

**MOUNT AIRY, NORTH CAROLINA
REGULAR MEETING MINUTES
June 3, 2021**

MEMBERS PRESENT: Mayor Ron Niland, Commissioners Tom Koch, Marie Wood, and Steve Yokeley

MEMBER ABSENT: Commissioner Cawley

APPROVAL OF AGENDA:

Commissioner Wood made a motion to approve the agenda and it was approved unanimously.

CONSENT AGENDA:

On motion by Commissioner Koch and approved unanimously, the following Consent Agenda items were approved:

- **APPROVAL OF MARCH 30, 2021 BOARD WORKSHOP MINUTES AND MAY 6, 2021 REGULAR MEETING MINUTES**
- **RESOLUTION 2021-077-SETTING PUBLIC HEARING FOR AMENDMENTS TO SECTIONS 4 AND 7 OF THE CITY OF MOUNT AIRY CODE OF ORDINANCES AND ADOPTION OF NON-RESIDENTIAL MAINTENANCE CODE:**

RESOLUTION NUMBER 2021-077

**RESOLUTION SETTING PUBLIC HEARING FOR AMENDMENTS TO SECTIONS 4 AND 7
OF THE CITY OF MOUNT AIRY CODE OF ORDINANCES AND ADOPTION OF NON-
RESIDENTIAL MAINTENANCE CODE**

WHEREAS, the City of Mount Airy Board of Commissioners adopted the International Property Maintenance Code (IPMC) in 2018, which repealed Chapter 4-Article V and Chapter 6-Section 6.9; however, at the discretion of the City, Article V and Section 6-9, will not be struck from this Code until further review; and

WHEREAS, City staff has found that the ordinances repealed were more than sufficient to regulate residential dwellings and a separate and distinct Ordinance is necessary to regulate non-residential structures; and

WHEREAS, City staff also found numerous reasons to repeal the IPMC and revert back to the previous City Ordinances as well as adopt a new Non-Residential Maintenance Code; and

WHEREAS, the Planning Board has reviewed the proposed amendments and new Non-Residential Maintenance Code and recommends review and approval by the Board of Commissioners:

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

- Section 1. A Public Hearing be held on Thursday, June 17, 2021 at 6:00 pm to hear public comment on the above mentioned item.
- Section 2. Notice of the public hearing shall be published in the Mount Airy News, a newspaper having general circulation in the City of Mount Airy, at least ten (10) days prior to the date of the public hearing.
- Section 3. This resolution shall become effective upon approval.

Approved and adopted this the 3rd day of June, 2021.

- **RESOLUTION 2021-078-SETTING PUBLIC HEARING CLOSING OUT COMMUNITY DEVELOPMENT BLOCK GRANT**
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RESOLUTION NUMBER 2021-078

RESOLUTION SETTING PUBLIC HEARING CLOSING OUT COMMUNITY DEVELOPMENT BLOCK GRANT

WHEREAS, the construction of sewer lines in the Maple/Merritt Street neighborhood has been completed; and

WHEREAS, this project was partially funded by a Community Development Block Grant that was awarded in May 2018; and

WHEREAS, the project replaced the sewer lines on Maple, Merritt, Porter, and Phippen Streets, replaced lines on portions of Willow Street and Rawley Avenue, and crossed over North South Street to correct problem areas on the way to the large sewer main; and

WHEREAS, the CDBG closeout date is July 2, 2021 and a final Public Hearing is required to meet citizen participation requirements before the grant can be closed:

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

- Section 1. A Public Hearing be held on Thursday, June 17, 2021 at 6:00 pm to hear public comment on the above mentioned item.
- Section 2. Notice of the public hearing shall be published in the Mount Airy News, a newspaper having general circulation in the City of Mount Airy, at least ten (10) days prior to the date of the public hearing.
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Approved and adopted this the 3rd day of June, 2021.

(end of consent agenda)

SPECIAL PRESENTATION:

a) Tourism Update: Jessica Roberts, Mount Airy TDA Executive Director:

Jessica Roberts reviewed the Quarterly Tourism Report and distributed copies to the Mayor and Board of Commissioners.

