

**MINUTE BOOK 25, PAGE 129
CITY OF STATESVILLE COUNCIL MEETING – December 02, 2013
CITY HALL COUNCIL CHAMBERS– 7:00 P.M.
STATESVILLE, NORTH CAROLINA**

Mayor Costi Kutteh presiding:

Council Present: J. Johnson, West, Stallard, M. Johnson, Matthews, Huggins, Eisele, Schlesinger, Watt, Phifer, Morgan

Council Absent: Gregory

Staff Present: Fugett, Pressley, Gaines, Salmon, Currier, Smyth, Hutchens, Anderson, Houpe, Adams, Collins, Harrell, Davis, Cornelison

Others: 110

Media Present: Jim McNally – Statesville Record & Landmark, John Hamlin-Statesville Record & Landmark, Dave Veiser-Charlotte Observer

I Call to Order
Mayor Kutteh called the meeting to order.

II Invocation
The Invocation was given by the City Clerk.

III Pledge of Allegiance
Mayor Kutteh led the Pledge of Allegiance.

IV Consent Agenda

A. Approve the minutes of the November 14, 2013 Pre-agenda meeting and the November 18, 2013 City Council meeting.

Council member Eisele made a motion to approve the Consent Agenda, seconded by Council member Matthews. The motion carried unanimously.

V Mayor Kutteh – Acknowledge outgoing Council Members Bonita Eisele, John Gregory, Ron Matthews and Cecil Stallard

Mayor Kutteh acknowledged and thanked outgoing Council members Bonita Eisele, Ron Matthews and Cecil Stallard and presented each with a plaque in recognition of their service to the City of Statesville and its citizens. Council member Gregory was not able to attend the meeting.

VI Other Business

VII Adjournment

Council member Eisele made a motion to adjourn, seconded by Council member Matthews. The motion carried unanimously.

New Business

I Call to Order
Mayor Kutteh called the meeting to order.

II Swearing in of re-elected Mayor Kutteh and Council member C.O. “Jap” Johnson and newly elected Council members William Morgan, Jarrod Phifer, Michael Schlesinger and Arnold Watt by retired Superior Court Judge Robert A. Collier, Jr. Retired Superior Court Judge Robert A. Collier, Jr. administered the Oath of Office to re-elected Council member C.O. “Jap” Johnson and newly elected Council members William Morgan, Jarrod Phifer, Michael Schlesinger and Arnold Watt.

Judge Robert Collier, Jr. administered the Oath of Office to re-elected Mayor Constantine H. Kutteh.

III Election of Mayor Pro-Tempore

Council member West nominated Council member Michael Johnson.

Council member Phifer nominated Council member C.O. "Jap" Johnson.

Council member West moved that the nominations be closed, seconded by Council member Schlesinger. The motion carried unanimously.

The vote for election of Mayor Pro-Tempore was as follows:

Council member M. Johnson – 6

Council member J. Johnson – 2

IV CONSENT AGENDA

Mayor Kutteh explained that all items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member so requests, in which event, the item will be removed from the Consent Agenda and considered with the other items listed in the Regular Agenda. Mayor Kutteh read the Consent Agenda as follows:

- A. Consider approving a semi-annual write-off of approximately \$260,341.57 in utility accounts.**
Mayor Kutteh briefly explained this item.
- B. Consider approval of a Resolution adopting the 2014 Statesville City Council Regular meeting schedule.**
- C. Consider approval of a non-capital purchase and a sole-source purchase of 29 Second Chance Bullet Proof Vests by the Police Department.**
- D. Consider accepting a grant from the Office of Justice Programs/Bulletproof Vest Partnership for \$7,732.81 and approve Budget Amendment #24.**
- E. Consider certifying the Fire Department Personnel Roster to be submitted to the Office of the State Treasurer as required by North Carolina General Statutes.**
- F. Consider approving a sole source bid from Nucor Building Systems for metal building materials in the amount of \$5,399, additional funding for concrete installation, construction supervision, engineered drawings, permitting, and contingency funds in the amount of \$7,301 and Budget Amendment #20 to appropriate \$12,700 in the Warehouse Department budget.**
- G. Consider approving the low bid from 84 Lumber for building materials in the amount of \$4,323.86, additional funding for engineered drawings, permitting, and contingency funds in the amount of \$1,376, and Budget Amendment #19 to appropriate \$5,700 in the Warehouse Department budget.**
- H. Consider accepting the lease with Robin Rogers of Rogers Mountainview Farms for agricultural use on the Troutman property for a period of one (1) year.**

Council member Morgan made a motion to approve the Consent Agenda, seconded by Council member Watt. The motion carried unanimously.

