

**MOUNT AIRY, NORTH CAROLINA  
REGULAR MEETING MINUTES  
April 18, 2019**

**MEMBERS PRESENT:**

**Mayor David L. Rowe, Commissioners Jim Armbrister, Shirley Brinkley, Dean Brown, Jon Cawley, and Steve Yokeley**

**APPROVAL OF AGENDA:**

**On motion by Commissioner Brinkley, seconded by Commissioner Armbrister and passed unanimously, the agenda was approved.**

**CONSENT AGENDA:**

**On motion by Commissioner Brinkley, seconded by Commissioner Armbrister and passed unanimously, the following items were approved by way of consent agenda:**

- **APPROVAL OF MARCH 1, 2019 BOARD WORK SESSION MINUTES AND APRIL 4, 2019 REGULAR MEETING MINUTES**
- **RESOLUTION 2019-069-MAKING RELOCATION/RETIREMENT COMMITTEE APPOINTMENT:**

**RESOLUTION NUMBER 2019-069**

**RESOLUTION MAKING RELOCATION/RETIREMENT COMMITTEE APPOINTMENT**

WHEREAS, Allen Burton has resigned from the Relocation/Retirement Committee;  
and

WHEREAS, it is recommended that Roger Cramer be appointed to fill Allen Burton's remaining term:

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF MOUNT AIRY BOARD OF COMMISSIONERS MEETING IN OPEN SESSION THAT:

- Section 1. Roger Cramer is hereby appointed to the Relocation/Retirement Committee to fill the remaining term of Alan Burton, which shall expire August 30, 2019.
- Section 2. This resolution shall become effective upon approval.

Approved and adopted this the 18<sup>th</sup> day of April, 2019.

(end of consent agenda)

**SPECIAL PRESENTATIONS:**

**a) Recognition of Taylor Inman—Eagle Scout Designation:**

Michella Huff mentioned that Taylor Inman organized, constructed and installed two kiosks along the Granite City Greenway for his Eagle Scout Project. The kiosks will be utilized for advertising and promoting Mount Airy Parks & Recreation and other community events.

Mayor Rowe thanked and congratulated Taylor for his work and presented him with a certificate of recognition for his efforts.

**b) Citizen Police Academy Graduation:**

Chief Dale Watson gave an overview of the Citizens Police Academy. This is their 19<sup>th</sup> session.

Chief Dale Watson, Captain Alan Freeman, Captain Barry VanHoy, and CPO Stacy Inman presented the following participants with a certificate of completion for the Citizen Police Academy:

Margaret (Maggie) J. Beal

Suzanne L. Curlee

William (Robbie) Curlee

Donald I. Eash

Donna M. Eash

Janice F. Hill

Robert C. Keck

Larry F. Kessler

Richard A. Loftis

Aubrey L. Mabe

John R. Nebelski

Gray Parker

William B. Pendleton

Margaret E. Redman

Anglea Wagner

James (Scott) Wilson

Joey D. Wilson

**PUBLIC HEARING:**

**Board to Hear Public Comment Regarding Request to Rezone Property Located at the 400 Block of Franklin Street:**

Mayor Rowe: This item is a public hearing to hear comments regarding a request to rezone property located at the 400 block of Franklin Street. I want to recognize Andy Goodall.

Andy Goodall: Thank you Mayor. This is the city-owned parcel you requested at a meeting last month to set a public hearing to rezone the property from M-1, which is our industrial classification, to B-2, our general business classification. This will match up, zoning-wise, with the Spencer's property and the other properties that are along the edge of the MSD. It is consistent with the downtown category in the City's Comprehensive Plan and is consistent

with the non-residential zoning districts that are in that area. B-2 and M-1 work together...M-1 is our most intense zoning classification, it allows the most uses and B-2 falls right behind that. The main difference is your heavy industrial uses will not be allowed in B-2 and you would add the ability to have mixed-use residential uses in B-2. The property has had a sign on it for the last two weeks, notifications were mailed out to the surrounding property owners, and the public hearing was advertised in the Mount Airy News two Friday's previous to tonight's meeting. Do you have any questions? Thank you.

Mayor Rowe: Thank you Andy. I will now open the public hearing for comments. Please come to the podium, state your name, address and whether or not you reside in city limits.

**Mayor Rowe declared the public hearing open.**

Mayor Rowe: Anyone wish to address the board? All right, seeing no speakers, I will declare the public hearing closed.

