

The Town Council of the Town of Nashville held a Called Meeting on Thursday, June 11, 2020 at 6:00 PM in Town Council Chambers. Members Present: Mayor Brenda Brown (Mayor Brown was present via the Zoom platform), Mayor Pro Tem Kate Burns, Council Member Larry Taylor, Council Member Louise Hinton, and Council Member Lynne Hobbs. Absent: None. Staff Present: Randy Lansing–Town Manager, Tesa Silver–Town Clerk, Sam Sanchez–Finance Director (Mrs. Sanchez was present via the Zoom platform), Chris Joyner–Fire Chief, Scott Whitford–Battalion Chief, Anthony Puckett–Police Chief and Tina Price–Planning Technician. Others Present: Kevin Varnell, Project Manager Stocks Engineering.

1. Call to Order

Mayor Pro Tem Burns called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance and Prayer

Mayor Pro Tem Burns led the prayer and the pledge of allegiance

3. Items for Consideration

- a. Discussion and Consideration of Water and Sewer Upgrades on Eastern Avenue

Mayor Pro Tem Burns turned the meeting over to Mr. Lansing. Mr. Lansing stated that he provided everyone with information on what was being considered. Mr. Lansing stated that most people are aware that NCDOT will be extending Eastern Avenue from Nashville to Rocky Mount into four (4) lanes. The project is slated to begin in August of next year. In order to extend the road, some of the Town utility lines will have to be relocated. He wants Council to consider upsizing the water main pipe from a 12" to a 16" pipe along Eastern Avenue from Regency Drive to Red Oak Road and for constructing sanitary sewer lines from the south side of Eastern Avenue to the north side between the Regency Lift Station to Kamlar drive. He has reached out to NCDOT and obtained a price for the project. Barnhill Contracting Company out of Rocky Mount has the design contract with NCDOT for the upcoming project.

Mr. Lansing reached out to Barnhill and they have provided a price estimate for upsizing the water main from Regency to Red Oak Road; the price includes engineering and is \$141,334.00. Mr. Lansing stated that this is something that the Town does not have to do, but he sees it as a project of opportunity. Mr. Lansing stated that Mr. Kevin Varnell of Stocks Engineering was present to speak with Council this evening to give the Council the Town engineers' standpoint. Mr. Lansing called upon Mr. Varnell.

Mr. Varnell stated that NCDOT is doing the road widening project and the connection needed is already there; they thought since NCDOT would be relaying all the line that is currently installed, so it would be a good time for the Town to move forward. It appears that the Town's growth for now is within that area and that a bottleneck can occur at that 12" line. It would be a great opportunity to do this now, if the Town were to do this in the future it would be much more expensive; there will not be a lot of right of way left once everything is placed (telephone, gas, fiber, etc). He understands that it is a large amount of money to consider, but they believe it would be a great benefit for the Town moving forward. Council Member Taylor stated that we have a 16" pipe to Regency Drive, then it drops down from 16" to 12"; Mr. Varnell stated that the 12" line actual feeds back into Town and goes all the way up to LBJ Chevrolet on Washington Street. Council Member Taylor asked if there was a loop to bring the water line back from the Town out through Reges Store Road down to US 64. Chief Joyner stated that we do not. Council Member Taylor asked if they do that in the future if the water pressure would withstand in a 12" pipe. Chief Joyner stated that it would not, there would have to be a bigger line to support it; otherwise the circular system would not work. In a system like this the Town wants to ensure that the primary feed is larger than the secondary feed. Chief Joyner stated that he believed that the line coming out of Rocky Mount was a 24" line then it drops to a 16" pipe and then to a 12". He stated that the 16" pipe will support the future growth within that area.

Council Member Taylor stated that he doesn't like the large figures and that Council just increased the upcoming fiscal year's budget. He stated that with the growth we are seeing and expecting that it is

something that we need to do. He asked what it would look like if they wait five (5) years to proceed. Mayor Pro Tem Burns stated that it would be a hefty increase. Council Member Taylor stated that it would be. Council Member Hinton asked if this would be a part of the 2020-2021 budget. Mr. Lansing stated that the budget that would have to be amended for this project; He was unsure if all the expenditures would occur in the 2020-2021 fiscal year. NCDOT is not as far along with the project as they had hoped to be because of COVID-19; some of the review and engineering had to be delayed. When he spoke with NCDOT they thought the Town may not have to pay for anything until calendar year 2022. Council Member Taylor confirmed that no money would be spent until 2022. Mr. Lansing would not guarantee that; Barnhill felt the process would continue to move along and as soon as NCDOT signed off on the project they would move forward. Council Member Hinton stated that it could easily be in the current year budget and Mr. Lansing stated that it would be after July 1, 2020.

Mr. Lansing stated that the good news was that we have \$141,000 in reserves; it is not money the Town would have to go out and borrow or take from something else. The funds are within the enterprise fund. Council Member Taylor confirmed that the funds are already there and Mr. Lansing stated that they were. Council Member Hinton stated that it sounded like a good time to take advantage of an opportunity and Council Member Hobbs agreed. Council Member Hinton asked if there was a lot of pressure from the 24" to the 16" to the 12". Chief Joyner stated that it is but that the further it goes out the more the pressure drops, especially when the line gets to a dead end.

