Beschler, Assistant City Manager; Tameka Kenan-Norman, Chief Communications and Marketing Officer; Ken Hunter, Budget and Evaluation Manager; Mark Rogerson, Fire Marshal; George Robinson, Police Chief; Mark Adcox, Video Production Specialist; Amy Staton, Director of Finance; Darryl Strother, Electrical Distribution Superintendent; Brenton Bent, Director of Water Resources; Brad Kerr, Public Works Director; Will Deaton, Director of Development Services; Landis Faulcon, Community and Business Development Director; Archie Jones, Director of Human Relations; Elton Daniels, Director of Parks and Recreation; Kevin Harris; Business Development Manager; Kim Batts, Deputy City Clerk; and Richard J. Rose, City Attorney. Several Police Officers were also present.

The Mayor called the meeting to order and called on Councilmember Tom Rogers to offer prayer.

WELCOME

The Mayor welcomed citizens and directed them to copies of the agenda near the entrance of the City Council Chamber.

APPROVAL OF MINUTES

The minutes of a regular scheduled meeting of the City Council held May 13, 2019 were approved as submitted to the City Council prior to the meeting.

COMMITTEE OF THE WHOLE MINUTES

The City Council received the minutes from a Regular Rescheduled Committee of the Whole meeting held May 13, 2019. The minutes are as follows:

MINUTES OF A MEETING OF A REGULAR RESCHEDULED COMMITTEE OF THE WHOLE HELD MONDAY, MAY 13, 2019, AT 4:00 P.M. IN THE COMMITTEE ROOM OF THE FREDERICK E. TURNAGE MUNICIPAL BUILDING

MEMBERS PRESENT:

Tom Rogers, Mayor Pro Tem
 André D. Knight
 Reuben C. Blackwell, IV
 Richard Joyner
 Lois Watkins
 W. B. Bullock
 Chris Miller
 David W. Combs, Mayor

STAFF PRESENT:

Rochelle D. Small-Toney
 Pamela O. Casey
 Chris Beschler
 Jessie Nunery
 Ken Hunter
 Landis Faulcon
 Cornelia McGee
 George Robinson
 Brad Kerr

Richard J. Rose

OPENING OF MEETING

Mayor Pro Tem Tom Rogers called the meeting to order at 4:02 p.m. and welcomed all present. He explained the guidelines for Committee of the Whole work sessions and advised that Council will be going into a Closed Session to discuss matters concerning personnel, real estate and attorney/client privilege.

COMMITTEE RECOMMENDATION. *Motion was made by Councilmember Watkins, seconded by Councilmember Joyner and unanimously carried that the City Council go into Closed Session at 4:03 p.m.*

The minutes of the Closed Sessions (real estate and attorney/client privilege) shall be placed on file as **ESM-526** and (personnel) as **ESM-526a** at the end of **Minute Book 36** upon approval for release by the City Attorney.

REGULAR SESSION. Mayor Pro Tem Rogers convened the Committee in regular session at 5:35 p.m. with the following in attendance and noted the Council will return to closed session at about 6:00 p.m.:

MEMBERS PRESENT:

Tom Rogers, Mayor Pro Tem
 André D. Knight
 Reuben C. Blackwell, IV
 Richard Joyner
 Lois Watkins
 W. B. Bullock
 Chris Miller
 David W. Combs, Mayor

STAFF PRESENT:

Rochelle D. Small-Toney
 Pamela O. Casey
 Chris Beschler
 Jessie Nunery
 Ken Hunter
 Landis Faulcon
 Cornelia McGee
 George Robinson
 Brad Kerr
 Lori Cairo
 Will Deaton
 Michael Paul
 Debbie Baines
 Paula Carbone
 Kim Batts
 Richard J. Rose

The Mayor Pro Tem called on City Manager Rochelle Small-Toney to introduce the agenda items.

2020-2024 PROPOSED CAPITAL IMPROVEMENT PROGRAM - Ken Hunter

The City Manager noted this is the first time Council has received information relative to the 2020-2024 Proposed Capital Improvement Program and that there will be subsequent meetings. She introduced Budget and Evaluation Manager Ken Hunter to present this agenda item.

Council was advised that the five-year plan for the City's capital projects is designed to be in line with the established goals of the City Council and prioritizes needs of City staff, best practices for municipal general governments, infrastructure and utility operations. It was reported that the total costs of the proposed 2020-2024 Capital Improvement Program is \$183,368,500, of which \$43,427,750 is scheduled for the upcoming 2020 fiscal year. Distribution across City operations of the planned allocations were identified as follows:

CATEGORY	2020-2024 CIP	FY 2020 PROPOSED	CATEGORY	2020-2024 CIP	FY 2020 PROPOSED
General Govt.	\$57,195,500	\$10,711,750	Energy Res.	\$39,768,000	\$ 5,200,000
Surface Trans.	19,948,000	7,396,000	Water Res.	50,253,000	19,164,000
			Stormwater	16,204,000	956,000

Council was advised that:

- Funding is provided from a variety of resources, primarily installment financing, annual appropriations of current revenues and State and Federal grants;
- Surface Transportation projects include the utilization of annual funds received from the State through the Powell Bill allocation;
- The Capital Improvement Plan (CIP) is a guiding document for development of the capital outlay component of the City's annual operating budget; and
- Adjustments will be made with respect to available funding to ensure the City fulfills obligations and goals while maintaining a strong fiscal position.