PUBLIC HEARINGS:

a) Board to Hear Public Comment Regarding Proposed FY 2021-2022 Budget:

Mayor Niland declared the public hearing open for comments.

Joe Zalescik, 1541 West Devon Drive spoke in favor of the budget. He has reviewed the entire budget and feels it very well prepared. He asked about merit raises for employees.

Barbara Jones explained the city has a pay scale for employees but due to the economy, merit raises have not been done in a number of years. The raise that is included in the budget is an across the board 2% or \$1,000, whichever is greater for the employee only-there is no other movement beyond that.

Mr. Zalescik added there was discussion about property valuation and revenue neutral-he added the seven-percent to his property assessment and it was still under market value. He feels this is a good budget.

Seeing no one else wishing to speak, Mayor Niland declared the public hearing closed.

PUBLIC FORUM:

Mayor Niland declared the public forum open for comments.

Teresa Lewis, 538 Montclair Drive expressed interest in being appointed to fill the unexpired term of the Commissioner at-Large seat vacated by Ron Niland.

Seeing no one else wishing to speak, Mayor Niland declared the public forum closed.

OLD BUSINESS:

a) AT&T Antenna on Rockford Street Water Tank Contract Update:

Mitch Williams doesn't have an update on this item. These companies usually hire consultants to negotiate their leases. Around six months ago, a consultant contacted Public Works regarding the Rockford Street tank contract and they sent the contract that the Board received at the last meeting. The Board noticed the decreases and asked him to keep negotiating. The company said they will go up to 15% and sign the 5-year term but wouldn't move on the additional increase with the new signing. His suggestion is if the Board isn't comfortable with this, to allow Public Works to continue working on negotiations as well as pursuing new avenues/new people to speak with. Mitch stated he is going to look into a tech maintenance company that may be a good avenue.

Barbara Jones recommended allowing Mitch to continue negotiations using the resources he can find.

Mitch stated he will continue with negotiations and bring what he finds back to the board at a later meeting.

b) Resolution 2021-073-Approving Contracts for Group Insurance:

Susan Jones stated during continued negotiations, the City has received a rate of 14.69% increase with Aetna for employee health insurance. The recommendation is to move from Blue Cross/Blue Shield to Aetna for both health and dental insurance and remaining with Community Eye Care for vision insurance. She recommends approval of Resolution 2021-073 for Group Health Insurance.

Commissioner Koch made a motion to approve Resolution 2021-073 and it was approved unanimously:

RESOLUTION NUMBER 2021-073

GROUP INSURANCE

WHEREAS, Blue Cross/Blue Shield of NC has been providing health insurance coverage for full-time city employees and after careful negotiations, it is staff recommendation to change the health insurance carrier to Aetna with a 14.69% increase in rates; and

WHEREAS, Blue Cross/Blue Shield of NC has been providing dental insurance for the past few years and after negotiations, it is staff recommendation to change the dental insurance carrier to Aetna with a 15.1% decrease in rates; and

WHEREAS, Community Eye Care has been providing vision insurance for the last few years and after negotiations, it is staff recommendation to remain with Community Eye Care for vision insurance with no proposed increase:

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 a one (1) year contract and all other documents necessary to provide health insurance and dental coverage with Aetna to begin July 1, 2021.

Section 2. The Board of Commissioners does hereby authorize the Mayor to execute a one (1) year contract and all other documents necessary to provide vision insurance coverage with Community Eye Care to begin July 1, 2021.

Section 3. This resolution shall become effective upon approval.

Approved and adopted this the 3rd day of June, 2021.

NEW BUSINESS:

a) Resolution 2021-079-Accepting Offer to Purchase Portion of Property Following the Upset Bid Process for City-Owned Property Lying Between Galax Trail and North Franklin Road:
Commissioner Koch doesn't feel the City should pay for the survey of the property.

Commissioner Wood made a motion to approve the sale of the property with the purchaser (Jamie Hill) to pay the cost for and provide the City with the survey and it was approved unanimously.

Commissioner Wood made a motion for the proceeds from this sale to go into the Capital Investment Fund and it was approved unanimously.

