

May 23, 2022

The City Council of the City of Rocky Mount met this day in a regular session scheduled for 4:00 p.m. in the George W. Dudley City Council Chamber of the Frederick E. Turnage Municipal Building with Mayor Pro Tem T.J. Walker presiding.

Councilmembers present: André D. Knight, Richard Joyner, T.J. Walker, Lige Daughtridge, W.B. Bullock and Christine Carroll Miller.

Members absent: Mayor C. Saunders "Sandy" Roberson, Jr., and Councilmember Reuben C. Blackwell, IV.

Staff present: Peter F. Varney, Interim City Manager; Pamela O. Casey, City Clerk; Elton Daniels, Assistant City Manager; Kirk Brown, Director of Communications and Marketing; Mark Adcox, Video Production Specialist; Kena Cofield-Jones, Director of Human Resources; Latasha Hall, Director of Business and Collections Services; Corey Mercer, Fire Chief; Abdul Baloch, Chief Internal Auditor; Chris Beschler, Director of Energy Resources; Ken Hunter, Assistant to the City Manager for Budget and Evaluation; Archie Jones, Director of Human Relations; Robert Hassell, Police Chief; Brad Kerr, Public Works Director; Brenton Bent, Water Resources Director; Will Deaton, Director of Development Services; Keyana Walston, Program Manager-Management Analyst; Chynice Chapman, Purchasing Manager; Jayson Dawkins, Policy Analyst, Budget and Evaluation Department; Loretta Braswell, Citizen Assistance Specialist, Community & Business Development; Joel Dunn, Parks and Recreation Director; Tracey Drewery, Assistant Fire Chief; Michael Roupp, Assistant Chief of Operations; Todd Gardner, Transit Administrator; Kevin Harris, Downtown Development Manager; Jessie Nunery, Media Relations Specialist; Lorenza Wilkins, Human Resources Manager - Benefits, Summer Interns: Scott Boyd, Leo Jaffe, and Jakub Jurasek; and Richard J. Rose, City Attorney. Other members of the Fire and Police Departments were also in attendance.

Security Officers: Police Sergeant Stephen Walker and Senior Police Officer, Shawn Battle.

The Mayor Pro Tem called the meeting to order at 4:01 p.m. and requested a moment of silence for individual prayer and meditation.

Mayor Pro Tem Walker congratulated the newly elected and re-elected Councilmembers and added there will be a runoff election for Ward 7. He thanked Councilmembers Bullock and Miller, who will be retiring from service on the Council, and stated he looks forward to recognizing their service in an upcoming meeting. Councilmembers Bullock and Miller received a standing ovation.

APPROVAL OF MINUTES

Motion was made by Councilmember Joyner, seconded by Councilmember Knight, and unanimously carried that the minutes of regular scheduled City Council Meetings held April 25 and May 9, 2022, be approved as submitted to the City Council prior to the meeting.

COMMUNITY UPDATE BY INTERIM CITY MANAGER

Mayor Pro Tem Walker welcomed all present and called on Interim City Manager Peter F. Varney to provide a community update. The Interim City Manager:

- Reported that the Rocky Mount Police Department is soliciting partnerships with area businesses by asking businesses who have cameras if they are willing to have the Police Department install a device on their cameras to enable images taken to appear on a screen in the Police Department. He explained they will be looking at traffic in parking lots and on streets and the program is voluntary and of no cost to the participating businesses. Additionally, the Police Department is requesting those businesses who do not wish to participate to register their camera systems with the Department so the Police will know which businesses have cameras.
- The first Downtown Live of the season was held this past Thursday at the Imperial Centre and approximately 700 people attended, and the event was well run;
- The City launched its first Lawn Chair Theater of the season at the Imperial Centre on Friday night and 70 to 80 people participated;
- Stated he will be calling on Loretta Braswell to provide information about the City's Citizens Academy;
- Noted a press release has been issued relative to MetroNet, an internet cable company that is getting ready to begin work in the City sometime in the fall. He added the City has asked them to share their plans and he met with company representatives this past Friday;
- Advised that a groundbreaking ceremony for the new housing development at Five Points Crossing (Tarboro Street, across from Edgecombe Community College) is being scheduled for June 8th or 9th (date being finalized); and
- Reported the Council has been provided with a list of vacancies/upcoming vacancies for the City's Boards, Commissions and Committees.