Mr. Hunter presented a PowerPoint presentation to include an overview of 1) review of current year projects; 2) process changes; 3) proposed CIP overview; 4) review of key projects; and 5) questions and follow-up.

Current year projects were identified as:

- Roof repairs to the Judicial Center (started early spring; almost complete) and Senior Center (in process); and
- New fire apparatus (should be delivered by the manufacturer very soon)

Current year projects were identified as:

- Street resurfacing
- First & Second Floor City Hall improvements
- RWI Runway Replacement
- IT System enhancements
- Renovations to Manhattan Building (Douglas Block)
- Driver's Area at TRT Bus Station
- Police Vehicle Replacements
- Tactical Training & Pistol/Rifle Range Improvements
- Sunset Boat Ramp
- LCID Expansion
- Sidewalk Improvements (CMAQ & Safe Routes to Schools)
- NCDOT Widening Relocation (Sidewalks, Utility Relocation)
- Traffic Signal Bucket Truck
- Utility Equipment Replacements
- Electric Transmission & Distribution System Improvements
- Substation Circuit Switches
- Gas Systems Expansion
- Sunset Water Treatment Plant (WTP) High Duty Pump Replacement
- Wastewater Treatment Plant Hypochlorite & Electrical Switch Gear
- Stormwater Draining Improvements

Proposed 2020-2024 CIP Overview costs were estimated at \$183.4M and FY 2020 at \$43.4M. Mr. Hunter provided graphs reflecting proposed expenditures by year for 2020-2024. He noted the numbers may change as the CIP is refined. He told the City Council that the largest area of proposed expenditure is water and sewer at \$50M.

It was noted that a good bit of equipment replacement and facility work has taken place within the Fire Department.

The Budget and Evaluation Manager provided a project overview as follows:

- **FACILITIES:**
 - City Hall elevator replacements & facility improvements (need to bring some items up to code due to age of the building);
 - Judicial Center improvements (facility assessment has been done);
 - Warehouse improvements (elevator needs to be addressed);
 - Train Station cooling tower (HVAC needs);
 - Administrative Complex lighting & parking improvements;
 - Property management facility (property management is currently situated in Weaver Building; plan to relocate staff and decommission /demolish building);
 - Ongoing facility maintenance (including Douglas Block)
- **TECHNOLOGY:**
 - Strong oversight of all technology-based projects, regardless of department or funding stream (waiting until Chief Technology Office has been hired);
 - Future investment led by new Chief Technology Officer;
 - Continue funding upgrades, infrastructure improvements;
 - Replacement of equipment;
 - Incorporate radio, phone systems
- **DOUGLAS BLOCK:**
 - Completed facility condition analyses;
 - Planned, prioritized approach to building repairs;
 - Ongoing maintenance support
- **POLICE & FIRE:**
 - Vehicle, apparatus and equipment replacement (generally replace about 12 vehicles each year; there will be an increase per unit cost due to manufacturers going away from sedans; new models will be exclusively SUV's);
 - Evidence & property management facility (funding set aside for acquisition);
 - Reservoir Police boat storage building (boat onsite);
 - Fire Station improvements;
 - Realignment of Fire Stations 2 & 3 (will be long term; Station 2 is the busiest and oldest station; want to move it to a modern facility)
- **PARKS & RECREATION:**
 - Master Plan for Battle Park redevelopment (funding in budget; woodland space in urban environment in the City is significant);
 - Battleboro Community recreation improvements;
 - Renovations to neighborhood parks;
 - Roof replacements for South Rocky Mount Community Center Gymnasium & Imperial Centre;
 - Senior Center renovations;
 - Ongoing improvements to Parks & Recreation facilities (variety of projects);
- **PUBLIC WORKS:**
 - Fleet Maintenance facility improvements;
 - Environmental services facility improvements;
 - Streets & Environmental Services equipment replacement;
 - Rollout cart replacements
- **SURFACE TRANSPORTATION:**
 - Annual resurfacing contracts;
 - Pedestrian improvements;
 - Corridor enhancement;
 - Supporting ongoing roadway maintenance;
 - Regulatory sign inventory;
 - Pavement condition survey

- **ENERGY RESOURCES:**
 - Underground relocation of Downtown overhead utilities (most significant project; scheduled to start next year and expand);
 - Pole inventory;
 - Substation #10 transformer replacement;
 - Substation #14 transmission line;
 - Distribution system improvements;
 - Equipment replacement;
 - Gas operations, maintenance and engineering assessment

