



AGENDA

**Henderson City Council Work Session
Monday, 28 April 2014 Immediately Following Regular Session
R. G. (Chick) Young, Jr. Council Chambers, Municipal Building
134 Rose Avenue
Henderson, North Carolina**

Mayor and City Council Members

Mayor James D. O'Geary, Presiding

Councilmember James C. Kearney, Sr.
Councilmember Sara M. Coffey
Councilmember Michael C. Inscoc
Councilmember D. Michael Rainey

Councilmember Brenda G. Peace-Jenkins
Councilmember Garry D. Daeke
Councilmember Fearldine A. Simmons
Councilmember George M. Daye

City Officials

A. Ray Griffin, Jr., City Manager
John H. Zollicoffer, Jr., City Attorney
Esther J. McCrackin, City Clerk

I. CALL TO ORDER

II. ROLL CALL

III. ADJUSTMENTS TO AND/OR APPROVAL OF THE AGENDA

IV. REGULAR WORK SESSION

- a)* Consideration of Approval of Resolution 14-16, Authorizing Execution of Agreement with the North Carolina Department of Transportation (NCDOT) Relative to the Chavasse Avenue Widening Project (WBS Element: 38404). (CAF 14-29) [See Notebook Tab 12]
- Resolution 14-16
- b)* Consideration of Approval of Ordinance 14-10, Demolition of 712 Champion Street. (CAF 14-40) [See Notebook Tab 13]
- Ordinance 14-10

c) Consideration of Approval of Ordinance 14-12, Demolition of 407 Pettigrew Street. (CAF 14-46) [See Notebook Tab 14]

- Ordinance 14-12

d) Intergovernmental Committee Discussion (CM 14-16) [See Notebook Tab 15]

V. ADJOURNMENT

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Work Session

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PRESENT

Mayor James D. O'Geary, Presiding; and Council Members James C. Kearney, Sr., Sara M. Coffey, Michael C. Inscoe, D. Michael Rainey Brenda Peace-Jenkins, Garry Daeke, and Fearldine A. Simmons

ABSENT

Council Member George M. Daye

STAFF PRESENT

Assistant City Manager Frank Frazier, City Clerk Esther McCrackin, Finance Director Kathy Brafford, and Code Compliance Director Cory Williams.

CALL TO ORDER

The 28 April 2014 Work Session of the Henderson City Council was called to order by Mayor O'Geary at 6:50 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 Execution of Agreement with the North Carolina Department of Transportation (NCDOT) Relative to the Chavasse Avenue Widening Project (WBS Element: 38404). (CAF 14-29; Resolution 14-16)

Assistant City Manager Frazier explained \$700,000 in funding for this project was obtained in 2007. In 2010 there was discussion, public hearings, etc. regarding the High Speed Rail project which caused a delay with the State due to its plans to close the Chavasse Avenue crossing onto

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William Street. At one point, the City was told this project would not proceed. In 2012 the City was notified the funding was still available and the project could proceed. Because of the delay, new easements need to be obtained and the concern is the NCDOT is now asking the City to execute a municipal agreement to complete the project. Mr. Frazier expressed two concerns: a) there appears a funding shortfall of approximately \$50,000 and b) the cost of resurfacing the road. Mr. Frazier stressed this is an important project and if Council moves forward with this, once bids are taken, Council will be able to review the funding gap before proceeding further.

Council Member Daeke wondered about just doing the street portion and asked the cost of sidewalks. Mr. Frazier estimated the sidewalk costs to be \$10,000 to \$15,000. He added a water main would need to be relocated at an approximate cost of \$7,000 to \$8,000.

Council Member Kearney said the street is already there and asked if the sidewalks could be installed for less than \$50,000. Mr. Frazier responded yes.

Council Member Inscoe asked about the right-of-way. Mr. Frazier said a meeting was held with the one holdout and they have asked for an appraisal which the City will proceed to have prepared. Mr. Inscoe said a \$50,000 shortfall with a project of \$700,000 seems to be a good return. He also suggested that the City contact Mr. Jim Crawford who serves on the DOT Board to see if any relief could be given.

Council Member Rainey asked what portion of the street is owned by the City. Mr. Frazier responded only the property where the water tower is located.

Mayor O'Geary asked if there were any further questions. There were none.

Mayor O'Geary called for the consensus of Council. NO: Council Members Kearney and Coffey. Council Member Inscoe said as long as it does not exceed \$50,000 and Council Members Rainey, Peace-Jenkins, Daeke and Simmons agreed.

The City Manager will contact Mr. James Crawford to request relief.

Demolition of 712 Champion Street. (*Reference: CAF 14-40, Ordinance 14-10*)

Assistant City Manager Frazier asked Code Compliance Director Cory Williams to provide the details of this action. Mr. Williams said this property is owned by the heirs of Isaiah Hargrove and property taxes are past due from 2012 and 13 totaling \$669.54. Proper enforcement procedures have been followed in accordance with City Code Section 21A and NCGS 160A-429,443 and 445. It is recommended that Council approved proceeding with this Ordinance of Demolition.

Mayor O'Geary called for the consensus of Council to bring this item forward to the next Council meeting with the following result: YES: Kearney, Coffey, Inscoe, Rainey, Peace-Jenkins, Daeke and Simmons. NO: None. ABSTAIN: None. ABSENT: Daye.

