

MINUTES
December 6, 2018
REGULAR MEETING OF THE CITY COUNCIL
CITY HALL – COUNCIL CHAMBERS
5:45 p.m.

Present: Mayor Barbara G. Volk, Mayor Pro Tem Ron Stephens and Council Members: Jeff Miller, Steve Caraker and Jerry Smith

Staff Present: City Manager John F. Connet, City Attorney Samuel Fritschner, City Clerk Tammie Drake, Assistant Manager Brian Pahle, Development Assistance Director Susan Frady, Engineering Director Brent Detwiler, Human Resources Director Jennifer Harrell, Budget and Management Analyst Adam Murr, Fire Chief Joseph Vindigni, Fire Marshall Justin Ward

1. Call to Order: Mayor Volk called the regular meeting to order at 5:45 p.m. and welcomed those in attendance. A quorum was established with five members in attendance. Mayor Volk explained Council Member Smith will have to leave the meeting at some point for a family obligation.

2. Invocation and Pledge of Allegiance: A moment of silence for prayer was followed by the Pledge of Allegiance to the Flag.

3. Public Comment Time: *Up to 15 minutes is reserved for comments from the public for items not listed on the agenda.* Mayor Volk asked those speaking to limit their remarks to about four minutes.

Cindy Ward, property owner of 1900, 1904, and 1950 Kanuga Road, representing the Safe Kanuga Road community, expressed appreciation for NCDOT's willingness to scale down the project but expressed concerns about the effects on residences and businesses, trees, ponds and springs that flow into Mud Creek, curbing, rock or brick walls, cobblestone driveways, etc. She hopes to continue to help NCDOT understand the needs of the community.

Ken Fitch, 1046 Patton Street, commented on the turmoil resulting from NCDOT plans and is hopeful for revision and reconsideration and that Kanuga Road will retain its character. He commented on the events of the past year and expressed thanks for those who serve the City and its people.

4. Consideration of Agenda:

Removal from Consideration:

12. Consideration of Proceeding with the Negotiation of a Contract for the Construction of Downtown Restrooms and Office Space

Council Member Caraker moved approval of the agenda as amended. A unanimous vote of the Council followed. Motion carried.

5. Consideration of Consent Agenda: *Consent agenda items are considered routine, non-controversial in nature and are considered and disposed of through a singular motion and vote.*

A. Consideration of Minutes: November 1, 2018 Regular Meeting

B. Consideration of Budget Amendments: Mr. Brian Pahle, Assistant Manager, presented the following budget amendments for Council's consideration:

1. Funds 10, 60, \$22,907
An amendment to reflect the move of a Payroll/Benefits position from the Finance Department to the HR Department.
2. Fund 10, \$31,797
An amendment to increase the General Fund budget by \$31,797 to reflect insurance settlement revenues. These revenues will fund replacement signage and a motor vehicle in the Police Department that were damaged in the fiscal year.
3. Fund 401, Increase of \$2,617,500
An amendment to increase the Fletcher/Northside water project by \$2,617,500 provided by the NCDEQ SRF loan process. Amendment increases revenue by State-provided amount and authorizes expenditure of funds through the construction contract line.

C. Consideration of Lease with RJ Young for Engineering Department Plotter/Scanner: City Engineer Brent Detwiler reported the large format plotter/scanner the Engineering Department has been leasing from RJ Young has been problematic recently. The end of the current lease is nearing, and RJ Young has proposed a lease agreement for a new HP plotter/scanner to replace it. He asked for Council approval to allow the City Manager to execute the new 48-month lease agreement.

- D. Consideration of Waiving the late fee and approval of the non-disconnection of utilities due to non-payment during the month of December:** Ms. Jennifer Musselwhite, Revenue Supervisor, requested City Council waive the \$15 late fee and approve the non-disconnection of utilities due to non-payment during the month of December in order to assist people in need during the holiday season. This has been the practice of the City since 2016. This waiver would be effective 12-1-18 to 1-7-2019.

Council Member Caraker moved approved of the items listed on the consent agenda. A unanimous vote of the Council followed. Motion carried.

