

June 13, 2022

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 C. Saunders "Sandy" Roberson, Jr. presiding.

Councilmembers present: André D. Knight, Reuben C. Blackwell, IV\*, Richard Joyner, T.J. Walker, Jr., Lige Daughtridge, W.B. Bullock and Christine Carroll Miller\*.

*\*Participated remotely*

Staff present: Peter F. Varney, Interim City Manager; Kim Batts, Deputy City Clerk; Elton Daniels, Assistant City Manager; Brad Kerr, Public Works Director; Will Deaton, Director of Development Services; Archie Jones, Director of Human Relations; Brenton Bent, Water Resources Director; Gregory Cotten, Chief Technology Officer; Latasha Hall, Director of Business and Collections Services; Tracey Drewery, Assistant Chief of Administration & Planning (Fire Department); Corey Mercer, Fire Chief; Michael Roupp, Assistant Chief of Operations; Darvin Moore, Division Chief; Lorenza Wilkins, Human Resources Benefits Manager; Ken Hunter, Assistant to the City Manager for Budget and Evaluation; Robert Hassell, Police Chief; Abdul Baloch, Chief Internal Auditor; Kevin Harris, Downtown Development Manager; Robin Cox, Communications Specialist; Jessie Nunery, Communications Specialist; Cornelia McGee, Interim Community and Business Development Director; Kena Cofield-Jones, Director of Human Resources; Pamela O. Casey, City Clerk and Richard J. Rose, City Attorney.

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

The Mayor called the meeting to order at 7:05 p.m. and requested all to stand for a moment of silent prayer.

#### **APPROVAL OF MINUTES**

Motion was made by Councilmember Joyner, seconded by Councilmember Walker, and unanimously carried that the minutes of a City Council Retreat held April 19-20, 2022, Emergency City Council Meeting held May 7, 2022, regular scheduled Committee of the Whole Meeting held May 9, 2022, and a regular scheduled City Council meeting held May 23, 2022, be approved as submitted to the City Council prior to the meeting.

The minutes of the 2022 Annual City Council Retreat held April 19-20, 2022, are as follows:

**ROCKY MOUNT CITY COUNCIL ANNUAL RETREAT**  
**April 19-20, 2022**  
**Rocky Mount Event Center**  
**Nash Room**

*TUESDAY, APRIL 19, 2022 – 9:00 A.M.*

**CITY COUNCIL PRESENT:**

T. J. Walker, Mayor Pro Tem  
 Andre D. Knight\*  
 Reuben C. Blackwell, IV\*  
 Richard Joyner  
 Lige Daughtridg  
 W.B. Bullock  
 Christine Carroll Miller  
 C. Saunders “Sandy” Roberson, Jr.,  
 Mayor

**OTHERS PARTICIPATING:**

Mary Nash Rusher, McGuireWoods  
 Kathy M. Scheller, MetroNet (*remote*)

**STAFF PRESENT:**

Peter F. Varney, Interim City Manager  
 Pamela O. Casey, City Clerk  
 Kirk Brown, Communications, Marketing and  
 Public Relations Director  
 Elton Daniels, Assistant City Manager  
 Mark Adcox, Video Production Specialist  
 Kenneth Hunter, Assistant to the City Manager for  
 Budget and Evaluation  
 Kevin Harris, Downtown Development Manager  
 Jayson Dawkins, Policy Analyst, Budget and  
 Evaluation Department  
 Keyana Walston, Program Manager-Management  
 Analyst  
 Lorenza Wilkins, Human Resources Manager - Benefits  
 Abdul Baloch, Chief Internal Auditor  
 Brenton Bent, Water Resources Director  
 Robin Cox, Communications Specialist  
 Corey Mercer, Fire Chief  
 Latasha Hall, Director of Business and Collections  
 Services  
 Cornelia McGee, Interim Director of  
 Community Development\*\*\*  
 Kena Cofield-Jones, Director of Human Resources\*\*\*  
 Greg Cotton, Chief Technology Officer\*\*\*  
 Richard J. Rose, City Attorney

\*\*\*staff present for afternoon session

**OPENING – Day 1**

Mayor Pro Tem T.J. Walker called Day 1 of the 2022 City Council retreat to order and called on the City Clerk to call the roll. He then called on Interim City Manager Peter F. Varney to introduce the first agenda item for presentation.

**PROPOSED 2023-2027 CAPITAL IMPROVEMENT PROGRAM (CIP) – Kenneth Hunter, Assistant to the City Manager for Budget and Evaluation**

Mr. Varney welcomed all present. He explained the arrangement of the room will allow all to view the screen. He advised the Council that he plans to add a discussion of the selection of the executive search firm relative to the search for the City Manager to the retreat agenda.

He called on Kenneth Hunter, Assistant to the City Manager for Budget and Evaluation, to present the proposed 2023-2027 Capital Improvement Program (CIP).

Mr. Hunter explained that each year as part of the annual budget process, staff is responsible for presenting a five-year Capital Improvement Program update which is designed to address larger capital projects that are occurring throughout the City across all City funds. He explained that projects that qualify for the capital improvement program have a useful life of at least three years and have a cost of at least \$50,000 each.

He presented a PowerPoint presentation that included the following key points:

**CIP Summary:**

	<b>2023-2027 Proposed CIP</b>	<b>FY 2023 Proposed Capital Budget</b>
General Government		
Total Expenditures	\$145,238,235	\$31,937,235
Number of Projects	114	86
Enterprise Utilities		
Total Expenditures	\$ 78,271,000	\$29,815,000
Number of Projects	106	68
Total CIP		
Total Expenditures	\$223,509,235	\$61,752,235
Number of Projects	220 (over 5 years)	154

Mr. Hunter explained this includes general government projects as well as enterprise utilities. He advised the Council that the funding of the Capital Improvement Program is comprised of a variety of resources, including current revenues, grants, special allocations, and financing. Mr. Hunter advised the City Council that total revenues identified for the 2023-2027 proposed CIP are \$223,509,235 and the FY 2023 proposed Capital Budget totals \$61,752,235. The Council was provided with a list of all revenues to include: the general fund, enterprise fund, Powell Bill allocation, federal grants, state grants, vehicle permit fees, financing, other local, fund balance, and other.

He explained that these numbers are elevated as compared to FY 2021 and one significant challenge is resuming Capital activity that has been offset by a variety of factors but primarily by the impact of the COVID-19 pandemic in FY 2020. He explained that Capital spending was dramatically reduced in 2021 because of uncertainty relative to the financial impacts associated with the COVID lockdown policy and the City is now in a position to work to increase funding in these areas to address many projects that have been deferred as well as additional projects that are a priority to the City Council and citizens.

He identified the 10 areas of general government expenditures as: Facilities, Fleet, IT & Communications, Douglas Block, Transit, Police, Fire, Public Works, Parks & Recreation and Surface Transportation and provided a breakdown of expenditures noting the total general government expenditures as:

2023-2027 Proposed CIP	FY 2023 Proposed Capital Budget
\$145,238,235	\$ 61,752,235

Mr. Hunter told the Council that fleet acquisition was deferred in FY 2020 and 2021 and the City has been able to make improvements in FY 2022 but is now faced with needing to make significant increases in order to ensure there is equipment necessary to provide the quality of service expected. He anticipated those costs to be approximately \$18.2M over the next five (5) years and noted staff will be proposing a budget of approximately \$4.1M in FY 2023.

Mr. Hunt added that:

- attention has been focused on IT & Communications in the last couple of years;
- an allocation is included for the Douglas Block which is City-owned facilities that are available for residential and commercial leasing;
- approximately 80% of transit funds are covered by federal grants and the local match is relatively low;
- the Police CIP is lower because it does not include two items that are categorized in other areas; the fleet replacement for Police is addressed in the fleet section and necessary building improvements and renovations are addressed in facilities;
- the major expenses for Fire are the continued replacement of apparatus (scheduled to replace an aerial apparatus [ladder truck] in FY 2023 along with replacement of station two and the potential addition of a new station in the western part of the City in the next five years);
- allocations have been identified for Public Works;
- significant allocations have been made for Parks & Recreation which is the largest City department in terms of the numbers of facilities (over 50); and
- surface transportation allocations include all City roadways, sidewalks, and other surface transportation related improvements.

He continued by outlining the following:

- **Enterprise Utility Expenditures:**

	2023-2027 Proposed CIP	FY 2023 Proposed Capital Budget	
Electric	\$16,133,000	\$ 5,484,000	continued rehab and/or placement of existing infrastructure; plus, utility undergrounding Downtown
Gas	6,690,000	1,350,000	Continued repair/replacement of existing gas main and expansion
Water	19,009,000	4,600,000	2 CIP schedules: standard 5-year and 10-year addendum (pursuing grant and forgivable loan from State; part of ARP funds)
Sewer	19,428,000	6,268,000	Significant portion is replacement of Downtown culvert; primarily funded by federal grant

Stormwater	17,011,000	12,113,000	
TOTAL	\$78,271,000	\$29,815,000	\$30M expected to be spent in FY 2023

The City Council was advised that the biggest project in the coming year involves Downtown drainage improvements, primarily culvert replacement throughout much of Downtown which is estimated at \$10.8M. Mr. Hunter told the Council the City has requested federal funding to assist with this and other projects. It was noted that the second largest project is the Beech Branch outfall rehabilitation project (sewer project) also identified for grant assistance through the state. Mr. Hunter invited questions from Councilmembers.

Councilmember Blackwell apologized for being late and asked if the Battleboro project had been explained adding he wants to be sure there are plans to support renovations and that the scope of work includes the Braswell Center. Mr. Hunter noted the facility is a privately owned facility but there are plans to make adjustments. Interim City Manager Varney provided additional information relative to plans for the project.

Mayor Pro Tem Walker stated that he and Mr. Varney will meet with Enterprise Fleet Maintenance this week (fleet management company).

Significant projects proposed for FY 2023 were identified as:

Fire Station #2 replacement	\$4,500,000	Increase from \$4M to \$4.5M due to inflation
Heavy rolling stock replacement	3,022,000	Environmental Services, Parks & Recreation, Streets and Engineering; full schedule outlined in CIP
Falls Road Streetscape	2,800,000	Part of multifaceted program to include Depot Park and undergrounding of utilities
Fire apparatus replacement	1,726,000	Replacement of aerial unit
Resurfacing program	1,600,000	Annual resurfacing; challenges in FY 2021 and unable to complete due to lack of staff, inflationary concerns, and issues with contractors; budgeted FY 2022 funds expected to be added to FY 2023 funding; list of roads to be resurfaced included in CIP
Facility roof replacements	1,400,000	Imperial Centre theatre; \$1M+ covered by congressional earmarked funds
Booker T Washington Community Center	1,000,000	repairs
Energy Resources Operations Center – space improvements	1,000,000	
Judicial Center Improvements/Replacement	1,000,000	
Technology Upgrades	769,000	Annual expense
CMAQ sidewalk improvements	750,000	
Depot Park	650,000	
Police Vehicle Replacement	610,000	
Denton Street Pool Renovations/Improvements	500,000	
Fire Station & facility improvements/capital maintenance	500,000	
Light duty vehicle replacement	500,000	
Tennis court resurfacing/upgrades	500,000	
Warehouse improvements	500,000	
Rocky Mount trail & greenway improvements	450,000	
Technology infrastructure improvements	365,000	
Cemeteries driveway resurfacing/repairs	350,000	
Dirt street paving	350,000	
Transit bus major maintenance items	340,000	
Administrative complex improvements	325,000	
Neighborhood Park Renovations	300,000	
Business Service Center	270,000	

Police Department building improvements/annex	255,000	
Booker T. Washington High School Campus Renovation	250,000	
NCDOT match: I-95 interchange at Sunset Avenue/U-5026	250,000	
Radio system improvements	225,000	
Unity Cemetery restoration	225,000	
Art Education building repairs	210,000	
Rocky Mount Event Center	210,000	
Church Street complex street improvements (NCDOT TIP: EB-5761)	200,000	
Corridor improvements	200,000	
Evidence and property management facility	200,000	
Farebox electronic payment	200,000	
Fire equipment replacement	180,000	
Bike route projects	160,000	
Battleboro Community recreation facilities	150,000	
CMAQ intersection improvements	150,000	
Downtown pedestrian bridge	150,000	
Telephone system improvements	150,000	
Train station improvements	114,000	
Technology software upgrades	110,000	
Holiday decorations (City Lake/Downtown)	100,000	
Socrata	100,000	
Tyler MyCivic 311 & Enterprise asset management (EAM)	100,000	
Downtown drainage improvements	10,828,000	
Beech Branch outfall rehab	3,200,000	
Relining existing water mains	1,500,000	
Relocation of overhead utility facilities to underground – Falls Road	1,460,000	
Old Mill Road pump station	1,000,000	
Parker's Canal, phase II	550,000	
Carriage Road expansion	500,000	
Sunset/I 95 exchange	500,000	
Transmission pole replacement	500,000	
Electric equipment replacement	494,000	
Replace vaporizer	400,000	
New gas mains	375,000	
Distribution pole replacement	350,000	
Distribution system improvements	350,000	
Sewer automated meter reading	350,000	
Water automated meter reading	350,000	
Gas system expansion	312,500	
Replace gas mains	312,500	
Rebuild generators	300,000	
Stormwater equipment replacement	280,000	
Replace substation 1 equipment	250,000	
Sewer rehab program	250,000	
Transformer storage and truck shelter	250,000	
Water tank maintenance	245,000	

Mr. Hunter explained the City will identify funding in the following year to continue redevelopment of the former CSX shed into a public park facility in the Downtown (Depot Park).

