

The Town Council of the Town of Nashville held an Agenda Meeting on Wednesday, May 27, 2020 at 7:00 PM in Town Council Chambers. Members Present: Mayor Brenda Brown, Council Member Larry Taylor, Council Member Louise Hinton, and Council Member Lynne Hobbs. Absent: Mayor Pro Tem Kate Burns. Staff Present: Randy Lansing–Town Manager, Tesa Silver –Town Clerk, Sam Sanchez–Finance Director, Chris Joyner –Fire Chief, and Tina Price–Planning Technician. Others Present: Denis Blackburne-Senior Vice President, Development, WODA Cooper Companies (Mr. Blackburne was present via the Zoom Platform) and Michael Stocks, PE-President, Stocks Engineering.

1. Mayor Brown called the meeting to order at 7:15 pm (the meeting was called to order at 7:15 p.m. due to technical difficulties).
2. Mayor Brown led the prayer and the Pledge of Allegiance.
3. Mayor Brown called for the Approval of Meeting Minutes.
 - a. May 5, 2020 –Regular Meeting Minutes

Mayor Brown called for a motion to approve the minutes as written or asked if there were any corrections. Council Member Taylor made the motion to approve the minutes as written, seconded by Council Member Hinton. There being no discussion, Mayor Brown called for a vote. The minutes were unanimously approved (3-0).

4. Public Comments Period-There were no public comments.
5. Public Hearing

Mayor Brown called for a motion to go into public hearing. Council Member Taylor made the motion, seconded by Council Member Hinton. There being no discussion, Mayor Brown called for a vote. The motion was unanimously approved (3-0). Mayor Brown Stated that we were now in public hearing and she reminded Council no decision would be made tonight, they would only be hearing the information.

- a. Z2020-01 Request to rezone property located at 0 Eastern Avenue from A-1 (Agricultural) zoning district to O & I (Office and Institutional) zoning district. This parcel contains approximately 4.12 acres and is identified as Nash County Tax Parcel Number 381120910025.

Mayor Brown turned the meeting over to Mr. Lansing. Mr. Lansing stated that Mr. Blackburne with WODA Cooper Companies was present tonight via Zoom; he is speaking on behalf of David Rose who has requested to have the property rezoned. Mr. Lansing stated that the rezoning would be for a project that Mr. Blackburne would like to speak with Council about; Mr. Lansing turned the meeting over to Mr. Blackburne. Mr. Blackburne thanked Mr. Lansing and stated that he appreciated being able to participate tonight although he is unable to be physically present. Mr. Blackburne introduced himself; he stated that he is the Senior Vice President of Development and he is based out of Savannah, GA.

WODA Cooper Companies is a national leader in the development of affordable housing; their headquarters is in Columbus, OH. Mr. Blackburne is responsible for the company's activities in NC and GA. The company has been quite successful in NC over the past several year; they now have ten (10) properties that have either been completed or are currently under construction. The locations that are nearest to Nashville are Ravenwood Crossing in Rocky Mount (a townhome development), Shepherd Green in Zebulon (a senior development), and Rooney Ridge in Roanoke Rapids (a senior development).

Mr. Blackburne stated that he would like to take a few minutes to share the development plans that they have for this site. The new construction will be a family development, and they intend to name it Paxton Commons. It will be a single L-shaped building with fifty-five (55) units for general occupancy. There will be eighteen (18) one bedroom units, twenty-four (24) two bedroom units, and thirteen (13) three bedroom units. Water and electric are currently available at this site and sewer will be available as

of spring 2021 when the utilities are completed as a part of the Eastern Avenue road widening project by NCDOT. The tenants will be responsible for paying for electricity however; WODA Cooper will pay for water, sewer, and trash pickup. Six (6) handicap accessible units will be on site and two (2) units will be specifically equipped for those who are sight or hearing impaired. The exterior of the building will have some brick and decorative trim, and the exterior amenities will include a playground and a covered picnic area with tables and grills.