**Mayor Rowe declared the public hearing closed.**

**PUBLIC FORUM:**

Mayor Rowe: The next item on the agenda is a public forum. This is an opportunity for anyone in the audience to address the board. Please come up to the podium, state your name, address, and whether or not you reside in the city limits. You will be given three minutes to make your comments and the City Clerk will ring the bell to signal when your three minutes are up. I ask that you state your thoughts, facts, and opinions in a respectful manner. This shall not include name calling or defamation of anyone's character. After the public forum is closed, all items on the agenda will be for board discussion only—the audience will not be recognized for comments. I now declare the public forum open.

**Mayor Rowe declared the public forum open.**

Todd Tucker, SCEDP President (city resident): Good evening Mr. Mayor and Commissioners. My name is Todd Tucker, I am the President of the Surry County Economic Development Partnership and I do live in the city limits of Mount Airy. I wanted to come and talk about our support for an agenda item that is later on the agenda about the Factory Street water and sewer project. As you know, water and sewer infrastructure is very important to the economic vitality of any town, city, county, state, etc. Without water and sewer, you can't have a good economic growth. Without working water and sewer, you can't have good economic growth. I think it is very important, especially from the business standpoint, that we invest in utilities, one that we have already invested money in, and to keep those working and we keep them working in good order for companies that are already there and the jobs that already reside there. It is very important that we maintain those things. That is the basis of what some of the businesses look for when they come to a city is services provided and water and sewer is part of that. The Economic Development Partnership is strong in support of proceeding with the project for Factory Street. We obviously understand that there is some cost issues with that and you have to make some decisions relating to that but I

don't think it is going to get any cheaper...you know it is probably going to get more expensive. It is one of those things that unfortunately, once you start it you have to invest in it and make some wise investments and do it. In that area where we are talking about, there is a lot of blue collar/factory jobs but there is also a lot of professional jobs-a good mix of all of those job types and they have been here for quite a while. From our standpoint, I would hope that you consider to move forward with that process and go along with the project and fix/repair/update all of the things that need to be done in that area. Thank you.

Mayor Rowe: Anyone else wish to speak? All right, seeing no one else, I declare the public forum closed.

Mayor Rowe declared the public forum closed.

### **OLD BUSINESS:**

#### **Renfro Street Sidewalk Feasibility Update:**

Mitch Williams gave the board an update on the Renfro Street sidewalk (From Elm Street to Independence Boulevard). The total length of sidewalk would be about 920 feet with about 700 feet being in an area where the road shoulder is very narrow leaving insufficient room for a standard sidewalk. Multiple options to provide room for a walkway in this section were considered in 2005, including adding fill to increase the width of the cross-section, constructing a boardwalk-type bridge structure made of wood, and two different types of retaining walls. A concrete retaining wall design was ultimately selected and put out for bids but was rejected due to excessive expense. Construction cost data indicates that this work would now approach around \$500,000. By comparison, a standard five-foot sidewalk of this length would cost around \$40,000 to \$50,000.

Jeff Boyles spoke with NCDOT asking if they were interested in restriping the road to eliminate the turn lane, which would shift the northbound lane over to allow room for a sidewalk; however, they stated they want to keep the turn lanes for both North Main Street and into the shopping center.

NCDOT officials informed Jeff that if the city wanted their participation in the construction of the sidewalk, the project should be included in the State Transportation Improvement Program (STIP). The project would need to be recommended by the Northwest Piedmont Regional Planning Organization through the regular process.

Commissioner Armbrister thanked staff for providing this detail about the sidewalk. He stated this area is not safe for pedestrians. He would like to re-approach the sidewalk with the PTRC and NCDOT to get it in the STIP.

Commissioner Brinkley agreed that this is a safety issue and feels something needs to be done.

Commissioner Yokeley stated that if the board wants this included in the plan, they need to send a resolution from this Board to the RPO and request that it be placed in the STIP. Once

the city does this, it will take a long time because there are a lot of priorities. In the meantime, the city could be looking for possible grants. There are other ways to fund it.

**Commissioner Armbrister made a motion to send a resolution to the Rural Planning Organization requesting the Renfro Street Sidewalk project to be placed in the STIP. Commissioner Brinkley seconded it and it was approved unanimously.**

**RESOLUTION 2019-070-AWARDING FACTORY STREET WATER PROJECT:**

**On motion by Commissioner Yokeley, seconded by Commissioner Brinkley and passed unanimously, the following resolution was approved:**

**RESOLUTION NUMBER 2019-070**

**RESOLUTION AWARDING FACTORY STREET WATER SYSTEM IMPROVEMENTS PROJECT CONTRACT**

WHEREAS, the City advertised for bids for the Factory Street Water System Improvements Project in March, 2019, however, less than three bids were received; therefore, the project was re-advertised; and