The City Council was informed that when the special obligation bond for the Event Center was approved the City's financial advisors strongly recommended as part of the City's bond rating that a certain minimal/maximum level of debt be financed in the general fund or installment financing on an annual basis. He added staff understood that to be for approximately three years and at the same time some critical replacements were needed (fire pumpers and several roof replacement projects). Mr. Hunter explained that due to available funds needed for these replacements plus issues related to the

COVID-19 pandemic the City now must address these issues. He said efforts to address some replacement issues have been made in FY 2022 and staff is working to find ways to address additional needs in FY 2023.

He added it is recognized that significant investment will need to be made in fleet heavy stock replacement as well as light duty vehicles which are paid for with cash.

Councilmember Daughtridge voiced concern noting he has been advised the City is spending \$1.7M in repairs to trucks in the Environmental Services area. He added those costs are not maintenance costs but repair costs because the City's fleet is very old. He said the City is either going to be in the trash business or its not and it currently does not have enough trucks to pick up garbage and yard waste because of past decisions and COVID issues with manufacturers. He made further comments and questioned if the allocation for vehicles in this area should be increased. Councilmember Miller agreed and Councilmember Joyner requested more detail as to the City's current position and where it is expected to be in three (3) years. Mr. Hunter responded by saying the goal is to accelerate replacement of vehicles in a short time period of three (3) to five (5) years, though certain challenges remain due to the current economy. He told the Council the service life of this type of equipment has dropped dramatically. Mr. Hunter added that other departments (Fire, Parks and Recreation, and Streets) are also in need of equipment. Conversation continued relative to the methodology currently being used for the purchase/replacement of vehicles and a plan to enter into an agreement with Orange County to purchase two (2) used front loaders.

Mayor Roberson stated the allocations for some of the projects is lower than estimated and Mr. Hunter confirmed grant funding is available to assist with some of the projects.

**CITY FACILITY RENOVATIONS AND IMPROVEMENTS – Peter F. Varney, Interim City Manager**

The City Council was provided with a report relative to City facility renovations and improvements as follows:

**FACILITIES PRIORITIZED:**

Primary concerns = \$32,000,000

- Judicial Center - \$20,000,000
- Police Department – \$8,000,000
- Booker T. Washington High School Campus – \$4,000,000

Additional needs:

- Imperial Centre – \$5,200,000
- Warehouse - \$4,500,000
- Armory (*no dollar amount provided*)
- Senior Center - \$2,000,000
- Rocky Mount Event Center - \$750,000
- Unity Cemetery - \$200,000
- Energy Resources Operations Center - \$5,300,000
- Dred Wimberly home acquisition - \$22,000
- Dred Wimberly home renovation - \$78,000
- Acquisition of lot at streets support facility - \$50,000
- Paint outbuildings at Armory - \$50,000

\*Councilmember Knight arrived

Mayor Pro Tem Walker welcomed Councilmember Knight back to in-person meetings.

The Council was provided with details relative to each prioritized project and discussion was held relative to the projects including the entire Booker T. Washing High School campus and the possibility of working to renegotiate the current lease with OIC.

Discussion was held.

**RECESS**

By consensus, the retreat was recessed at 11:06 a.m. for a break.

**RECONVENE**

Mayor Pro Tem T.J. Walker reconvened the Rocky Mount City Council Annual Retreat at 11:32 a.m.

Interim City Manager Peter F. Varney introduced Attorney Mary Nash Rusher with McGuireWoods to discuss financing options. He stated she is very familiar with Rocky Mount and guided the City through financing for the Imperial Centre, Douglas Block, and the Event Center.

John Rydle and Henry Lancaster from Liberty Atlantic Development Partners were introduced as potential partners for private/public options.

The Council recognized Judges Lamont Wiggins and Pell Cooper who were in attendance.

Attorney Rusher provided information relative to financing options for a new Judicial Center including procurement options. She noted the City has been discussing general obligation bonds for the past four to five months and there is still time to move forward though the requirements are strict and work would have to begin immediately in order for ballots to go out for the November election. She advised the Council that 160A-20 allows cities to finance real and personal property by granting a security interest in property financed noting this is sometimes used with the purchase of vehicles. She stated a third option is a special obligation bond (used with the Event Center) and a fourth option allowed by the North Carolina General Statutes is the use of public/private partnership.

She provided additional information and responded to questions from Councilmembers.

Ms. Rusher explained that the Local Government Commission (LGC) must approve any debt or long-term contracts that require payment of debt from the general fund.

The Mayor Pro Tem stated that questions will not be received from those in attendance from the public but if there are questions, written questions will be received by Council.

Mr. Varney reported that the City has made funding requests at the local and federal levels for the affordable housing and Judicial Center projects.

Discussion was held among Councilmembers.

Attorney Nash noted that the City has a financial advisor to assist with number crunching, comparisons and identifying how much debt the City can afford.

The Mayor Pro Tem thanked Ms. Rusher for her presentation.

**RECESS**

By consensus, the retreat was recessed at 12:29 p.m. for lunch.

**RECONVENE**

Mayor Pro Tem T.J. Walker reconvened the Rocky Mount City Council Annual Retreat at 1:34 p.m.

**METRONET – Kathy M. Scheller, Director of Government Affairs**

Interim City Manager Peter F. Varney introduced Kathy M. Scheller, Director of Government Affairs for MetroNet, who joined the meeting remotely to provide a presentation relative to the MetroNet fiber-optic internet company.

Ms. Scheller told the Council that MetroNet is the largest independently owned fiber-optic company in the nation. She stated the company is a 100% fiber-optic internet company established in 2004 in Indiana; serves over 125+communities across 13 states; provides blazing-fast symmetrical internet and has a passion for customer service with an over 300,000 customer base.

Ms. Scheller explained the fiber benefits versus cable and explained how Rocky Mount would benefit from being a MetroNet community. She continued her PowerPoint presentation by explaining MetroNet's policies and procedures for neighborhood communication including the restoration process. Ms. Scheller told the Council MetroNet is committed to providing redundancy to communities. She added that the company recommends streaming video to their customers and identified the abundance of platforms it services. She stated streaming will provide a better picture because of the fiber optics.

Ms. Scheller responded to questions from Council. She further explained that MetroNet will be 100% responsible for the investment in the community and asks cities to work with them relative to construction and permitting to ensure timely approval. She told the Council she will be able to provide

a sample of what MetroNet is doing in other communities and added they are currently working with Greenville, North Carolina. She noted there have been some challenges in Greenville, but they have been able to work through them.

**DOWNTOWN DEVELOPMENT – 2022-2023 – Kevin Harris, Downtown Development Manager**

Mayor Pro Tem Walker introduced Kevin Harris, Downtown Development Manager, to provide a PowerPoint presentation.

Mr. Harris provided the City Council with the vision statement for Downtown. He stated the Department is calling 2022-2023 a turnaround year. He identified some of the many assets in the Downtown and said he sees the area as a center for entrepreneurial opportunity. Mr. Harris noted there is a culture of arts, entertainment, education, and technology and the Downtown is fortunate to have Edgecombe Community College's biotech building and nursing school.

He continued by noting the culture of sports in Rocky Mount from the Event Center to the Sports Complex. Mr. Harris added that also mentioned in the vision statement is the arts and entertainment districts and mix of regional musicians and local talent that are often seen as well as the City's unique housing options.

The Council was advised that plans are in place to locate a Downtown Development Office at 132 SW Main Street which was recently renovated to a mixed-use facility with residential use upstairs and offices downstairs. He explained that the space will consist of four offices, two baths and a conference room and it is hoped that a lease for the space will be provided to Council for consideration in the next 30 to 45 days.

Mr. Harris provided an update on the Department's incentive programs consisting of the:

- Downtown Building Assistant Program - \$20,000 (50% matching grant);
- Accelerated Façade Improvement Grant - \$5,000 (no match required);
- Development Incentive Grant (DBAP) – No maximum; reimbursement of increased property taxes over five years;
- Roof Replacement and Repair Grant - \$10,000 (50% matching funds); and
- Residential Production Grant Program (RPG) - \$7,500 per residential unit created up to a maximum of \$150,000.

Mr. Harris added from FY 2018-2022 \$870,000 in incentives were provided to Downtown property owners with 87 of the projects being completed and 34 currently in process. In response to a question from Councilmember Blackwell, he noted there has not been an analysis performed relative to the return as to tax revenue/utilities adding that 70 properties in the Downtown have been improved.

The Downtown Development Manager advised that a recent meeting with Downtown property owners was recently convened by Councilmembers Blackwell and Walker with the help of Downtown property owner, Charles Roberson, where property owners provided information including the challenges with incentives. Challenges were identified as: inflated material costs; competition for skilled labor; and material and labor cost increases between 40% and 100%. He advised the City Council that the following proposed increases to incentives are proposed:

- Roof grant – increase from \$10K to \$20K (maximum 50% of costs);
- Façade grant – increase from \$5K to \$10K;
- DBAP – increase from \$20K to \$40K (maximum 50% of costs); and
- RPG – increase from \$7,500 to \$10K per unit (maximum 20% of residential cost)

Mr. Harris stated that establishing residential opportunities in the Downtown is a priority and provided the Council with photographs and information relative to projects completed or under construction as well as major projects that are planned adding the economy is ripe.

Councilmember Joyner questioned if tours are planned for the Downtown and Mr. Harris responded not at this time but can be considered and Councilmember Daughtride added that Downtown ambassadors who welcome visitors and provide information about the area could be an asset. Councilmember Knight stated that marketing for the Downtown is important and some in the community are not invested and open-minded. An exchange between Councilmembers Daughtride and Knight followed.

Mr. Harris provided the Council with an economic development proposal. He noted that other public investment planned consists of culvert replacement and the Monk to Mill Trail. A map of the Tobacco Town Cultural District was shared and explained.

In response to a question from Councilmember Blackwell, Mr. Harris advised the Council he now has a Downtown coordinator who lives and breathes marketing along with an administrative assistant, who is aware of how critical marketing is and plans to expand the Downtown website and Facebook. He added there is an electronic newsletter for Downtown and mentioned other plans being considered. Mr. Harris provided the City Council with a marketing and promotion plan.

The Council was provided with a list of businesses in planning stages and under construction and with information relative to the Art District. Councilmember Blackwell stated it is important that the staff work with businesses relative to permitting and inspections and a discussion was held.

Councilmember Miller stated that every citizen has a responsibility to help keep the City clean and encouraged all to pick up trash as they see it and take pride in their community. Conversation continued and included the need for a Downtown Action Plan. It was noted that a plan was created in 2008 (Ratio Plan) in conjunction with the streetscape work. Councilmember Blackwell stated that plan was not inclusive and discriminated against the Black populations in many places and discussion continued.

Councilmember Knight complained that some are using social media platforms to provide information about the City, adding some are outsiders and don't live in the City and should keep their nose out of the City's business. He encouraged implementation of a marketing strategy/plan.

The Council was provided with an improvement assessment project plan for vacant building facades to address Downtown curb appeal. It was explained that:

- The project would be funded by the City budget;
- Property owners would agree to assessments on property for work completed;
- City or owner would manage façade improvement projects to include: window replacement; brick repair; and/or awnings;
- Owner would pay back assessment beyond available grants; and
- FY 2023 proposed budget allocation = \$100,000

Councilmembers made suggestions to include getting information out to organizations planning conventions, coordinating with Downtown businesses when large events are being held at the Event Center, increasing lighting, and having a greater Police presence in the Downtown.

Mayor Pro Tem Walker thanked Mr. Harris for his presentation.

**EXECUTIVE SEARCH FIRM – CITY MANAGER**

Mayor Pro Tem Walker recommended that Polyhire be engaged to provide the executive search for the City Manager. There was no objection, and it was noted the matter will be placed on an upcoming agenda for formal consideration.

**RECESS**

By consensus, the meeting was recessed at 3:45 p.m. to reconvene on Wednesday, April 20, 2022, at 9:00 a.m.

