

**CITY OF LAURINBURG  
CITY COUNCIL MEETING  
MAY 17, 2016  
MUNICIPAL BUILDING  
303 WEST CHURCH ST.  
7:00 p.m.**

**Minutes**

The City Council of the City of Laurinburg held its regular meeting on Tuesday, May 17, 2016 in the Council Chambers of the Municipal Building at 7:00 p.m. with the Honorable Matthew Block, Mayor, presiding. The following Councilmembers were present: Mary Jo Adams, Dolores A. Hammond, Curtis B. Leak, Andrew G. Williamson, Jr. and J.D. Willis.

Also present were Charles D. Nichols III, City Manager; Jennifer A. Tippet, City Clerk; and William P. Floyd, Jr., City Attorney.

Mayor Block called the meeting to order at 7:00 p.m.

Councilmember Leak requested a moment of silence and he then led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Motion was made by Councilmember Adams, seconded by Councilmember Leak, and unanimously carried to approve the agenda as presented.

**PUBLIC COMMENT PERIOD**

There was no one present to speak.

**PROCLAMATION**

Mayor Block read the following proclamation proclaiming May as Older Americans Awareness Month in Laurinburg:

*WHEREAS, the City of Laurinburg joins the nation in recognizing Older Americans Awareness Month in May 2016; and*

*WHEREAS, the City of Laurinburg includes a community of older adults who deserve recognition for their contributions to our communities and nation; and*

*WHEREAS, the City of Laurinburg recognizes that older adults are trailblazers advocating for themselves, their peers, and their communities, and are paving the way for future generations; and*

*WHEREAS, the City of Laurinburg is committed to raising awareness about issues facing older Americans and helping all individuals to thrive in communities of their choice for as long as possible; and*

***WHEREAS, the City of Laurinburg** appreciates the value of inclusion and support in helping older adults successfully contribute to and benefit from their communities; and*

***WHEREAS, the City of Laurinburg** can provide opportunities to enrich the lives of individuals of all ages by, promoting and engaging in activity, wellness, and social involvement; emphasizing home and community based services that support independent living; and ensuring community members can benefit from the contributions and experience of older adults.*

***NOW, THEREFORE, I, Matthew Block, MD, Mayor of the City of Laurinburg,** do hereby proclaim Older Americans Awareness Month in May 2016 in Laurinburg and encourage all citizens to join with us and take time this month to acknowledge older adults and the people who serve them as powerful and vital individuals who greatly contribute to our community.*

*This the 17<sup>th</sup> day of May, 2016.*

## **CONSENT AGENDA**

Mayor Block presented the Consent Agenda as follows:

- a) Consider minutes of March 21, 2016 special meeting/budget retreat and March 22, 2016 regular meeting
- b) Consider Resolution No. R-2016-05 for the City of Laurinburg Application for Waste Water System Asset Planning Management Grant
- c) Consider Resolution No. R-2016-06 for the City of Laurinburg Application for Water System Asset Planning Management Grant
- d) Set public hearing to be held June 21, 2016 at 7:00 p.m. to consider amendments to the Unified Development Ordinance

Councilmember Williamson moved to approve the Consent Agenda. Councilmember Hammond seconded the motion, and it was approved by the following vote:

Ayes: Williamson, Hammond, Leak, Adams, Willis

Nays: None

## **DELEGATIONS**

### ***Janet Robertson and Michael Abuya – Scotland County Comprehensive Transportation Plan***

Mr. Michael Abuya of the North Carolina Department of Transportation (DOT) explained that DOT has been working on a Comprehensive Transportation Plan (CTP) for Scotland County and that he would provide an update on the progress of the CTP and no action was required by Council. He presented a PowerPoint presentation with highlights as follows:

- Purpose of the study is to identify deficiencies in the transportation system and recommend improvements, identify multi-modal elements (highway, public transportation, rail, bicycle and pedestrian), and to provide information and data to guide future transportation decisions.
- The recommended CTIP is a “needs list” through 2040 and there is no funding tied to the plan.

