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CITY OF STATESVILLE PRE-AGENDA MEETING – November 13, 2014
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:30 P.M.
STATESVILLE, NORTH CAROLINA

Mayor Costi Kutteh presiding:

Council Present: J. Johnson, Schlesinger, Watt, Morgan, West, Phifer, M. Johnson via telephone

Council Absent: 0

Staff Present: Fugett, Gaines, Pressley, Smyth, Cornelison, Salmon, Shelton, Davis, Harrell, Pressley, Watts, Anderson, Currier, Styers

Others: Frederick Foster, Keith Williams

Media Present: John Hamlin-Statesville Record & Landmark, Jim McNally-Statesville Record & Landmark

I Call to Order

Mayor Kutteh reviewed the agenda as follows:

II <u>Consent Agenda</u>

A. Consider approving the minutes of the October 30, 2014 Pre-Agenda meeting and the November 03, 2014 City Council meeting.

B. Consider approving a resolution directing the City Clerk to investigate a petition of annexation for property located at 2184 Salisbury Highway, Iredell County Parcel Identification Number 4753-85-7975; receive the City Clerk's Certificate of Sufficiency, and consider approving a resolution fixing a date of December 01, 2014 for a public hearing on the questions of the petitioned annexation.

C. Receive a report of a non-depreciable purchase in the Water Resources Department / Fourth Creek WWTP.
Mayor Kutteh stated that according to the City purchasing policy, the purchase of supplies and equipment, with a life expectancy of more than one year and a purchase price of $1,000 but less than $5,000, requires Council approval. An Orion STARA2146 Ammonia meter and kit was purchased on November 4, 2014 for $2,379.95. NPDES permits for both Fourth Creek and Third Creek require the City monitor ammonia nitrogen. The current meter failed and could not be repaired. A new one was purchased to maintain testing frequency (daily) as required by the permits.

<u>Regular Agenda</u>

III Conduct a public hearing and consider making an economic incentive to an existing industry supplier, Heung IL USA.
Mayor Kutteh stated an existing industry supplier, Heung IL USA, is considering an adjacent location to support operations in the City of Statesville. Heung IL, USA proposes a minimum investment of $2,341,507 and will create 30 new full time jobs, averaging $18.15 per hour and paying at least 50% of employee health benefits. The economic incentive shall be based upon the City's making an appropriation of $31,451 over a 5 year period based on the investment. Pursuant to the provisions of N.C.G.S. 158-7.1, notice of this public hearing was advertised in the November 7, 2014 edition of the Statesville Record & Landmark newspaper.

IV Receive the City's audited Comprehensive Annual Financial Report for the fiscal year ended June 30, 2014.
Mayor Kutteh said the report will be given by Robert Taylor with Potter and Company who has issued an unqualified opinion, which means the City's financial statements are free from material misstatements and are presented fairly in accordance with generally accepted accounting principles.

V Receive an update on "Statesville Connects."

Mayor Kutteh stated that Statesville Connects is a voluntary assistance program funded by donations from the City's utility customers, and others, and administered by the Salvation Army to provide emergency assistance for low income families and people in financial distress. Only Statesville residential utility customers who meet the Salvation Army's requirements are eligible to receive assistance with their bills.

VI Consider approving two appointments to the Historic Preservation Commission for unexpired terms.

Mayor Kutteh stated that Mr. Philip Fowler resigned from the Historic Preservation Commission as of October 24, 2014 due to ongoing health concerns. On February 17, 2014, he received the appointment for the unexpired term of Steven DiFiore. The newly appointed member would serve on the Commission until January 1, 2015. The Historic Preservation Commission term previously held by Janice Burns still remains unfilled and expires on January 1, 2017. The Commission is a nine member commission appointed by the City Council. A majority of the members of the Commission (e.g., five of the nine members) must have demonstrated special interest, experience or education in history, architecture, archaeology, or related fields. All members must reside within the extra-territorial jurisdiction of the City of Statesville. Members are appointed for three year staggered terms.

David Currier advised that staff had received another application since the pre-agenda meeting packet was distributed.

Mayor Kutteh reviewed the applicants.

VII Consider approving a motion to certify local matching funds for the Airport Layout Plan and the Environmental Assessment for the south parallel taxiway.

Mayor Kutteh said the City Council has approved the work authorizations for Parrish & Partners for the ALP and EA. The State Aid Grant amount is $261,540 and the local match is $29,060 for a project total of $290,000. After the funds are certified, the Division of Aviation will forward grant agreements and assurances to the City.

Council member J. Johnson reminded Council that the County pays 50% of the local match so the cost to the City is $14,530.

VIII Consider approving a hangar lease assignment from Michael Waltrip Racing to Price Solar.

Mayor Kutteh stated that Michael Waltrip Racing has closed its aviation division at Statesville Regional Airport. Price Solar is requesting that the City Council approve the assignment of the balance of the lease term, 16 years ending 7/31/2030. The following adjustments have been made:

- Increased land lease rate to $0.20 per square foot.
- Annual rent should be adjusted to the Consumer Price Index every three (3) years.
- The applicant will ensure that, at a minimum, $5 million in aircraft will be based at the hangar at all times.

These are the same basic lease assignment adjustments approved by the City Council for the GEM, LLC to Checkered Flag Aviation, LLC in June 2013. The Airport Commission approved the lease at their meeting today.

City Council interview of the Ward 6 applicants

Mr. Frederick Foster and Mr. Keith Williams are present.

Mayor Kutteh stated that Mr. Juan "JD" Williams contacted him and indicated that he is still interested in the position, but that he would not be attending this meeting. Mayor Kutteh said he encouraged Mr. Williams to attend as he thought it would be a valuable part of the process for Council to hear from him as well.

Mayor Kutteh advised the applicants that there is no requirement that they participate then invited each to speak briefly about themselves, what precipitated their interest in the position and their availability for meetings.

Mr. Foster stated his interest in representing Ward 6 is to bring improvement to the Ward as well as the entire city by working with Council to bring businesses and jobs to the area. Mr. Foster said he would also like to see more growth in the Statesville Police Department and Fire Department. Mr. Foster stated he has not served on any boards previously but his duties as a Police Officer with the Town of Cleveland included attending many town meetings and provided him with knowledge of board protocol and procedures.

Mr. Williams stated he was born and raised in Ward 6 and has always had an interest in what happens in his community and that his father, who served as a City Council member for several years, instilled in him the value of giving back to the community. Mr. Williams advised he has volunteered and served on many boards. He stated he is stable and has worked for Iredell Memorial Hospital for almost thirty years. He wants to see the city prosper and feels he will be an asset to City Council.

Mayor Kutteh explained the voting process that will be followed at the Council meeting on Monday.

Council members asked Mr. Foster and Mr. Williams a variety of questions regarding what experience they will add to the Council, their greatest concerns and challenges for Ward 6 and the city, and their ideas to bring growth and jobs to the community.

Mayor Kutteh concluded the interviews stating that both applicants were well prepared and forthright and that it would be an honor to serve with either of them. He added that the applicant that is selected will be sworn in at the December 01, 2014 City Council meeting.

There being no further business, Council member West made a motion to adjourn the meeting, seconded by Council member J. Johnson. The motion carried unanimously.

Constantine H. Kutteh, Mayor

Attest:

Brenda Fugett, City Clerk