The Interim City Manager called on Loretta Braswell, coordinator for the City's Citizens Academy for comment.

- ***Loretta Braswell:***
 - Told the Council she loves the Citizens Academy which started in September 2010 and is still going strong;
 - Explained the program allows citizens and City employees to learn about City government;
 - Recognized five (5) members of the most recent class of the Citizens Academy;
 - Stated almost 400 citizens and employees have participated in the program;
 - Introduced Dolores O'Keeffe, a member of the most recent Academy for comment; and
 - Invited those in attendance who wish to receive more information about the Citizens Academy to visit members in the downstairs lobby.
- ***Dolores O'Keeffe:***
 - Told the City Council that she and her husband moved to Rocky Mount from New Jersey in early 2020;
 - Spoke about hearing about the Citizens Academy from a young lady at a Council meeting;
 - Stated the Citizens Academy is one of the best programs the City has, and she found it very interesting;
 - Described her class noting two classes were held in 2020 and then the program ended due to the pandemic and resumed in June of 2021;
 - Said she learned a lot and described some of the classes; and
 - Urged citizens present, those watching at home, Councilmembers and City employees to attend the program

It was announced the City will take applications for the 2022 class from May 27 to June 24, 2022. Those interested in knowing more were invited to contact Ms. Braswell.

Mayor Pro Tem Walker thanked Ms. Braswell, City staff participating in the Academy and Academy attendees for their presence.

LA EMPRESS LADIES' BOUTIQUE - 50TH ANNIVERSARY

Mayor Pro Tem Walker read a resolution recognizing and congratulating La Empress Ladies' Boutique on its 50th anniversary and noted that a celebration was held on May 22, 2022. The City Council considered ratification of the resolution which was previously informally approved.

Motion was made by Councilmember Knight, seconded by Councilmember Joyner, and unanimously carried that the adoption of **Resolution No. R-2022-22** entitled **RESOLUTION RECOGNIZING AND CONGRATULATING LA EMPRESS LADIES' BOUTIQUE ON THE OCCASION OF ITS 50TH ANNIVERSARY IN THE CITY OF ROCKY MOUNT** be ratified.

The Mayor Pro Tem presented the resolution to Margarett B. Perkins and members of her family and friends and invited Councilmembers to join them for a photograph.

ROCKY MOUNT LION'S CLUB POLICE AND FIRE OFFICERS OF THE YEAR

Mayor Pro Tem Walker invited the Police Chief Robert Hassell and Fire Chief Corey Mercer along with Dr. Bob Cameron, President of the Rocky Mount Lion's Club, to introduce the Lion's Club Police and Fire Officers of the Year and present them with plaques and checks.

Dr. Cameron stated it was with great privilege and honor that he presented the Police and Fire Officer of the Year awards and explained the process for selection. He presented Police Officer Darryl Jones and Firefighter Captain David Blaine with awards and the Police and Fire Chiefs made comments recognizing their excellent service and congratulated Officer Jones and Captain Blaine on receiving this prestigious award.

The Officers were further recognized by the City Council, City staff and the public with a standing ovation. Dr. Cameron thanked the Officers for their service and recognized and appreciated their families.

PETITIONS FROM THE PUBLIC

The Mayor Pro Tem opened the meeting for petitions from the public and outlined guidelines for public petitions. He recognized the following individuals for public comment and a summary of comments is outlined below:

- ***Adrienne Copland:***
 - Stated her comments are with regard to Item No. 19 on the agenda, which is a lease with MF Triangle, LLC to move the Downtown Development Office to 132 SW Main Street;
 - Said there is nothing inherently wrong, suspicious, or concerning about something like this, but stated she has some questions. She asked why the office is moving questioning if it is because they need more space or is it just to make Downtown seem less empty? She stated it is never a good look when municipal offices are in retail locations like Main Street adding that immediately sends the message that the demand for the area is so low and deemed so unworthy of private investment that even the

City can afford to move its offices there;