6. Recognitions/Proclamations:

A. Service Excellence Quarterly MVPs: Jonathan Owen-Water/Sewer employee, Chris Merbitz, Miguel Hernandez, and Anthony Schaeffer-Public Works employees, Justin Ward and Paul Kaplan-Fire Department employees, were chosen by the Service Excellence Team to be recognized for going above and beyond for the July through September 2018 quarter.

B. City of Hendersonville Academy: Employees who participated in the second session of the City of Hendersonville Academy were recognized with a certificate signed by Mayor Volk. The goal of this program is to provide interested employees with a greater comprehension of City operations, services, programs, and monies to enhance their job performance and worth.

C. Walk of Fame – Announcement of 2019 Honorees: Mr. Ronnie Pepper announced those chosen for the 2019 Walk of Fame. He stated these “visionaries of the past” serve as a model the community could follow today. The honorees include:

- Daniel Gibson, a banker, was active in the Flat Rock Playhouse, the Lions Club, the American Legion, Blue Ridge Community College Foundation, the Boy Scouts and Daniel Boone Council and the Hendersonville Symphony Orchestra. He served as president of both the Chamber of Commerce and the North Carolina Apple Festival. His lasting contribution was the role he played in the founding of Carolina Village, which today is home to more than 250 residents.
- Hugh Randall, who served as schools superintendent, served in the Navy in World War II and was a farmer in addition to his work in education. His lasting contributions included overseeing the construction of Bruce Drysdale Elementary School, Hendersonville Middle School, the Jim Pardue gym and vocational-ed building at Hendersonville High School. He instituted fulltime librarians and assistant principals in the schools and started summertime migrant summer schools.
- W.A. Smith, known as the founder of Laurel Park, started his law practice in Hendersonville in 1876. He constructed Fifth Avenue at his own expense and opened the Laurel Park Railroad Co., which operated the Dummy Line, carrying residents and tourists from downtown Hendersonville to Rhododendron Lake, a swimming resort and dance pavilion in Laurel Park. He was also a key figure in the founding of the Toxaway Railway.
- Architect Erle Stillwell lived in Hendersonville and designed projects all over North Carolina and the South, including more than 70 movie theaters. His many designs include Hendersonville High School, several historic homes in the City as well as churches, manufacturing plants, college buildings and a military hospital.
- George Wilkins, Sr., World War II and the Korean War veteran, led the desegregation of City schools during the civil rights movement and worked for laws to accommodate handicapped children in schools. A lasting contribution was his work to established public kindergarten in all the elementary schools.
- Harley Blackwell, a leader and innovator in agriculture, was superintendent of the Mountain Research Station in Mills River. He helped bring Van Wingerden International, Bolton Greenhouses and Carolina Roses to Henderson County. His lasting contribution was to marshal the expertise of N.C. State University agriculture researchers to modernize farming in Henderson and surrounding counties.
- Colonel Sidney Vance Pickens, an officer in the Confederate Army, became an attorney after the Civil War and was a pioneer of transportation. He started the Hendersonville Street Car Company and the French Broad Steamboat Company, which operated the Mountain Lily, carrying up to 100 passengers on the river from Brevard to Asheville. He organized the first Bar Association in North Carolina in 1883, from which the state bar arose.

Mr. Pepper thanked the Council for their support. Mayor Volk also expressed appreciation for the Walk of Fame Steering Committee’s work. **No action was required or taken by the City Council.**

7. Public Hearing - Consideration of a Zoning Ordinance Text Amendment of Section 4-5 Classification of Uses, Section 5-19-1 CMU Permitted Uses and Section 5-19-2 CMU Conditional Uses (Continued from November 1, 2018 Meeting): Mayor Volk explained additional

work is needed on this issue. **Council Member Smith moved Council to continue the public hearing until the January 3, 2019 Council meeting. A unanimous vote of the Council followed. Motion carried.**

8. Quasi-Judicial Public Hearing – Consideration of a Special Use Permit Amendment Application from Walmart Estate Business Trust for Walmart located at 250 Highland Square Drive to Change the Exterior Color of the Building to add Blue Accents: Mayor Volk reviewed the procedures for the quasi-judicial hearing including Council may only consider facts and expert witness. Those providing testimony must be sworn in. Decisions are based on competent, relevant, substantial evidence on the record including the application, staff analysis, testimony presented and other related documents.