The units will all have central HVAC systems and all will be electric. Each unit will have washer and dryer hookups, LVT flooring with carpeting in the bedrooms, and a sixteen (16) foot exterior storage closet. The kitchens will have energy star appliances which will include the range and oven, a dishwasher, and a refrigerator. Each bedroom will have its own closet. They will have an onsite property manager and a maintenance technician. He explained that WODA Cooper Companies is a fully integrated development company; they have a construction company that will handle the contracting and they have a management company that will manage the property once construction is completed. When they come into the community they stay in the community for the life of the property. To date they have three hundred and fifteen (315) properties in fifteen (15) states and they manage over 13,000 units. The total projected cost for this project is estimated to be \$8,800,000 which equates to a total development cost of about \$160,000 per unit. It is WODA's intention to bring quality, affordable housing to Nashville and they look forward to being a part of the Nashville community.

Mayor Brown thanked Mr. Blackburne. There were no public comments. Mayor Brown asked Council if they had any questions for Mr. Blackburne. Mr. Lansing asked Mr. Blackburne if he had an estimate of what rent would be for each unit. Mr. Blackburne stated that because they are an affordable housing developer they will charge based on income. He provided an example of what they would potentially charge; a one (1) bedroom unit would range from \$380 to \$835 a month, a two (2) bedroom unit would range from \$451 to \$996, and a three (3) bedroom unit would range from \$519 to \$1,149. Council Member Hinton confirmed that a certain amount of units would be handicap units and Mr. Blackburne stated that was correct. Council Member Hinton confirmed there would be six (6) handicap units and Mr. Blackburne stated that was correct. Council Member Hinton asked how many of those units would be for people who are sight of hearing impairments and Mr. Blackburne stated that it would be two (2) units.

Mr. Blackburne stated that a one (1) bedroom unit would be approximately 676 square feet, two (2) bedroom units would be approximately 900 square feet, and three (3) bedroom units would be 1,111 square feet. Mr. Lansing asked if Mr. Blackburne could provide an expected schedule. Mr. Blackburne is expecting to receive a notification from the State in August regarding tax credits; COVID-19 may postpone that by one month. After awarded tax credits by the State, WODA Cooper would take approximately four (4) to five (5) months and complete the design process as well as the permitting process. They would mostly be able to start construction around the same time as the road widening; he believes that construction would begin around the end of spring 2021. It will take about twelve (12) months to complete. The market study that they received was extremely positive, they are projecting once construction is completed that it will take about three (3) or four (4) months to lease all the available units. By fall of 2022 they believe the property will be in full operation.

Council Member Hinton asked if the façade would be brick. Mr. Blackburne stated that some parts would be brick; there would be a mixture of brick and other materials. Council Member Taylor asked how high the brick would go up. Mr. Blackburne stated that this will be a wood based construction with the masonry on the outside; he stated that there would not be as much brick utilized on the backside of the building. In a three (3) story building the first story is typically brick and in cases where needed the brick may go up higher where it appears that there is just one large building. Council Member Hinton confirmed that the utilities would be included in the rent. Mr. Blackburne stated that the only utilities the residents would be responsible for paying would be the electricity. Council Member Taylor asked if the quoted cost for rent included the utilities. Mr. Blackburne stated that yes it is included and those were the net cost the residents would pay for rent. Mayor Brown asked if there were any additional questions, with there being none she thanked Mr. Blackburne for his time.

Council Member Hinton asked if they had an office in Charlotte, NC and Mr. Blackburne replied that they do. Mr. Lansing asked Mr. Blackburne if he could mention the properties that they have that are located near Nashville. Mr. Blackburne stated that they have Ravenwood Crossing in Rocky Mount, Shepherd Green in Zebulon, and Rooney Ridge in Roanoke Rapids. Council Member Hinton confirmed that the last two (2) properties mentioned were senior facilities and Mr. Blackburne stated that was correct. Mayor Brown thanked Mr. Blackburne. Mr. Blackburne stated that if Council should have any other questions to reach out to him and he'd be happy to help.

- b. Z2020-02 Request to rezone property located at 0 Eastpointe Avenue from B-1 (General Business) zoning district to R-4 (Residential) zoning district. This parcel contains approximately 9.36 acres and the parent parcel is identified as Nash County Tax Parcel 381006484519U.