- Stated she thinks this move will hurt Downtown development but if there is really a pressing need for the move and minds are made up for the office to be located in the Downtown suggested it be located in a space owned by the City, such as the Douglas Block;
 - Added she did not see on the agenda an item associated with moving costs or furnishing the Downtown Development Office and questioned why the move outweighs the desperate need for public services like trash trucks, yard waste pickup and infrastructure needs like stormwater runoff and floodway management, all of which are concerning to citizens. She questioned if the move outweighs law enforcement needs to reduce crime which even the City Council agrees has gotten out of hand; and
 - Said the City needs to get its foundation solid first, before branching out into Downtown Development adding that is done by Councilmembers getting a handle on attending to their obligatory duties to the citizens of Rocky Mount and then, when they have their house in order, it will be the time to branch out into Downtown Development
- ***Micaiss Oshoe Goddard:***
- Stated he is bringing up an issue we all know about and that has existed for many years which is social inequality;
 - Provided some personal history;
 - Said he has a detailed plan that he can provide later;
 - Read a prepared written statement about Black history speaking against racism

At the request of Councilmember Miller, Mayor Pro Tem Walker requested that Mr. Goddard provide a copy of his written statement to Councilmembers.

- ***Darlene Spencer-Harris:***
- Stated she represents Ward 3 in South East Rocky Mount and is the Vice President of the community organization;
 - Congratulated Councilmembers Joyner and Blackwell on their re-election encouraging them to continue to serve their wards and the citizens of Rocky Mount by keeping the vision alive and citizens informed and engaged;
 - Said she is here to voice concerns about the suggestion of an overpass to loop around South East Rocky Mount that was reported in the *Rocky Mount Telegram* on April 27. She added that the Mayor mentioned the loop would go around South East Rocky Mount starting on Church Street and ending around Springfield Road/Highway 43. She voiced opposition to the loop stating it would go around part of Ward 3 adding that we know exactly what happens when something is out of sight out of mind. She voiced concern that crime would increase, squatters would come, and litter increase, and that portion of the City become extinct.
 - Said she wanted to share information about the growing community represented by Councilmember Joyner. She said he is a homeowner, community activist and investor in the Rocky Mount area;
 - Said she and others are upset because their community has been putting in hard work along with Councilman Joyner and other organizations that have expressed interest in their area. She said they are in the midst of community wealth building, buying homes and trying to make people homeowners instead of renters, and questioned what gives someone the right to bypass their community;
 - Voiced opposition to the loop saying these areas need reinvestment and revitalization and it is time to stop ignoring and putting a Band-Aid on the surface by temporarily fixing problems;
 - Advised that the community organization meets every second Thursday at 6 p.m. at Truth Tabernacle Church at 704 Arlington Street and invited citizens to come be a

part of their vision and see what they are doing;

- Added they are not twiddling their fingers but are being involved and trying to improve the community; and
- Said the Downtown is growing, and Ward 3 is next to the Downtown

Councilmember Joyner requested that the Interim City Manager request someone to attend the next Ward 3 meeting to provide information about the proposed project.

In response to comments/questions from Councilmembers, Mr. Varney explained that the loop mentioned is part of a long-range transportation plan and calls for an outer loop around the City. He noted a portion of that loop has been completed with Tom Betts Highway. He stated the additional portion of the plan calls for connecting the Springfield Road Corridor to Church Street.

Councilmember Knight requested the Council be provided with an update relative to the plan.

Councilmember Daughtridge stated he, along with some other Councilmembers, was present in a meeting when this matter was discussed, and it was reported that the transportation plan would combine the whole City together and also provide economic development opportunity for all parts of the City opening parts of the City that do not have direct access to highways. He added this is what businesses look for when they are considering locating in Rocky Mount and the surrounding area. He added that the City is suffering from the lack of available properties, and this would enhance what the City has to offer for businesses. He stated he recalls sitting in a meeting with Mayor Roberson and two other Councilmembers and stated the Interim City Manager is correct by saying this is a long-range plan that is probably 10 or 15 years down the road.

The Mayor Pro Tem stated this matter could be placed on an agenda for a future Committee of the Whole Meeting (COW) so that Council can receive an update.