Mayor Volk asked the members of Council to announce any contacts concerning the application not included in the file. There was none.

Mayor Volk asked the members of Council to announce any conflicts of interest they may have pertaining to the matter. There was none.

Mayor Volk asked if there is any person present aware of anything of value that has been given or promised in exchange for any vote to be taken on the application There was none.

Two persons were sworn in to provide testimony by City Attorney Fritschner.

Mayor Volk opened the public hearing at 6:16 p.m.

Planner Daniel Heyman presented the following testimony:

The City is in receipt of an application to amend a Special Use Permit from PB2 Architecture and Engineering, on behalf of Wal-Mart Real Estate Business Trust, to change the exterior color of the Wal-Mart retail store located at 250 Highland Square Drive. The previously-approved special use permit required the exterior color to be “earth tones.”

The project was originally approved by City Council at their regular meeting on July 6, 2000. On October 5, 2000 City Council held a special meeting to discuss and review the architectural plans submitted by Wal-Mart. City Council agreed that canopies, indentations, and earth tone colors would enhance the appearance of the building. City Council held another special meeting on November 9, 2000 to discuss the architectural changes Wal-Mart proposed to address comments at the October 5, 2000 Council meeting. Wal-Mart indicated that earth tone colors would be utilized on the building.

On September 13, 2006 Wal-Mart submitted a request to modify the approved final site plan by changing the exterior color of the building to an alternate earth tone. The modification was considered minor and therefore was only subject to City Manager approval as per Section 7-6-2 of the Zoning Ordinance. The request was approved by the City Manager on September 15, 2006 for the earth tone colors shown on building elevations dated August 18, 2006. The City Manager approved a second request to modify the exterior color of the Wal-Mart building on February 7, 2012, since it was found to be in compliance with City Council requirement of an earth tone color as shown on the building elevations dated February 1, 2012.

Generally, minor modifications to approved Final Site Plans are only subject to staff review and approval. However, because the applicant has proposed a non-earth tone exterior building color scheme (blue), an amended Special Use Permit approved by City Council is required.

Plan Review: The project is located on parcel 9579-59-0614 and is approximately 29.32 acres. The previously-approved 230,919 square foot building is complete. The subject area is currently zoned PCD, Planned Commercial Development. He provided an aerial map of the existing site.

Analysis: This is a previously-approved and completed project thus City Council has determined this project has met the requirements set forth in Section 7-4-10.1 of the Zoning Ordinance as adopted at the time of approval.

A neighborhood compatibility meeting concerning the application was held on October 29, 2018. No members of the general public attended the meeting.

The Planning Board voted unanimously to recommend City Council approve the application for an Amended Special Use Permit. He reviewed the list of uses and conditions noting “No approval for future color changes shall be required.”

Mayor Volk opened the public hearing at 6:20 p.m. in accordance with North Carolina General Statutes by notice published in the Times News. The following addressed the Council:

Jim Gallagher, PB2 Architecture and Engineering, Architects of Record on this project. He requested approval of the application and offered to answer questions. Mayor Pro Tem Stephens asked if this is a nationwide change. Mr. Gallagher stated yes.

No one else expressed a desire to speak. The public hearing was closed at 6:22 p.m.

Council Member Caraker moved the City Council approve the application from PB2 Architecture and Engineering, on behalf of Wal-Mart, to amend the Special Use Permit to allow the requested exterior color change as shown on the “perspective comparison” dated September 25, 2018, subject to the limitations and conditions specified on the published List of Uses and Conditions because it does not violate much of the intent with earth tone colors behind it. Council Member Smith asked if a permission must be granted for no approval of future color changes. Council Member Caraker stated this is listed in the conditions on the “List of Uses and Conditions.” **A unanimous vote of the Council followed. Motion carried.**

9. Public Hearing to Receive Citizen Input as to the Needs of Low- and Moderate-Income Residents and Neighborhoods within the City of Hendersonville: Downtown Economic Development Director Lew Holloway explained each year Community Development Block Grants provide funding for critically-needed community improvement projects throughout the state to assist with community development projects that serve low- and moderate-income persons. He explained the purpose of this public hearing is to receive citizen input as to the needs of low- and moderate-income residents and neighborhoods within the City of Hendersonville, NC. Based on the needs identified, the City may be eligible to apply for CDBG funds to address those needs.

