

Salisbury, North Carolina
May 3, 2022

REGULAR MEETING

PRESENT: Mayor Karen K. Alexander, Presiding; Council Members Harry McLaughlin, David Post, and Anthony Smith; Interim City Manager Brian Hiatt, City Clerk Kelly Baker; and City Attorney J. Graham Corriher.

ABSENT: Mayor Pro Tem Tamara Sheffield.

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The meeting was called to order by Mayor Alexander at 6:00 p.m. A moment of silence was taken.

PLEDGE OF ALLEGIANCE

Mayor Alexander led participants in the Pledge of Allegiance to the United States flag.

ADOPTION OF THE AGENDA

Thereupon, Councilmember McLaughlin made a **motion** to adopt the Agenda as presented. Mayor Alexander, Councilmembers McLaughlin, Post, and Smith voted AYE. (4-0)

PROCLAMATIONS

Mayor to proclaim the following observances:

DRINKING WATER WEEK	May 1-7, 2022
NATIONAL DAY OF PRAYER	May 5, 2022
NATIONAL SKILLED NURSING CARE WEEK	May 8-14, 2022
NATIONAL PREVENTION WEEK	May 8-14, 2022

NATIONAL POLICE WEEK
PEACE OFFICERS' MEMORIAL DAY
BETTER HEARING AND SPEECH MONTH
MENTAL HEALTH AWARENESS MONTH

May 15-21, 2022
May 15, 2022
May 2022
May 2022

CONSENT AGENDA

(a) Minutes

Adopt Minutes of the regular meeting of April 19, 2022.

(b) Budget Ordinance Amendment – Bell Tower Green Park Donation

Adopt a budget Ordinance amendment to the FY2021-2022 budget in the amount of \$10,000 to appropriate a grant from the Blanche and Julian Robertson Foundation for special events at Bell Tower Green Park.

ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE BELL TOWER GREEN DONATION.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 90 and is known as Ordinance 2022-28.)

(c) Budget Ordinance Amendment – Powell Bill Funding

Adopt a budget Ordinance amendment to the FY2021-2022 budget in the amount of \$229,117 to appropriate additional Powell Bill funding for repairs and maintenance of City streets and sidewalks.

ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE ADDITIONAL POWELL BILL FUNDS.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 91 and is known as Ordinance 2022-29.)

(d) Budget Ordinance Amendment – Public Art Revenue

Adopt a budget Ordinance amendment to the FY2021-2022 budget in the amount of \$12,866 to appropriate public art revenue.

ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE ADDITIONAL PUBLIC ART REVENUES.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 92 and is known as Ordinance 2022-30.)

(e) Agreement Amendment – CDM Smith

Authorize the City Manager to execute an amendment to the existing agreement with CDM Smith for an amount not to exceed \$162,000 for engineering services associated with the construction phase of the Grant Creek Waste Water Treatment Facility Improvements project. Funds from the 2020 Revenue Bonds are available in the Capital Project Fund to cover the expense.

(f) Contract – Triad Land Concepts, LLC.

Award a contract to Triad Land Concepts, LLC. In the amount of \$146,643 for construction related to the Kincaid Road Water and Sewer Work project. This project is funded through water and sewer tap fees paid by the developer.

(g) Voluntary Annexation – Peeler Road

Receive a Certificate of Sufficiency and adopt a Resolution setting the date of the public hearing for May 17, 2022 for the voluntary annexation of Tax Map 408 Parcel 030, and Tax Map 410 Parcels 001, 019, 029, 112, and 124, located on Peeler Road.

RESOLUTION SETTING DATE OF PUBLIC HEARING ON QUESTION OF THE ANNEXATION OF PEELER ROAD, 408-030, 410 001, 410 019, 410 029, 410 112, and 410 124, PURSUANT TO GENERAL STATUTE 160A-58.1

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 23-24, and is known as Resolution 2022-17)

Thereupon, Councilmember Smith made a **motion** to adopt the Consent Agenda as presented. Mayor Alexander, Councilmembers McLaughlin, Post, and Smith voted AYE. (4-0)

PUBLIC COMMENT

Mayor Alexander opened the floor to receive public comments.

Mr. Jonathan Barbee asked Council to consider providing a list of nonprofit boards where councilmembers serve as a liaison.

There being no one else to address Council, Mayor Alexander closed the public comment session.

SOLE SOURCE PURCHASE – HUBER TECHNOLOGY, INC.

Assistant Utilities Director Jason Wilson addressed Council regarding a sole source purchase from Huber Technology, Inc. in the amount of \$252,810 for a multi-rake bar screen for the Crane Creek lift station. He explained Salisbury-Rowan Utilities (SRU) needs to replace the screening equipment at the lift station.

Thereupon, Councilmember Post made a **motion** to authorize a sole source purchase from Huber Technology, Inc. in the amount of \$252,810 for a multi-rake bar screen for the Crane Creek lift station. Mayor Alexander, Councilmembers McLaughlin, Post, and Smith voted AYE. (4-0)

CAPITAL PROJECT ORDINANCE – SALISBURY ROWAN UTILITIES

Assistant Utilities Director Jason Wilson addressed Council regarding a Capital Project Ordinance in the amount of \$550,000 for the purchase and installation of stand-by generators for Salisbury-Rowan Utilities (SRU).

Mr. Wilson noted one of the generators would replace an outdated generator at the Town Creek Waste Water Treatment facility. He explained the second generator is a portable generator that would serve multiple sites.