Discussion continued.

o ***Deborah Joyner:***

- Stated that she and other residents in the Goldrock community are here this evening relative to a recent rezoning petition on which no action has been taken; and
- Added more residents are present tonight that signed the petition opposing the rezoning and are here to make sure their interests are protected because no decision has been made about the rezoning request

It was noted the matter is on today's agenda for consideration and the residents will be able to speak should they wish to do so.

o ***Dr. Kim Koo:***

- Stated the loop road project was not explained by the Mayor in his State of the City address but only casually mentioned and requested the project be explained in detail including how communities will be affected; she added the community should be informed and there should be a public hearing

Councilmember Knight stated in response to a comment relative to the Downtown Development Office relocation that most cities have their

Downtown Development Office in the Downtown and the relocation would better support the City’s participation in the Main Street Program. He added funding for the relocation has nothing to do with other City funding and does not take away funds budgeted for the Police, Environmental Services, or any other project.

Upon request from Councilmember Joyner, Interim City Manager Varney explained that the relocation of the Downtown Development Office has been planned for at least two years. He said similar offices are located in the Downtown in some cities and in City Hall in others, but the relocation makes a statement of support and shows the City recognizes Downtown Development as a priority.

PRESENTATION OF FY 2022-2023 CITY MANAGER’S PROPOSED ANNUAL OPERATING BUDGET

Kenneth Hunter, Assistant to the City Manager for Budget and Evaluation, presented a PowerPoint presentation of the FY 2022-2023 City Manager’s proposed annual operating budget.

Mr. Hunter noted the proposed budget represents a 6.58% increase from the prior year but no property tax increase is recommended. The following allocations for the fiscal year beginning July 1, 2023, were identified as:

General Fund	\$83,318,700
Powell Bill Fund	3,447,000
Emergency Telephone Fund	330,000
Electric Fund	84,984,700
Gas Fund	26,475,000
Water Fund	15,843,360
Sewer Fund	18,883,000
Stormwater Fund	5,470,000

The Council was advised that the adopted FY 2022 budget totaled \$220,006,080 and was amended to \$239,947,888. It was noted that the total FY 2023 proposed budget is \$238,751,760 and includes annual appropriations for the Canteen Agency Fund (\$224,020), Internal Service Funds for health insurance (\$10,130,000) and Communications (\$1,852,310).

Mr. Hunter identified key development factors and provided the Council with a revenue outlook, budget considerations and adjustments and Council priorities. The following were also identified as priorities: expanding affordable housing; accelerating equipment replacement; increasing staffing and adjustments/budgeting for pay for performance, pension fund increases and 401(k) contributions; and health insurance premiums.

FY 2023 capital budget appropriations were identified along with anticipated general fund debt.

Mr. Hunter noted the proposed budget ensures appropriate funding of operations and capital expenditures.

It was explained that the budget includes funding for the continuation of fostering equitable and inclusive development.

He provided the City Council with an update relative to the American Rescue Plan noting that approximately \$6,500,000 has been allocated by Council for:

- Affordable housing \$3,000,000
- Downtown Development 2,000,000
- Premium pay` 1,500,000

The public engagement strategy for allocation of the remaining funds (\$5,000,000) was explained.

The schedule for budget review was provided and it was noted the public hearing on the proposed budget will be June 13, 2022, and consideration of adoption of the budget will be on the June 27, 2022, City Council agenda. Mr. Hunter responded to questions from Councilmembers.

It was announced that the budget is available online at www.rockymountnc.gov.

Councilmembers suggested the following relative to the allocation of the remaining American Rescue Plan funds:

- **Daughtridge:** that community meetings extend past August into September to allow those involved with vacations and the start of school to better participate;
- **Joyner:** community meetings be planned in coordination with neighborhood meetings; that the City use TV-19 to educate and informed citizens; and
- **Knight:** that the Workforce Housing Advisory Commission be included in such meetings.

CITY COUNCIL ORGANIZATIONAL MEETING

The City Council was advised that NCGS 160A-46 provided that the City Council shall schedule an organizational meeting at any time after the results of a municipal election have been certified by the Board(s) of Elections but not later than the first regular meeting in December.

Interim City Manager Peter F. Varney recommended the following proposed schedule for seating and swearing-in of newly elected/re-elected Councilmembers:

Board of Elections Certification	Unknown; estimated by end of June 2022
Swear in Councilmembers for Wards 3, 4 and 6	July 11, 2022
Runoff election – Ward 7	July 26, 2022
Board of Elections Certification	Unknown; estimated mid-August
Swear in Councilmember – Ward 7	August 22, 2022

Motion was made by Councilmember Joyner, seconded by Councilmember Knight, and unanimously carried that the date/time of the organizational meeting be fixed as July 11, 2022, and that the schedule be adopted, as recommended.