Mr. Holloway explained if the City chooses to apply for any CDBG funds during 2019 a second public hearing will be held directly concerning that application and specific project.

At 6:24 p.m., Mayor Volk opened the public hearing in accordance with North Carolina General Statutes by notice published in the Times News. No one expressed a desire to provide input. The public hearing was closed. **No action was required or taken.**

10. Update on Economic Development Activities and Request for Approval of New Guidelines for Economic Development Assistance: Partnership for Economic Development President Brittany Brady updated the City Council on economic development activities in Hendersonville and Henderson County. She stated eight projects were announced during 2017-18 with new investment of nearly \$43 million and more than 100 new jobs were created.

Ms. Brady stated the “Economic Investment Fund” used for site and buildings is in its fourth year of funding, and they would like to see this fund continue to grow for future of economic development in Henderson County. She stated this Fund also oversees workforce efforts which are robust. The unemployment rate is now at 2.6% in Henderson County and the MSA is the third lowest in the south. These efforts include strengthened relationships between the community college and the school system to develop a workforce pipeline. An apprenticeship program is forthcoming.

Ms. Brady stated they will continue to market Henderson County and the City of Hendersonville for business services and will work to recruit outside of manufacturing and for something that will spur innovations.

Ms. Brady stated they continue to work to make Henderson County a great place through higher wages. A step in that direction is to examine the incentive guidelines put in place at 2007. She stated of the 55 projects, 22 included water and/or wastewater users. They will continue to recruit to diversify and grow our economy.

Ms. Brady reported the Partnership has been working to update their Economic Development Assistance Guidelines and requested the City Council approve the new guidelines. She reviewed the new guidelines stating the grants will be based on the increase of tax value of all real property, machinery and improvements above the base year prior to investment, and upon growth (or possibly, maintenance) of employment numbers of high-quality jobs. No grant will be given to a company that would reduce their tax payment or employment total to an amount lower than the previous tax year. The new guidelines require an application and outlines a timeline of the process and includes encouraging agreements within 90 days. She also reviewed the payment terms.

Council Member Caraker asked about the apprentice program. Ms. Brady stated it will be a manufacturing apprentice program with five or six companies participating. Council Member Miller asked what the average wage is. Ms. Brady stated for 2018 it is approximately \$38,000 across all sectors; the manufacturing average wage is \$52,000. Council Member Smith stated the tours are effective and voiced support of the program because it provides direction after high school. Mayor Pro Tem Stephens commented on the conflict between affordable housing and wages.

After discussion, **Council Member Caraker moved the City Council approve the updated economic development guidelines. A unanimous vote of the Council followed. Motion carried.**

Economic Development Assistance Guidelines

The following guidelines are adopted to promote diversified economic development, encourage growth in the property tax base, improve recruitment of business and industry, enhance job creation, and to continue Hendersonville's ability to function as a local center of commerce and industry. All economic development assistance is offered at the discretion of the City of Hendersonville Council ("the Board").

Investment Grants will be based on the increase in tax value of all real property, machinery and improvements above the base year prior to investment, and upon growth (or in rare cases, maintenance) of employment numbers of high-quality

jobs. No grant will be given to a company that would reduce their tax payment or employment total to an amount lower than the previous tax year.