Regular Agenda

- V Conduct a public hearing and consider approving first reading of an ordinance to annex the Oakdale Baptist Church Property located on the northwest corner of the intersection of Mocksville Highway and River Hill Road.**

Phil Collins stated this is the next step in the process of annexation of this property. The subject property is approximately 10.21 acres in size and encompasses Iredell County Parcel Identification Numbers (PINs) 4765-34-8139, 4765-33-7952, 4765-34-6405 and 4765-34-8378. Oakdale Baptist Church is located on the subject property and is currently zoned Iredell County General Business District (GB) along the front portion of the subject property (along Mocksville Highway) and Iredell County Single Family Residential District (R-20) on the remaining portion of the subject property. The City's corresponding zoning districts allow churches by right. The property is contiguous to the primary corporate limits of the City of Statesville, and the petition is being processed as a voluntary contiguous annexation.

Mayor Kutteh declared the public hearing open and asked if there is anyone present who wished to speak in opposition or in favor of this item. There being no speakers he declared the public hearing closed and asked for a motion.

Council member M. Johnson made a motion to approve first reading of an ordinance to annex the Oakdale Baptist Church Property located on the northwest corner of the intersection of Mocksville Highway and River Hill Road, seconded by Council member Watt. The motion carried unanimously.

VI Receive an update on the emergency assistance donation program "Statesville Connects."

Lisa Salmon explained that Statesville Connects is a voluntary assistance program funded by donations from the City's utility customers, and others, to provide emergency assistance for low income families and people in financial distress to avoid disconnection of their utilities. The program was started in 2007. Statesville utility customers can add a fixed amount to their utility bill to donate each month or they can make a onetime donation. The City also accepts donations from businesses and those that are not City utility customers. The awards are based on the Salvation Army's income eligibility guidelines that the Salvation Army uses with their grant funds as well. We currently have about 80 Statesville utility customers that make a monthly donation on their utility bill and that generates about \$3,700 per year. Donations by utility customers can be set as low as \$1.00 added to their monthly utility bill. Since its inception in 2007 this program has assisted 351 Statesville residential utility customers. The average assistance amount per customer is just over \$85 and a customer is only eligible to receive assistance one time in a twelve month period. The City averages about 400 customers per month who are processed for disconnect for nonpayment. \$3,700, which is what is received in donations on average, will only assist 40-45 customers per year. Anyone interested in donating may do so through the City's website or may come to the City's Utility Billing office and fill out the form. Mrs. Salmon advised that staff is stepping up marketing efforts to hopefully increase donations during the months of December and January. This will be accomplished through an e-mail blast, a newsletter to business organizations, a newsletter insert in all utility bills, an announcement posted on the City's website, Facebook and Cable Channel 20 and a press release will be issued as well. She reminded any customers in need of assistance to contact the Salvation Army to determine if they qualify for assistance.

VII Consider approving Design Review Application DRC 13-09 from Brendon Pritchard on behalf of the City of Statesville to demolish the brick building located at 110 S. Meeting Street, Tax Map 4734-95-4481.