WHEREAS, the project was re-bid on April 9, 2019 with two bids being received as follows:

<u>Contractor:</u>	<u>Base Bid:</u>
Carolina Grading & Utilities, Inc. (Jefferson, NC)	\$1,372,344
DLB, Inc. (Hillsville, VA)	Deemed Nonresponsive

WHEREAS, the bid received by DLB, Inc. was deemed nonresponsive due to the use of an incorrect bid form and was rejected; and

WHEREAS, Carolina Grading & Utilities, Inc.'s bid also included three Deductive Bid Items: One for changing a proposed water line location; Two for eliminating sewer line replacements. In tabulation of the bid, no errors were found; and

WHEREAS, it is recommended to award the contract for the Factory Street Water System Improvements Project to Carolina Grading & Utilities, Inc. for the base bid of \$1,372,344 minus Deductive Bid Item 1 (\$42,000), resulting in a contract amount of \$1,330,344. It is also recommended that a contingency amount of approximately 10% of the contract price be added for a total amount of \$1,463,000:

**NOW, THEREFORE BE IT RESOLVED BY THE CITY OF MOUNT AIRY BOARD OF COMMISSIONERS MEETING IN OPEN SESSION THAT:**

Section 1. The Board of Commissioners does hereby award the Factory Street Water System Improvements Project Contract to Carolina Grading & Utilities, Inc. for the bid of \$1,330,344 (Base bid \$1,372,344 minus deductive bid item #1 \$42,000) with a 10% contingency fee for a total project cost of \$1,463,000.

Section 2. The Board of Commissioners does hereby authorize the Mayor to execute said contract per review and approval by the City Attorney.

Section 3. This resolution shall become effective upon approval.

Approved and adopted this the 18<sup>th</sup> day of April, 2019.

**ORDINANCE 2019-034-PROJECT ORDINANCE AMENDMENT #1 FOR FACTORY STREET WATER SYSTEMS IMPROVEMENT GRANT PROJECT:**

**On motion by Commissioner Brinkley, seconded by Commissioner Armbrister and passed unanimously, the following ordinance was approved:**

**ORDINANCE NUMBER 2019-034**

**PROJECT ORDINANCE AMENDMENT #1  
FOR  
FACTORY STREET WATER SYSTEMS IMPROVEMENT GRANT PROJECT**

WHEREAS, the City of Mount Airy adopted a project ordinance for the Factory Street Water Systems Improvement Grant Project on October 5, 2017; and

WHEREAS, it is necessary to amend the project ordinance to reflect additional water line improvement expenditures:

BE IT ORDAINED by the Board of Commissioners of the City of Mount Airy, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the project ordinance is hereby amended as follows:

**Section 3**

The following amounts are appropriated for the project:

Water and Sewer Expenditures	\$ <u>240,756</u>
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**Section 4**

The following revenues are anticipated to be available to complete this project:

Transfer from Water and Sewer Fund	\$ <u>240,756</u>
	\$ <u>240,756</u>

Approved and adopted this the 18<sup>th</sup> day of April, 2019.

**ORDINANCE 2019-035-BUDGET ORDINANCE AMENDMENT FOR FACTORY STREET WATER & SEWER SYSTEM IMPROVEMENTS:**

**On motion by Commissioner Brinkley, seconded by Commissioner Yokeley and passed unanimously, the following ordinance was approved:**

**ORDINANCE NUMBER 2019-035  
BUDGET ORDINANCE AMENDMENT**

WHEREAS, the City of Mount Airy adopted the 2018-19 budget on June 18, 2018;  
and

WHEREAS, it is necessary to amend the budget ordinance in order to provide additional funds for the Factory Street water and sewer system improvements; and

WHEREAS, General Statute 159-15 of the North Carolina Government Fiscal Control Act provides authority to amend a current municipal budget:

NOW, THEREFORE, be it ordained that authorization is hereby given to make the following adjustments:

	Increase <u>(Decrease)</u>
Section 1. Water & Sewer Fund Appropriations	
Public Works	90,744
Transfer to Water & Sewer Capital Projects Fund	<u>240,756</u>
	<u>331,500</u>
Section 2. Water & Sewer Fund Revenue Estimates	
Appropriation of Fund Balance	<u>331,500</u>
	<u>331,500</u>

Approved and adopted this the 18<sup>th</sup> day of April, 2019.