1) General Information and Requirements

- a) Companies that seek economic development assistance must submit a project summary application. The application must be complete, with firm numbers for investment, job creation and wages.
- b) The Board will hold a public hearing prior to agreeing to provide any incentive grants. The public hearing will be the subject of a notice, which will be published at least ten (10) days prior to the hearing. The application numbers for the project (investment type and amount, jobs and wages) will be published in the notice of the public hearing. If it so desires due to competitive pressures, the company can remain anonymous at this stage. The possible incentive grants listed in the notice of public hearing will serve as the maximum for such grants in any agreement entered by the company and the City (see below).
- c) Projects must neither have started construction nor been publicly announced prior to consideration of the application.
- d) Economic development incentive grants must comply with the N.C. Gen. Stat. §158-7.1 and other applicable general statutes.
- e) In order to receive development incentives, the company must enter into a binding economic development and incentives agreement with the City ("the agreement"), which will include requirements for the timely performance by the company of the agreement's requirements (as noted in the notice of the public hearing), and penalties for non-performance.
- f) The recipient must demonstrate compliance with all agreement criteria prior to receiving assistance, and must certify that in the absence of grants, the location of the proposed project within the City of Hendersonville would be at a competitive disadvantage.
- g) Leased real properties may qualify if the applicant will enter into a binding lease that exceeds the length of the period for which grant payments will be made under the agreement.
- h) Economic development assistance under these guidelines is limited to new businesses and existing businesses undertaking expansions.
 - i) Assistance under these guidelines will not be awarded to existing businesses contemplating shifting locations within the City.
 - ii) An exception may be provided to this provision for business retention activities as described in paragraph 4), below.
- i) There is no right or entitlement to economic development assistance. All such grants are made at the discretion of the Board.
- j) All statements herein are guidelines and are not intended to limit the discretion of the Board under N.C. Gen. Stat. §158-7.1 and other applicable laws.

2) Project Requirements:

- a) The City may consider providing economic development grants for industrial projects that meet the following criteria:
 - i) Net minimum capital investment of \$1,500,000 or more measured by an increase in the property tax assessment;
 - ii) The project must create full-time jobs that pay wages at or above the median industrial wage for Henderson County as listed annually by the North Carolina Department of Commerce Finance Center and provide health insurance and other benefits at a level commensurate with the averages of Henderson County manufacturing industry.
 - iii) Economic development grants for industries may be made in annual payments for up to five (5) years for projects where expenditures increasing the value of real property within the City do not make up at least one-fourth ($\frac{1}{4}$) of the total expenditures agreed to by the company, and up to seven (7) years for projects where expenditures increasing the value of real property within the City do make up at least one-fourth ($\frac{1}{4}$) of the total expenditures agreed to by the company. The maximum size of the annual grant will be determined as stated below.
 - iv) "Industrial projects" include corporate headquarters and research and development facilities that qualify under the requirements of Article 3J of Chapter 105 of the North Carolina General Statutes.
- b) The City may consider providing economic development grants to non-industrial projects that meet the following criteria:
 - i) The project must create new full-time jobs that pay wages at or above the median industrial wage for Henderson County as listed annually by the North Carolina Department of Commerce Finance Center and provide health insurance and other benefits at a level commensurate with Henderson County manufacturing industry.
 - ii) The projects must increase the assessed value of real property by no less than \$1,500,000.
 - iii) Non-industrial economic development grants may be made in annual payments for up to five (5) years to projects that meet these criteria. The maximum size of the annual grant will be determined as stated below.
 - iv) Non-industrial projects include professional offices, health care services, back office operations, but exclude residential projects. The following uses are not eligible for grants under this policy: cemeteries, golf courses, public utility uses, resource recovery facilities, adult uses, private clubs, agricultural uses, abattoirs, mining, landfills, residential uses and telecommunications towers. Mixed-use projects are eligible, but any residential element must have its portion of the investment subtracted from the calculations of tax value. The residential portion of the project may be eligible for other grants for the creation of opportunities for home ownership.

3) Grants: Project grants are generally made in annual payments in an amount and for a period as determined in this policy. No payment may be made until the applicant demonstrates compliance with all terms of the agreement. Should any applicant fail to comply with conditions agreed to in the incentives agreement, the applicant shall refund all incentive payments to the City.

a) Average grant length, up to the maximum lengths stated in paragraphs 2)a)iii) and 2)b)iii), shall be four (4) years for industrial projects, and three (3) years for non-industrial projects.

b) Grant amounts for each project are determined in the discretion of the Board. However, it is anticipated that maximum grant amounts for projects will vary directly with the number of jobs created or retained directly as a result of the project, on the following schedule:

Total Points = Percentage of each year's property taxes generated as a result of the project for which the incentives are granted (for each year for which incentives are granted by the Board).