TEMPORARY STREET CLOSING

The City Council received a request from Joshua Jones, on behalf of Shekinah Temple, for permission to close the 200 block of Henry Street from 11:00 a.m. until 4:00 p.m. on Saturday, June 4, 2022, for an activity day.

Motion was made by Councilmember Joyner, seconded by Councilmember Miller, and unanimously carried that the temporary street closing request be granted.

REZONING REQUEST - RAPER DRIVE

The City Council considered the following rezoning request recommended for approval and found in compliance with the Comprehensive Plan by the Planning Board:

- Request by Nick Kukulinkski, on behalf of BH Bunn, Jr. Trust, to rezone ±34.33 acres at Raper Drive (PIN 384112757458) from A-1 to revised R-6

It was noted the public hearing was held on March 14, 2022, and a motion to adopt the recommended Ordinance failed at that time for lack of a second.

Mayor Pro Tem Walker invited public comment, and no one appeared.

Councilmember Daughtridge recommended the Director of Development Services explain the rezoning process and, if approved, the requirements upon the developer relative to the floodplain and water runoff.

Will Deaton, Director of Development Services, gave an overview of the request, advising that the prospective developer held an informational meeting at Parkwood Baptist Church on May 2, 2022, to address concerns of the community.

Motion was made by Councilmember Bullock, seconded by Councilmember Knight, and unanimously carried that **Ordinance No. O-2022-23** entitled **ORDINANCE AMENDING THE LAND DEVELOPMENT CODE AND MAP OF THE CITY OF ROCKY MOUNT** be adopted.

FY 2024 DELEGATION OF AUTHORITY (TRANSIT GRANT)

The City Council was provided with the FY 2024 Delegation of Authority form required relative to grant funding requests to the Public Transportation Division (PTD) of the North Carolina Department of Transportation (NCDOT). It was noted that the purpose of the form is to designate the Mayor as the authorized official to submit funding applications and enter into contracts, including executing all agreements and contracts. Council was advised the form further designates the Finance Director as the primary designee to submit reimbursement requests, budget revisions, budget amendments and period of performance extensions on behalf of the City and the Accounting Manager and Grants Accountant as Alternates for these functions.

Motion was made by Councilmember Joyner, seconded by Councilmember Miller, and unanimously carried that the Mayor be authorized to execute the Delegation of Authority form required in connection with Public Transportation Division grants.

BUDGET ORDINANCE AMENDMENTS

Consideration was given to the following amendments to the FY 2021-2022 annual operating budget:

- Project Ordinance Amendment:
Appropriates \$500,000 from Occupancy Tax Fund for transfer to the

General Fund

- Budget Ordinance Amendment:
Appropriates funds in the Gas Fund (\$3,900,000) for the purpose of wholesale gas purchases in response to a significant increase in commodity prices

Motion was made by Councilmember Miller, seconded by Councilmember Daughtridge, and unanimously carried that the following ordinances be adopted:

- **Ordinance No. O-2022-24** entitled **OCCUPANCY TAX PROJECT AMENDMENT;** and
- **Ordinance No. O-2022-25** entitled **ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR 2021-2022 FOR WHOLESALE GAS PURCHASES.**

2021 PATRICK LEAHY BULLETPROOF VEST PARTERSHIP (BVP) GRANT

The City Council was informed that the Police Department is requesting authorization to apply for a grant (\$26,250) through the 2021 Patrick Leahy Bulletproof Vest Partnership (BVP). The City Council was further informed that the deadline to apply for the grant is June 27, 2022, that a 50% local match (\$13,125) is required, and, if awarded, the grant would be used to replace thirty (30) bulletproof vests.

Motion was made by Councilmember Miller, seconded by Councilmember Joyner, and unanimously carried that staff be authorized to submit the grant application on behalf of the City and that the Mayor and City Clerk be authorized to execute any required documentation, certifications, and subsequent grant agreement on behalf of the City.