**ORDINANCE 2019-036-REZONE PROPERTY LOCATED AT THE 400 BLOCK OF FRANKLIN STREET:**

**On motion by Commissioner Brinkley, seconded by Commissioner Armbrister and passed unanimously, the following statement of consistency was approved:**

**“The request is consistent with the future land use (downtown) and growth management recommendations in the City of Mount Airy Comprehensive Plan. The request is reasonable in that it is compatible with the previously mentioned recommendations found in the City of Mount Airy Comprehensive Plan and the adjacent non-residential zoning districts and their permitted uses.”**

**On motion by Commissioner Brown, seconded by Commissioner Armbrister and passed unanimously, the following ordinance was approved:**

**ORDINANCE NUMBER 2019-036**

**ORDINANCE TO REZONE PROPERTY LOCATED AT THE 400 BLOCK OF FRANKLIN STREET**

WHEREAS, the City of Mount Airy Board of Commissioners desires to rezone a city owned parcel (3.22 acres) located at the 400 block of Franklin Street, Tax ID 5020-15-54-6661, from M-1 (Industrial) to B-2 (General Business); and

WHEREAS, the Board of Commissioners of the City of Mount Airy directed that a public hearing be conducted on the 18<sup>th</sup> day of April, 2019; and

WHEREAS, the Board of Commissioners, having conducted the public hearing, concur that the property herein described be rezoned and adopt the following Statement of Consistency:

#### **STATEMENT OF CONSISTENCY**

“The request is consistent with the future land use (downtown) and growth management recommendations in the City of Mount Airy Comprehensive Plan. The request is reasonable in that it is compatible with the previously mentioned recommendations found in the City of Mount Airy Comprehensive Plan and the adjacent non-residential zoning districts and their permitted uses.”

NOW, THEREFORE BE IT ORDAINED by the City of Mount Airy Board of Commissioners that this city owned 3.22-acre parcel shown on the attached Exhibit A identified as 400 block of Franklin Street, Tax ID Number 5020-15-54-6661, be rezoned from M-1 (Industrial) to B-2 (General Business):

BE IT FURTHER ORDAINED that the Zoning Map of the City of Mount Airy be amended to reflect this change.

Approved and adopted this the 18<sup>th</sup> day of April, 2019.

#### **RESOLUTION 2019-071-AUTHORIZING LETTER OF SUPPORT FOR P5.0 NON-HIGHWAY DRAFT PROGRAMMED PROJECTS:**

**On motion by Commissioner Yokeley, seconded by Commissioner Brinkley and passed unanimously, the following resolution was approved:**

#### **RESOLUTION NUMBER 2019-071**

#### **RESOLUTION AUTHORIZING LETTER OF SUPPORT FOR P5.0 NON-HIGHWAY DRAFT PROGRAM PROJECTS**

WHEREAS, the Northwest Piedmont RPO submitted projects within Mount Airy for scoring and ranking in NCDOT’s strategic prioritization process. These projects were submitted and scored in P5.0 Non-Highway Draft Programmed Projects; and

WHEREAS, the City of Mount Airy understands that a local match is required for STI-funded Aviation, Bicycle/Pedestrian, and Public Transportation projects with a minimum of 20% for Bicycle/Pedestrian and 10% for Aviation and Public Transportation; and

WHEREAS, the following P5.0 Non-Highway project for Mount Airy has been programmed in the Draft 2020-2029 STIP with the associated local match:

Project Name: Hospital Sidewalk Network—S. South Street  
City of Mount Airy 20% Match: \$156,847.00

WHEREAS, said letter of support is a commitment of support and awareness that is needed by the NCDOT TIP unit in order to program the projects; and

WHEREAS, the letter of support is necessary not only for the required local matches, but also for any other funds/contributions toward non-highway projects:

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF MOUNT AIRY BOARD OF COMMISSIONERS MEETING IN OPEN SESSION THAT:

Section 1. The Board of Commissioners does hereby authorize the Mayor to execute said letter of support to be mailed to the NCDOT STIP Unit Manager.

Section 2. This resolution shall be effective upon approval.

Approved and adopted this the 18<sup>th</sup> day of April, 2019.

**RESOLUTION 2019-072-AUTHORIZING PAYMENT FOR SPENCER'S PROJECT PHASE I INFRASTRUCTURE BORROWING PROCESS:**

**On motion by Commissioner Yokeley, seconded by Commissioner Brinkley and passed unanimously, the following resolution was approved:**

**RESOLUTION NUMBER 2019-072**

**RESOLUTION AUTHORIZING PAYMENT FOR SPENCER'S PROJECT PHASE I INFRASTRUCTURE BORROWING PROCESS**

WHEREAS, the City of Mount Airy Board of Commissioners instructed staff to begin the process of borrowing funds to pay for the Spencer's Project Phase I Infrastructure Project; and