4) Business Retention Incentives. The City may consider in rare cases providing incentives to retain business and industry under certain conditions. The intent of these incentives is to provide a tool for the City to retain significant tax base and employment in the event of a critical and potentially catastrophic business or industrial closing. Grants cannot be used to subsidize or artificially sustain businesses and industries when job losses or closings appear inevitable. Grants or loan funds under this program are intended to benefit the City, its employees and citizens by increasing worker education, worker and company productivity and long-term industry competitiveness on a global basis. These incentives may not be used to protect companies from local business competition.

a) Retention incentives may be used for the following purposes:

i) Employee training.

ii) Improving public infrastructure.

iii) Modernization of plant or equipment.

b) Funding may be provided in the form of a loan or annual grants.

c) Conditions of approval include commitment to maintain or increase levels of employment and tax base throughout the period agreed to in the incentives agreement.

d) Asset purchases of existing companies already paying taxes in Hendersonville do not qualify.

e) The recipient must agree to participate in public information programs about all modernization and employee training efforts in order to share information concerning successes in making local industries more competitive in the global economy.

*Wage data to be updated annually.

Adopted this sixth day of December 2018 by the City of Hendersonville City Council.

/s/Barbara G. Volk, Mayor

Attest: /s/Tammie K. Drake, City Clerk

11. Consideration of a Resolution Accepting a State Reserve Loan from the NC Department of Environmental Quality for \$2,617,500 for the Construction of the Northside Water System Improvements Project:

City Engineer Brent Detwiler explained in 2017 City staff and their consultant, McKim & Creed, applied for and received funding of 2,617,500.00 through the North Carolina Department of Environmental Quality (NCDEQ) Division of Water Infrastructure for the Northside Water System Improvement project (DWI Project No. H-SRP-D-17-0132). This project will include the construction of a tank at a higher elevation of approximately 70 feet in Fletcher along with a pump station. He stated this will increase available fire flows and pressures in that area.

Mr. Detwiler stated the City has received a loan offer and presented a resolution to accept the loan.

Council Member Caraker moved City Council's approval of the resolution accepting the State Reserve Loan offer of \$2,617,500 from the NCDEQ for the Northside Water System Improvements Project and authorize the City Manager to execute the funding offer and other required documents for the project. A unanimous vote of the Council followed. Motion carried.

Resolution #18-1273

RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects, and

WHEREAS, the North Carolina Department of Environmental Quality has offered a State Reserve Loan in the amount of \$2,617,500.00 for the construction of the Northside Water System Improvements Project, and

WHEREAS, the City of Hendersonville intends to construct said project in accordance with the approved plans and specifications,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE:

That City of Hendersonville does hereby accept the State Reserve Loan offer of \$2,617,500.00.

That the City of Hendersonville does hereby give assurance to the North Carolina Department of Environmental Quality that all items specified in the loan offer, Section II - Assurances will be adhered to.

That John Connet, City Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That City of Hendersonville has substantially complied or will substantially comply with all Federal, State and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the sixth day of December 2018 at Hendersonville, North Carolina.

/s/Barbara G. Volk, Mayor

Attest: /s/Tammie K. Drake, City Clerk

~~12. Consideration of Proceeding with the Negotiation of a Contract for the Construction of Downtown Restrooms and Office Space~~

13. Consideration of Amendments to the Fee Schedule as a Result of Changes to the NC Fire Code: Fire Marshal Justin Ward presented the changes to the North Carolina Fire Prevention Code effective January 2019 that will require amendments to the City's Fee Schedule. Significant changes involve:

1. Emergency responder radio coverage
2. Gates and barricades across fire apparatus roads
3. Solar photo-voltaic power systems
4. Battery storage over 50 gallons
5. Cryogenic fluids

Mr. Connet requested the amendments take effect January 1, 2019. He reiterated these amendments are a result of a mandate the City received from a higher authority and changes to the International Fire Code. He stated this is an attempt to inform business owners that changes are coming to allow them to plan for it accordingly.