Mayor Brown turned the meeting over to Mr. Lansing. Mr. Lansing stated that the second public hearing tonight was for rezoning; the applicant is David Rose and Mr. Stocks with Stocks Engineers was present to provide details on the proposal. Mr. Stocks thanked Council for practicing social distancing. The project before Council is to rezone a portion of the property immediately behind Food Lion (going South on Eastpointe Avenue pass Boice Willis Clinic, it is the property to the right immediately behind Food Lion). The entire field between Food Lion, the railroad tracks, and the boundary to the left is over forty (40) acres; the field to the right is twenty (20) acres. The rezoning request is for about 9.36 acres of that field.

The concept is to develop phase one (1) a single family residential subdivision, and phase two(2) would be the additional twenty (20) acres attached to this 9.36 acres which would go all the way to the railroad track. Mr. Stocks provided a map for Council to review, the area located at the top of the map is phase one (1) and what they are proposing to have rezoned. The remaining area will continue to be farm land until the first forty (40) homes sell then the remaining sixty-two (62) would be built. Council Member Taylor asked if this was on the north side of the railroad tracks and Mr. Stocks confirmed that was correct. Mr. Stocks stated that this development will not cross the railroad tracks. Council Member Hinton confirmed that they were single family homes and Mr. Stocks stated that they are single family detached dwelling units.

Mr. Stocks stated that the land is currently zoned B-1 and they are proposing that it be rezoned to R-4. The lots will be fifty (50) foot wide frontage and 120 feet depth per 6,000 square feet. They are applying for the R-4 designation to get the appropriate setbacks for each detached unit, which he believed was eight (8) feet. The units will be sixteen (16) feet apart but eight (8) feet on each side. Council Member Taylor asked how many total units there would be. Mr. Stocks stated there would be a total of 103, forty-one (41) in the first phase, and sixty-two (62) in the second phase. Mr. Stocks stated that he'd be happy to answer any questions.

There were no comments from the public. Council Member Hobbs asked if Mr. Stocks stated that there would be 6,000 square feet per lot. Mr. Stocks stated that was correct each lot is fifty (50) foot wide and 120 feet deep. He stated that there would be screening behind Food Lion which will take up part of the twenty (20) foot. With these size lots it will leave a building pad area of thirty-four (34) or thirty-five (35) foot wide and seventy-five (75) foot deep taking into consideration any setbacks that are needed. Council Member Hobbs asked if there would be a buffer between the back of Food Lion and the development area. Mr. Stocks stated that there will be some type of buffer whether it is a fence or vegetation.

Council Member Taylor asked if there will be a point of access from the opposite side of the tracks. Mr. Stocks stated that the proposed access for phase one will be from Eastpointe Avenue. He stated that there has been discussion over the years about extending Eastpointe Avenue to Oak Level Road but that is not a part of the phase one concept. Council Member Hinton confirmed that the only way in the subdivision would be through Eastpointe Avenue and Mr. Stocks stated that was correct. Council Member Taylor asked when construction would start. Mr. Stocks stated that the design phase will begin immediately once rezoning is approved; they would then get the applicable permits for construction to begin later this year. Council Member Taylor stated that homes should be available in 2021 and Mr. Stocks stated that there should be homes completed by 2021 if everything goes accordingly.

Council Member Hobbs asked what the size of the homes would be. Mr. Stocks was not sure; he stated based on the size he believed they would be between 1,200 and 1,500 square feet. He stated he was not sure; he is not the builder and does not do the vertical build but that is the footprint that would fit on the lot. Council Member Hobbs confirmed that this would be the same in phase two. Mr. Stocks stated that concept would be the same in phase two (2). Council Member Hinton stated the R-4 includes duplexes; she wanted confirmation that the homes would be single family homes and Mr. Stocks stated that was correct. He stated that there would not be any duplexes. Council Member Hinton confirmed that would be the intent of the second phase and Mr. Stocks stated that was correct. Council Member Hinton asked if they were slab homes and Mr. Stocks stated he was unsure. Mayor Brown thanked Mr. Stocks.