- **WATER RESOURCES:**
 - Beech Branch Outfall rehabilitation (largest project; working to right size the project);
 - Continued NCDOT widening utility relocations (City responsible for repaying within one year);
 - Water main replacements (replacing galvanized lines with modern lines);
 - Improvements to treatment plants;
 - Pump station & lift station improvements;
 - Water tank painting & maintenance (nearly completed first phase of painting all; will be entering maintenance phase);
 - Implementation of asset management plan

- **STORMWATER:**
 - Downtown drainage system improvements (4 phases)
 - Parker's Canal;
 - Maple Creek;
 - Winders Creek;
 - Ongoing drainage system improvements

- **NOTED UNMET NEEDS:**
 - General Fund equipment replacements (limited by financing cap);
 - Utility system meter upgrades (AMI/DSR)

- **NOTES:**
 - CIP plans are restricted to funding sources;
 - Undetermined how to finance unmet needs;
 - Utility needs are included in CIP but still evaluating to find the best avenues (meters outdated; replacement cost anticipated to be over \$10M; want to make sure to there will be a return on the investment

COMMITTEE RECOMMENDATION. Information only; no formal action.

INTERNET SWEEPSTAKES - Will Deaton and George Robinson

City Manager Rochelle Small-Toney told the City Council that no action is needed relative to the next item for presentation but is being offered for information.

The City Council was advised that recently Development Services has seen an influx of businesses applying for uses which are permitted under the Land Development Code (LDC) and once the certificate of occupancy (CO) is issued the businesses operate outside the specific type of use that was applied for and for which the CO was issued. Development Services Director Will Deaton told the Council that staff, in conjunction with the Rocky Mount Police Department, believe these uses are centered around internet sweepstakes which were banned by the North Carolina General Assembly in 2010 and upheld in 2012.

Council was advised that over 20 potential properties have been identified and believed to be in breach of the issued CO and Development Services continues to see similar applications coming in.

He told the Council that his staff together with the Police Department is prepared to send notices to properties operating outside their approved CO's with the recommendation that they discontinue any commercial use other than that for which they applied and were granted occupancy. He added that it is the intent of staff to initiate the process to remedy and enforce action on these businesses that violate the City Code (LDC) and possibly state law. He stated that violation notices/letters will be sent, and offenders given an initial 10 days from receipt of said notice to take correction action. He told the Council that failure to take such action will result in revocation of the issued CO and the Police Department will move forward with investigation and filing of criminal charges for those in violation.

Chief George Robinson told the Council that the Police Department investigates gambling on a weekly basis. He introduced Officer Jarrod Edmonds who is in charge of investigations of illegal gambling. He said the Police Department works closely with the District Attorney's Office.

Council was provided with a copy of the violation notice/letter, the PowerPoint presented by Mr. Deaton and copies of state law.

COMMITTEE RECOMMENDATION. *Information only; no formal action.*

COMMITTEE RECOMMENDATION. *Motion was made by Councilmember Miller, seconded by Councilmember Watkins and unanimously carried that the City Council return to Closed Session at 6:14 p.m. for discussion relative to a matter concerning attorney/client privilege.*

RECESS

By consensus, the Committee of the Whole was recessed at 6:55 p.m. to reconvene following the regular scheduled City Council meeting scheduled for 7:00 p.m.

COMMITTEE OF THE WHOLE RECONVENED

Mayor Pro Tem Tom Rogers reconvened the Committee of the Whole in regular session at 8:14 p.m. with the following in attendance:

MEMBERS PRESENT:

Tom Rogers, Mayor Pro Tem
 André D. Knight
 Reuben C. Blackwell, IV
 Richard Joyner
 Lois Watkins
 W. B. Bullock
 Chris Miller
 David W. Combs, Mayor

STAFF PRESENT:

Rochelle D. Small-Toney
 Pamela O. Casey
 Chris Beschler
 Natasha Hampton
 Jessie Nunery
 Lori Cairo
 Paula Carbone
 Mark Adcox
 Robin Cox
 Kim Batts
 Richard J. Rose

The City Manager called on Chief Internal Auditor Lori Cairo to provide an update on the onsite monitoring of the 2015 Home Investment Partnerships Program (HOME).

HOME INVESTMENT PARTNERSHIP PROGRAM - Lori Cairo

Chief Internal Auditor Lori Cairo provided the City Council with an executive summary providing background, scope and objectives and her conclusion.

She stated she was asked to look at the HUD monitoring review for FY 2015 which was conducted from August 6-8, 2018 and identified four (4) findings and five (5) concerns. Council was advised the City had an

obligation to respond to the findings within thirty (30) days and responded to the report on November 5, 2018.