Council Member Caraker moved Council to adopt the proposed changes to the City's schedule of rates and fees as recommended by staff to accommodate changes made in the 2018 NC Fire Code. A unanimous vote of the Council followed. Motion carried.

Additions:

- Combustible dust-producing operations - \$100
- Liquid or gas-fueled vehicles or equipment in assembly buildings - \$100
- Battery systems - \$100
- Cryogenic fluids - \$100
- Emergency responder radio coverage system - \$100
- Gates and barricades across fire apparatus access roads - \$100
- Smoke control or smoke exhaust systems - \$100
- Solar photovoltaic power systems - \$100

Description changes:

- Covered and Open Mall Buildings - \$50
- Sprinkler systems, fire alarm systems and Emergency Responder Radio Coverage Systems

Deletions:

- Fire Hydrants and Valves \$0

[Council Member Smith voiced support of continuing Council conversations. He left the meeting at 6:44 p.m.]

14. Consideration of Construction Manager at Risk Services for the Construction of the Police Station: Assistant Manager Brian Pahle reported the City and Edifice have met and reached terms on a contract for Construction Manager at Risk services for the construction of the Police Station. He presented the result of the negotiations including preconstruction services of approximately \$56,000 and Construction Manager At Risk Services at 5 percent of the total project costs.

Mr. Pahle stated preliminary drawing and renderings have been presented to the City by the architect.

Council Member Caraker moved Council approve the contract document for construction manager at risk services with Edifice General Contractors for the Police Department Headquarters as presented by staff. A unanimous vote of the Council followed. Motion carried.

15. Discussion/Review of Council Conversations: City Manager John Connet reported on the five Council conversations with the public. On average, more than 40 people attended each. He asked for the Council's feedback on continuing these conversations. **The Council agreed by consensus it was worthwhile and believes the public appreciated them.** They agreed to continue the meetings with the public and offered these suggestions: having (some) of the meetings during daylight hours, provide follow-up to some of the neighborhoods before next fall, get the property owners e-mails of those in developments from their respective homeowner associations, set a theme or topic for the meetings, and provide an opportunity to submit a service request.

16. Consideration of Rescheduling July 2019 Council Meeting and Approval of the 2019 Meeting Schedule: Mr. Connet explained the regular meeting in July falls on July 4 and asked the Council to reschedule the meeting.

Council Member Caraker moved Council to reschedule the July regular meeting to July 11, 2019 and to adopt the regular meeting schedule as amended. A unanimous vote of the Council followed. Motion carried.

17. Comments from Mayor and City Council Members

Council Member Miller commented that Pearl Harbor Day is December 7 asking those present to remember the sacrifices of the military. He stated this is the first year that a veteran from the Arizona will not be present.

Mayor Pro Tem Stephens congratulated the City Manager for the Bob Shepherd Award from the Land-of-Sky Regional Council.

Mayor Volk reported on the input session on broadband. She stated there was a good presentation from River Street and a representative from Morris Broadband was in attendance. She stated the meeting was not as contentious and expects follow-up on specific issues. Mr. Connet reported on the attendance stating there was good participation. Council Member Miller expressed appreciation to those who began this work.

18. Reports from Staff:

a. Report on Board Vacancies: A report of the vacancies of the boards/commissions was provided by City Clerk Tammie Drake.

b. Report on Contingencies: Mr. Connet reported on the contingency appropriations in accordance with NCGS 15-13(b)(3):

- 1) Fund 10 | \$14,000 | Pedestrian Signs- Public Works
- 2) Fund 10 | \$10,300 | November Budget Amendments
- 3) Fund 10 | \$5,230 | Worker's Comp. Insurance
- 4) Fund 10 | \$524 | Interlocal Insurance
- 5) Fund 60 | \$647 | Interlocal Insurance
- 6) Fund 60 | \$335 | Worker's Comp. Insurance

19. New Business: There was none.

20. Adjournment: The meeting adjourned at 6:58 p.m. upon unanimous assent of the Council.

Barbara G. Volk, Mayor

Tammie K. Drake, City Clerk