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*WEDNESDAY, APRIL 20, 2022 – 9:00 A.M.*

**CITY COUNCIL PRESENT:**

T. J. Walker, Mayor Pro Tem  
Andre D. Knight\*  
Reuben C. Blackwell, IV  
Richard Joyner  
Lige Daughtridge  
W.B. Bullock  
Christine Carroll Miller  
C. Saunders “Sandy” Roberson, Jr.,  
Mayor\*  
Evaluation Department  
Management

**STAFF PRESENT:**

Peter F. Varney, Interim City Manager  
Pamela O. Casey, City Clerk  
Kirk Brown, Communications, Marketing and  
Public Relations Director  
Elton Daniels, Assistant City Manager  
Mark Adcox, Video Production Specialist  
Kenneth Hunter, Assistant to the City Manager for  
Budget and Evaluation  
Jayson Dawkins, Policy Analyst, Budget and  
Keyana Walston, Program Manager-  
Analyst  
Lorenza Wilkins, Human Resources Manager - Benefits  
Latasha Hall, Director of Business and Collections  
Services

Cornelia McGee, Interim Director of  
Community Development  
Kena Cofield-Jones, Director of Human Resources  
Kevin Harris, Downtown Development Manager  
Richard J. Rose, City Attorney

## **OPENING – Day 2**

Mayor Pro Tem T.J. Walker called Day 2 of the 2022 City Council retreat to order at 9:15 a.m. and called on the City Clerk to call the roll. He encouraged all to utilize microphones when speaking.

He called on Interim City Manager Peter F. Varney for comment.

## **EXECUTIVE SEARCH FIRM – CITY MANAGER**

Interim City Manager Peter F. Varney advised that he has followed up with the firm of Polyhire relative to providing the executive search for the City Manager. He added he has requested an addendum to allow Polyhire to provide a wider search base for a Finance Director and expects to have the contract and addendum in hand for Monday's Council meeting.

Mr. Varney provided an update relative to yard waste collection. Councilmember Miller reported there is a mattress and freezer at the curb in her neighborhood which is a safety hazard since the refrigerator doors are still in place. Mr. Varney responded that the City is somewhat behind in white goods collection as well, but someone will address this matter right away upon being provided the property address.

## **INNER CITY REDEVELOPMENT – Jayson Dawkins, Policy Analyst, Department of Budget and Evaluation**

Interim City Manager Peter F. Varney told the Council that today's presentations will include:

- An update on the Workforce Housing Strategic Plan;
- Review of City Housing Repair programs;
- Review of Council Housing Incentive Grant programs;
- Review of Community Wealth-building;
- A discussion on East Haven Apartments; and
- A discussion of additional redevelopment opportunities.

He introduced Jayson Dawkins to provide an update on the Workforce Housing Strategic Plan.

Mr. Dawkins began his report by advising that the purpose of the plan is:

- To create a menu of potential options to address the absence of workforce housing in the City;
- To preserve and rehabilitate existing housing stock; and
- To improve home ownership and the rental market.

He told the Council that workforce housing is identified as housing for households earning between 60% and 120% area median income (AMI) and targets middle-income workers to include firefighters, police officers, teachers, nursing assistants, cashiers, fast food workers and wait staff. He added these households may not qualify for housing programs like LIHTC or Housing Choice vouchers.

He outlined the following five key objectives identified at the 2021 City Council retreat to address current and future housing needs as:

- 1) Expanding housing choices and access to opportunity;
- 2) Increasing home ownership among low- to moderate-income households and members of protected classes;
- 3) Improving the utility of public transit for low-income and disabled persons;
- 4) Strengthening fair housing enforcement and operations; and
- 5) Increasing the level of fair housing knowledge and understanding among landlords and the general public.

Mr. Dawkins provided updates to the recommendations for the strategic plan:

- Financial Support

- Pass a general obligation bond – analyzing existing and future debt capacity/affordability;
- Implement residential production program – information posted on website; application process open; information being provided to Downtown property owners and marketing being explored
- Planning Improvements
  - Promotion of all changes under planning improvements to the Land Development Code (LDC) – working on plans for promotion;
  - Revise the density bonus policy – policy approved by Council 10-11-21;
  - Revise minimum parking requirements – policy approved by Council 9-13-21;
  - Revise and add to the existing definitions for dwelling in the LDC – policy approved by Council 8-9-2021;
  - Residential housing in commercial districts – policy approved by Council 8-9-21

\*Mayor Roberson arrived

- Innovation
  - Utilizing solar energy for new construction and home rehabilitation – presentation to be made at May Committee of the Whole meeting; new policy customer friendly and decreases utility bills;
  - Utilizing green building practices for new construction and home rehabilitation – green energy policy to be presented to Council in May

Mr. Dawkins invited questions.

**HOUSING REPAIR PROGRAMS REVIEW** – *Cornelia McGee, Interim Community Development Director*

Interim City Manager Peter F. Varney called on Cornelia McGee, Interim Community Development Director, to provide a review of housing repair programs.

Ms. McGee identified the following programs and outlined eligibility and funding sources:

● **URGENT REPAIR:**

<b>Eligibility</b>	<b>Funding Sources</b>
Owner occupied, less than 50% of AMI and have a special need: elderly, disability, single parent, large household, children w/lead or military Veteran	NCHFA - \$100,000 City - \$150,000

● **HOUSING REPAIR:**

<b>Eligibility</b>	<b>Funding Sources</b>
Owner occupied; between 50% and 100% of AMI, current on taxes, have homeowner’s insurance; and home at least 50 years old	HUD CDBG - \$199,857 City - \$125,000

● **MATCHING REBATE:**

<b>Eligibility</b>	<b>Funding Sources</b>
Owner or tenant occupied; no income limit; current on taxes, have homeowner’s insurance, and home at least 50 years old	City - \$225,000 (general fund)

● **WORKFORCE HOUSING REPAIR:**

<b>Eligibility</b>	<b>Funding Sources</b>
Owner occupied; between 80% and 125% of AMI; current on taxes, have homeowner’s insurance; and home at least 50 years old	City - \$200,000 (general fund)

Ms. McGee provided information relative to grant utilization of each program for FY 2019 - FY 2022 and a list of grantees/projects from FY 2018 – FY 2022 adding it is anticipated that an additional 10 families may be assisted with housing repair this year. She advised that those assisted by the matching rebate grant has increase each year adding there are currently 5 on the waiting list. Ms. McGee responded to questions from Councilmembers.

Councilmember Blackwell stated when these programs were created at the Council level goals, objectives and criteria were set, and the first program was urgent repair funded by CDBG. He added that the housing repair, matching rebate, and workhouse housing repair grants were later created by Council and targeted housing of at least 50 years old as a way to begin consideration of declining housing stock that needed improvement but was still able to be recovered. He questioned if there is a need for a waiver in order to provide flexibility to assist homes that might meet requirements but are only slightly less than 50 years old and have a serious need.

Ms. McGee said staff sometimes see people that do not meet the requirements because their home is not meeting the age requirement for the three programs adding if they have to wait 2 or 3 year the house may be in greater disrepair.

Councilmember Daughtridg asked for clarification relative to grant application periods adding he has noticed the dates vary amount the grants. He suggested the application period be the same for all to be less confusing to the public. Ms. McGee advised it is helpful to stagger the application periods, so they do not all occur at once because there is only one housing specialist to assess each of the homes, prepare the cost estimate, and write up the floor plan layout for the home. She said staggering the application period allows staff to better process applications.

*\*Councilmember Knight arrived*

Discussion continued. In response to a question from Council, Ms. McGee stated the department could use an additional staff person to assist especially if Council wishes to widen the application period and provide multiple programs. She provided information about administering the grants.

Councilmembers Blackwell and Joyner voiced concern that output may be slowed by the lack of ability of the current team to process information and provide results and supported looking strategically at what appropriate staffing might be required.

Councilmember Joyner asked if the City is providing education and training to community organizations and Ms. McGee responded in the affirmative noting that Community Development will be partnering with Human Relations to provide education on housing programs and eligibility requirements with the goal of empowering neighborhood leaders to assist in educating the community.

Ms. McGee responded to a question relative to accountability by stating the department has a compliance officer and ensures each of the grant files is completed adding there is a checklist of requirements and then the file is reviewed by the Accounting Department, following by the Internal Auditor. She advised that the Department of Community Development is also subject to the annual audit and desk monitoring visits from the North Carolina Housing Finance Agency.

Ms. McGee responded to additional questions from Councilmembers.

The Interim City Manager advised that recommendations will be provided during budget review to increase the current limits. He advised that the Department is one person short since Ms. McGee is serving as Interim Director and her position is currently vacant.

Councilmember Knight requested the rebate program be reviewed.

**HOUSING INCENTIVE GRANT PROGRAM REVIEW – *Cornelia McGee, Interim Community Development Director***

Ms. McGee provided history and an overview of the housing incentive grant advising that it:

- Was established in 2006;
- The annual appropriation since FY 2020 has been \$500,000; and
- Applications are received by Council and reviewed by a Council subcommittee

Ms. McGee explained that the Department of Community Development handles the vetting process for the Housing Incentive Program and explained the process.

The City Council was provided with grant activity from FY 2019 – FY 2022 as follows:

- |                              |             |
|------------------------------|-------------|
| • No. of Projects            | 23          |
| • Total Awards               | \$1,983,803 |
| • Units scheduled            | 143         |
| • Affordable units scheduled | 59          |

• Projects complete	7
• Total units complete	77
• Affordable units complete	19
• Funds expended	\$988,021

Council was advised that the program has benefited many organizations and entities in the area and has allowed developers and nonprofits to work in communities to assist with increasing affordable housing. Council was provided with a list of grant program grantees to include a list of the 23 projects, grantees, address of the area being renovated, the award date, amount awarded, execution date of the contract, project status, the number of units constructed or rehabbed and the number of affordable units.

Councilmember Daughtridge suggested information relative to grant awards as provided to the Council in the Council Retreat package be placed on the City's website because public funds are being used.

Discussion continued with Councilmember Knight stating that before 2003 some communities were overlooked and Brown, Black, and poor people did not benefit from taxpayer dollars.

Councilmember Knight made further comments disagreeing with comments made by Councilmember Daughtridge and a spirited discussion continued leading Mayor Pro Tem Walker to call the meeting to order.

Councilmember Knight provided history of the creation of the Council's housing initiative subcommittee noting that staff would take the applications and Councilmembers would review them. He added the meetings were not held in secret and Councilmembers relied on staff for guidance relative to the meetings. Discussion continued to include paving of dirt streets and community needs.

Following a reference by Mr. Knight to a naysayer sitting in the room, an exchange occurred between Councilmember Knight and an attendee.

Mayor Pro Tem Walker stated it is good for Council to be able to have conversations outside of regular City Council meetings or in smaller settings of 2 or 3 members and there needs to be more small group conversation between members. He added without these type conversations, there will be no unity and they are needed which is why he did not stop the meeting.

The Mayor Pro Tem stated it appears all agree that Council should vote on the membership of the City Council Initiative subcommittee.

Councilmember Joyner said that the recent Robert Wood Johnson award and others received by the City should not be overlooked and reflect the work of constituents.

Councilmember Daughtridge stated there is need all over the City and there has been discussion relative to subpar housing. He added the only way to address the matter is to enforce current policies. He told the Council that everyone needs to have access to apply for grants and information about all grants needs to be on the City's website. He said he had never seen an application until it was provided to him at a City Council meeting recently when he was advised there was a deadline of 2 weeks to have it returned.

### **RECESS**

By consensus, the retreat was recessed at 11:11 a.m. for a break.

### **RECONVENE**

Mayor Pro Tem T.J. Walker reconvened the Rocky Mount City Council Annual Retreat at 11:38 a.m.

### **COMMUNITY WEALTH BUILDING – Peter F. Varney, Interim City Manager**

Mayor Pro Tem Walker called on Interim City Manager Peter F. Varney. Mr. Varney explained the concept of community wealth building to begin with a neighborhood association willing to take responsibility for reinvesting in its own community.

He outlined the concept to include the following responsibilities:

- Neighborhood Association – active and making the decision to invest in the community followed by:

- Fundraising (applying for Council initiative funding)
- Property acquisition (through additional fund raising)
- Redeveloped Property (through renovation and construction and volunteer labor)
- Sale of property
- Reinvestment of Net Proceeds (following sale of the property)
- Identification of new project
- City of Rocky Mount
  - Provide funding for acquisition, renovation, and construction;
  - Staff to provide technical assistance and project management

The City Council was provided a list with details of Neighborhood projects to include:

- BERKSHIRE COMMUNITY
  - 1816 Duncan Drive
  - 701 Lincoln Drive
- AROUND THE WYE NEIGHBORHOOD
  - 511 Buena Vista

It was explained that the Berkshire Community and Around the Wye Neighborhood are modeling the “community wealth building” concept with the hope it can be used in other neighborhoods.

#### **EAST HAVEN APARTMENTS – Peter F. Varney, Interim City Manager**

Interim City Manager, Peter F. Varney, told the Council that East Haven Apartments is a joint venture of Bradley Development and Kelly Development from South Carolina. He stated the companies have combined extensive experience with low-income development as is reflected by 29 projects, 2,000 low-income housing tax credit units and \$925M in commercial projects nationwide. He said the companies are currently working together on low-income housing projects in Durham, Garner and Wilmington, North Carolina.

Mr. Varney provided a site plan (layout of units and parking) and overview of the plans for East Haven Apartments as follows:

- Located on White Sell Court off Dreaver Street;
- Total units = 84 (mixture of 1, 2 and 3 BR units);
- All qualified affordable units (mixture of 40% to 80% AMI)
- Eligible for low-income housing tax credit

Mr. Varney advised the developers have indicated that project costs exceed the original budget due to inflationary factors and have made a request for assistance for the required gap funding.