Ms. Cairo stated she was asked to determine the status of the Community & Business Development Department's (CBD) findings listed in the HUD Monitoring Report and whether the City is in good standing with HUD. She reported that the review consisted of interviews with both CBD management and a HUD representative, as well as review of the adequacy of the material developed to meet the intent of the finding or concern which included:

- A written agreement between Rocky Mount/Edgecombe Community Development Corporation (RMECDC) and the City and the adequate oversight of RMECDC;
- HOME policies and procedures, site review policies; environmental review policies and homeowner rehabilitation agreements; and
- Program activity tracking and the City's relationship with HUD.

Ms. Cairo reported that the good news is that a lot of positive progress has been made. She stated that the CBD has written a HOME Policies and Procedure Manual which includes site reviews, an Environmental Review Policy and a Homeowner Rehabilitation Agreement. She reported that these documents were sent to HUD on March 28, 2019 and a written agreement between the RMECDC and the City was executed on March 28, 2019 and has also been forwarded to HUD.

Council was provided with the Final Internal Audit Report of the HUD Monitoring visit which identified:

- Two (2) activities deemed ineligible (\$178,186 was approved by Council and paid back on March 11, 2019; it is anticipated the findings will be closed after final review of the submitted documentation).

Staff turnover and inadequacy in administering HUD grant awards was cited for repayment of over \$450,000 to HUD relative to 2008-2015 grant awards. It was noted that current staff is making every effort to be trained and staffing has been reviewed.

Ms. Cairo said the CBD has implemented a spreadsheet as a temporary measure of tracking activities and is in the process of implementing a project management module in MUNIS.

Council was advised that \$130,000 has been refunded to the City by HUD because the repayment was made because of a concern and not an actual finding. The Chief Internal Auditor reported she is optimistic the City will not be in the same predicament going forward and that HUD staff has been complimentary.

Ms. Cairo responded to questions from Councilmembers. She noted she feels current staff is competent, capable, knowledgeable and committed. She added that a lot of work still needs to be done and she is not sure the department is properly staffed and that she believes the compliance officer position needs to be full-time instead of part-time.

The Mayor Pro Tem requested and the City Manager agreed to provide Council with a quarterly report relative to this matter.

Ms. Cairo introduced Senior Internal Auditor Paula Carbone.

COMMITTEE RECOMMENDATION. Information only; no formal action.

AUTOMATED AUDIT MANAGEMENT SYSTEM - Lori Cairo

Chief Internal Auditor Lori Cairo recommended the purchase of an automated audit management system identified as "Teammate." She told the City Council that implementation of an automated workpaper set would

provide a platform to increase the efficiency of the entire audit process through integration of risk assessment, electronic work papers, scheduling, time tracking, execution, review, report generation, trend analysis, committee reporting and document storage through a centralized data repository. She stated the system will allow cross reference to findings and perform trend analysis and is effective and efficient.

Mayor Combs stated the purchase has been approved.

COMMITTEE RECOMMENDATION. Information only; no formal action.

BRANDING VIDEO AND JINGLES - Robin Cox; Jessie Nunery; Mark Adcox

The City Council was advised that the City has implemented a brand style guide to provide guidelines on proper use of the new brand and has provided training to staff. It was reported that the Communications and Marketing Department has now started including the logo on various materials and is ready to begin marketing the new tagline, "Center of it All." The Council was provided with a copy of the style guide.

Communications Specialist Robin Cox told the City Council that the Chief Communications and Marketing Director was unable to attend tonight's meeting. She introduced Media Relations Specialist Jessie Nunery. She reported that branding has been a team effort.

Ms. Cox stated that a survey was sent to residents and input received from members of the leadership team relative to the City's positive facets which were identified as: arts, family-friendly events, sports tourism, current and upcoming industry, as well as strong local businesses. She noted that the Department has launched two (2) new efforts:

- two (2) jingles (one with a pop/crossover appeal by Ronald Edge and the second with a hip-hop feel by Stacy Young; country and jazz jingles are in the works; they are currently airing on Power 95.5 in Rocky Mount, Choice 92 in Rocky Mount and Raleigh and will begin this week on 101.9 Kiss FM in the Greenville, New Bern and Jacksonville areas. It was reported that a proposal is under consideration for airing on K-97.5, a Raleigh station; and
- Five (5) videos highlighting each of the aspects making Rocky Mount the "Center of it All" (shot by Studio L and produced by Robin Cox; to begin airing in June on WRAL; also will be on social media, YouTube and Suddenlink).

Video Production Specialist Mark Adcox played the videos and jingles for the City Council

Council was provided with marketing items.

COMMITTEE RECOMMENDATION. Information only; no formal action.

BOARDS, COMMISSIONS AND COMMITTEES (ADDED IN OPEN SESSION) - Pam Casey

The City Clerk provided the City Council with a copy of a press release outlining appointments/reappointments which have been made along with current vacancies.

COMMITTEE RECOMMENDATION. A Motion was made by Mayor Pro Tem Rogers, seconded by Councilmember Miller and unanimously carried to approve the following appointments:

- **Jim Martin - Workforce Housing Advisory Commission - Ward 5 appointee, contingent upon receipt of Personal History Form - term expires June 30, 2021;**
- **Pace Winstead - Animal Care and Control Advisory Board (Mayor's appointment) - term expires June 30, 2021; and**

- *Jeanne F. Ratchford - Braswell Memorial Library - term expires June 30, 2022*

SECURITY CONCERNS.