Mayor Pro Tem Burns asked if they should make a motion for this particular item, or how each item should be handled. Mr. Lansing stated that they could hear them all and then make motions or hear them and make motions one by one. Council Member Taylor asked Mr. Lansing to go ahead and explain the rest of the request. Mr. Lansing stated that he has asked Barnhill for pricing on nine (9) different upgrades. Items two (2), three (3), and five (5) are to add fire hydrants to the Town for better fire protection. They average about \$36,000 per crossing. When he first saw these he thought we were better off not proceeding. (Mayor Brown joined the meeting via Zoom at this time). He didn't feel that we were gaining by doing this at this time. NCDOT is constructing a sanitary sewer line within their project, and once it is done the 8" sanitary sewer line will be conveyed over to the Town to own. NCDOT felt this was the most advantageous way to handle the process. There are some existing developments in that area and he asked for quotes to see what it would cost to hook them into the Town's system. Market Leader Realty was one of the developments that this could be extended to; they wanted to be able to do so in the past but were not. He has not heard back from them to see if this is something that they are still interested in, however once our portion is completed it would cost them approximately \$4,500 to complete their portion. It is a relatively small cost in comparison to putting in an 8" sewer line.

There are two (2) properties about midway between Wal-Mart and Kamlar Road; they are going to be losing their wells. NCDOT will have to run a water line from the North Side to the South Side. He thought we could use the opportunity to go ahead and put in a sewer connection for those two (2) homes; it will cost \$1,558 with engineering cost. He thought even if they don't want to connect and don't want to pay the \$1,500 that there would be no way the Town could go out in the future and do the same grade of work for a price of \$1,500. He also asked for three (3) 8" sanitary sewer main crossings from the north side to the south side; there would 8" lines brought across with manholes that then could be used to provide sanitary sewer service for all that area North of Eastern Avenue for future development.

Mr. Lansing stated that the only development that will happen at this time is the apartment complex. In order for the apartment complex to be there they have to have access to Town sewer. The complex will be an \$8,800,000 housing development with fifty-five (55) housing units; he was unsure what the taxable value of the development would be, but that there is a significant private investment there. He asked Council if they would entertain paying the \$57,000 that it would cost to input sewer there. Council Member Taylor asked if the \$171,000 would be for all three crossings and Mr. Lansing stated that was correct. Council Member Taylor asked if the three (3) houses on the left near Regency Drive would be able to benefit from the sewer line. Mr. Lansing said that they could but the property owners would have a cost of about \$4,500 to get them a 4" line. Mr. Lansing stated that one home would be acquired and would go away. Council Member Taylor asked if it was the last home on the left and Mr. Lansing

confirmed that was correct. Mr. Lansing stated that one of the property owners has expressed interest but the other has no interest at all.

Mr. Lansing stated that Mr. Rose's property is located within that sixty (60) acres and the sewer line would go across his property as it develops and the cost would be \$57,000 for that crossing as well. Mr. Rose wasn't willing to take on such a large expense currently and is aware that the cost could be more in the future. Mr. Rose was willing to create a partnership with the Town to split the cost if Council would be inclined to do so. Mr. Lansing stated that the last crossing would be at the John Deere dealership. He spoke with the owner of East Coast Equipment rental and they do not need an 8" line. They would be able to use a 4" line; they have average water usage. Mr. Lansing spoke with Mr. Charles Braswell, contractor for Barnhill and Mr. Braswell stated that a 4" line for them would be approximately \$4,500 to \$5,000. East Coast was ok with that and they understand that they are responsible for running the line from their property line up to their building.

Mr. Lansing asked Council for their thoughts on the potential projects. Council Member Taylor stated that \$141,000 is already in reserves; he asked if the \$171,000 covered the entire project. Mr. Lansing stated that the \$171,252 covered all three (3) of the crossings. Mayor Pro Tem Burns stated that the two (2) figures needed to be put together to get the total amount that the \$171,000 only covered the cost of the crossings. Mr. Lansing stated that was correct the total would be \$312,596; he reminded them that they did not need the three (3) 8" sewer crossings at this time. Mayor Pro Tem Burns asked how this would benefit the Town; she stated it would benefit the property owners and that it would be less expensive to do it now than in the future. She stated she could see the benefit of paying the \$141,000, but she was concerned about spending more money now. Mr. Lansing stated that the benefit would be that it would there and that it would already done.

Mr. Lansing stated he was unsure how much time it would take to get the proper permits, and securing a contractor in the future. Mr. Varnell stated that the largest concern would be that a smaller project could come to the Town to develop; smaller companies will most likely not be able to afford to bore under the street to bring the sewer line across, where larger developments often times can. He stated that the Town would limit the possibilities for small business opportunities. Mayor Pro Tem Burns asked if annexation would be required for those who hook up to the Town system and Mr. Lansing stated that is the Town's current policy. Council Member Hinton stated that the only property that currently needs it is WODA Cooper and Mr. Lansing stated that was correct. Mayor Pro Tem Burns asked if WODA Cooper had mentioned anything about cost sharing. Mr. Lansing stated that when he spoke with Mr. Blackburne today, WODA would prefer that the Town pay the \$57,000, but Mr. Blackburne was open to anything the Town would consider. Mr. Blackburne had stated that it was not unusual for developers to ask a host community for some contribution to aid in construction for bigger projects.