- Benefits of the CTP are: common long-range vision, better integration of different plans and stronger ties between DOT and local priorities.
- Transportation modes included in the CTP are highway, public transportation and rail, bicycle and pedestrian.
- Recommendations in the CTP are based on congestion (volume/capacity), safety and mobility.
- Existing congestion analysis showed that most facilities are below capacity in Laurinburg, except a segment of US 15-501 which is near capacity and a segment of US 74 Business (Church Street) is near capacity.
- Future congestion analysis showed that most facilities are below capacity in Laurinburg, except several segments of US 15-501 are near or above capacity, segments of US 74 Business are over capacity, and segments of Main Street, West Blvd/X-Way Road and Lauchwood Drive are near capacity.
- The CTP identified three (3) areas with 30-39 crashes: US 74 between US 74 Business split and US 15-401, US 15-401 and US 74 west bound exit ramp and US 15-501 and NC 144 intersection.
- Highway recommendations are:
  - US 74 is future interstate and should be upgraded to interstate standards.
  - US 401 should be upgraded to a multi-lane facility from the South Carolina line to US 401 Business northeast of Raeford, Hoke County, NC
  - US 15 Business (Main Street) – To ease congestion on Main Street, modify Atkinson and Biggs Street to serve as one-way pair from Armory Street to Church Street, with Biggs running north and Atkinson running south.
  - US 74 Business (Church St.) – Widen to a three-lane major thoroughfare from US 15 (McColl Rd.) to Caledonia Rd.
  - Lauchwood Drive – Widen to a four-lane divided highway from US 15-401 (McColl Rd.) to US 501 Business (Johns Rd.)
  - X-Way Road/West Boulevard – Widen to three lanes from Turnpike Road to US 15 (McColl Road)
- Public Transportation and Rail Recommendations are to continue utilizing Scotland County Area Transit System (SCATS).
- Bicycle recommendation include multi-use path as identified in the 2015 Laurinburg Walks Comprehensive Pedestrian Plan.
- Pedestrian recommendations include sidewalks as identified in the 2015 Laurinburg Walks Comprehensive Pedestrian Plan.

Mr. Abuya explained that the CTP is a recommended plan and is being shared with the community. He added that there will be a public workshop that will be open to the public for comments.

Upon questions from the Mayor and Council, Mr. Abuya provided the following information:

- Recommendations are being made to NC DOT; however, at some point Council will be asked to adopt the CTP.
- State grants are available for sidewalks provided they are included in the adopted CTP.
- The City's Laurinburg Walks Comprehensive Pedestrian Plan was included in the CTP.

Upon question by Councilmember Adams, the City Manager explained that with Mrs. Robertson’s assistance, the City has applied for sidewalk grants based upon the City’s Comprehensive Pedestrian Plan.

Mrs. Robertson explained that in order for any project to be included in the State Transportation Improvement Plan and eligible for money, it must be included in the CTP.

Councilmember Hammond clarified that Main Street will continue to be two-directional and there will be access to Main Street from all of the side roads.

Upon Councilmember Leak’s question, Mrs. Robertson explained that widening the bridge on West Boulevard over US 74 was in the plan to look at as well as the crosswalk at the intersection of US 401 and West Boulevard.

Upon questions by Mayor Block, Mrs. Robertson explained that Interstate 74 was included in the 10 year State Transportation Improvement Plan of which the first five (5) years of the plan has been committed to by DOT. She added that the bypass around Laurel Hill is in the second five (5) years of the plan which is currently being studied and is not funded. She further explained that she does not know the status of the bypass around Monroe. She concluded by stating that the next State Transportation Improvement Plan will come out in 2017.

***Laurinburg/Scotland County Area Chamber of Commerce – Chris English***

Mr. Chris English, Executive Director of the Laurinburg/Scotland County Area Chamber of Commerce (Chamber), thanked Council for the support provided to the Chamber for many years. He explained that the Chamber was requesting \$12,500.00 for fiscal year 2016-2017. He discussed how the City’s money is utilized, as shown below:

Membership Investment	\$2,500
GREEN Committee	\$1,250
Governmental Affairs	\$2,500
Christmas Parade	\$1,500
Oyster Roast Sponsor	\$1,500
Laurinburg After Five Sponsor	\$1,500
Business Directory	\$250
Annual Meeting Sponsor	\$1,500
TOTAL	\$12,500

Mr. English thanked Council for investing the Chamber and explained that he hopes the partnership between the City and Chamber continues to grow.

***Scotland County Humane Society – Phillipe Laurent***

Mr. Phillipe Laurent, President of the Scotland County Humane Society (Humane Society), appeared before Council to present the budget request for fiscal year 2016-2017. He explained that the Humane Society is requesting \$85,000.00 from the City which represents an increase of \$5,000.00 from the previous three (3) years. He briefly discussed the services provided to the City and its residents. He explained that the Humane Society’s expenses have increased primarily due to

increasing pharmaceutical costs, and that the Humane Society has tried to mitigate the increasing costs through fund raisers and increased efficiencies.