WHEREAS, staff, along with others, began the work necessary to move forward with borrowing for said project; and

WHEREAS, at the March 21, 2019 Board Meeting, the Board of Commissioners voted to use monies in the City of Mount Airy's fund balance to pay for the Phase I infrastructure instead of borrowing; and

WHEREAS, staff has received invoices for services rendered from Pope Flynn Group; Parker Poe, Adams & Bernstein, LLP; and DEC Associates for work completed for said borrowing process; and

WHEREAS, funding for said process is available for payment in this Fiscal Year's budget:

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF MOUNT AIRY BOARD OF COMMISSIONERS MEETING IN OPEN SESSION THAT:

Section 1. The Board of Commissioners does hereby authorize payment for services rendered for the Spencer's Phase I Infrastructure Borrowing Process.

Invoices received are as follows:

Pope Flynn Group	\$ 2,120.00
Parker, Poe, Adams & Bernstein, LLP	\$ 6,637.50
<u>DEC Associates, Inc.</u>	<u>\$17,850.00</u>
<b>Total:</b>	<b><u>\$26,607.50</u></b>

Section 2. This resolution shall become effective upon approval.

Approved and adopted this the 18<sup>th</sup> day of April, 2019.

**OTHER BUSINESS:**

**a) Granite City Greenway Bridge Memorial Dedication-Michael Gray York:**

Commissioner Brinkley asked about the status of the Michael Gray York memorial dedication they were going to do on the Granite City Greenway Bridge. She feels that needs to be done because Mr. York was a special person who rode his bike everywhere. Mr. York was struck by a vehicle while riding his bike in 1991. This was brought up a few years ago but nothing had ever been done. She would like for the city to make a commitment to have this bridge memorialized in Mr. York's name and possibly include a plaque on the bridge.

**Commissioner Brinkley made a motion to move forward with a memorial dedication in Michael Gray York's name with a plaque to be placed on the Granite City Greenway Bridge. Commissioner Armbrister seconded it and it was approved unanimously.**

**b) Safety Issue-Carlos Jones Blue Ridge Park Gazebo:**

Commissioner Brinkley mentioned a safety issue in the Carlos Jones Blue Ridge Park's Gazebo-individuals are climbing into the turret and they could easily fall through the glass panes located on the turret. She would like safety railing or something to be installed to prevent individuals from climbing into the turret.

**Commissioner Brinkley made a motion to place a safety barrier at the entrance of the turret to prevent individuals from being able to climb inside the turret. Commissioner Yokeley seconded it and it was approved by a four to one vote:**

**Vote Aye: Commissioners Brinkley, Yokeley, Brown, and Armbrister**

**Vote Nay: Commissioner Cawley**

**REMARKS BY OFFICIALS:**

**Shirley Brinkley:** Congratulated the CPA graduates.

Congratulated Taylor Inman for his Eagle Scout project. He is a great example.

Feels this was a good meeting.

Thanked the Board for their support.

**Jim Armbrister:** Congratulated Taylor Inman. He is a good role model.

Congratulated the CPA graduates-this is a great beneficial program.

Appreciated Todd Tucker's comments.

Heartfelt sympathy goes out to the Hanesbrands employees and their families.

**Steve Yokeley:** Congratulated Taylor Inman for his Eagle Scout project.

Congratulated the CPA graduates.

All city departments are wonderful-very fortunate to have them.

Nice to hear positivity during the public forum.

**Dean Brown:** Congratulated Taylor Inman for his Eagle Scout project.

Congratulations to the CPA graduates.

**Jon Cawley:** Congratulated Taylor Inman for his Eagle Scout project.

Congratulated the CPA graduates. Great program.

Heartbroken over the Hanesbrands closing. Thinks it is related to the tax increase and water/sewer increase.

**Barbara Jones:** Congratulated Taylor Inman for his Eagle Scout project.

Noted that the monthly financials were distributed to the Mayor and Board.

**Hugh Campbell:** No comments.

**Mayor Rowe:** Spoke with a gentleman who moved to Mount Airy who mentioned all the good things that were happening. He said the city wastes too much on the negative and not enough discussion on the positive. There are so many good and positive things happening. Everyone should focus on the positive things and not on the negative things.

**RECESS:**

**On motion by Commissioner Brinkley, seconded by Commissioner Armbrister and passed unanimously, the meeting was recessed to April 29, 2019 2:00 pm for FY 2019/2020 Budget Discussion Meeting.**

**Approved and adopted this the 2<sup>nd</sup> day of May, 2019.**

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David L. Rowe, Mayor

ATTEST:

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Melissa N. Brame, City Clerk