Councilmember Knight told the Council that he felt threatened at the regular Council meeting this evening. At his request the City Attorney outlined the proper protocol to be used when threats are made from the podium.

Discussion was held relative to safety concerns and procedure for Council meetings.

The City Manager reported that a security guard will be placed downstairs in the front lobby during normal working hours and during Council meetings and visitors will be given a visitor's pass. She said that Departments will be called to escort visitors from and back to the lobby. She stated that though City Hall is public, offices are private, and no one has the right to come in and have a seat in someone's office. She added that she will look at ways to secure the Council Chamber and will be focusing on making the building secure. She told the Council there is a team of employees that are working on property management.

COMMITTEE RECOMMENDATION. Information only; no formal action.

ADJOURN. There being no further business for the Committee of the Whole, by consensus, the meeting adjourned at 9:05 p.m.

Printed copies of PowerPoint presentations are on file in the office of the City Clerk.

Motion was made by Councilmember Rogers, seconded by Councilmember Joyner and unanimously carried that the minutes and recommendations from the Committee of the Whole be approved, inclusive of appointments.

AWARDS PRESENTATION/TREE CITY USA AND TREE LINE USA AWARDS

The Mayor introduced Nash County Ranger, Bill Lewis, with the North Carolina Forest Service.

Ranger Lewis stated that he has been making presentations to the City for a lot of years. He told the Council he has been in forestry for 44 years and gave personal reasons that he feels connected to the City of Rocky Mount.

Mr. Lewis announced that he is representing the awards on behalf of the National Arbor Day Foundation and described the Tree City USA and Tree Line USA Awards. He reported that the Department of Energy Resources is receiving the Tree City USA Award for the 16th consecutive year and the Tree Line USA Award for the 12th year. He said that Rocky Mount's efforts encourage others and has gained national attention and he personally is proud of the City for earning this award.

He presented the awards to City staff and congratulated them on this accomplishment. The Mayor congratulated the Department of Energy Resources on receiving the awards and he along with the Manager and Councilmembers joined Ranger Lewis and City staff for a photograph.

PETITIONS FROM THE PUBLIC

The Mayor outlined the guidelines for petitions from the public and opened the meeting for public petitions. Mayor Combs recognized the following individuals and a brief summary of comments is outlined below:

- **Elaine Williams:**
 - Thanked the Manager and City Council for their leadership and speedy reaction to getting security in place in City Hall;
 - Suggested citizens come together and unite themselves and stop the division in order to build the city up rather than tear it down; and
 - That all concentrate on the new jobs that are coming and making sure our individual families are ready for the jobs

**Note: Ms. Williams spoke just prior to presentation of the tree awards and other petitions from the public followed the tree award presentation.*

- **Nathlyn Ohree:**
 - Stated she comes before Council as a citizen and member of the NAACP;
 - Said she is proud of city leadership said noted she has seen church bible camps and blood drives in her community and K&W is giving away free food to children in both Edgecombe and Nash Counties;
 - Said these are inspirational things being within the City;
 - Said City leadership inspires our communities and communities inspire citizens;
 - Said no gangs are visible in her community
- **Anna Lamb:**
 - Stated she is following up on her previous request to Council that they pass a resolution in opposition to the Atlantic Coast Pipeline and explore renewable energy solutions and rescind support of the pipeline;
 - Read a prepared statement in opposition to the pipeline and presented information to the Council relative to the pipeline;
 - Asked for an update relative to this issue
- **Dr. Kim Koo:**
 - Said it is her understanding that Council endorsed the Atlantic Coast Pipeline in June 2016;
 - Made statements in opposition to the pipeline and added the pipeline costs are more than were expected and said that cost will be passed along to customers;
 - Added that the pipeline is dangerous;
 - Requested that Council rescind the previous resolution adopted in support of the pipeline and pass a resolution in opposition to the pipeline
- **Morrie Minges:**
 - Questioned if work is progressing relative to the workforce housing across from Edgecombe Community College;
 - Questioned if the City is looking for a new Fire Chief (*the Mayor stated the search is in process*);
 - Asked if the Council work sessions are open to the public (*the Mayor responded that council meetings are open to the public unless they are closed session*);
 - Recommended Council consider recent suggestions relative to gangs made by Lamont Parker;
 - Added “please don’t litter”
- **Robert Carr:**
 - Said he is a lifetime resident of Rocky Mount
 - Stated he has read some disturbing headlines relative to the City working to improve low morale and voiced concerned with regard to employees who have recently left the City saying eight were department directors and voiced concern relative to City management;
 - Complained that questions asked by citizens do not receive a response;
- **Michael Mosley:**
 - Said this is his first time attending a Council meeting and it is much more civil than the paper has described;