RESOLUTION NUMBER 2021-079

RESOLUTION ACCEPTING OFFER TO PURCHASE PROPERTY FOLLOWING THE UPSET BID PROCESS FOR CITY OWNED PROPERTY LYING BETWEEN GALAX TRAIL AND NORTH FRANKLIN ROAD

WHEREAS, the City of Mount Airy received a formal offer from Jimmy Hill to purchase certain real property owned by the City of Mount Airy; and

WHEREAS, said offer is to purchase a 5.13 acre portion of a parcel lying between Galax Trail and North Franklin Road (Parcel ID 502113035152) for the amount of \$22,500; and

WHEREAS, at the May 6, 2021 Regular Board Meeting, the Board of Commissioners voted this portion as surplus and authorized the City Clerk to begin the upset bid process to dispose of said 5.13 acre parcel subject to a survey prior to conveyance; and

WHEREAS, a proper bid deposit was received from Mr. Hill and the City Clerk properly advertised in accordance to North Carolina General Statute 160A-269 with no upset bids received during the required period; and

WHEREAS, the Mount Airy Board of Commissioners find as a matter of fact that the City of Mount Airy has no municipal use of the property in question:

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

- Section 1. The Board of Commissioners does hereby accept the offer to purchase the 5.13 acre portion of said property lying between Galax Trail and North Franklin Road (Parcel ID 502113035152) for the amount of \$22,500, less applicable excise tax (revenue stamp).
- Section 2. The purchaser (Mr. Hill) will obtain a survey of the designated 5.13-acre parcel and the City will convey according to the new survey.
- Section 3. The Board of Commissioners, upon payment of the offer and after the survey is performed, instructs the City Attorney to prepare a North Carolina Special

Warranty Deed for the Mayor to execute and deliver on behalf of the City of Mount Airy.

Section 4. This resolution shall become effective upon approval.

Approved and adopted this the 3rd day of June, 2021.

b) Resolution 2021-080-Approving Mowing Contracts:
Commissioner Yokeley made a motion to approve resolution 2021-080 and it was approved unanimously:

RESOLUTION NUMBER 2021-080

RESOLUTION APPROVING MOWING CONTRACTS

WHEREAS, the City of Mount Airy has received informal bids for the two-year Granite City Greenway Mowing Contract and two-year Pump and Lift Station Mowing Contract; and

WHEREAS, bids for the Granite City Greenway Mowing ranged between \$10,000 and \$33,773.92 per year with S and S Cutting being the lowest bidder at \$10,000 per year; and

WHEREAS, bids for the Pump and Lift Station Mowing ranged between \$14,000 and \$34,874 per year with Stevens and Son Landscaping being the lowest bidder at \$14,000 per year; and

WHEREAS, it is staff recommendation to award the two-year Granite City Greenway Mowing Contract to S and S Cutting for the cost of \$10,000 per year with a total cost for the two-year contract being \$20,000; and

WHEREAS, it is staff recommendation to award the Pump and Lift Station Mowing Contract to Stevens and Son Landscaping for the cost of \$14,000 per year with a total cost for the two-year contract being \$28,000;

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 two-year Granite City Greenway Mowing Contract to S and S Cutting for the total cost of \$20,000 (\$10,000/year).

Section 2. The Board of Commissioners does hereby award the two-year Pump and Lift Station Mowing Contract to Stevens and Son Landscaping for the total cost of \$28,000 (\$14,000/year).

Section 3. The Board of Commissioners does hereby authorize the Mayor to execute both contracts per review and approval by the City Attorney.

Section 4. This resolution shall become effective upon approval.

Approved and adopted this the 3rd day of June, 2021.

c) Resolution 2021-081-Approving Pedestrian Grade Railroad Crossing Agreement/Easement: Commissioner Koch made a motion to approve Resolution 2021-081 and it was approved unanimously:

RESOLUTION NUMBER 2021-081

RESOLUTION APPROVING PEDESTRIAN GRADE RAILROAD CROSSING AGREEMENT AND EASEMENT

WHEREAS, the City of Mount Airy has received grants to expand the Granite City Greenway one mile and two-tenths along with restoration and conservation efforts along the Ararat River going North towards Jones Intermediate School; and

WHEREAS, The Granite City Greenway is an outstanding recreational resource for the community and continues to be a regional tourism draw for Mount Airy; and

WHEREAS, a Pedestrian Grade Railroad Crossing Agreement/Easement is needed for the property located near the railroad along Riverside Drive to continue with this project; and

WHEREAS, this agreement/easement will allow a sufficient area for the construction and maintenance of the Greenway for use by the public along the Ararat River as well as providing a safe area near the trestle:

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 approve the Pedestrian Grade Railroad Crossing Agreement and Easement.

