



**OCTOBER 18, 2016, CITY COUNCIL MINUTES  
SPECIAL MEETING  
BUDGET WORKSHOP**

The City Council of the City of Clinton, North Carolina, met in a special budget workshop at 6:00 PM on October 18, 2016, in the City Hall Training Room. Mayor Starling presided. Councilmembers Strickland, Becton, Turlington, and Stefanovich were present.

Mayor Pro Tem Harris was absent.

Also present were City Manager Shawn Purvis; City Attorney Tim Howard; Public Works Director Jeff Vreugdenhil; City Clerk Elaine F. Hunt; Finance Director Kristin Stafford; Fire Chief Scott Phillips; Parks and Recreation Director Jonathan Allen; Chief of Police, Jay Tilley; Planning Director Mary Rose; Public Works Engineer Russell Byrd; HR Director Lisa Carter; and Captain Donald Edwards.

Melvin Henderson, of the Sampson Weekly, and Chris Berendt, of the Sampson Independent, were both absent.

Councilmember Becton blessed the meal.

Mayor Starling called the special meeting to order.

**AGREEMENT – NCDOT AND CITY OF CLINTON—CURB, SIDEWALK, AND GUTTER PROJECT AT INTERSECTION OF COLLEGE STREET AND EASTOVER AVENUE**

City Manager Purvis requested that City Council approve a locally administered project agreement between the City of Clinton and the NCDOT, so that NCDOT can reimburse the City for installation of curb and gutter, sidewalk, curb ramps, driveway aprons, and a convert drop inlet to catch basin at the southwest corner of the intersection of SR 1855 (College Street) and Eastover Avenue. He stated that the work has been completed.

Upon a motion made by Councilmember Stefanovich, seconded by Councilmember Becton, it passed unanimously to approve a locally administered project agreement

between the City of Clinton and the NCDOT, so that NCDOT can reimburse the City for installation of curb and gutter, sidewalk, curb ramps, driveway aprons, and a convert drop inlet to catch basin at the southwest corner of the intersection of SR 1855 (College Street) and Eastover Avenue.

### **FUND BALANCE – POLICE STATION ADDITION**

City Manager Purvis asked for guidance from City Council as it relates to the proposed police station addition. He stated that the City has approximately \$315,000-\$320,000 surplus collected from revenues. He stated that the proposed police station addition totals approximately \$300,000. City Manager Purvis requested that City Council allocate the surplus to pay for the proposed police station. He stated that this would prevent us from borrowing money and eliminate future debt service associated with this project, which would facilitate budget development in coming years. He stated that the City will receive quotes for the proposed police station on Thursday of this week. Finance Director Kristin Stafford stated that the Fund Balance is currently, an estimate of 37% unassigned.

Upon a motion made by Councilmember Stefanovich, seconded by Councilmember Strickland, it passed unanimously to allocate the approximately \$315,000-\$320,000 surplus from collected revenues to pay for the proposed police station addition.

### **PARKING LOT AND STREET CLOSINGS – OL LIGHTIN RODS CAR SHOW**

City Manager Purvis stated that the Ol Lightin Rods Car Club has rescheduled their car show for Saturday, October 29<sup>th</sup>. Originally, it was scheduled for October 8<sup>th</sup>, but due to Hurricane Matthew, it was cancelled. He and staff requested City Council to close Graham Street from John Street to College Street, as well as the City Market and Lisbon Street parking lots for use by the car show participants.

Upon a motion made by Councilmember Becton, seconded by Councilmember Strickland, it passed unanimously to close Graham Street from John Street to College Street, as well as the City Market and Lisbon Street parking lots for use by the car show participants on Saturday, October 29, 2016.

### **STREET CLOSINGS – TEXTURED CROSSWALK PROJECT**

Planning and Zoning Director Mary Rose stated that the textured crosswalk project that City Council approved recently is underway. She stated that Planning Staff is working with Paveway Systems, who will be installing the textured crosswalks in the coming weeks. She stated that in making these plans, it is necessary to close Vance Street from Fisher Drive to Wall Street, Wall Street from Fayetteville to Main Street, Main Street from Wall Street to Connestee Street, College Street from Graham to Main Street, Sampson from Main to Vance Street, and the intersection of Fayetteville Street, Sycamore Street, and McKoy

Street from 10 PM on Friday, October 21<sup>st</sup> to 7 PM on Sunday, October 23<sup>rd</sup>, and from 10 PM on Friday, November 4<sup>th</sup> to 7 PM on Sunday, November 6<sup>th</sup>.

Ms. Rose stated that only one of these two weekends will actually be needed, weather permitting, because Paveway Systems should be able to accomplish this project in two days. It was mentioned that at this time, we are unsure of which weekend.

Upon a motion made by Councilmember Turlington, seconded by Councilmember Stefanovich, it passed unanimously to close Vance Street from Fisher Drive to Wall Street, Wall Street from Fayetteville to Main Street, Main Street from Wall Street to Connestee Street, College Street from Graham to Main Street, Sampson from Main to Vance Street, and the intersection of Fayetteville Street, Sycamore Street, and McKoy Street from 10 PM on Friday, October 21<sup>st</sup> to 7 PM on Sunday, October 23<sup>rd</sup>, and from 10 PM on Friday, November 4<sup>th</sup> to 7 PM on Sunday, November 6<sup>th</sup>, so that Paveway Systems might install the textured crosswalks that were recently, approved by City Council.