- Voiced concern relative to who is allowed to use the Event Center and said that the community should be allowed to use the facility;
- Said there are young men such as Michael Deloatch and Montzel Harrell coming back to the community and doing great things and City gyms are not large enough for their events
- **Lige Daughtridge:**
 - Said he agrees that citizens should have access to the Event Center;
 - Said item 18 on today's agenda deals with a lease for a facility that is already occupied and questioned why the lease was not approved prior to the building being occupied;
 - Said a public hearing on the hotel project was advertised which stated a full draft version of the development agreement would be posted to the website and available in the Office at the City Clerk; however, the draft agreement did not include exhibits and is incomplete; he said he expects the Local Government Commission will take issue with the agreement being posted in incomplete form;
 - Said it is his observation that Ward 5 has no park, except a park in the Bunn Farm subdivision and that is only because of an annexation
- **Samuel Battle:**
 - Said he and Lamont Parker met with some gang members over the weekend and they are willing to call a truce but want to know what is on the table for them;
 - Said gang members want jobs, kids in school and money;
 - Said there are gangs all over the City and said gang members respect him and won't do anything to him;
 - Said kids cannot go to South Rocky Mount Community Center from Edgecombe County and there needs to be the same security at all gyms throughout the City;
 - Asked when the City is going to call him to discuss gangs and said he plans to bring a proposal to the City for a solution
- **Brenda Cooper:**
 - Said she represents the South Rocky Mount Community and voiced concerns relative to Event Center parking being inconvenient for elderly and disabled individuals and feels unsafe due to the distance one has to walk;
 - Said South Rocky Mount has encouraged, begged and pleaded for things to come to their area for many years and are finally are receiving things and are appreciative of them;
 - Said every community should encourage others

The Mayor closed the public petitions portion of the meeting.

2019-2020 PROPOSED BUDGET/PUBLIC HEARING

The Mayor stated no increase is planned for FY2019-2019 and opened a public hearing relative to the proposed budget for the City of Rocky Mount for FY 2019-2020.

The Mayor recognized the following citizen:

Bronson Williams:

- Stated he agrees that inaccuracies should not be repeated and shared and it is important not to talk negatively about the City;
- Said it was discussed at a budget work session that there would be a link available to the budget on the website however the link is not yet there;
- Said access to certain information should be one of the highest priorities;
- Said he hopes there are plans in the budget for ways to plan, construct and use a pedestrian bridge downtown;
- Said he has noticed that trains sometimes are stopped for 20 minutes or more;
- Said State law 160A-272 give the right to Cities to lease property and said lease of City-owned properties allow people to have thriving businesses and creates additional revenue for the City and said he is appreciative the City is taking advantage of the authority given relative to leasing property

There being no more public comments, the Mayor declared the public hearing closed.

Receipt of the budget was acknowledged.

PLANNING BOARD RECOMMENDATIONS

The City Council received the minutes and recommendations from a Planning Board meeting held May 14, 2019. The minutes are on file in the office of the City Clerk. The following action was taken upon the recommendations of the Planning Board.

REZONING REQUEST/PUBLIC HEARING

Will Deaton, Director of Development Services, gave an overview of the following rezoning request and recommendation for approval by the Planning Board and found in compliance with the Comprehensive Plan:

- request by Brian Michot on behalf of Kimley-Horne and Associates, Inc. to rezone 25 acres of +/-54.29 acres on East Raleigh Boulevard from R-10 to O-I2

The Mayor opened a public hearing relative to the rezoning request and recognized the following:

Christina Battle voiced concern that there has been no mention of funds for improvements or incentives for the existing community near the Crossing at 64; a concern that the rezoning will result in a tax increase for the community; and that the area will be in competition with the Rocky Mount Mills resulting in a jump-start for gentrification.

Leroy Williams spoke in opposition to the rezoning stating the existing community will receive nothing as a result of the rezoning and will not have access to the amenities that the new development will have access to. He said there may be new jobs coming but they are not guaranteed to current residents. He said the village apartments will only result in higher taxes to current residents of the area. He said Rocky Mount Edgecombe Community Development Corporation has been in possession of 25 acres of the property for 18 years and there has been no development. He added that the North Carolina Community Initiative Commission out of Raleigh leads market-driven transformation efforts throughout North Carolina to improve the lives of citizens in the marginalized and disadvantaged areas has owned that land for eight years. He asked that the Council oppose the rezoning request.

Motion was made by Councilmember Blackwell, seconded by Councilmember Rogers and unanimously carried that receipt of the Planning Board minutes be acknowledged and that **Ordinance No. O-2019-22** entitled **ORDINANCE AMENDING THE LAND DEVELOPMENT CODE AND MAP OF THE CITY OF ROCKY MOUNT** be adopted.

Councilmember Blackwell, Joyner and Rogers made comments as to why they are supporting the request.