He indicated they have advised they have made a request to the North Carolina Housing Finance Agency for funding assistance, having received a letter of recommendation from the City and have lobbied the General Assembly. He added they are awaiting a response to a request to utilize American Rescue Plan (ARP) funds for gap funding and also a response from the Housing Authority and Edgecombe County for funding assistance.

It was noted that under the terms of their agreement with the Housing Finance Agency they are required to break ground on the project by September 30, 2022, and, pending gap funding, are expected to obtain permits from the City in early summer.

Mr. Varney stated they have requested deferred payment of property taxes and are currently seeking gap funding of approximately \$1.8M from other sources.

The City Council was provided with a list with detail of low-income housing tax credit project awards within the past 20 years to include:

- Thorne Ridge Apartments
- Carriage Court Apartments
- Thorne Ridge Apartments II
- Carriage Court Apartments II
- Rollinwood Manor
- Madison Place Apartments
- Beal Street Square

- Ravenwood Crossing

*Councilmember Blackwell returned\**

**REDEVELOPMENT OPPORTUNITIES – Peter F. Varney, Interim City Manager**

Interim City Manager Peter F. Varney advised the City Council that there are a number of redevelopment opportunities around the City. He outlined some potential projects to be:

- The Bus Station area;
- Beal Street Redevelopment Plan;
- Happy Hill North;
- Little Raleigh: South Grace Street/Fire Station #2 Area;
- Crosstown (Partnership with Self-Help Credit Union and Rocky Mount Edgecombe Community Development Corporation (RMECDC));
- Southeast Rocky Mount (Cokey-Redgate-Arlington-Edgecombe)

Mr. Varney provided a detailed site plan/map for each project and explained the work he is proposing for each project, noting the plan is somewhat ambitious in light of the term of his interim position with the City.

Mr. Varney responded to questions from Councilmembers. Councilmembers Knight and Blackwell spoke about the negative effects of aggressive code enforcement on historic communities. Councilmember Miller responded by saying that is why she has said time and time again that the time for code enforcement is when minimal work is needed to correct the violation.

Mayor Pro Tem Walker thanked Mr. Varney for his presentation and recognized Joyce Dickens from Rocky Mount/Edgecombe CDC. He thanked Ms. Dickens for attending today's meeting.

**RECESS**

By consensus, the retreat was recessed at 12:21 p.m. for lunch and the Mayor Pro Tem noted that a tour of Downtown neighborhoods is on the agenda from 1:30 to 2:30 p.m.

**RECONVENE**

Mayor Pro Tem T.J. Walker reconvened the Rocky Mount City Council Annual Retreat following the tour of the Downtown at 2:38 p.m. and welcomed all back to the meeting. He thanked those who attended the tour.

*\*Councilmember Knight and Bullock were not present*

**DISCUSSION OF COUNCIL BUDGET PRIORITIES – Kenneth Hunter, Assistant to the City Manager for Budget and Evaluation**

The Mayor Pro Tem called on Kenneth Hunter, Assistant to the City Manager for Budget and Evaluation to lead a discussion relative to City Council budget priorities.

Mr. Hunter advised the Council that staff is preparing the FY 2023 Annual Operating Budget incorporating the CIP (presented to Council yesterday). He invited Councilmembers to identify any priorities they wish to be incorporated into the budget.

Council was advised they should receive a copy of the budget on May 16 and work sessions will begin on May 23.

Councilmember Blackwell asked for clarification questioning if this conversation is to reemphasize, add on or correct prior conversations relative to priorities. Mr. Hunter responded in the affirmative and stated staff has tried to incorporate facility discussion into the CIP adding that some projects will be completed while some will be multi-year projects. It was noted that Council directives relative to facilities, particularly the Judicial Center, and affordable housing are included.

Interim City Manager Varney stated staff plans to meet with the City's financial advisor, Davenport, next week to discuss potential financing for the Judicial Center and affordable housing. He stated he is considering potential sites for the Judicial Center and added the City has requested state and federal funding.

Mr. Hunter noted that staff will look to Council to determine priorities and reminded the Council that \$3M of American Rescue Plan (ARP) funding has been allocated for housing.

Council held a discussion relative to the need for a comprehensive study to potentially incorporate other studies.

Councilmember Daughtride voiced concern relative to needed equipment, including fire trucks, and the challenge of supply chain issues. Mr. Hunter advised that the City could accelerate financing if needed and budget for other equipment in FY 2023. He added that the budget can be amended at any time.

Mr. Varney noted there will be an item on Monday's agenda to provide a short-term solution to equipment challenges.

Councilmember Blackwell stated he is also concerned with longevity pay and other issues and the retention of critical team members and wants to ensure the incoming City Manager has tools with which to work. Mr. Hunter stated staff can look at adding a compensation study.

The Mayor Pro Tem stated with no other comments, the Council has come to the end of the retreat. He asked Councilmembers to identify one word to reflect how they are feeling at the end of this retreat.

He encouraged all to continue the great work they are doing and stated that the Council is sincerely grateful for staff members and hopes recent decisions relative to the pay study reflects that appreciation.

There being no other items on the retreat agenda, the City Council retreat adjourned at 2:53 p.m.

***Presenters' PowerPoint Presentations, as provided, are on file in the City Clerk's Office.***

The minutes of the regular scheduled Committee of the Whole meeting held May 9, 2022 are below:

**MINUTES OF A REGULAR SCHEDULED MEETING OF THE COMMITTEE OF THE WHOLE HELD MONDAY, MAY 9, 2022, AT 5:00 P.M. IN THE COMMITTEE ROOM OF THE FREDERICK E. TURNAGE MUNICIPAL BUILDING WITH MAYOR PRO TEM T.J. WALKER PRESIDING:**

MEMBERS PRESENT:

T.J. Walker, Mayor Pro Tem  
 André D. Knight  
 Reuben C. Blackwell, IV  
 Richard Joyner  
 Lige Daughtridge  
 W.B. Bullock  
 Christine Carroll Miller  
 Mayor C. Saunders "Sandy" Roberson, Jr.

STAFF PRESENT:

Peter F. Varney  
 Pamela O. Casey  
 Kim Batts  
 Robert Hassell  
 Mark Adcox  
 Abdul Baloch  
 Elton Daniels  
 Kirk Brown  
 Archie Jones  
 Greg Cotten  
 Chris Beschler  
 Kenneth Hunter  
 Latasha Hall  
 Corey Mercer  
 Lorenza Wilkins  
 Richard J. Rose

OTHERS PRESENT:

Mark Browder, Mark III

**OPENING OF MEETING**

Mayor Pro Tem T.J. Walker called the meeting to order at 5:00 p.m. and called on Interim City Manager Peter F. Varney to introduce the first agenda item.

**STOP LOSS AGREEMENT WITH AETNA - Mark Browder, Mark III**

Mayor Pro Tem Walker introduced Mark Browder, Benefits Broker with Mark III.

Mr. Browder stated there was a challenge with the Stop Loss Renewal due to some significant high claimants during the contract

year. He stated in the current contract Aetna is operating at a 212% loss ratio. Mr. Browder stated that under the current contract, once an individual's claims exceed \$125,000 then Aetna is responsible for those claims. He informed the City Council that the original renewal amount received by Aetna was a 33% increase and retained the \$325,000 laser. He stated that for one individual, that is anticipated to be an ongoing claimant, the pooling level is \$325,000. He provided a list showing the top 10 individual high claimants range from \$945,996 to \$128,614. Mr. Browder stated a bid process was initiated to see if any competitive bids would be received and only one bid other than Aetna was received, and it was not a competitive bid. He stated the bid process did result in Aetna's proposal being reduced from a 33% increase down to a 20% increase, for a savings of \$141,000.

Mr. Browder stated they were recommending Aetna for the Stop Loss carrier for the 2022-2023 plan year. He stated the plan is to bid the entire health plan for the 2023-2024 plan year.

Mr. Browder responded to questions from City Council and clarified that the 10 high claimants mentioned were the ones that Aetna was mainly concerned about, there is no increase in administrative fees, and the City does a phenomenal job from a wellness perspective.

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

**POLICE UPDATES/CRIME STATISTICS - Robert Hassell, Police Chief**

Mayor Pro Tem Walker asked for a brief moment of silence for all the unexpected deaths that have occurred recently. Mayor Pro Tem Walker asked Chief Hassell to review his plans and updates prior to reviewing the crime statistics.

Police Chief Robert Hassell informed City Council that he had delivered a copy of the plan the Police Department started following last week to Interim City Manager Varney. He provided the City Council with the following updates:

- He met with the US District Attorney for the Eastern District and some other federal partners today to work on a plan of action;
- They are waiting to finalize some details on their plan before they provide any details;
- He has a meeting scheduled for tomorrow with Sheriff Atkins and Sheriff Stone to review the plan of action that is in place and look at moving forward with it together

- FUSUS - Phase II

Chief Hassell informed the City Council he would like to move forward with the next phase of the FUSUS project. He stated currently when a crime occurs in an area of a business that has cameras in place, they contact the business owners to attempt to obtain video footage. He stated this takes time, but the videos sometimes provide valuable evidence or allow them to gain more insight of what may have happened. He stated by implementing the next phase of the FUSUS platform, they could use a video core to allow direct access to video feeds immediately when a crime is entered into the dispatch system. He stated it would be extremely valuable to be able to see what was going on in that area or what suspects may be leaving the area immediately while officers were in route to the location. Chief Hassell stated his request is to move forward with reaching out to businesses within the City to see if they would be willing to partner with the City to allow installation of a video core to connect their video system to the FUSUS platform. He stated the installation would be at no cost to the business. He stated because this is voluntary, the businesses can choose which cameras they are okay with sharing and which cameras they do not

want to share. He stated they would like to have a registry of all the businesses that have cameras even if they do not wish to participate in the core installation at this time.

Chief Hassell responded to questions from the City Council and confirmed there would be protocols to ensure only the appropriate staff would have access to the camera feeds from the businesses and that at this time they are only looking at installation of cores at businesses rather than neighborhood camera feeds.

- Additional Flock License Plate Readers

Chief Hassell informed the City Council he would like to expand the license plate reader network. He stated the project currently has four (4) license plate readers and he would like to increase to twenty (20) license plate readers. He stated they would identify crime spots and thoroughfares where the license plate readers should be installed. He reported that the current license plate readers have been successful in helping locate stolen vehicles and allowing them to be returned to their owners.

Chief Hassell responded to questions from City Councilmembers and stated the following:

- the license plate readers are placed on poles at a designated height and are connected to power by hardwire or solar panels; the readers are able to be moved if it is determined another hotspot is identified;
- the license plate readers are constantly reading the plates that pass by; the information is downloaded into a network managed by flock;
- if a license plate is entered into the system as stolen, an alert will come through if the vehicle passes a license plate reader location

Interim City Manager Varney stated that if City Council had no reservations, then he would plan to move forward.

Councilmember Knight stated that he had heard people say that the Police Department was not supported by the City Council. He asked if there had been any requests from the Police Department that had been denied funding by the City Council.

Chief Hassell stated that he was not sure who would make those comments, but he feels the Police Department receives full support from the City Council and the City Manager's Office. He stated he has experienced nothing but support and has not been denied funding from City Council for any projects.

- Crime Statistics

Chief Robert Hassell presented a summary of city-wide crime numbers to the City Council for April 2022. It was noted that the presentation covers crime incidents throughout the City, currently and in comparison with the prior year during the same time period. The Council was advised that crime numbers are tracked by the FBI and shared with the Bureau of Justice Statistics for tracking purposes and the presentation includes investigation outcomes for violent crimes and related arrests. The presentation also included maps depicting areas of shots fired, incidences of aggravated assault and murder and highlighted efforts and successes of the Police Department to combat violent crime.