Council Member Hobbs stated that she would like to see them participate in cost sharing with the Town. She has recently done some research with the State's Machinery Act; she found where property tax valuation is concerned that these types of properties be valued not necessarily at their market value, but at their rental value. She understands that they are talking about an \$8,800,000 investment, but Council doesn't know exactly how it would be a benefit to the Town. She would like to see them participate if they would be willing. Council Member Hinton stated that she could see participating in a 50% cost sharing. Council Member Taylor stated that he wasn't inclined to put a percentage on anything, but he was willing to participate in cost sharing. Mr. Lansing stated it would make the developers decision a bit easier if the Town stated what percentage they were willing to give. Council Member Taylor stated that if the rest of Council was in agreement then he would go along with the 50% as well.

Mr. Lansing asked if they would be willing to cost share for the crossing on the sixty (60) acres of land that is between the John Deere dealership and where the apartment complex would go. Mayor Pro Tem Burns stated that she would consider it if the Town could get Mr. Rose to participate in cost sharing. Mr. Lansing stated that Mr. Rose would be open to any participation that the Council agreed upon. Mayor Pro Tem Burns asked if they should do a 50% cost sharing with Mr. Rose as well and Council Member Hobbs and Council Member Taylor agreed that they should contribute 50%. Mayor Pro Tem Burns asked Mayor Brown if she had any questions or comments. Mayor Brown stated that she agreed with

what Council Member Hobbs had stated; she also would be willing to ask any of the other requestors to participate in cost sharing. She wasn't sure what percentage to ask for, but she would be willing to be a true partner with them.

Mr. Lansing confirmed that Mayor Brown was referring to the 8" sewer crossings and Mayor Brown stated that was correct. Mr. Lansing stated that there appeared to be a consensus that the Town would be willing to cost share with WODA Cooper and with Mr. David Rose. Council Member Hobbs asked if the other properties such as Market Realty would be handled by each individual property owner and Mr. Lansing stated that was correct unless Council wanted to consider something for them as well. Mr. Lansing stated that East Coast has been in Town for about fifteen (15) years and have been paying taxes to the Town without fully receiving the benefits from paying those taxes. Mayor Pro Tem Burns asked if they are asking for cost sharing as well and Mr. Lansing stated that they would not turn it down.

Mayor Pro Tem called for a motion for increasing the water main pipe size from 12" to 16" from Regency Drive to Red Oak Road along Eastern Avenue. Council Member Taylor made the motion, seconded by Council Member Hobbs. There being no further discussion, Mayor Pro Tem Burns called for a vote. The motion was unanimously approved (3-0). Mayor Pro Tem Burns called for a motion for the 8" sanitary sewer crossings on the property designated for WODA Cooper. Council Member Hinton made the motion to move forward with the crossing and to cost share at 50%, seconded by Council Member Taylor. There being no further discussion, Mayor Pro Tem Burns called for a vote. The motion was unanimously approved (3-0).

Mayor Pro Tem Burns confirmed that the Town would not be moving forward with the 8" water main crossing near station marker 32+50 with a gate valve and fire hydrant, the 8" water main crossing near station marker 15+00 with a gate valve and fire hydrant, and the 8" water main crossing near station marker 1+50 with a gate valve and fire hydrant. Mr. Lansing stated that was correct that they were not necessary. Mr. Lansing asked if Council would consider cost sharing for the second crossing for Mr. Rose's property. Mayor Pro Tem Burns called for motion to cost share with Mr. Rose for the 8" sanitary sewer crossing. Council Member Taylor made the motion to cost share at 50%, seconded by Council Member Hobbs. There being no discussion, Mayor Pro Tem Burns called for a vote. The motion was approved (2-1, Council Member Hinton voted against).

Council Member Taylor asked what the next step would be if they do not want to participate in cost sharing. Mr. Lansing stated that the Town would not move forward if both parties did not participate in cost sharing. Council Member Taylor asked Council Member Hinton why she voted against cost sharing with Mr. Rose. Council Member Hinton stated that it is undeveloped. Council Member Taylor stated that he understood why she said no. Mayor Pro Tem Burns stated that she also agreed with it, but they are also able to see the potential for development there.

4. Adjourn

There being no further business, Mayor Pro Tem Burns called for a motion to adjourn. Council Member Hinton made the motion to adjourn, seconded by Council Member Taylor. There being no discussion, Mayor Pro Tem Burns called for a vote. The motion was unanimously approved (3-0). Mayor Pro Tem Burns declared the meeting adjourned at 6:33 p.m.



Brenda Brown, Mayor

Attest:



Jontesca Silver, Town Clerk