***Scotland County Arts Council – Erin Rembert***

Ms. Erin Rembert, Executive Director of the Arts Council of Scotland County-Storytelling & Arts Center of the Southeast, presented an update on activities of the Arts Council, expansion of services to the community, and requested funding in the amount of \$7,500.00 from the City for FY 2016-2017. She explained that funding from the City would help stabilize the organization and help with grant matching. She further explained that the Arts Council would like to partner with the City for Christmas on Main and with a spring arts event that would promote and highlight the Art Garden.

Upon question by Mayor Block, Ms. Rembert explained that she would send a proposed budget to the City.

***Beautification Committee – Sandy Skamperle***

Mrs. Sandy Skamperle, Chairperson of the Laurinburg Beautification Committee, appeared before Council to provide an update on the status of the Beautification Committee. She explained that the Committee is comprised of volunteers who serve wholeheartedly and want to do the best they can to make the City better. She cited the Committee's involvement in new flags for downtown, new benches and trashcans, the Earth Day Project, the fruit orchard and the Art Garden. She further explained that the Committee has struggled with having a quorum at meetings, particularly since it is a small Committee with seven (7) members. She added that at the last meeting, the members recommitted to the Committee, and would be recommending changes to the Committee's Guidelines for Council to consider. She further added that because of job conflicts, Mr. Kenny Bethea would not be seeking reappointment and the Committee would be recommending Mr. William Tyson to replace Mr. Bethea; however, Mr. Bethea would remain available for consultation for the Committee.

A brief discussion ensued concerning the "Welcome to Laurinburg" signs, the lighting at the signs and plantings.

The City Manager explained that the reappointment of six (6) of the current members and appointment of a new member would be on the June agenda. He added that two (2) "Welcome to Laurinburg" signs had been ordered to be placed on US Highway 74.

***Crime & Drug Committee – Noran Sanford***

The City Manager explained that Mr. Sanford was unable to attend this or the June Council meeting.

The City Clerk explained that at its last meeting, the Committee discussed ways to improve attendance at meetings, including changing the meetings from evening meetings to lunch meetings; therefore there would be a cost to the City for providing lunch. She added that she estimated that \$1,200.00 would be sufficient for meals in FY 2016-2017 budget. She further added that the Committee would like more involvement from City Council and the County Commissioners, and also recommended several other changes to the Committee Guidelines.

Ms. Mary Evans, Vice Chairperson of the Committee, discussed the planned Gang Awareness Event in the fall.

The City Manager added that although no funds were in a line item for the Crime and Drug Committee because the Committee currently meets in the evening, there are personnel costs involved with the City Clerk's attendance at the meetings and having an employee at the desk in the Police Department.

Councilmember Leak suggested that Scotland County and the Scotland County School System be asked to participate in funding for the Crime and Drug Committee. Following discussion, it was consensus of Council for the County Manager and the School System be contacted concerning possible financial participation.

## **CITY MANAGER REPORTS**

### **CONSIDER RESOLUTION DECLARING INTENT TO CLOSE PORTION OF AN ALLEY**

The City Manager explained that Mr. and Mrs. Jim Willis had submitted a petition to close a portion of an alley behind their home. He added that Mr. and Mrs. Willis own three (3) adjacent lots and would like to combine the lots.

Councilmember Williamson moved to approve Resolution No. R-2016-07 Declaring Intent to close a portion of an alley beginning on West Covington Street and running parallel to Prince Street. Councilmember Adams seconded the motion.

Following a brief discussion, the vote was as follows:

Ayes: Williamson Adams, Willis, Leak, Hammond

Nays: None

(Resolution No. R-2016-07 on file in City Clerk's office)

### **CONSIDER AUTHORIZING CITY MANAGER TO EXECUTE PRE-CONSTRUCTION CONTRACT WITH EDIFICE, INC. AND PHASE II CONTRACT WITH CREECH & ASSOCIATES**

The City Manager explained that at the last budget meeting, staff was given guidance from Council to move forward with possible construction of a new City Hall and Police Station. He further explained that by approving the pre-construction contract with Edifice, Inc. and authorizing Phase II of agreement with Creech and Associates, the two (2) firms will work together to determine the maximum construction cost for the proposed City Hall and Police Station. He added that the maximum cost of the pre-construction contract with Edifice, Inc. was \$40,000.00, and the maximum cost of Phase II with Creech and Associates was \$81,000.00.

