

City Council Minutes

Work Session

28 October 2013

PRESENT

Mayor James D. O'Geary, Presiding; and Council Members James C. Kearney, Sr., Sara M. Coffey, Michael C. Inscoc, D. Michael Rainey, Brenda Peace-Jenkins, Garry Daeke, Vernon L. Brown and George M. Daye.

ABSENT

None.

STAFF PRESENT

City Manager Ray Griffin, Assistant City Manager Frank Frazier, City Clerk Esther McCrackin, and Finance Director Kathy Brafford

CALL TO ORDER

The 28 October 2013 Work Session of the Henderson City Council was called to order by Mayor James D. O'Geary at 7:39 p.m. in the R. G. "Chick" Young, Jr. Council Chambers, Municipal Building, 134 Rose Avenue, Henderson, NC.

ROLL CALL

The City Clerk called the roll and advised Mayor O'Geary a quorum was present.

ADJUSTMENTS TO/APPROVAL OF AGENDA

Mayor O'Geary asked if there were any adjustments to the Agenda. It was the consensus of Council to accept the agenda as presented.

WORK SESSION ITEMS

Authorizing the Acceptance of the Clean Water State Revolving Fund Loan for the Elmwood Cemetery Sewer Main Replacement Project; Authorizing the Execution of a Contract with McGill Associates, P.A. for the Completion of Engineering Design for the Elmwood Cemetery Outfall Project; and Revising the Elmwood Cemetery Outfall CIP Project Budget to Encompass All Additional Costs Incurred for the Project. (*Reference: CAF 13-108; Resolution 13-72, Resolution 13-68 and Ordinance 13-50*)

City Manager Griffin welcomed Andy Lovingood from McGill Associates and asked Assistant City Manager Frazier to introduce on this item.

Mr. Frazier said in February 2013 Council approved an application for a State Revolving Fund Grant/Loan which was approved as a loan with 2% interest for twenty (20) years. Council now needs to accept this loan. He also said the Preliminary Engineering Report has been approved and now it is time to proceed with the design. It is suggested that McGill Associates perform the design portion and other work in conjunction with this project. Mr. Frazier said McGill has done a good job on prior projects, and the company is working with the City to reduce the proposed fees. Lastly, Mr. Frazier said the budget will need to be revised according to Council's wishes.

City Manager Griffin said this project is part of the existing Debt Service portion of the budget.

Council Member Inscoe inquired about the total linear footage of the project and the total cost. Mr. Frazier responded 1,800 ft. of 18" pipe and 3,200 ft. of 10". The total cost is \$1.8M. Mr. Inscoe said personally, he felt this is the last major project the City should take on in the near future.

Council Member Kearney said he understood there is no crystal ball in this situation but asked Mr. Lovingood about anticipated interest in the project. Mr. Lovingood said the bids for the project will probably be in Nov/Dec 2014 and said currently, there seems to be a fair amount of interest. Mr. Frazier added since the economy took a hit, a lot of the smaller companies have either been bought out or have closed.

Mayor O'Geary then called for a consensus of Council. After polling the Council, the following consensus was to bring this item to the next regular meeting for action. YES: Kearney, Coffey, Inscoe, Rainey, Peace-Jenkins, Daeke, Brown and Daye. NO: None. ABSTAIN: None. ABSENT: None.

Amending the Water Rate Structure in the Annual Schedule of Fees. (*Reference: CAF 13-102; Resolution 13-70*)

The City Manager asked Assistant City Manager Frazier to explain this amendment. Mr. Frazier said to be more closely in compliance with the Drought Bill regulations, the water fees have been restructured. He said the rates are not changing but the rates have changed categories. Mr. Frazier added there is a slight possibility that this adjustment may affect landscape irrigation users who continually use over 4,000 cu/ft. of water per month. Mr. Frazier added that the

reasoning for making this amendment relates to the Beckford Drive/U.S. 158 and it is important to have in place for future projects.

Council Member Inscoe asked about the tie in on U.S. 158 with water. Mr. Griffin responded not only is this a positive in providing service to neighborhoods in the area, it also expands service for economic development.

Mayor O'Geary then called for a consensus of Council. After polling the Council, the following consensus was to bring this item to the next regular meeting for action. YES: Kearney, Kearney, Coffey, Inscoe, Rainey, Peace-Jenkins, Daeke, Brown and Daye. NO: None. ABSTAIN: None. ABSENT: None.