ECOSYSTEM ENHANCEMENT GRANT

The City Council was informed that in March 2022 staff submitted a Letter of Intent (LOI) to apply for the North Carolina Attorney General Ecosystem Grant and on April 4, 2022, the City was notified the application process had begun and a link to the application provided.

Council was advised that the proposed project entitled, Floodplain Acquisition and Conservation, would entail the acquisition of vacant properties located within the floodway and floodplain of Parkers Canal, a tributary of the Tar River, that could potentially serve as a future greenway. It was explained that these parcels are accessible from East Raleigh Boulevard and East Grand Avenue near Unity Cemetery. It was further explained the project intends to purchase all or some of the underutilized properties and prevent development and the parcels will then be conserved in perpetuity and may be used as a future greenway or a stormwater infiltration area following significant rain events.

It was explained the City's application is due to the Attorney General on May 26, 2022, and the funding request is as follows (*agenda amended in open meeting as to project costs/grant amount*):

- Total Project = \$320,066
 - o Grant = \$222,221 (69%)
 - o City share = \$97,845 (31%)

Motion was made by Councilmember Miller, seconded by Councilmember Joyner, and unanimously carried that staff be authorized to submit the application on behalf of the City and that the Mayor and City Clerk be authorized to execute any required documentation, certifications, and subsequent grant agreement on behalf of the City.

FY 2024 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION PRE-APPLICATION DOCUMENTS - TRANSIT

The City Council was provided with pre-application documents for the FY 2024 Community Transportation Program grant applications (Transit) for consideration. It was explained that the FY 2024 Community Transportation grants fund a portion of administration, operating and capital expenses incurred by Tar River Transit and the funding will assist in providing rural paratransit transportation to the general public as well as purchasing replacement vehicles within Transit's fleet. It was noted that all pre-application documents must be approved by the City Council and executed by the Mayor before the Community Transportation Program grant application is available for submission.

Motion was made by Councilmember Joyner, seconded by Councilmember Knight, and unanimously carried that the Mayor be authorized to execute the pre-application documents and that staff be authorized to submit the pre-application on behalf of the City.

PROPERTY AND LIABILITY INSURANCE

Interim City Manager Peter F. Varney advised the Council that the City collaborates with its broker and carriers each year to maintain appropriate property and liability insurance coverage. It was explained that the quote for FY 2023 insurance premiums, required audits and third-party administration is estimated to be \$1,630,259, in addition to a quote for premiums for coverage for the Event Center estimated at \$67,929. The Council was advised that the cost of the insurance program has increased by 8% compared to the prior year.

Mr. Varney recommended that the City Council authorize renewal of the insurance program to retain the John Hackney Agency as the broker at a cost not expected to exceed \$1,700,000.

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

DOWNTOWN RESIDENTIAL PRODUCTION GRANT AGREEMENT/DUKES PROPERTIES & CONSTRUCTION, LLC

The City Council received a Downtown Residential Production grant request from Dukes Properties & Construction, LLC to assist with renovating 118-130 S. Pearl Street to repurpose office storefronts to thirteen (13) residential apartments. Council was advised that the development cost for the project is \$578,000 and the policy requires Council approval for any grants exceeding \$80,000. If approved, Dukes Properties & Construction, LLC would receive a grant of \$97,500 (\$7,500 per unit for thirteen [13] units). Council was advised that the Downtown

Residential Production grant amount cannot exceed 20% of development costs.

Motion was made by Councilmember Joyner, seconded by Councilmember Knight, and unanimously carried that the grant agreement with Dukes Properties & Construction, LLC (**C-2022-20**) be approved and that the Mayor be authorized to execute the same on behalf of the City.

Councilmember Daughtridge recused himself from the vote due to the appearance of a conflict of interest. He added he had done business with this developer during the time he had an ownership interest in Top Dog Waste Solutions and that he sold his interest in the business as of January 1, 2022.

LEASE/DOWNTOWN DEVELOPMENT OFFICE

Consideration was given to a five-year lease agreement with MF Triangle, LLC for approximately 2,400 usable square feet located on the first floor of 132 SW Main Street as office space for the Downtown Development Office. The Council was advised that under the terms of the lease the City would pay an annual rent of \$41,760 payable in equal monthly installments of \$3,480 in advance of the first day of each calendar month for a total five-year cost of \$208,800.