PROPERTY EXCHANGE/LOG CABIN HOMES

The City Council was provided with Option and Exchange Agreements with Log Cabin Homes, LTD (**C-2019-22**) for the transfer of City-owned property at 2305 N. Wesleyan Boulevard for the purpose of securing the

right to purchase properties owned by Log Cabin Homes (LCH) located on the east side of Middle Street and 410 N. Pearl Street through June 30, 2026. Council was advised the intent of the agreement is to secure rights for the Monk to Mill Trail Project until such time as the North Carolina Department of Transportation (NCDOT) project funding is available to complete the project. The City Council was further advised that the Exchange Agreement provides for the transfer of 2305 N. Wesleyan Boulevard, appraised at \$61,000, as a non-refundable option fee for the exclusive rights to obtain the above-mentioned properties owned by LCH at a fixed price throughout the term of the agreement.

The City Council was provided with a Resolution authorizing the property exchange for consideration. Council was advised that the City has given the required notice by publication in the Rocky Mount Telegram.

Motion was made by Councilmember Rogers, seconded by Councilmember Miller and unanimously carried that **Resolution No. R-2019-23** entitled **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKY MOUNT AUTHORIZING AN EXCHANGE OF PROPERTY BETWEEN THE CITY AND LOG CABIN HOMES LTD** be adopted. This resolution provides for the exchange of the city-owned property for the right and option to purchase the LCH property and authorizes the Mayor and City Manager, or either of them, to execute any necessary instruments to carry out the exchange.

PROPERTY AND LIABILITY INSURANCE

The Finance Director provided the City Council with a proposal from the John Hackney Agency and existing carriers, primarily Travelers Insurance Company, for insurance coverage to meet the City's risk management goals for FY 2020 at a total cost not to exceed \$1,320,000. She reported that the current proposal covers existing and potential additions in property and equipment and is an increase of \$80K or 6% from FY 2019.

Motion was made by Councilmember Blackwell, seconded by Councilmember Joyner and unanimously carried that the proposal of the John Hackney Agency be accepted.

FALSE ALARM POLICY

The City Council was provided with an amendment to Chapter 3 of the City Code entitled "Alarm Systems" to allow the City to opt-out of criminal enforcement of the Ordinance pursuant to NCGS 160A-175.

Motion was made by Councilmember Watkins, seconded by Councilmember Joyner and unanimously carried that Ordinance No. **O-2019-23** entitled **ORDINANCE AMENDING CHAPTER 3 - ALARM SYSTEMS OF THE CODE OF ORDINANCES OF THE CITY OF ROCKY MOUNT TO PROVIDE FOR A FALSE ALARM RESPONSE FEE TO COMPENSATE THE CITY FOR A PORTION OF THE COST RESULTING FROM FALSE ALARMS OF THE CODE OF THE CITY OF ROCKY MOUNT** be adopted.

LEASE AGREEMENT/JOEL BOSEMAN AND STEVE WORDSWORTH

Assistant City Manager Chris Beschler advised the City Council that the City entered into a lease with Joel Boseman and Steve Wordsworth in 2002 for the use of approximately 300 acres of the City's farm to be used as pasture for cattle and for deer hunting for the monthly rental fee of \$875 due on or before the first day of each month. It was explained that the lease detailed the initial term of ten (10) years with the option to extend for two (2) additional five (5) year terms ending on March 31, 2022.

It was explained that it is necessary for the Wastewater Plant to increase bio-solids application during the months of December to March and the pasture is unavailable during this period for grazing. It was noted that both parties recognize the additional cost associated with moving cattle to other pastures and have agreed to amend the current agreement to reduce the monthly rental to \$583.33 for the eight (8) months when the pasture is available for cattle grazing. It was recommended that the amendment to the lease agreement be approved.

Motion was made by Councilmember Joyner, seconded by Councilmember Miller and unanimously carried that the Amendment to Lease Agreement Between the City of Rocky Mount (Lessor) and Joel Boseman and Steve A. Wordsworth (Lessee) be approved and that the Mayor and City Clerk be authorized to execute the same on behalf of the City. The amendment will be filed with the original lease agreement (C-2002-16) in the City Clerk's Office.

AMENDMENT TO REIMBURSEMENT AGREEMENT (SIDEWALK)/RAVENWOOD CROSSING

City Manager Rochelle Small-Toney advised the City Council that the WODA Group was successful in obtaining low income tax credits for the Ravenwood Crossing Project in 2016. She noted to help make their application successful, the City agreed to share in the cost of sidewalk installation estimated at \$60,000 with cost sharing of 50%, not to exceed \$30,000. Council was advised that a current estimate of the sidewalks has determined the price to be \$155,730 and a part of this cost (\$12,171) is to install sidewalks in front of parcels not owned by the owner of Ravenwood Crossing. The City Manager reported that a request has been made to amend the cost reimbursement agreement to increase the City's contribution from \$30,000 to \$42,171.