Alison Adams stated the property located at 110 S. Meeting Street was built around 1890. As specified on the 1980 National Register Survey, the building is considered a contributing structure in the Statesville Commercial National Register Historic District. Over the years the 2,490 sq. ft. building has been used at a warehouse, tobacco curriery, textile manufacturing office and an automobile repair garage. Brendon Pritchard, City Engineer, is formally requesting on behalf of the City of Statesville to demolish the structure located at 110 S. Meeting Street. After the demolition occurs and the site is cleaned up the City is proposing to install a parking lot to accommodate for the loss of on street parking spaces due to the new streetscape design. The Design Review Committee met on November 14, 2013 and made a recommendation to approve the demolition with the following suggestions: 1) For the City to construct a dumpster pad and screening to accommodate the businesses along the south side of W. Broad Street that back the property. 2) During the design of the parking lot insure there is enough room for a fire escape to be constructed on the back of the building located at 201 W Broad Street. Currently there is not room for a fire escape to be constructed due to the

alley, 110 S Meeting building location and traffic flow through the alley. The fire escape is required by code for the 201 W. Broad Street renovations.

Council member West asked if there are any preliminary budget numbers for this demolition. Mr. Pressley replied an estimate was done but the demolition cost is included in the Streetscape Phase II budget.

Mayor Kutteh asked what the expected total number of parking spaces is. Mrs. Adams replied there is 31 spaces total, and that number includes two handicap spaces.

Council member Schlesinger asked where the dumpster pad is located. Mrs. Adams said there is a 15 ft. alleyway in the back and the suggestion of the pad by the DRC is due to the restaurant locating a dumpster and a grease collection facility on this property for years.

Mayor Kutteh asked if that is specifically where the dumpster pad would be. Mrs. Adams said that was just a suggestion by the DRC and it would be at Council's discretion where it would be located and if that is the direction it wants to take.

Council member West made a motion to approve DRC13-09, seconded by Council member Schlesinger.

Mayor Kutteh asked if the motion includes the suggestions made by DRC regarding the dumpster pad and screening.

Council member West asked that Mr. Pressley keep in mind what dumpster trucks do to asphalt parking lots.

Council member M. Johnson commended DSDC staff for facilitating the purchase of this lot at a time when the City desperately needs additional downtown parking.

Upon a vote the motion carried unanimously.

VIII Consider approval of a purchase at State contract bid price from Piedmont Truck Center for one cab and chassis with aerial device for \$112,000, \$1,511 for tax and tag, and Budget Amendment #22 to appropriate an additional \$18,600 in the Electric Utilities Department budget.

Kent Houpe explained that this purchase will replace an existing bucket truck with a new 2014 Ford F550 4x4 cab and chassis and Altec model #AT40G Articulating Telescopic Aerial Device. In the 2013-2014 budget, staff appropriated \$95,000 for this purchase. This price increase is due to changes in emissions standards which have increased the cost of the cab and chassis. In addition, a rise in metal prices has resulted in a price increase from the manufacturer of the utility body as well.

Council member J. Johnson made a motion to approve a purchase at State contract bid price from Piedmont Truck Center for one cab and chassis with aerial device for \$112,000, \$1,511 for tax and tag, and Budget Amendment #22 to appropriate an additional \$18,600 in the Electric Utilities Department budget, seconded by Council member Morgan. The motion carried unanimously.

IX Consider approval of a purchase at State contract bid price from Altec for one cab and chassis with aerial device for \$224,726, \$1,011 for tax and tag, and Budget Amendment #23 to appropriate an additional \$10,800 in the Electric Utilities Department budget.

Mr. Houpe stated this purchase will replace an existing digger derrick truck with a new 2014 Western Star 1,700 SF cab and chassis and Altec model #DM47B 47 foot digger derrick. In the 2013-2014 budget, staff appropriated \$215,000 for this purchase. This price increase is due to changes in emissions standards which have increased the cost of the cab and chassis. In addition, a rise in metal prices has resulted in a price increase from the manufacturer of the utility body as well.

Council member West made a motion to approve a purchase at State contract bid price from Altec for one cab and chassis with aerial device for \$224,726, \$1,011 for tax and tag, and Budget Amendment #23 to appropriate an additional \$10,800 in

the Electric Utilities Department budget, seconded by Council member Schlesinger. The motion carried unanimously.

Council member West made a motion to adjourn the meeting, seconded by Council member Schlesinger. The motion carried unanimously.


Constantine H. Kutteh, Mayor

Attest:


Brenda Fugett, City Clerk