An overview of PowerPoint presentation provided to the Mayor and Council includes:

- National Incident-Based Reporting System (NIBRS) Part 1 crime comparisons by type were provided. Total crime numbers by months and years were reported as:

Crimes/NIBRS Part 1	April 2021	April 2022	+/-	YTD 2021	YTD 2022	+/-
Total	138	152	+14	543	628	+85

- April 2022 crime numbers for murders, aggravated assault and shooting into occupied building(s)/vehicle(s) (map of locations provided):
  - Aggravated assault cases and investigations:
    - Aggravated assault cases = 16
    - Aggravated assault victims = 34
    - Number cases with multiple victims = 4
    - Aggravated assault arrests = 5
    - Aggravated assault cases cleared = 2
  - Case Dispositions (total = 16):
    - Cases cleared by arrest = 2
    - Inactive cases = 3
    - Open cases = 11
  - Crime Report:
    - Murder, aggravated assault and shooting into occupied building/vehicle: total victims = 36
      - \*Victims with injuries = 19
      - \*Victims without injuries = 17
  - ShotSpotter and Citizen calls City-wide:
    - Shots fired = 76
    - Calls resulting in shell casings found = 62
    - Number shell casings found = 470
    - Number of Firearms Seized = 51
    - Number firearms seized (year to date) = 149
    - Weapon violation arrests = 14
- Update on Initiatives:
  - Traffic Plan: Started on 3/21/2022
    - Main thoroughfares are:
      - Benvenue Rd
      - E Raleigh Blvd
      - W Raleigh Blvd
      - Falls Rd
      - N Wesleyan Blvd
      - S Wesleyan Blvd
      - Peachtree St
      - Sunset Ave
    - Results from the traffic initiative
      - Total number of Violations: 218
        - Speeding violations: 115
        - Wesleyan Blvd had the most violations: 28
      - Average of 300 traffic citations every month
      - Average of 79 speeding citations every month
- Community Involvement:
  - **Police Athletic/Activity League** - The Police Department kicked off the softball/baseball season April 2, 2022
  - **Coffee with a Cop** - held first Coffee with a Cop event on April 7th at Larema Coffee Shop downtown

Chief Hassell responded to questions from the City Council. He informed the Council that citations for speeding are normally issued

for speeds of 10 - 15 miles per hour over the speed limit. He also stated when concerns are received about speeding issues in a neighborhood, they place a radar unit to help bring awareness to speeds being traveled. He stated that was normally effective, but if issues continue, they do have the traffic team concentrate on those areas.

**COMMITTEE RECOMMENDATION.** *Received report; no formal action*

**SOLAR PANELS/RENEWABLE ENERGY - Chris Beschler, Energy Resources Director**

Chris Beschler, Energy Resources Director, informed the City Council that the current renewable energy policy was written in 2015 and that citizens have expressed concerns that the policy is not very customer friendly. He provided a PowerPoint to the City Council to highlight the three (3) ways a renewable energy program can be implemented. He stated the current and proposed residential rate structure for renewable energy customers is as follows:

**Current Residential Rates**

Description	Current	Proposed
Facilities Charge (Renewable Energy Customers Only)	\$ 26.00	\$ 31.00
Energy Charge per kWh	\$0.097077	\$0.097077
Renewable Energy Credit per kWh	\$0.032400	\$0.073590
Rated Capacity of Generation	10 kW	20 kW

Mr. Beschler stated if a current customer has solar panels large enough that they are producing more energy than they need, they have the ability to sell the excess energy back to the Utility. He stated under the current policy they receive a little over 3 cents per kWh, but under the new proposal they would receive 7.3 cents per kWh. He stated the largest system that can currently be installed is a 10-kilowatt system and they would like to open that up to a 20-kilowatt system to allow small commercial businesses to receive the benefits of solar power.

Mr. Beschler reviewed the 3 types of billing associated with renewable energy as follows:

- **Buy-All/Sell-All (BASA)** - billing used under current policy
  - all solar energy has to be sold back to the utility; all power is purchased from the utility @ retail rates
  - proposed \$5 increase to service charge would help relieve some of the burden to other customers
  - Advantages:
    - No cost to utility
    - No cost to existing customers
    - Higher savings vs. current rate
  - Disadvantages:
    - Customers cannot utilize power
    - Possible legal/regulatory issue
- **Net Metering Method**
  - Excess power generated by solar panels is stored on a grid, tracked and no payment is made; when panels do not produce enough energy for customer's need then they would purchase energy from stored energy (saves customers an average of about 50% on their bill)
  - Advantages:
    - Lowest monthly bill for customer
    - Reduces annual bill by 51%
  - Disadvantages:
    - Highest cost to utility
    - Must track rollover

- **Net Billing Method**

- Excess power generated by solar panels goes out to a grid, used up each month and utility credits customer 7.3 cents per kWh; when panels do not produce enough energy for customer's need then they would purchase energy from utility at the 9.7 cents per kWh (still saves customers an average of about 50% on their bill)
- Advantages:
  - Low monthly bill
  - Reduces annual bill by 49%
  - No tracking rollover
- Disadvantages:
  - cost to utility

Mr. Beschler informed the City Council that staff's recommendation is to adopt the net billing method.

Councilmember Blackwell clarified with Mr. Beschler that the proposed recommendation would help balance out the cost impact to all citizens.

Councilmember Knight asked Interim City Manager Varney if he was aware that the previous City Manager had been asked to look into a program that could assist customers who need a new heating system. He stated the request was to see if there was a way to assist in the financing of the systems and allow the customer to have a repayment plan.

Interim City Manager Varney stated he was not aware of that but some of the grants currently in place allow for HVAC replacement. He stated it had been suggested to look at raising the limits on some of the programs because some homeowners have to make choices between replacing a roof or heating unit or upgrading plumbing.

Councilmember Blackwell said the difficulty with the Energy Rebate program is it's on the citizens to make the initial investment and receive a rebate and suggested and it would be helpful if the city had a system or a methodology so when people upgrade their units they don't have to expend upfront, but they pay for it every month the same way they pay their utility bill, similar to water/sewer assessments. He also questioned if there would be a benefit to looking at the City as a potential contractor or a third-party financier of the solar panel systems, as well as updating HVAC units.

Councilmember Daughtridge suggested the City look at bringing in a third-party and look at other cities to see what kind of programs they have implemented to assist citizens.

Discussion continued relative to the need for development of a program to assist with HVAC updates and solar panel installations.

Interim City Manager Varney stated staff can draft a policy following the net billing method and see if a proposal for providing a mechanism for solar panels on older homes can be created.

**COMMITTEE RECOMMENDATION. Received information; no formal action**

**THIRD QUARTER FY 2022 FINANCIAL REPORT/REVENUES AND EXPENDITURES:**

Kenneth Hunter, Assistant to the City Manager for Budget and Evaluation

Kenneth Hunter, Assistant to the City Manager for Budget and Evaluation, provided a PowerPoint report of revenues and expenditures for government funds and reported:

- General Fund revenues continue to exceed forecasts across multiple sources;
- Real Property Ad Valorem Tax is the only area that may not exceed forecasted amounts; but only by around 1 percent;
- In forecasts for next year, there are some higher valuations expected due to the rapid amount of property transaction activity that has occurred (particularly with residential homes)
- Vehicle ad valorem continues to exceed forecasts;
- Local Option Sales Tax continues to grow (about a 10% increase from last year);
- Increase in investment income in response to market changes;
- Expenditures have been carefully managed by staff;
- Impact of the COLA was a significant adjustment, but it was able to be absorbed within the confines of the existing salary benefit budgets;
- Should be able to finish out this fiscal year without any use of fund balance;
- Electric revenues declined compared to last year;
- Gas Fund revenues increased compared to last year;
- Significant increase in wholesale gas costs and gas capital led to an increase in Gas Fund expenditures while both Electric and Gas also increased capital outlay in relation to several current projects;
- Water revenues increased for the quarter;
- Sewer sales decreased;
- Stormwater revenues performed as expected with increased capital expenditure activity compared to last fiscal year

Mr. Hunter concluded his presentation by reporting that:

- Third quarter revenues are used to project and forecast for fiscal year 2023;
- City Manager's proposed budget for next fiscal year should be delivered to City Council on May 16, 2022, and will be presented during the May 23, 2022, City Council meeting

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

**CLOSED SESSION**

City Attorney, Richard J. Rose, stated the reason for entering into closed session was to keep confidential information that is not a public record as it relates to matters of Attorney-Client Privilege and Property Acquisition.

**COMMITTEE RECOMMENDATION. Motion was made by Councilmember Daughtridge, seconded by Councilmember Miller, and unanimously carried that the City Council enter into Closed Session at 6:33 p.m.**

The minutes of the Closed Session shall be placed on file as **ESM-602** at the end of **Minute Book 38** upon approval for release by the City Attorney.

\*\*\*\*\*

**ADJOURNMENT**

Without objection, the Mayor Pro Tem adjourned the meeting at 6:59 p.m.

*A printed copy of the PowerPoint presentations are on file in the office of the City Clerk.*

**APPROVAL OF CHANGES/ADDITIONS TO AGENDA (ADDED TO AGENDA IN OPEN MEETING)**

Mayor Roberson inquired if there were any changes/additions to the agenda and stated there was a request to add consideration to rescind the Bars, Taverns and Nightclubs Ordinance to the Consent Agenda.

Motion was made by Councilmember Daughtridge, seconded by Councilmember Joyner, and carried by a roll call vote (7 ayes/0 nays); that the agenda be amended, as requested.

**COMMUNITY UPDATE BY INTERIM CITY MANAGER**

Interim City Manager Peter F. Varney provided the following community update. The Interim City Manager:

- Stated this is the time of the year that the Mayor and City Council traditionally make appointments to boards and commissions; he plans to place boards and commissions on the July 11<sup>th</sup> work session; all wishing to volunteer for a board or commission were invited to complete a personal history form;
- Stated there are a couple times per year that scammers contact utility customers under the pretense of being a City employee; these scammers try to threaten customers to pay a bill or have power cut off; he gave the following procedures for the Business Services Center:
  - the Business Services Center uses an automated calling system to remind customers of past due payments;
  - they do not indicate the amount or the due date;
  - they never call and demand immediate payment;
  - the employee never asks to meet a customer to receive payment; and
  - employees never ask customers to wire money
- Yard waste: the City currently has 4 grapple trucks (trucks with the claw to pick up bulky items such as yard waste, limbs, and debris); the trucks are old and unreliable; six (6) grapple trucks were ordered (4-Environmental Services; 1-Street Division; 1-Park Maintenance);
- Stated those were supposed to be delivered in December of 2022, but the City received word that they will be delayed until September of 2023;
- Stated staff is trying to work with a disaster relief firm, Crowder Gulf, to engage them to bring one or two trucks in to help pick up yard waste at least once a month during the summer and into the fall months;
- City Manager Search – the City Council has engaged a firm called Polyhire to recruit for a new city manager; the firm posted the job opening on May 29 and he was told they have about 20 applicants so far; the firm has also posted a survey on the City’s website and on the City’s Facebook page to collect citizen input about priorities for a City Manager;
- Stated a Town Hall is scheduled for Wednesday at 6:00 p.m. via Zoom to review the FY23/24 budget;
- Downtown Live will be on Thursday at the Imperial Centre; and
- Stated City Hall will be closed on Friday, June 17<sup>th</sup> for the Juneteenth Holiday; Juneteenth events begin Friday, June 17<sup>th</sup> at Five Points; the event continues at the Train Station on June 18<sup>th</sup> and 19<sup>th</sup>;

Councilmember Knight stated he had hoped the runoff election would be discussed. He stated the early voting site for the Ward 7

Runoff Election is in Nashville. He added that a citizen who lives in the Rocky Mount City limits should not have to drive 12 miles or more to vote. He stated he would like for a letter of concern to be written to the Board of Elections.

Interim City Manager Varney stated he would make contact with the Board of Elections.

Councilmember Daughtridge stated the transit system could potentially be utilized to ensure anyone who wanted to vote was able to have transportation.

Councilmember Knight stated since the runoff is for a City of Rocky Mount seat that citizens in Rocky Mount should be able to cast their vote in Rocky Mount. He expressed concern this could suppress votes.

**APPRECIATION TO ROCKY MOUNT POLICE DEPARTMENT BY EDENTON POLICE CHIEF HENRY KING**

The Mayor introduced Edenton Police Chief Henry King. Chief King stated he wanted to thank Police Chief Hassell and his staff for their outstanding care and customer service. He stated he received a call that one of his officers, Sergeant William Stan White, had passed away. He stated he was touched to see Chief Hassell, as well as many officers he had served with at the Rocky Mount Police Department, at the hospital with Mrs. White when he arrived. He stated it just shows what a top-notch agency Rocky Mount Police Department is and he is proud to say he worked with the department for 18 years. He stated Mrs. White asked him to relay the message that she will never forget the Rocky Mount Police Department and what they did for her and her family.

**RECOGNITION OF ASSISTANT FIRE CHIEF TRACEY DREWERY**

The Mayor recognized Assistant Fire Chief of Administration and Planning, Tracey Drewery, for Completion of the Executive Fire Officer Program at the National Fire Academy.