Thereupon, Councilmember Post made a **motion** to adopt Capital Project Ordinance in the amount of \$550,000 for the purchase and installation of stand-by generators for Salisbury-Rowan Utilities. Mayor Alexander, Councilmembers McLaughlin, Post, and Smith voted AYE. (4-0)

ORDINANCE TO ADOPT CAPITAL PROJECT ORDINANCE IN THE AMOUNT OF \$550,000 FOR THE PURCHASE AND INSTALLTION OF STAND-BY GENERATORS FOR SALISBURY-ROWAN UTILITIES.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 93 and is known as Ordinance 2022-31.)

Thereupon, Councilmember Post made a **motion** to approve the purchase and installation of stand-by generators for Salisbury-Rowan Utilities. Mayor Alexander, Councilmembers McLaughlin, Post, and Smith voted AYE. (4-0)

SALISBURY-ROWAN UTILITIES PROJECT UPDATE

Interim City Manager Brian Hiatt asked Salisbury-Rowan Utilities (SRU) Director Jim Behmer and Assistant Utilities Director Jason Wilson to provide an update on capital SRU projects. Mr. Wilson noted funding for the projects came from 2020 revenue bonds.

Mr. Wilson reviewed the Grants Creek Wastewater Treatment Train Improvements:

- 24 million gallons per day influent screening and pumping structure
- 24 million gallons per day grit removal facility
- Addition of flow equalization facilities
- Return activate sludge and waste activated sludge pump station to replace screw pumps
- Potable water booster pump station
- Sidestream pump station
- Precast electrical building
- Yard piping and hydraulic improvements

Mr. Wilson displayed photographs of the influent pump station and grit facility after the Yadkin River flooded in 2020. He also displayed before and during construction photographs of the Grants Creek Wastewater Treatment Facility.

Mr. Wilson then reviewed Water Treatment Plant improvements:

- Pre-engineered metal building
- Centrifuge installation
- Filter under drain replacements
- Adding an air scour backwash system
- Associated piping and appurtenances
- Site work
- Security improvements

Mr. Wilson displayed a computer graphic of the finished project, and he noted the addition of the centrifuge building. He explained mud from the Yadkin River was previously hauled to a wastewater treatment plant to be separated and with the addition of the centrifuge building the separation can take place on site. He added the separated material is taken to the landfill to be used as a beneficial cover so SRU does not have to pay tipping fees.

Mr. Wilson stated the centrifuge building has been operational for approximately six months. He pointed out fencing has been installed at the water treatment plant to secure the facility and the entire block.

Mr. Behmer pointed out the water treatment plant is the heart of SRU and its available capacity allows for the sale of water to other communities. He pointed out with increased development it is important to have a secure facility.

Mayor Alexander asked about the overall costs of the project. Mr. Wilson explained both projects are under budget. He pointed out the water plant project was 96% complete at the last pay request and staff used contingency funding to complete extra project components. He stated the wastewater treatment plant is approximately 86% complete, and he commented an 84-day extension was granted due to a material delay. He indicated the water plant will be completed in the current fiscal year, and the wastewater treatment plan will be completed in the coming fiscal year.

Mayor Alexander thanked Mr. Behmer and Mr. Wilson for their update.

BOARDS AND COMMISSIONS

There were no appointments to Board and Commissions.

CITY ATTORNEY'S REPORT

City Attorney Graham Corriher noted over the last several weeks Council has negotiated the acquisition of the Wells Fargo building. He presented a contract for Council's consideration that would provide a six-month option to purchase the property at a cost of \$10,000 per month. He stated the agreed upon purchase price of \$906,803 is the tax value and has been approved by the property owner.

Thereupon, Councilmember Post made a **motion** to authorize the mayor to enter into a real estate option contract regarding the purchase of the Wells Fargo building. Mayor Alexander, Councilmembers McLaughlin, Post, and Smith voted AYE. (4-0)

CITY MANAGER'S REPORT

Interim City Manager Brian Hiatt requested Council consider a special meeting the week of May 23, 2022 for a presentation of the proposed budget. He stated the proposed budget is complex and will require a detailed presentation. He also asked Council to consider dates for an initial budget work session.

By consensus, Council agreed to schedule a budget presentation the week of May 23, 2022.

COUNCIL COMMENTS

Councilmember Post referred to North Carolina General Statute 14-234 regarding public officers or employees benefiting from public contracts. He commented the City may need to adopt a budget that excludes the boards and commissions that receive City funding, or the Councilmember who serves as liaison will need to be recused from voting on the funding for the board or commission on which they serve.

Councilmember Smith stated the Salisbury Youth Council recently traveled to Raleigh for the State Youth Council. He commended staff advisors for organizing the trip which helped build relationships across the state. He noted the Salisbury Youth Council represented the City well, and he is excited to see what the future holds for the Salisbury Youth Council.

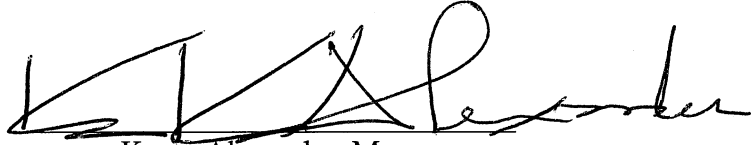
MAYOR'S ANNOUNCEMENTS AND COMMENTS

Mayor Alexander thanked staff for all it does for the City. She added she is excited about the upcoming Cheerwine Festival to be held on May 21, 2022, and she encouraged citizens to support the festival and to volunteer.

ADJOURNMENT

Motion to adjourn the meeting was made by Councilmember Smith. Mayor Alexander, and Councilmembers McLaughlin, Post and Smith voted AYE. (4-0)

The meeting was adjourned at 6:46 p.m.



Karen Alexander, Mayor



Kelly Baker, City Clerk