## **CAPITAL PROJECTS AND FUNDING**

City Manager Purvis stated that he will address the large capital projects and he would like guidance from City Council, as to whether they would like to pursue these projects. He remained focus on City Council's focus areas and goals: quality job growth; financial sustainability; welcoming neighborhoods & public spaces; affordable & varied housing opportunities; sound and sustainable infrastructure; and enhanced quality of life.

City Manager Purvis briefed the group on the following existing debts: City Hall, Downtown Phases 1, 2, and 3, and rolling stock. He briefed them on potential projects: Fire Department, Pedestrian Plan, Downtown Phase 4, Police Department, Recreation Department, and new roads. He stated that after the audit, City Council may want to potentially refinance the Downtown Phase 3 Project. He asked City Council to elaborate on its priorities. He stated that no grants or outside support are included in his presentation. The potential project for Parks and Recreation involved the soccer field and baseball field(s). Councilmember Stefanovich asked had city staff spoken to Sampson Community College regarding the soccer field project. The reply was, "No." Councilmember Stefanovich thought now might be an excellent time to speak to Sampson Community College regarding this project.

Mayor Starling asked City Manager Purvis to refresh City Council's memory on the potential large projects and he did as requested. City Manager Purvis stated that the Fire Department's project is regarding Wall Street Station—renovations and additions; Pedestrian Plan relates to a multi-use path down Westover Avenue to Clinton High School; Downtown Phase 4 only if City Council wants to do another downtown project; Recreation Department includes multiple projects; and new roads are connector roads such as a connector road behind Tractor Supply Company. Mr. Purvis stated that "these projects were pushed to the side," and he wants guidance from City Council as to how to proceed.

Mayor Starling asked the year of tax revaluation and it was stated 2019. Also, an update regarding the Hwy 24 Improvements Project was requested. Public Works Director Vreugdenhil responded.

### **COMMUNITY DEVELOPMENT EFFORTS**

City Manager Purvis proceeded to talk about welcoming neighborhoods, affordable and varied housing opportunities, and the property located along Layton Street and Bunting Street. He stated that he was approached by Fayetteville Area Habitat for Humanity and Mr. Clifford Faison regarding the property abovementioned. Before reviewing Habitat for Humanity and Mr. Faison's purchase terms, City Manager Purvis informed the group that at the November city council meeting, Council will need to adopt a resolution supporting finding of needs of affordable housing and he will request authorization to act on City Council's behalf regarding this property.

City Manager Purvis stated that Habitat for Humanity's proposal is long term; whereas, Mr. Clifford Faison's proposal is short term. He stated that Mr. Faison is a native of Clinton who wishes to construct two houses at a time as buyers are identified beginning development April 2017. Upon reviewing the two proposals, it was the consensus of City Council to pursue Mr. Faison as first choice. **(SEE ATTACHMENT 1)**. Mr. Purvis stated that he will meet with Development Finance Initiative (DFI) on tomorrow.

Briefly, Mr. Purvis mentioned that a property owner, Mr. Killett, visited the office on today and made an offer to sell his property located at 719 Barden Street, to the City of Clinton.

City Manager Purvis introduced discussion regarding historical neighborhoods. He asked how we should protect historical neighborhoods. Planning and Zoning Director Rose informed the group that at the December 6<sup>th</sup> city council meeting, a request to approve restaurants as conditional use will be presented. She stated that interest has been expressed to protect two other districts in Clinton: College Street and Ashford Inn district and Chestnutt and Johnson Streets area. She questioned putting restrictions in these areas, designating as local districts, etc.

It was the consensus of City Council to look further into this concern.

City Manager Purvis showed the group three (3) type bike rack designs. **(SEE ATTACHMENT 2)**.

### **ECONOMIC DEVELOPMENT EFFORTS**

City Manager Purvis briefly provided an overview of the findings from the economic development surveys and interviews through NC Growth. He stated the biggest positive was labor cost; however, the biggest drawback was finding labor. He stated that he will

check with NC Growth to see how the City can help to address these needs, as well as how to find better qualified applicants.

### **OTHER BUSINESS**

City Manager Purvis reiterated that he will meet with DFI on tomorrow and also meet with Mr. Clifford Faison.

Councilmember Stefanovich praised Mayor Starling, City Manager Purvis, Chief Phillips and staff, Chief Tilley and staff, and Public Works Director Vreugdenhil and staff on the outstanding job that has been done over the past few days—after Hurricane Matthew.

Planning and Zoning Director Rose briefed Mayor and City Council on Delta Company, 98<sup>th</sup> CA BN (A) real-mission training in Clinton recently. She stated that this was a group from Fort Bragg, NC. The City's purpose was to provide key leader engagements and civil reconnaissance, prior to deployment to the SOUTHCOM Area of Responsibility in support of the upcoming deployment. This training allowed the teams to work in a live environment receiving real world feedback. Ms. Rose stated that the teams were very pleased with the City of Clinton.

Councilmember Stefanovich stated that the cyclists who rode through the City on Thursday, October 6<sup>th</sup>, were also impressed with Clinton.

City Manager Purvis praised staff.

Public Works Director Vreugdenhil commented on the city recently purchased property on Southwest Boulevard. He stated that this parcel proved to be a great asset during this time with all the waste and debris from Hurricane Matthew.

Being no further discussion, Councilmember Becton made a motion to adjourn, seconded by Councilmember Strickland. It passed unanimously.

Time of adjournment: 7:45 PM.

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Elaine F. Hunt, City Clerk, MMC, NCCMC

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Luther D. Starling, Jr., Mayor