**PETITIONS FROM THE PUBLIC**

The Mayor opened the meeting for petitions from the public and outlined guidelines for public petitions. He informed citizens if they listed on their sign in sheet, they were there for a public hearing that he would wait until the public hearing to recognize them. He called on the following individuals for public comment and a summary of comments is outlined below:

**Tom Harris**

- Thanked Chief King for his remarks regarding the Rocky Mount Police Department
- Stated he feels the purchase of 1300 Holly Street should be for the appraisal value and that the City should not purchase property at more than the appraised value
- Stated he looks forward to joining the Council and working with them
- Stated he is glad to see the Berkshire Association has \$100,000 in resources to put toward the project and hopes the City ensures some of the Berkshire Association resources are utilized prior to paying out the entire grant amount from the City

**Adrienne Copland**

- Stated she disagrees with item 16 on the agenda and feels the Berkshire Acres Community Association has already received a lot of funding for this project
- Stated she feels the demolition of houses in item 18 is counterproductive with the need for housing stock in the area
- Stated she disagrees with the City leasing City-owned space downtown below market rate at the expense of citizens
- Stated she also feels the businesses downtown should be open when the Event Center is having an event
- Stated she does not understand the logic behind paying more than the appraised value for the property in item 25
- Stated she feels the Council should wait until Tom Harris is sworn in as a Council member before voting on budget he will be working on and operating within for the next year

**Troy Davis**

- Stated he doesn't understand why people are upset about paying \$10,000 more than appraisal price for property
- Stated he believes it is great that the City offers lower rates of rent for downtown businesses
- Stated he is concerned about the Denton Street pool being closed for the summer and feels it will cause kids to act out more and get in trouble
- Stated the City should be more kid friendly and should look at free Wi-Fi for downtown as Wilson has
- Stated he feels the City should have electric charging stations strategically placed throughout the City

Interim City Manager Varney stated that arrangements have been made with the Harrison Family YMCA for the City Summer Camp participants to utilize their pool some for their summer activities.

Councilmember Knight stated that City Council was not aware of the severe issues with Denton Street pool, but it is being addressed now. He stated Mr. Davis does a great job in the community, but he does not agree that the pool being closed should cause the youth in the City to engage in criminal activity. He stated that while there could always be more activities, the City offers many activities for youth, and he hopes citizens will take advantage of them.

**Dr. Kim Koo**

- Stated the City should not spend more money hiring police and technology positions, but instead should spend money on resources to fight poverty, help educate the children, creating affordable housing and neighborhood parks
- Stated she has a problem with the proposed 8.8% increase in water and sewer rates because the increase will not affect everyone equally and she feels property taxes should be increased instead

**Alpha Herring**

- Stated he is the Pastor of Emanuel Chapel Free Will Baptist located at 635 Henry Street.
- Stated the church puts on an event called Hot Dogs on Henry Street
- He asked that Council consider a street closure so the church may put on the event again

Mayor Roberson asked if this could be added to the Consent Agenda for consideration with the other temporary street closings.

Motion was made by Councilmember Daughtridge, seconded by Councilmember Joyner, and carried by a roll call vote (7 ayes/0 nays); that the agenda be amended, as requested.

**Reverend Nehemiah Smith**

- Stated he has received calls from employees of the Public Works Department complaining about supervisors not allowing them to take proper breaks due to the heat
- Thanked the Rocky Mount Police Department for the quick response to his residence involving an incident
- Stated he feels the City Council should adopt a strong letter of support for sensible gun laws; said his church has created one that every member has signed and will be sending it to their congressional delegation
- Stated that on June 24<sup>th</sup> First Baptist Church will be hosting its second job fair

**Dwight Silver**

- Stated when Barnhill did expansion on Springfield Road, they left a gully in front of the property adjacent to Woodbury Drive and he would like for someone to come take a look at it to see about fixing it
- Stated there is a ditch beside the property that he is speaking of that doesn't drain properly and he would like for someone to see what could be done about that issue also

**Brenda Cooper**

- Stated she is concerned about streetside pickups, and citizens should not have to call department heads or Council members to have that taken care of
- Stated she is concerned about the landlords who don't care about their properties and dump stuff on the side of the road as if it doesn't matter
- Stated she is unsure what the laws are but there are some nuisance properties that allow people go in and out of them without caring what they do

**CONSENT AGENDA**

**A. 1) TEMPORARY STREET CLOSINGS (recommended for approval/adoption of ordinance; ordinance adoption requirement of NCDOT standards):**

- **Ordinance No. O-2022-26** entitled **ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKY MOUNT DECLARING A TEMPORARY ROAD CLOSURE FOR THE ANNUAL JUNETEENTH COMMUNITY EMPOWERMENT FESTIVAL:**
  - **June 17, 2022 from 10:00 a.m. until 11:00 p.m.:**  
Temporary Closure of Tarboro Street (US 64 Business) from NE Main Street to Atlantic Avenue (NC 97), N Washington Street from Hill Street to E Thomas Street (US 64 Business), Albemarle Avenue from E Thomas Street to Tarboro Street and W Rose Street from Albemarle Avenue to Atlantic Avenue
  - **June 18, 2022, from 9:00 a.m. until 11:00 p.m.:**  
Temporary Closure of S Church Street (US 301 Business) from Andrews Street to Nash Street, Hammond Street from S Franklin Street (US 301 Business) to SW Main Street, SW Main Street from Hammond Street to a point 200 feet north of Hammond Street and Coastline Street

- **June 19, 2022 from 9:00 a.m. until 11:00 p.m.:**  
Temporary Closure of S Church Street (US 301 Business) from Andrews Street to Nash Street, Hammond Street from S Franklin Street (US 301 Business) to SW Main Street, SW Main Street from Hammond Street to a point 200 feet north of Hammond Street and Coastline Street

2) **TEMPORARY STREET CLOSING (recommended for approval):**

- Request by Briannah Hodge, on behalf of Emmanuel Tabernacle Ministries, for permission to close Boone Street from Nashville Road to Paul Street on Saturday, June 25, 2022, from 1:00 p.m. to 6:00 p.m. for a Community Fun Day for the Youth
- (Added to Agenda in Open Meeting) Request by Alpha Herring for permission to close one block of Henry Street on Saturday, June 18, 2022 from 11:00 a.m. to 3:00 p.m.

**B. FIREWORKS DISPLAYS REQUESTS: (recommended for approval)**

- 1) City of Rocky Mount - at 550 Independence Drive (Sports Complex) on Friday, July 1, 2022 - (rain date - July 9, 2022);
- 2) Rise Church - at 3520 Bishop Road on Saturday, July 2, 2022; and
- 3) Englewood Baptist Church - on church property at 1350 South Winstead Avenue on Sunday, July 4, 2022

**C. ORDINANCE AMENDMENTS: (recommended for adoption)**

**Project Ordinance Amendment:**

- 1) **Ordinance No. O-2022-27** entitled **ECONOMIC DEVELOPMENT PROJECT "BLVD"** - reduces budget appropriations by \$200,000 (grant deobligated due to inability of developer to meet incentive agreement) requirements

**Budget Ordinance Amendments:**

- 2) **Ordinance No. O-2022-28** entitled **ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR 2021-2022 FOR WASTE DISPOSAL INCREASE** - appropriates funds to the General Fund (\$600,000) to cover increased costs associated with contracted waste disposal due to an increase in collected waste volume
- 3) **Ordinance No. O-2022-29** entitled **ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR 2021-2022 FOR LAND AND SOLID WASTE EQUIPMENT ACQUISITION** - appropriates funds to the General Fund (\$1,360,000) for acquisition of land for multiple City projects and a replacement rear loader for the Environmental Services Division of Public Works; and
- 4) **Ordinance No. O-2022-30** entitled **ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR 2021-2022 FOR FEMA REIMBURSEMENT FOR COVID EXPENSES** - appropriates funds to the General Fund (\$79,718) for reimbursement of City expenses incurred in response to the COVID-19 pandemic

**D. TAXICAB LICENSE (recommended for approval):**

The City Council received a recommendation from Chief of Police Robert A. Hassell for the award of one (1) taxicab license to Gerald L. Burney.

**E. RESCIND BARS, TAVERNS AND NIGHTCLUB ORDINANCE (added to agenda in open meeting)**

Discussion/clarification was requested by Councilmembers and the City Attorney informed the City Council the item needed to be

removed from the Consent Agenda if they are not all in agreement. Item was removed from the Consent Agenda to be voted on separately.

Mayor Roberson called for a vote on the Consent Agenda (items A-D). Motion was made by Councilmember Knight, seconded by Councilmember Joyner, and unanimously carried by a roll call vote (7 ayes/0 nays - the vote for Councilmember Bullock was recorded in the affirmative pursuant to NCGS 160A-75) that the Consent Agenda be approved inclusive of approval of the temporary street closures, fireworks, adoption of ordinances and approval of taxi license.

**CONSIDERATION OF RESCINDING BARS, TAVERNS AND NIGHTCLUB ORDINANCE (added to agenda in open meeting)**

The City Council was presented with a request to rescind the Ordinance amending the City Code of the City of Rocky Mount to provide for the regulation and licensing of Bars, Taverns, and Nightclubs.

Councilmember Daughtridge asked the City Attorney if he could confirm the City would still have a way to address nuisance cases if this ordinance is rescinded.

City Attorney, Richard J. Rose, stated the City does still has authority within the City Code to address nuisance issues.

Motion was made by Councilmember Joyner, seconded by Councilmember Walker, and carried by a roll call vote (7 ayes/0 nays - the vote for Councilmember Bullock was recorded in the affirmative pursuant to NCGS 160A-75); that the Ordinance be rescinded.

*Note: No ordinance was presented*

**2022-2023 PROPOSED BUDGET/PUBLIC HEARING**

The Mayor opened the public hearing relative to the proposed budget for the City of Rocky Mount for FY 2022-2023.

Ken Hunter, Assistant to the City Manager for Budget and Evaluation, provided a review of the revisions to the proposed budget. Mr. Hunter advised one revision was to the General Fund. He stated the proposal was adjusted by \$60,300 in the positive to reflect additional expenditures that were that were requested by Council. He stated the revised FY 2023 General Fund Budget is now \$83,379,050. Mr. Hunter reported that the Emergency Telephone fund was reduced from \$330,000 to \$250,000. He stated the total revised FY 2023 proposed budget is \$238,732,110. Mr. Hunter told the Council that no property tax increase is being proposed; there is a proposed increase of retail and resale, water, and sewer usage by 8.8%, and the annual adjustments for inflation due to the solid waste contract for operations of the transfer station.

The Mayor opened the public hearing and recognized the following citizens:

***Adrienne Copland –***

- Stated she feels this budget has excessive spending and sends a terrible message of fiscal irresponsibility

- She feels there is no show of saving
- She feels the utilities rates are being increased because the City Council wants to spend more money than is earned
- She feels the budget is horrible with an 83% increase in administrative service fees
- Stated the City has a responsibility to the citizens, and she feels the vote should be no to this budget

*Dr. Kim Koo –*

- Stated she disagrees with the previous speaker, and she feels using fiscal responsibility to limit spending will only hurt citizens
- Stated a lot of black and brown people all over the world are suffering because of inflation
- Stated she feels more spending is needed to make people feel safe and to make people feel the City is really doing what it needs to help the citizens

**PLANNING BOARD RECOMMENDATIONS**

The City Council received the minutes and recommendations from a Planning Board meeting held May 10, 2022. The minutes are on file in the office of the City Clerk.

The following action was taken upon the recommendations of the Planning Board:

**A. PUBLIC HEARING/REZONING REQUEST**

The Mayor opened a public hearing relative to the following rezoning request recommended for approval and found in compliance with the Comprehensive Plan by the Planning Board:

- Request by Jovan Dowdy, on behalf of Transformation Professionals, LLC, for modification of an existing Conditional District Zoning for ±2.83 acres at 447 S. Wesleyan Boulevard from B-5CD to B-5CD revised

Will Deaton, Director of Development Services, gave an overview of the request.

No one from the public appeared and the Mayor declared the public hearing closed.

Motion was made by Councilmember Daughtridge, seconded by Councilmember Blackwell, and unanimously carried by a roll call vote (7 ayes/0 nays - the vote for Councilmember Bullock was recorded in the affirmative pursuant to NCGS 160A-75) that **Ordinance No. O-2022-31** entitled **ORDINANCE AMENDING THE LAND DEVELOPMENT CODE AND MAP OF THE CITY OF ROCKY MOUNT** be adopted.

**B. PUBLIC HEARING/REZONING REQUEST**

The Mayor opened a public hearing relative to the following rezoning request recommended for approval and found in compliance with the Comprehensive Plan by the Planning Board:

- Request by Jeffrey K. Moore to rezone ±17.64 acres at Woodbury Drive (off Springfield Road; PIN 386094477500) from R-15 to R-6

Will Deaton, Director of Development Services, gave an overview of the request.

Mayor Roberson recognized the following for questions/comments related to the proposed rezoning:

**Sheila Eley –**

- Stated there have been neighborhood meetings related to the development and they have vehemently opposed the connection of the new development to Hunting Lodge Drive
- Stated increased traffic would affect their neighborhood
- Stated she has pages of petitions signed by neighbors that are all concerned about the traffic flow
- Stated if the rezoning is approved, the Hunting Lodge neighborhood is asking that the new development not be connected to the Hunting Lodge neighborhood and that a barrier or fence be put in place to create a division between their neighborhood and the new development

Councilmember Knight asked the developer if there was another way to access the new development without connecting to the Hunting Lodge neighborhood.

The developer stated he has been working with Mack Gay and Associates and the only concern they had was the emergency access. He stated he was not opposed to running a cul de sac through the neighborhood instead of connecting to Hunting Lodge.

**David Hale –**

- Stated he is not sure the requested rezoning guarantees his property remains in a low-density area
- Stated he did not receive the newsletter about the meeting with the neighborhood until he checked his mail at 9 p.m. the night of the meeting so he was unable to attend and has not been able to communicate with the developers
- Stated he is willing to negotiate the sale of his property to facilitate the development

Mayor Roberson closed the public hearing and stated he proposed the item coming back to City Council once the developer comes back with a plan to address citizen concerns.