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

Section 3. This resolution shall become effective upon approval.

Approved and adopted this the 3rd day of June, 2021.

d) Resolution 2021-082-Approving Mount Airy FY 2021 Sewer Rehab-Marion Street/Marshall Street/Willow Street:

Commissioner Wood made a motion to approve Resolution 2021-082 and it was approved unanimously:

RESOLUTION NUMBER 2021-082

**RESOLUTION AWARDING MOUNT AIRY FY 2021 SEWER REHAB CONTRACT--
MARION STREET/MARSHALL STREET/WILLOW STREET**

WHEREAS, the purpose of the Mount Airy FY 2021 Sewer Rehab Project is to replace sewer lines that have suffered several recent failures and caused overflows in various sections of the City-these areas include Marion Street, Marshall Street, and Willow Street near the West Lebanon Street intersection; and

WHEREAS, bids were solicited and opened on May 24, 2021 with results as follows:

<u>Contractor</u>	<u>Total Bid</u>
CW Cauley & Son, Inc., Patrick Springs, VA	\$ 94,000.00
Smith-Rowe, Inc., Mount Airy, NC	\$104,472.70
Steve Tate & Son, Inc., Mount Airy, NC	Did Not Bid

WHEREAS, it is staff recommendation to award the Mount Airy FY 2021 Sewer Rehab Contract to CW Cauley & Son, Inc. for the amount of \$94,000 with a total contract amount of \$99,000 for consideration of contingencies; and

WHEREAS, funds for this project are available in the current year's water and sewer rehab budget and staff is in contact with NCDEQ to inquire if any Maple/Merritt Sewer Rehab Project funds can be applied to this project:

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 Mount Airy FY 2021 Sewer Rehab Contract to CW Cauley & Son, Inc. for the amount of \$94,000 with a total contract amount of \$99,000 for consideration of contingencies.
- 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 3rd day of June, 2021.

REMARKS BY OFFICIALS:

Commissioner Wood: No comments.

Commissioner Yokeley: Wants everyone to remember the true meaning of Memorial Day-not a day to celebrate, but a day to remember and to give thanks for those who have lost their

lives in service to this Country. D-Day is also coming up and he hopes everyone remembers that as well.

Commissioner Koch: Distributed the listing of non-profits that his Vision Committee prepared to Hospice House, Mount Airy Library, Mount Airy City Schools, Mount Airy Police Department, Chamber of Commerce, Salvation Army, and Jones Resource Center. Pam Stone gave him the idea to place some at the Finance Department's payment window. Pam will also take some to her church. He brought extras for anyone in the audience.

Thanks to the Vision Committee for their work on this project.

Hugh Campbell: No comments.

Barbara Jones: Reiterated what Commissioner Yokeley said about Memorial Day. Thanks to Nicki Brame and the Fire Department for organizing and setting up for the Memorial Day program.

Mayor Niland: Memorial Day Program was very well done. Thanked Nicki Brame, the Fire Department, City Honor Guard, and everyone who participated in the program.

Received a call regarding the bill for city elections moving to even years has passed and all that is left is for the Governor to sign the bill.

Thanked Barbara Jones and city staff for their work on the budget.

Thanked the Board for appointing him as Mayor. He appreciates it and feels blessed to serve with the Board.

CLOSED SESSION:

Commissioner Koch made a motion to enter into closed session pursuant to NCGS 143-318.11(a)(4) Economic Development and it was approved unanimously.

OPEN SESSION:

Commissioner Koch made a motion to enter back into open session and it was approved unanimously.

RECESS:

Commissioner Koch made a motion to recess to June 7, 2021 11:00 am for Budget Workshop and it was approved unanimously.

Approved and adopted this the 1st day of July, 2021.

Ronald M. Niland, Mayor

ATTEST:

Melissa N. Brame, City Clerk