Demolition of 407 Pettigrew Street. (*Reference: CAF 14-46, Ordinance 14-12*)

Assistant City Manager Frazier asked Code Compliance Director Corey Williams to review this item. Mr. Williams said the property is owned by Hattie M. Richardson or her heirs and meets the requirement of Section 21A of the City Code and NCGS 160-A-429,443 and 445. Property taxes owed amount to \$2,451.80 (2009 through 2013). Mr. Williams shared this property is in the beginning stages of foreclosure. He and the City Manager have been watching this process and feel the structure needs to be demolished but the City may soon be part owner of the property.

Council Member Kearney asked for an approximate cost for demolishing both buildings. Mr. Williams said it would be done with the FY15 budget monies and he hoped no more than \$10,000.

Council Member Daeke asked about the lot size. Assistant City Manager said less than 1/3 acre.

Council Member Inscoe asked if the County would cover half the cost for mowing if it goes into foreclosure. There was no response.

Mayor O'Geary called for the consensus of Council to bring this item forward to the next Council meeting with the following result: YES: Kearney, Coffey, Inscoe, Rainey, Peace-Jenkins, Daeke, and Simmons. NO: None. ABSTAIN: None. ABSENT: Daye.

Intergovernmental Committee Request from County

Assistant City Manager Frazier said a request from the County to re-establish the Intergovernmental Committee has been received and the purpose of this discussion is to formulate a policy decision.

Council Member Kearney began the discussion saying he had asked for this discussion when the Mayor could be part of the conversation. He felt inclined to soften the City's position by adding a Council Member to the Liaison team of the Mayor, City Manager and one Council Member. His recommendation, if Council agrees, would be Council Member Peace-Jenkins. He chose Ms. Peace-Jenkins for her listening skills. Mr. Kearney said he has heard horror stories about how things did not work before a Liaison was created and said he was willing to change his direction if this does not work.

Council Member Coffey said she does not like the idea of going back to an Intergovernmental Committee. She said it has nothing to do with the current commissioners but just feels the Liaison system works best overall.

Council Member Inscoe updated Council on the status of the Recreation and Parks situation saying he met with the County Commissioner Brown who deferred to the County Intergovernmental Committee. Mr. Inscoe and City Manager Griffin met with the County committee and he said the proposal was fully received with little or few questions. Depending

on the final decision during the County Commissioner's meeting, they plan to move ahead with due diligence regarding the operations portion of the Recreation and Parks department. As far as the Liaison system, Mr. Inscoe said no final decisions are made until brought before the entire Council and County Commissioners. He felt the liaison is a fair and equitable relationship and pointed out how well the system worked with Granville County in completing the Water agreement in less than thirty days. Ultimately, he would like to keep the Liaison system, no matter who is selected to represent the City.

Council Member Rainey said there are always new ideas with each election. The Liaison system works now and has a good track record. He said if Council elects to go with Council Member Kearney's suggestion he's fine with adding Council Member Peace-Jenkins to the committee. Over all he would like the County and City to work well together and go in the same direction. He said it is not a competition --- both entities should work toward common goals.

Council Member Peace-Jenkins appreciated being seen as a good listener. She said the Liaison system works well but the County has reached out to the City and making a change could be seen as an effort to work well together.

Council Member Daeke felt everyone has made good points. As the oldest member of Council he sees the more people involved on a committee the slower the process. He reminded Council of how well the Liaison system worked with the Library changes and said the Council represents the citizens of Henderson and felt the Council should do what is best for the City. He would prefer no change from the current system.

Council Member Simmons felt as the "new kid on the block" that she would depend on her peers. She added she would like to see both the County and City move forward together.

Mayor O'Geary added what is good for the City will be good for the County.

Mayor O'Geary then asked for a consensus. Mr. Kearney said he was comfortable with the liaison; Ms. Coffey said he would like to keep the liaison; Mr. Inscoe said he was satisfied with the liaison; Mr. Rainey agreed with Mr. Inscoe; Ms. Peace-Jenkins said yes, she was willing to continue the liaison and added changes could be made; Mr. Daeke said he was happy with the liaison and with Mr. Inscoe continuing as the City Liaison; Mr. Daye agreed and Ms. Simmons said would depend on her counterparts. So, overall, there was consensus to keep a City Liaison to work with the County.

Council Member Daeke said he has full faith in Council Member Inscoe and added he would like to have Mr. Inscoe continue as the Council Liaison. Mr. Daeke thanked Mr. Inscoe for his hard work and accomplishments as Liaison.

With no further discussion, Mayor O'Geary said he greatly appreciated and would never forget all the flowers, cards and prayers he received during his illness.

Council Member Coffey shared dinner with the Public Services Department on Friday and said the City has some awesome employees.

Council Member Simmons gave kudos to the Street Department for its assistance with clean up following an Earth Day give away of 37,000 pounds of sweet potatoes.

Mayor O'Geary asked if there was any further discussion or if Council was prepared to adjourn.

ADJOURNMENT

Council Member Daeke moved for adjournment. Motion seconded by Council Member Coffey and unanimously approved. The meeting adjourned at 7:30 p.m.

James D. O'Geary
Mayor

ATTEST:

Esther J. McCrackin, City Clerk