The developer stated they would work with Mack Gay and Associates to address the concerns but asked if it was possible to get City Council's approval contingent upon the details being handled.

Councilmember Knight stated he would have preferred the concerns been handled with Development Services staff prior to the request reaching this stage. He stated at this point he would feel more comfortable with the developer addressing the citizen concerns and then the item being brought back before the City Council.

The item was deferred until the citizen concerns are addressed by the developer (no date was identified).

**B. PUBLIC HEARING/REZONING REQUEST**

The Mayor opened a public hearing relative to the following rezoning request recommended for approval and found in compliance with the Comprehensive Plan by the Planning Board:

- Request by Mettu Reddy, on behalf of Spark Heights LLC, to rezone 1119 Stonewall Lane from R-10 to R-6MFA

*\*Note: Planning Board minutes received by Council on April 11, 2022, included the rezoning request but no Public Hearing was scheduled relative to the recommendation for rezoning request due to no legal description being provided by the applicant*

Will Deaton, Director of Development Services, gave an overview of the request.

Councilmember Blackwell stated he has the following concerns about this rezoning:

- large portion of the lot is in the floodplain
- the lot is between two single-family homes; the apartment complex would be located in a neighborhood where there are only single-family homes
- there is a concern about traffic patterns for the citizens that live in the neighborhood with the addition of a large development in the same area
- he would like to hear from the citizens in the neighborhood

Councilmember Blackwell stated he does not support this rezoning and would like to understand why staff feels the rezoning is a good fit for this community.

Councilmember Miller stated she shares Councilmember Blackwell's concerns.

Mr. Deaton stated there are floodplain regulations in place, and they have not seen a formal proposal or development plan. He stated individuals are trying to create uses for properties they have so that is why some developments like these are being seen now. He stated higher density developments are normally located closer to a street access and not towards a back area of an existing subdivision. He also stated this property has access although it has not been developed.

Mayor Roberson recognized the following for questions/comments related to the proposed rezoning:

***Tony Foote –***

- Stated he and the other homeowners in the Stonewall Subdivision oppose this rezoning
- Stated the only the two homeowners that share a property line with the subject property were notified by letter
- Stated this is a serious increase in density and he feels those living in the subdivision should have been spoken with
- Stated he disagrees with the Planning Board's conclusion that the rezoning will have minimal to no negative impact on the area
- Stated the traffic is already congested at many times of the day in this area
- Voice concern about the negative impact on property values
- Stated he feels locating a high-density apartment complex in a low-density residential subdivision does not reflect good city planning
- Stated he has a petition with 41 signatures opposing the rezoning

***Mettu Reddy - on behalf of Spark Heights LLC –***

- Stated he is the developer, and the ingress and egress of this development would be on Stonewall Drive
- Said he has met with the HOA and listened to their concerns
- Stated he wants to use the land he has in a spot where there is access to the best restaurants, parks and walkways and this development would enhance property values not decrease them
- Stated he is not an expert in traffic patterns but does not think all the people in the multi-family unit would go out at the same time

- Stated he is requesting to go to a stage that would allow him to present a plan that architects have designed to address some of the concerns

Mayor Roberson asked Mr. Reddy if he was withdrawing his request tonight.

Mr. Reddy said he was not and would like to move forward.

Mayor Roberson asked if there was a motion to approve the rezoning. No motion was made.

Councilmember Blackwell made a motion to deny the rezoning, motion was seconded by Councilmember Miller, and unanimously carried by a roll call vote (7 ayes/0 nays - the vote for Councilmember Bullock was recorded in the affirmative pursuant to NCGS 160A-75).

Councilmember Walker stated he felt it would be helpful for staff to develop a more aggressive communication approach to notify citizens early in the process when projects are being looked at. He stated since the City is trying to grow and increase housing, he feels a better communication approach may keep rezoning requests from being rejected.

Councilmember Miller stated she appreciates Councilmember Walker's comments but thinks the communication may need to be with staff regarding their understanding of environmental issues and City Council's concern about environmental issues, particularly regarding flooding.

Councilmember Daughtridge stated he would like to see the notification area expanded to ensure all citizens affected are aware of the rezonings.

Councilmember Knight asked for confirmation that signs are being erected in areas where rezonings were being requested and Mr. Deaton confirmed they are.

#### **2022 ANNUAL ACTION PLAN/PUBLIC HEARING**

The City Council was advised in accordance with federal regulations at 24 CFR Part 91 the City of Rocky Mount and the Down East HOME Consortium (DEHC) has prepared a Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD) Community Development and Planning program. The Consolidated Plan covers the three-year period from 2021 through 2023. As part of the Consolidated Plan process, an Annual Action Plan for program year 2022 has been prepared, which outlines how the City intends to expend an estimated \$460,426 in federal Community Development Block Grant funds (CDBG), and \$455,813 in HOME Investment Partnerships Program funds (HOME).

Mayor Roberson opened a public hearing to receive public comment relative to the proposed 2022 Annual Action Plan.

No one from the public appeared and the Mayor declared the public hearing closed.

Motion was made by Councilmember Walker, seconded by Councilmember Joyner, and unanimously carried by a roll call vote (7 ayes/0 nays - the vote for Councilmember Bullock was recorded in the affirmative pursuant to NCGS 160A-75) that the 2022 Annual Action be approved, and the Mayor and City Clerk be authorized to execute any required documentation or certifications.

**CDBG CARES ACT AMENDMENT**

The City Council was advised that in 2020 the United States Department of Housing and Urban Development (HUD) awarded a special allocation of Community Development Block Grant funding to the City of Rocky Mount under the Coronavirus Aid, Relief and Economic Security Act (CARES) to prevent, prepare for and respond to coronavirus. The Community and Business Development Department is proposing the following amendment to the CARES Act funding:

- CDBG-CV Public Service: \$488,048
  - Utility assistance funding: reduce from \$409,806 to \$42,372
  - Public service funding for transitional housing, home less prevention, food pantry, and housing counseling: increase to \$367,434
  - Emergency Rental Assistance: no change, remains \$78,242

The Mayor opened a public hearing to receive public comment relative to the proposed 2022 Annual Action Plan and recognized the following for comments relative to the CARES Act Amendment:

***Adrienne Copland –***

- Stated she would like to point out that in this Cares Act, funds are being redirected away from a utility assistance program while utility rates are being raised

No one else from the public appeared and the Mayor declared the public hearing closed.

Motion was made by Councilmember Joyner, seconded by Councilmember Knight, and unanimously carried by a roll call vote (7 ayes/0 nays - the vote for Councilmember Bullock was recorded in the affirmative pursuant to NCGS 160A-75) that the CARES Act Amendment be approved, and the Mayor and City Clerk be authorized to execute any required documentation or certifications.

**REZONING REQUEST**

The City Council received the following rezoning request recommended for approval and found in compliance with the Comprehensive Plan by the Planning Board at a Meeting held on February 8, 2022:

- Request by Rod Holloman, on behalf of Goldrock Road, LLC, to rezone ±27.42 acres at 601, 635 and 657 Goldrock Road from A-1 to revised R-6MFA

A Public Hearing was held on March 14, 2022, and no action taken was taken by City Council.

On May 9, 2022, public comment was received, and no action was taken by City Council.

Mayor Roberson recognized the following for questions/comments related to the proposed rezoning:

Deborah Joyner

- Expressed concerns with increased traffic and traffic accidents associated with adding multi-family homes
- Stated she feels there are environmental issues to be addressed also

Carolyn Arrington

- Stated she is concerned about the runoff that the new development could cause
- Stated she is concerned about the increased traffic that will be present
- Voiced concern about decreased property values with the addition of multi-family housing

Gary Puckett

- Expressed concerns about flooding due the area being in a flood zone
- Voiced concerns about increased traffic and stated several accidents have happened in his front yard

Robert Doyle

- Stated he agrees with the concerns the others have expressed
- Stated he would like for the property to remain zoned as it is because of the various wildlife that are in area
- Stated he is concerned with increased congestion in the area
- Stated his home is a foster care facility and he is concerned about how the rezoning could affect the children he is responsible for
- Voiced concern about the impact on property values

Mayor Roberson asked if there was a motion to approve the rezoning. No motion was made.

Councilmember Miller made a motion to deny the rezoning, the motion was seconded by Councilmember Blackwell, and carried by a roll call vote (5 ayes/2 nays Councilmembers Walker and Daughtridge opposed - the vote for Councilmember Bullock was recorded in the affirmative pursuant to NCGS 160A-75).

#### **LEASE/LICENSE AGREEMENT/GAY ROAD PROPERTY**

Interim City Manager Peter Varney advised the City Council that a Resolution of Intent to Enter into a License Agreement was adopted at the May 9, 2022 City Council. He stated in order to meet the 30 days' notice required pursuant to N.C.G.S. 160A-272, this item will need to be deferred until the July 11, 2022, City Council meeting.

Motion was made by Councilmember Joyner, seconded by Councilmember Daughtridge, and unanimously carried by a roll call vote (7 ayes/0 nays - the vote for Councilmember Bullock was recorded in the affirmative pursuant to NCGS 160A-75) that the license agreement be deferred until the July 11, 2022 City Council meeting to ensure the 30 days' notice required pursuant to N.C.G.S. 160A-272 is met.

#### **HOUSING INCENTIVE GRANT AGREEMENT**

The City Council was advised that the Berkshire Acres Community Association had completed the vetting process and is now eligible to

receive a housing incentive grant in the amount of \$150,000 to construct a new single family residential home at 701 Lincoln Drive.

Councilmember Daughtridge stated he feels this project is worthy but has some concerns.

Motion was made by Councilmember Joyner, seconded by Councilmember Knight, and carried by a roll call vote (6 ayes/1 nay - Councilmember Daughtridge opposed - the vote for Councilmember Bullock was recorded in the affirmative pursuant to NCGS 160A-75) that the grant agreement with Berkshire Acres Community Association (**C-2022-23**) be approved and the Mayor and City Clerk execute the agreement on behalf of the City.

#### **LEACHATE TREATMENT AGREEMENT**

The City Council was provided with an agreement with Republic Services of North Carolina, LLC (East Carolina Regional Landfill) for treatment of liquid leachate at the Wastewater Treatment Plant. They were advised that the City proposes to accept and treat up to 60,000 gallons per day of liquid leachate collected at the East Carolina Regional Landfill in Bertie County. The City Council was advised the agreement provides the potential for added revenues of approximately \$900,000 annually.

Motion was made by Councilmember Joyner, seconded by Councilmember Walker, and unanimously carried by a roll call vote (7 ayes/0 nays - the vote for Councilmember Bullock was recorded in the affirmative pursuant to NCGS 160A-75) that the agreement with Republic Services of North Carolina, LLC (**C-2022-24**) be approved and that the Mayor and City Clerk be authorized to execute the agreement on behalf of the City.

#### **DEMOLITION ORDINANCE**

The City Council received an ordinance ordering the Community Code Inspector to proceed with demolition of the following substandard properties:

- 413 N. Pine Street - *action deferred*
- 415 N. Pine Street - *action deferred*
- 2209 S. Church Street
- 835 W. Thomas Street - *action deferred*
- 419 NE Main Street
- 516 Coleman Avenue

Councilmember Knight asked what the process is if someone wanted to restore one of these properties.

Interim City Manager Varney stated that the properties of interest would need to be removed from the demolition ordinance.

Motion was made by Councilmember Knight and seconded by Councilmember Joyner to approve the demolition ordinance with deferral of 413 N. Pine Street, 415 N. Pine Street and 835 W. Thomas Street.

Councilmember Miller asked if there would be a time limit in which the deferred properties would be handled.

Councilmember Knight amended the motion to defer consideration as to 413 N. Pine Street, 415 N. Pine Street and 835 W. Thomas Street until the June 27, 2022, meeting of the City Council and moved that **Ordinance No. O-2022-32** entitled **ORDINANCE ORDERING THE COMMUNITY CODE INSPECTOR TO PROCEED TO DEMOLISH A CERTAIN DILAPIDATED STRUCTURE PURSUANT TO THE HOUSING CODE OF THE CITY OF ROCKY MOUNT** be adopted, as amended. The amended motion was seconded by Councilmember Joyner and unanimously carried by a roll call vote (7 ayes/0 nays - the vote for Councilmember Bullock was recorded in the affirmative pursuant to NCGS 160A-75). This Ordinance approves the demolition of 2209 S. Church Street, 419 NE Main Street, and 516 Coleman Avenue.

#### **NATURAL HAZARDS RESILIENCE PLAN**

The City Council was informed by Brenton Bent, Director of Water Resources, that the City of Rocky Mount participated in the update of the Nash-Edgecombe-Wilson Regional Hazard Mitigation Plan in 2019-2020. He stated during this process they recognized an opportunity to build upon the regional findings with a more detailed analysis that could support a plan of action for the City of Rocky Mount. The City engaged the Wood firm to prepare a Natural Hazards Resilience Plan. Mr. Bent advised City Council that the entire plan is 265 pages and very detailed, therefore he will provide a brief review.