Mr. Lansing stated that we did not have anyone sign up for the public hearing but we are required by State statute to satisfy additional requirements when holding virtual meetings. We are required to give the public an additional twenty-four (24) hours to submit comments in regards to the public hearing. Council will consider making a decision at the June 2, 2020 meeting. The Planning Board held a public hearing on Tuesday, May 26, 2020 to hear both rezoning cases and will reconvene tomorrow, Thursday, May 28, 2020 to make a decision in regards to both rezoning applications. Mayor Brown thanked Mr. Lansing. Mayor Brown called for a motion to come out of public hearing. Council Member Hinton made the motion, seconded by Council Member Hobbs. There being no discussion, Mayor Brown called for a vote. The motion was unanimously approved (3-0)

6. Old Business

- a. Resolution 2020-13: Resolution Reinstating the Town of Nashville's Application of Late Payment Penalties and Disconnection of Municipal Utilities for Non-Payment Following the Governor's Executive Order 124

Mayor Brown stated that on March 30, 2020 the Town of Nashville Town Council adopted Resolution 2020-06 ceasing all utility account late penalties and disconnections due to late or non-payment per Executive Order No. 124. Executive Order 124 is set to terminate on June 1, 2020. The attached resolution reinstates late penalties and disconnection upon termination of Executive Order 124. Executive Order 124 also directs utility providers to offer a payment plan to customers who accrued an outstanding balance during the effective period of Executive Order 124. The attached resolution directs the Finance Department to offer payment plans to all utility customers with outstanding balances, and to notify them in writing of the terms of the payment plan.

Mrs. Sanchez stated that the finance department sent out letters last week in regards to the payment plan; we have had a few residents take us up on the offer and we have also had several who have made their payments. She stated that it appears that the residents are paying their utility bills however; it appears a good portion are waiting until the last minute to make the payments. The payment plan is being extended to all customers with an outstanding balance, even to those who had an outstanding balance prior to this. Mrs. Sanchez hopes that they will take advantage of the payment plan to get some of those outstanding balances caught up. We are required to provide residents a six (6) month period per the Executive Order which ends on December 1, 2020. December 1, 2020 is in the middle of the Town's billing cycle so the date has been extended to December 15, 2020.

The payment plan will not begin until July 18, 2020. Residents are not required to sign up for the payment plan, or sign any documents for it. The finance department is enrolling any account with an outstanding balance in a payment plan. Anyone who does not follow the payment plan, will then be accessed a late fee, and be subject to termination on August 1, 2020. Council Member Hobbs asked if she could estimate how many delinquencies the Town has. Mrs. Sanchez stated that approximately 500 letters were sent out but the vast majority of those letters were from zero (0) to thirty (30) days delinquent. She believes we will collect the vast majority of that by the end of the month. A summary is included in their monthly report.

Council Member Hinton asked on average how many late payments we have. Mrs. Sanchez stated between twenty (20) and thirty (30), right now the amount is \$46,000. She stated that the amount has increased and they currently do not have an incentive to pay their bill. She stated the overall plan is to give them six (6) months to pay any outstanding balances once late fees can be reinstated. Mr. Lansing

stated that the Governor could extend the Executive Order but we do not have confirmation as of yet. The NC League of Municipalities (NCLM) is lobbying for the Governor not to extend the order, because of the financial impact it has on municipalities. The NCLM was also involved in the lobbying of the CARES Act to supplying funding to the State; the General Assembly has since passed legislation to disperse funding to the counties, and have each county decide how they will disperse to each municipality. Mr. Lansing spoke with Mr. Lamb, County Manager and the Commissioners have set aside \$300,000 to be dispersed amongst the ten (10) municipalities within Nash County. The computers that we purchased in order to allow employees to telework are not reimbursable at this time by FEMA; when the computers were purchased we were under the assumption that they would be. We will be able to submit a plan to Nash County for revenue sharing; the County will include our plan with their plan on how money will be spent. The funding is supposed to reimburse local governments for cost incurred as a result of COVID-19. The computers we purchased obviously were, however he doesn't think loss revenues will be included in the revenue sharing.

Council Member Taylor confirmed that we had not requested any money from the County yet. Mr. Lansing stated that we have not; we have to submit our plan by June 2, 2020 and the plan will be included on the June 2, 2020 agenda for the Council to approve. Council Member Hinton asked if we spent \$14,000 in computers, and Mrs. Sanchez stated that it was \$8,000. Council Member Hinton stated that she had asked that in a previous meeting; Mrs. Sanchez stated that the line item accounts for the \$8,000 spent in computers and the remainder was spent on personal protective equipment (PPE). Mrs. Sanchez also mentioned that she worded the resolution to say effective upon termination of Executive Order 124, if the Order is extended the resolution will still be in effect.