Authorizing the Acceptance of a Proposal with McGill Associates, P.A. to Perform an Update of the Water and Sewer Capital Improvement Plan and Financial Analysis Update.
(Reference: CAF 13-115; Resolution 13-77)

City Manager Griffin asked Assistant City Manager Frazier to review this proposal. Mr. Frazier said in 2010 Council authorized the acceptance of Rural Center funds for the development of a CIP Plan to improve services. To stay a step ahead of the game and to be prepared for the next budget session, updates are needed. It is proposed that McGill Associates compile the proposal and currently they have set a fee of \$16,000.

Council Member Inscoe thanked Andy Lovingood and McGill Associates for all the work they have done with the City and pleaded with him to work with the City to find ways to reduce the fee.

City Manager Griffin emphasized how important it is to keep the CIP valid and up-to-date as it cost approximately \$67,000 to initiate the plan.

Council Member Coffey also thanked McGill Associates saying she appreciated the fact they are always available and present when needed.

Mr. Griffin said McGill Associates is one of the best companies he has worked with and finds their partnership refreshing as they contact the City with opportunities that might otherwise be missed.

Mayor O'Geary then called for a consensus of Council. After polling the Council, the following consensus was to bring this item to the next regular meeting for action. YES: Kearney, Kearney, Coffey, Inscoe, Rainey, Peace-Jenkins, Daeke, Brown and Daye. NO: None. ABSTAIN: None. ABSENT: None.

Donation to Farmers' Market. (*Reference: CM 13-27*)

City Manager Griffin said the Mayor was approached by the Farmers' Market leadership for a one time donation of \$1,500. The Farmers' Market building is nearly complete; however, they lack funds for the purchase of the needed garage doors. He said if it is Council's desire, the \$1,500 will need to come out of the Fund Balance.

Council Member Inscoc felt the City should donate the \$1,500.

Council Member Kearney was concerned about decreasing the Fund Balance.

Council Member Rainey agreed with both of his peers. He said he did not want to set a precedent and was agreeable if it was done in a manner that does not cause future problems.

Council Member Coffey said this is a brand new revenue stream and she felt the City should support it as it also supports local farmers.

Mayor O'Geary said it will be good for the City to give a helping hand.

Mayor O'Geary then called for a consensus of Council. After polling the Council, the following consensus was to bring this item to the next regular meeting for action. YES: Kearney, Coffey, Inscoc, Rainey, Peace-Jenkins, Daeke, Brown and Daye. NO: None. ABSTAIN: None. ABSENT: None.

Lease of Parking Lot to Embassy Cultural Center Foundation. (*Reference: CM 13-28*)

City Manager Griffin sees this as an opportunity for a win/win situation. The Foundation needs more parking and the existing parking lot is in shameful need of repair. The lease, if approved, would allow the Foundation to expand the parking lot and resurface the new and existing parking lot at a cost of \$1.00 per year until the improvements are completed. Then the parking lot will revert back to the City and will be under the control of the City. The parking lot will continue to be available for City employees and the general public as well as provide parking for the new Performing Arts Center events.

Mayor O'Geary then called for a consensus of Council. After polling the Council, the following consensus was to bring this item to the next regular meeting for action. YES: Kearney, Coffey, Inscoc, Rainey, Peace-Jenkins, Daeke, Brown and Daye. NO: None. ABSTAIN: None. ABSENT: None.

Loose Leaf Collection Season (*Reference: CM 13-26*)

City Manager Griffin asked Assistant City Manager Frazier to provide an update. Mr. Frazier said it is still early in the season but collecting leaves is going well. He added he has *yard waste* stickers available which can be affixed to barrels.

Council Member Daeke asked if there is any penalty for putting leaves in the street. Mr. Frazier said not at this time. There was a brief discussion and it was suggested for 2014, a fee be established by ordinance and a campaign be put together to notify citizens well in advance.

OTHER ITEMS

Council Member Rainey asked that during the budget session consideration be given to contributing to the United Way 211 program. His hope is that if the City contributes, the County will also make a contribution to this worthy program.

Council Member Daeke asked if Mr. Rainey would ask the United Way to compile utilization numbers to be reviewed while this is under consideration.

Council Member Coffey asked if the Police Chief could put together a report regarding the cost and time officers spend monitoring mentally ill patients who are transported and treated at the hospital.

Council Member Peace-Jenkins said she has spoken to the City Manager about several items and mentioned her request for the Manager to consider waiving or reducing the permit fee for Rehope Builders who provide labor for free and are finding payment of the permit fees difficult.

With no further discussion Mayor O'Geary asked if Council was prepared to adjourn.

ADJOURNMENT

Council Member Rainey moved for adjournment. Motion seconded by Council Member Inscoc and unanimously approved. The meeting adjourned at 8:15 p.m.

James D. O'Geary
Mayor

ATTEST:

Esther J. McCrackin, City Clerk