Mr. Bent advised City Council that there were three primary goals of this study. The first one was to create a coordinated and collaborative relationship with the City, as well as with the surrounding communities. Secondly, to see how economic development can be facilitated, improve infrastructures, and improve public services. The third goal was to minimize the impact of future natural hazards so when an event occurs, the City can come back quickly. Mr. Bent stated there were 35 strategies that were developed by the consultant, and they were placed in order of priority and implementation timeline.

Interim City Manager Varney informed the City Council that this is a brief overview of the plan, and a more in-depth review could occur at a later time.

Councilmember Blackwell requested that when the Planning Department has projects that are housing related and have environmental issues that they utilize a checklist based on the plan.

Councilmember Miller stated she would like to add that she feels the Planning Board bases their action on the recommendation of staff and if staff is not recognizing the negative impacts, then the

negative impacts are not brought forward until the public hearing before the City Council.

Motion was made by Councilmember Knight, seconded by Councilmember Joyner, and unanimously carried by a roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that receipt of the Natural Hazards Resilience Plan be acknowledged.

**LEASE/LICENSE AGREEMENT/GAY STREET LOADING DOCK**

Interim City Manager Peter Varney advised the City Council that in 2005, the City entered a license agreement with the Kincheloes, doing business as Franklin Street Properties, which granted permission to build a small loading dock inside the right-of-way of Gay Street. The loading dock that is allowed pursuant to this license agreement makes it possible for trucks to load or unload parallel to the building. He stated that without the license agreement, trucks would load and unload perpendicular to the building which would result in trucks temporarily blocking traffic movement on Gay Street. The first license agreement was for a 10-year period and expired in 2015. The City Council approved the First Amendment that extended the agreement for an additional 10 years that will expire in December 2025. He stated Franklin Street Properties is asking for an additional 10-year extension until 2035.

Motion was made by Councilmember Daughtridge, seconded by Councilmember Joyner, and unanimously carried by a roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that **Resolution No. R-2022-23** entitled **RESOLUTION OF INTENT TO ENTER INTO LICENSE AGREEMENT** be adopted. This resolution authorizes the City Clerk to advertise a Notice of Intent to approve the lease pursuant to N.G.S.G. 160A-272).

**LEASE/LICENSE AGREEMENT/CITY FARM**

Interim City Manager Peter Varney advised the City Council that on April 8, 2002, the City of Rocky Mount entered into a 10-year agreement with the option for two (2) additional five (5) year terms with Joel Boseman (cattle grazing) and Steve Wordsworth (deer hunting) on the City's 300-acre farm located to the north of the wastewater treatment plant. He stated the City also uses this property for the application of biosolids.

Mr. Varney informed the City Council that the agreement expired on March 30, 2022, and both parties have expressed an interest in a new agreement for an initial ten (10) year term with the same option to extend for two additional five (5) year terms. The agreement would charge a \$667 monthly grazing fee and \$3,000 for the deer hunting annual fee. *(The grazing fee was determined based on the USDA's recommendation for pasture grazing in Edgecombe County and the hunting rate was determined by comparison with other existing agreements with the City).*

Motion was made by Councilmember Joyner, seconded by Councilmember Daughtridge, and unanimously carried by a roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that **Resolution No. R-2022-24** entitled **RESOLUTION OF INTENT TO ENTER INTO LICENSE AGREEMENT** be adopted. This resolution authorizes the City Clerk to advertise a Notice of Intent to approve the lease pursuant to N.G.S.G. 160A-272).  
**LEASE AGREEMENT/209 NE MAIN STREET (DOUGLAS BLOCK)**

The City Council was provided with the following lease agreement with Billy Horne:

- 209 NE Main Street in the Douglas Block - three-year lease; approximately 800 square feet @ \$600 per month for the first year; \$618 per month the second year; and \$636.50 per month the third year

Motion was made by Councilmember Knight, seconded by Councilmember Joyner, and unanimously carried by a roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that **Resolution No. R-2022-25** entitled **RESOLUTION OF INTENT TO LEASE OR RENT PROPERTY** be adopted. This Resolution authorize the City Clerk to advertise the Notice of Intent to approve said lease agreement.

**CONSIDERATION OF CEMETERY RELOCATION REQUEST**

The City Council was provided with a request from the Battle Family to relocate the remains in one of their family cemeteries. They were advised that the Battle Family has two (2) family cemeteries (the Elisha Battle Cemetery and the Old Town Cemetery) that are located along Highway 97 in the vicinity of the City's Wastewater Treatment Plant. The Elisha Battle Cemetery is located within the City of Rocky Mount ETJ. The City Council was further informed that Richard and Stephen Battle are the family members that serve as trustees who manage the trust fund that cares for the family cemeteries. The trustees are requesting permission to relocate the remains in the Elisha Battle Cemetery to the Old Town Cemetery in order to reduce the cemetery maintenance costs and to ensure better care for the remains currently located at the Elisha Battle Cemetery.

Interim City Manager Peter Varney stated that removal of graves is governed by N.C.G.S. 65-106 and that the trustees fulfilled the requirement of publishing the proposed relocation in a local newspaper once a week for four consecutive weeks. He added that the City will have no cost associated with the request.

Motion was made by Councilmember Daughtridge, seconded by Councilmember Joyner, and unanimously carried by a roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that the request from the Battle Family be approved.

**PROPERTY DONATION/718 SOUTH GRACE STREET/510 BUICK STREET**

Interim City Manager Peter Varney advised the City Council that the properties at 718 South Grace Street and 510 Buick, tax valuation of \$3,240 for both, have been offered for donation to the City by the Estate of Preston Bradshaw, Jr. and it is the recommendation of staff that the properties be accepted and that the Mayor and City Clerk be authorized to execute any documents required for transfer.

The Council was provided with a vicinity map and informed that there have been discussions about possibly pursuing redevelopment of residential property in the vicinity of Fire Station #2 as part of the rebuilding of the fire station and accepting the offer of donation would contribute to this redevelopment initiative.

It was noted there are no liens against the properties.

Motion was made by Councilmember Knight, seconded by Councilmember Joyner, and unanimously carried by a roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that the properties at 718 South Grace Street and 510 Buick be accepted; and that the Mayor and City Clerk be authorized to execute any documents required for transfer.

**PROPERTY ACQUISITION/1300 HOLLY STREET**

Interim City Manager Varney advised the City Council that the property located at 1300 Holly Street, formerly used as a law office by Attorney Lamont Wiggins, is adjacent to Unity Cemetery and available for sale by the owner, Shaq's After Dark.

He stated the building contains 1,375 square feet; sits on a 13,000 square foot lot and is zoned B2CU.

Tax valuation for the property is \$66,309 (\$13,300 land; \$53,009 building) and all taxes are paid.

The City Council was provided with an appraisal from Quincy Appraisal Services, Inc. valuing the property at \$135,000.

Interim City Manager Varney stated that acquisition of this property would provide the Unity Cemetery staff an office located adjacent to the cemetery. He also advised the City Council that a purchase price of \$145,000 has been negotiated for the property.

Councilmember Daughtridge asked why the negotiated price was more than the appraisal value.

Interim City Manager Varney stated that one factor was that the appraisal only listed one (1) bathroom in the building and there are two (2) bathrooms.

Motion was made by Councilmember Joyner, seconded by Councilmember Knight, and carried by roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that acquisition of the

property at the negotiated price of \$145,000 be approved and the Mayor and City Clerk be authorized to execute any documents required behalf of the City.

**PROPERTY ACQUISITION/250 ATLANTIC AVENUE**

Interim City Manager Peter Varney advised the City Council that the property located at 250 Atlantic Avenue, St. John AME Zion Church, is available for sale. He stated the building contains 7,676 square feet; sits on a 10,500 square foot lot and is zoned B5.

The City Council was provided with an appraisal from Quincy Appraisal Services, Inc. valuing the property at \$484,000.

Interim City Manager Varney stated that acquisition of this property would provide the Event Center space for storage and the parking spaces reserved for use by the church would become available for use by Event Center visitors.

Interim City Manager Varney informed the City Council that the church congregation has accepted an offer at the appraisal value.

Motion was made by Councilmember Blackwell, seconded by Councilmember Knight, and carried by roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that acquisition of the property at the appraisal value of \$484,000 be approved and the Mayor and City Clerk be authorized to execute any documents required behalf of the City.

**SOLE-SOURCE PURCHASE/EPROCUREMENT AND BID MANAGEMENT MODULES**

The City Council received a proposal for the "sole-source" purchase for eProcurement, which includes Vendor Self-Service and Bid Management Modules, pursuant to G.S. 143-129(e) (6) based on standardization or compatibility. The information furnished by the Purchasing Division supporting the recommendation will be placed on file in the office of the City Clerk as **BD-2022-19**.

Motion was made by Councilmember Joyner seconded by Councilmember Knight and unanimously carried by roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that the "sole-source" purchase for eProcurement, which includes Vendor Self-Service and Bid Management Modules, be awarded to Tyler Technologies @ a cost of \$76,738 be approved and that the Purchasing Division be authorized to issue a purchase order in accordance with the Council's award.

**BID/ONE (1) HEIL DURAPACK 5000 MOUNTED ON A 2022 FREIGHTLINER (REAR LOADER)**

The City Council received a recommendation for the purchase of one (1) Heil DuraPack 5000 Mounted on a 2022 Freightliner (Rear Loader) through Sourcewell, a competitive 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 N.C.G.S. 143-129(e) (3). Sourcewell advertised as required by law and bid documentation is on file in the office of the City Clerk as **BD-2022-20**.

Motion was made by Councilmember Joyner seconded by Councilmember Knight and unanimously carried by roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that the bid be awarded to Carolina Environmental Systems pursuant to Sourcewell Contract # 091219-THC-Mobile Refuse Collection Vehicles with Related Equipment, Accessories and Services at a total cost of \$209,989 and that staff be authorized to issue a purchase order for the equipment in accordance with the Council's award.

**BID/2022-2024 WWTP GRASS CUTTING**

The City Council was advised that proposals were received and opened on May 2, 2022, for 2022-2024 Wastewater Treatment Plant (WWTP) Grass Cutting, after all necessary legal procedures had been implemented, including posting of the solicitation on the City's purchasing webpage, the HUB website, and the North Carolina Interactive Purchasing System website. The bid tabulation is on file in the Office of the City Clerk as **BD-2022-21**. It was recommended that the bid be awarded to Hilliard's Lawn Maintenance, Inc. for a two (2) year contract at \$105,300 with the cost for the first year being \$52,650. It was noted that Hilliard's Lawn Maintenance, Inc. is an MWBE vendor.

Motion was made by Councilmember Joyner, seconded by Councilmember Knight, and unanimously carried by roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that the bid for 2022-2024 Wastewater Treatment Plant (WWTP) Grass Cutting be awarded to Hilliard's Lawn Maintenance, Inc. and that the Mayor and City Clerk be authorized to execute the bid contract on behalf of the City.

**RE-BID/NATURAL GAS SYSTEM**

The City Council received the tabulation of bids received on a bid for a Natural Gas System Annual Labor Bid. Bids were received and opened on May 19, 2022 after all necessary legal requirements had been implemented and the bid tabulation is on file in the office of the City Clerk as **BD-2022-22**. The solicitation was posted on the City's purchasing webpage, the HUB website, and the North Carolina Interactive Purchasing System website.

Motion was made by Councilmember Joyner, seconded by Councilmember Knight and unanimously carried by roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that the bid be awarded to Parker-Stockstill Construction, Incorporated for a

three (3) year contract with an option to renew for one (1) additional year @ a cost of \$645,878.46 for the first year (contract not to exceed \$700,000 each year and proposes 22% MWBE participation each year) and that the Mayor and City Clerk be authorized to execute the bid contract on behalf of the City.

**BID/COMMERCIAL PROPERTY DEMOLITION**

The City Council received the tabulation of bids received on a bid for a Commercial Property Demolition. Bids were received and opened on May 20, 2022 after all necessary legal requirements had been implemented and the bid tabulation is on file in the office of the City Clerk as **BD-2022-23**. The solicitation was posted on the City's purchasing webpage, the HUB website, and the North Carolina Interactive Purchasing System website.

Motion was made by Councilmember Joyner, seconded by Councilmember Knight and unanimously carried by roll call vote (7 ayes/0 nays - the votes for Councilmembers Walker and Bullock were recorded in the affirmative pursuant to NCGS 160A-75) that the bid be awarded to EMR Services, Incorporated @ a total cost of \$128,750 and that the Mayor and City Clerk be authorized to execute the bid contract on behalf of the City.

**APPOINTMENTS**

No action was taken to fill the vacancies on the City's Boards, Commissions and Committees.

**ADJOURNMENT**

There being no further business, by consensus, the meeting was adjourned at 9:20 p.m.

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Kimberly D. Batts  
Deputy City Clerk/  
Acting City Clerk