Mayor Brown called for a motion to approve Resolution 2020-13: Resolution Reinstating the Town of Nashville's Application of Late Payment Penalties and Disconnection of Municipal Utilities for Non-Payment Following the Governor's Executive Order 124. Council Member Hinton made the motion, seconded by Council Member Hobbs. The motion was unanimously approved (3-0). The resolution was approved as follows:

RESOLUTION 2020-13

RESOLUTION REINSTATING THE TOWN OF NASHVILLE'S APPLICATION OF LATE PAYMENT PENALTIES AND DISCONNECTION OF MUNICIPAL UTILITIES FOR NON-PAYMENT FOLLOWING THE GOVERNOR'S EXECUTIVE ORDER 124

WHEREAS, it is the Town of Nashville's policy and practice to apply a 5% late payment penalty on municipal utility accounts when payments are late, and to disconnect and discontinue municipal utilities and services when payment for those utilities and services is delinquent for 45 days or more; and

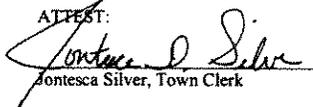
WHEREAS, the COVID-19 Pandemic of 2020 may cause severe hardship, financial and otherwise, on all municipal utility customers, and making it vitally important that they maintain their essential municipal utility services; and

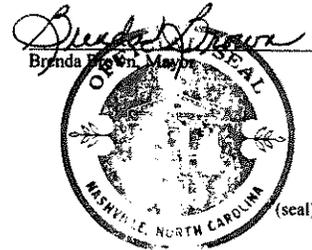
WHEREAS the Town of Nashville adopted Resolution 2020-06 temporarily suspending the application of 5% late payment penalties and non-payment disconnections until further notice in response to COVID-19 and the Governor's Executive Order 124.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Nashville, North Carolina, that:

- 1) The Town shall reinstate upon termination of Executive Order 124 the application of a 5% late payment penalty on municipal utility accounts when payment on those accounts are late; and
- 2) The Town shall reinstate upon termination of Executive Order 124 the disconnection and discontinuance of municipal utilities and services when payment for those utilities and services is delinquent for 45 days or more; and
- 3) The Town of Nashville Finance Department shall automatically enroll all current municipal utility customers with outstanding balances in a payment plan per Executive Order 124; and
- 4) The Town of Nashville Finance Department shall notify in writing all current municipal utility customers with outstanding balances of the terms of the payment plan.

PASSED and APPROVED this 27th day of May, 2020.

ATTEST:

Montessa Silver, Town Clerk



b

7. Council Comments

Council Member Taylor stated that he would like to remind everyone to practice social distancing. He stated that the pandemic is not over and everyone should take the pandemic seriously. He asked the citizens to be very careful and to take the pandemic seriously.

Council Member Hobbs had no comments.

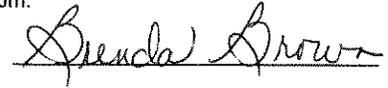
Council Member Hinton stated that on WRAL today, WireTech reported that NC leads the nation in the number of people applying for loans; whether they are rainy day loans, home loans, or equity loans. She stated that she felt that it was not a good omen. We lead the nation, we are ahead of NY. This means people need money. She noticed the list of Town's who are holding the line in their budgets and she thinks that is important. She stated Wake Forest is the only municipality that is not and that is because they are one of the fastest growing towns in NC. It is not over.

8. Mayor's Comments

Mayor Brown stated that she appreciates everyone for coming out tonight and she thanked the citizens of Nashville. She is thankful for people who have taken the pandemic seriously and who are taking the proper precautions. She is hopeful that things will get better sooner rather than later, but she is ready for everyone to be able to be with their friends and families more.

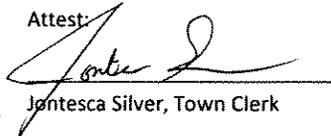
9. Adjourn

There being no further business, Mayor Brown called for a motion to adjourn. Council Member Hobbs made the motion to adjourn, seconded by Council Member Taylor. There being no discussion, Mayor Brown called for a vote. The motion was unanimously approved (3-0). Mayor Brown declared the meeting adjourned at 7:46 pm.



Brenda Brown, Mayor

Attest:


Jontesca Silver, Town Clerk