Councilmember Williamson explained that should Council approve the pre-construction agreement with Edifice, Inc. and Phase II with Creech and Associates, there is still no commitment from the City on building a new City Hall and Police Station. He added that at the last meeting, Council was advised that the construction figures presented in 2013 by Oakley Collier were flawed, and that Edifice, Inc. would provide true construction costs.

The City Manager explained that at any point if Council wants to stop, it can do so. He added that the pre-construction contract with Edifice, Inc. is for the purpose of providing a guaranteed

maximum price for construction as part of the Construction Management At Risk (CMR) process. He further added that the figures Edifice provided last month were based upon the 2013 Oakley Collier study and not upon the design by Creech and Associates.

Councilmember Willis clarified that execution of the pre-construction contract and moving forward with Phase II are basically the second step in the CMR process. He added that the purpose was to bring together the architect and the construction company to work together to determine maximum construction cost. He further added that with a maximum construction price, Council would then decide what, if anything, would be done.

Mayor Block requested that Mayor Pro Tem Adams preside over the meeting so that he could engage in discussion on this matter.

Mayor Block explained that he has a concern about this matter in that when this matter was last discussed, he and Council disagreed about what point public input should be sought as he felt the project was far enough along to ask for public input; however, Council wanted to get a price first. He added that the estimate provided last month was \$7.7 million just for the building and probably another 20-25% for the proposed building. He further added that it was his understanding that after Council had an estimate, and public input would be held; however, now it appeared that Council wanted to go further on with the project.

Upon question by Mayor Block, Mr. Harold Haywood, General Services Director, explained that Phase I of the contract with Creech and Associates was \$180,000.00.

Mayor Block explained that he was concerned that Council wanted to spend \$230,000.00 on this project without hearing from citizens, and there has been no information from Council as to how this project would be funded.

Councilmember Willis clarified that the second phase of this process is to bring the architect and contractor together to develop a maximum construction cost. He explained that once that figure is determined, then Council would schedule a public input session.

Councilmember Hammond clarified that the figure provided at the April 19, 2016 meeting was based upon the Oakley Collier Study, and not based upon the Creech and Associates design. She explained that if Edifice, Inc. was brought in now, the firm would look at the design by Creech and Associates to provide a maximum price on said design.

The City Manager explained that the purpose of the pre-construction contract with Edifice, Inc. was to obtain a solid maximum construction cost on the design by Creech and Associates.

Mayor Block explained that he felt there was enough information available at this time to hold a public input session as a rough estimate could be made based upon the cost per square foot. He voiced concern about the lack of citizen input on this matter.

The City Manager explained that when Creech and Associates completed Phase I of its design work, it was presented to Council, and then Council requested that the Oakley Collier Study be verified and an estimated cost be presented. He added that the estimated cost was based upon construction that Edifice, Inc. had completed recently. He further added that the guidance staff was seeking was

concerning the budget going forward in FY 16-17 and whether to budget for maintenance and repairs for the two (2) existing buildings – the Municipal Building and the Barrett Building.

Councilmember Williamson discussed the need to have citizen input if Council decides to move forward and that it was important to present to citizens exactly what was being proposed. He explained that from the presentation at the April 19, 2016 meeting, it was clear that renovating the Municipal Building is not a good option due to construction materials of the building. He added that Edifice, Inc. may present construction costs that are too high and the project will need to be cut back, and therefore a building different from what Council has been looking at may need to be considered. He further added that before the citizen input is held, Council needs to know exactly what the proposal may be including firm costs and necessary square footage.

Upon question by Mayor Block, Councilmember Williamson explained that a previous Council wanted to have at least a space needs study conducted that resulted in the 2013 Oakley Collier Space Needs Analysis. He added that Council needs to explore what the needs are and what the cost may be. He further added that Council has stressed that just because it is exploring a new City Hall and Police Station, that it is not a given that the project will be approved. He further explained that the money Council has spent on this project thus far has been a wise investment.

The City Manager explained that when the City entered into an agreement with Creech and Associates, Council and staff wanted to save costs and not have another space needs study conducted; therefore, Creech and Associates took the 2013 Oakley Collier Space Needs Analysis and verified the information contained in the study. He added that based upon meeting with current staff, some needs were changed. He further added that Edifice, Inc. looked only at the square footage of the proposed building, but not at the actual design by Creech and Associates because that would have been much more in-depth. He further explained that Edifice, Inc. prepared the estimated construction costs at no cost to the City.