Motion was made by Councilmember Watkins seconded by Councilmember Blackwell and unanimously carried that the Amendment to Ravenwood Crossing - Sidewalk Cost Reimbursement Agreement with WODA Construction, Inc. be approved, and that the Mayor be authorized to execute the Agreement on behalf of the City. The amendment will be filed with the original Sidewalk Cost Reimbursement Agreement (C-2017-41) in the City Clerk's Office.

AMENDMENT TO WATER PURCHASE CONTRACT/NASH COUNTY

Assistant City Manager Chris Beschler advised that the City entered into a Water Line Purchase Agreement (C-2019-1) with Nash County in February 2019 and as a result the 2006 Water Purchase Agreement is amended to incorporate the provisions of the Dortches Water Agreement increasing the current allocation to Nash County and addressing a second point of delivery.

Mr. Beschler advised that Nash County has requested an additional 70,000 GPD which will result in a total increase in its allocations from 450,000 GPD to 565,000 GPD. Council was further advised that the minimum water purchase requirement will increase from 100,000 GPD to 215,000 GPD which has the potential to increase water sales by approximately \$7,100 per month. Mr. Beschler told the City Council that the amended agreement will also add a second metering point at 1972 North Halifax Road.

The Assistant City Manager advised that the amended agreement was revised by the City Attorney and has been approved by the County Attorney and that approval of the amended agreement is recommended by staff.

Motion was made by Councilmember Miller, seconded by Councilmember Rogers and unanimously carried that the Amendment to Water Purchase Contract with Nash County be approved and that the Mayor and City Clerk be authorized to execute the same on behalf of the City.

The amendment will be filed with the original Water Purchase Contract (C-2006-49) in the City Clerk's Office.

PROPERTY DONATION/229 COLEMAN AVENUE

Assistant City Manager Chris Beschler advised the City Council that the property at 229 Coleman Avenue, valued at \$6,254, has been offered for donation to the City by Community Restoration Corporation and it is the recommendation of staff that the property be accepted and that the City Manager be authorized to executed closing documents.

The Council was provided with a vicinity map and informed that the property is located directly adjacent to Parker's Canal and is currently vacant and unbuildable due to its size and proximity to the stream. The City Council was further advised that the property is needed to facilitate a Hurricane Matthew drainage repair project as well as construction of the proposed future greenway, along with property at 223 Coleman Avenue previously donated to the City.

It was noted that City and Edgecombe County taxes are paid through 2018 and assessments are due in the amount of \$389.36 which are proposed to be paid by the stormwater capital fund in additional to 2019 City and County taxes.

Motion was made by Councilmember Blackwell, seconded by Councilmember Watkins and unanimously carried that the property at 229 Coleman Avenue be accepted; that payment of taxes and assessments be

approved, as recommended; and that the City Manager be authorized to execute closing documents, as necessary.

RE-BIDS/PARKERS CANAL STREAM STABILIZATION

The City Council received the tabulation of re-bids received on a re-bid for Parkers Canal Stream Stabilization. Re-bids were received and opened on April 9, 2019 and the bid tabulation is on file in the office of the City Clerk as **BD-2019-9**.

Motion was made by Councilmember Joyner, seconded by Councilmember Blackwell and unanimously carried that the bid be awarded to BCS Contractors, LLC at a total cost of \$493,638, plus a 10% contingency of \$49,363.80 and that the Mayor and City Clerk be authorized to execute the bid contract on behalf of the City.

LEASE/BARBEQUE & JAZZ, INC. D/B/A DELI & COFFEE SHOP (NABS DELI & COFFEE SHOP

The City Council received a lease agreement with Barbeque & Jazz, Inc., d/b/a Deli & Coffee Shop (NABS) (**C-2019-23**) for property at 213-219 Northeast Main Street for a period of one (1) year beginning on May 20, 2019 with rent of \$15,660 payable as follows:

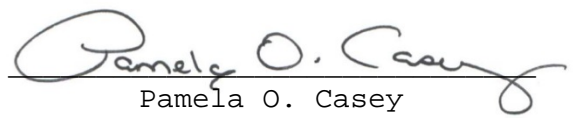
- no rent for the first three (3) months;
- rent at \$1,740 per month to commence with the fourth (4) month and continue for the nine (9) remaining months until the end of the term.

Motion was made by Councilmember Joyner, seconded by Councilmember Blackwell and unanimously carried that **Resolution No. R-2019-24** entitled **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKY MOUNT AUTHORIZING THE LEASE OF PROPERTY FOR A ONE (1) YEAR TERM** be adopted. This resolution authorizes the appropriate city officers and officials to execute the lease and any other instruments related thereon on behalf of the City.

Councilmember Miller inquired why the building was occupied prior to approval of the lease agreement and was advised by Landis Faulcon, the Director of Business and Development, that staff has been working with the owner since 2015 and are requesting approval of a short-term lease while the details of a long-term lease are being negotiated.

ADJOURNMENT

There being no further business for regular session, the Mayor adjourned the meeting at 8:09 p.m.


Pamela O. Casey
City Clerk