Councilmember Daughtridge voiced opposition to the lease questioning if the City has available space Downtown that could be used for the Development Office. Councilmember Knight stated the funds have previously been allocated for a lease for the Development Office and the only change is the location and voiced support for approval of the lease adding the location of the office in the Downtown would be a visible and vibrant addition and will be a needed and missing element.

Councilmember Miller stated she would support conserving funds in light of inflation and possible economic challenges but adding she can appreciate the need to have the office of the person who interacts with those interested in downtown properties located in the Downtown.

Motion was made by Councilmember Knight, seconded by Councilmember Joyner, and carried by a vote of 6-1 (Councilmember Daughtridge opposed) that the lease agreement (**C-2022-21**) with MF Triangle, LLC, be approved and that the Mayor and Interim City Manager be authorized to execute the lease agreement on behalf of the City.

ASSESSMENT CONTRACT

The City Council was advised that property at 202 SW Main Street sustained extensive damage from a severe windstorm on July 28, 2020. It was explained that the property was demolished the following day; however, a residual wall was left that included an elevator shaft and elevator control room as an unsightly remnant of the destroyed building.

The Council was further advised that staff has approached the property owners (CTC of LT Enterprise, Incorporated) to demolish the remnant wall and it was advised that their intent is to complete

demolition at a later date when they plan to construct a new building on the site.

It was recommended that staff be authorized to enter into a voluntary assessment arrangement with the property owner whereby the City will make available \$79,300 for the owner to complete demolition. It was explained that the owner has entered into a contract with Done Right the First Time Contractors to complete said demolition. It was further recommended that:

- The assessment (\$79,300) become a recorded lien against the property;
- That the owners will agree to the assessment and to no-contest foreclosure if the assessment is not repaid by May 2027; and
- That interest of 8% accrue annually until the assessment is fully repaid.

Motion was made by Councilmember Knight, seconded by Councilmember Joyner, and unanimously carried that the assessment contract with CTC of LT Enterprise, Incorporated (CTC) **(C-2022-22)** be approved and that the Mayor and City Clerk be authorized to execute the same on behalf of the City. The assessment contract will be filed with the Nash County Register of Deeds as a recorded lien against the property.

BID/POLICE DEPARTMENT FURNITURE ACQUISITION

The City Council was advised the Police Department is requesting to purchase office furniture through the North Carolina Division of Purchase and Contract group purchasing program which allows purchases to be made through competitive bidding and offers competitively obtained purchasing services at discount prices to two or more public agencies, pursuant to NCGS 143-129(9).

The statewide term contract on which the furniture was bid is Contract #420A-Furniture.

Motion was made by Councilmember Joyner, seconded by Councilmember Daughtridge, and unanimously carried that furniture acquisition for the Police Department at a total cost of \$134,970.79 from Institutional Interiors, Inc. be approved and that the Purchasing Division be authorized to issue a purchase order and execute the bid document for the furniture in accordance with the Council's award.

Bid documentation for this purchase will be filed with the bid documentation in the office of the City Clerk as **BD-2022-18**.

APPOINTMENTS

With the approval of Councilmember Bullock, Councilmember Walker nominated Mohammad Shehadeh to fill the Ward 6 unexpired term on the Human Relations Commission for a term to expire June 30, 2023. It was noted that Mr. Shehadeh resides in Ward 4 but will represent Ward 6.

Councilmember Daughtridge nominated Chantelle Mosley to fill the unexpired term on the Braswell Memorial Library Board for a term to expire June 30, 2025.

Motion was made by Councilmember Daughtridge, seconded by Councilmember Joyner, and unanimously carried that the nominations be accepted, and appointments made, as recommended.

CLOSED SESSION

Motion was made by Councilmember Joyner, seconded by Councilmember Miller, and unanimously carried that the City Council enter into Closed Session at 5:47 p.m. for discussion relative to matters concerning property acquisition. The minutes of the Closed Session shall be filed as a part of **ESM-604** at the end of **Minute Book No. 38** upon approval for release by the City Attorney.

REGULAR SESSION

The Mayor convened the meeting in regular session at 6:14 p.m. and there being no further business, the City Council meeting was adjourned.



Pamela O. Casey
City Clerk