Mayor Block explained that Edifice, Inc. presented a figure of roughly \$7.7 million plus or minus 25% for construction.

Further discussion ensued concerning possible construction of a new City Hall and Police Station.

Mayor Block resumed presiding over the meeting at 8:16 p.m.

Motion was made by Councilmember Willis, seconded by Councilmember Williamson, and unanimously carried to authorize the City Manager to execute pre-construction contract with Edifice, Inc. and to authorize Creech & Associates to proceed with Phase II of the Architect Service Contract.

#### **CONSIDER SETTING PUBLIC HEARING ON FY 2016-2017 BUDGET**

The City Manager recommend that Council set a public hearing for Fiscal Year 2016-2017 budget on June 21, 2016 at 7:00 p.m. in the Council Chambers.

Motion was made by Councilmember Hammond, seconded by Councilmember Adams, and unanimously carried to set a public hearing to be held on June 21, 2016 at 7:00 p.m. in the Council Chambers to consider Fiscal Year 2016-2017 Budget.

#### **SET DATE AND TIME FOR BUDGET WORKSHOP**

Following discussion, it was consensus of Council to hold a budget workshop on June 9, 2016 at 5:30 p.m. in the Council Chambers.

### **COMMUNITY DEVELOPMENT DIRECTOR**

The City Manager announced that Mr. Michael Mandeville has been hired as the City's Community Development Director. He added that Mr. Mandeville had undergraduate and graduate degrees from West Virginia University in Planning and GIS. He further added that Mr. Mandeville and his wife live in Raeford, and she is the volleyball coach at St. Andrews University. He explained that Mr. Mandeville begins employment on Friday, May 20, 2016.

### **MAYOR'S REPORT ON SCOTLAND COUNTY PARKS AND RECREATION ADVISORY BOARD**

Mayor Block explained that he attended the Scotland County Parks and Recreation Advisory Board, and the 2013 Recreation Center Feasibility Study by Oakley Collier was reviewed. He explained that the summary of the study was that a need exists for an indoor recreation center and rough costs estimates were provided. He added that discussion of an indoor recreation center ended at that point in 2013. He further added that the cost of building and running an indoor recreation center would be a major obstacle. He further explained that there would be further discussion at next month's Scotland County Parks and Recreation Advisory Board meeting. Mayor Block explained that an indoor recreation center is not on the Master Plan.

Discussion ensued concerning whether the indoor recreation center was on the Master Plan, and if it had been removed from the Master Plan, that it should be placed back in the Master Plan.

Mayor Block explained that most people agree that there is a need for an indoor recreation center and that cost is the obstacle. He added that the costs reflected in the 2013 study was construction cost of \$6-7 million and annual operating costs of \$500,000.00. He further added that if an indoor recreation center is ever built, perhaps it would be like the facility in Wagram which was built for \$1 million of which \$500,000.00 was a PARTF Grant from the North Carolina Parks and Recreation Trust Fund. He explained that the annual operating costs are \$70,000.00 and revenue of \$20,000.00 per year. He further explained that a similar size facility would not necessarily fit the needs in Laurinburg, but that should be considered with an option for future expansion.

Discussion ensued concerning the PARTF Grant and that the City could be eligible for a PARTF grant, and that the Scotland County Parks and Recreation Center Advisory Board was receptive for an indoor facility in Laurinburg with financial participation from the City.

### **COMMENTS FROM MAYOR AND/OR COUNCILMEMBERS**

Councilmember Hammond invited everyone to attend the United Way Awards Ceremony and Open House on June 3, 2016.

### **CLOSED SESSION**

At 8:31 p.m., Councilmember Adams moved to go into closed session pursuant to NC General Statute 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other

businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. The motion was seconded by Councilmember Hammond, and unanimously carried.

At 8:45p.m., Councilmember Willis moved to adjourn the closed session and resume the open meeting. The motion was seconded by Councilmember Adams, and carried unanimously.

### **ADJOURNMENT**

Motion was made by Councilmember Willis, seconded by Councilmember Williamson, and unanimously carried to adjourn the meeting.

The meeting adjourned at 8:46 p.m.

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Matthew Block, MD, Mayor

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Jennifer A. Tippet, City Clerk