

Special Meeting
City Council
August 2, 1993

The special meeting was called to order by Mayor Charles B. Black, Jr. at 7:00 P. M. Those present were Councilwomen Phyllis Harris and Lib Nichols, Mayor Pro-Tem Archie Small, Councilmen Bob Jessen, Jim Hope, and J. C. Little, as well as Zoning Administrator Gary Roberts, and City Manager Phil Ponder.

The invocation was led by Mayor Pro-Tem Small.

The first item on the agenda was possible action upon the bids for the Bond Projects. City Manager Ponder said a decision would need to be made that evening if the Bonds are to be sold as scheduled (fifteen days hence). The bids for the water project were over the estimated budget. He stated that Freightliner had backed off its commitment regarding the sewer line along the Catawba River, and so that was not in the bid packages, but now it has changed its position and wants to do it. John McLaughlin from W. K. Dickson, Engineers, said some of the overage was due to changes in instruments and controls, and also a potential for hitting rock when crossing the creek. Mayor Black asked what would happen if they hit less rock. Mr. McLaughlin said if the rock factor had been bid as a separate item, there would be a refund if they hit less rock, but there would also be an increase if they hit more. This was not bid separately, so the price is set no matter whether they hit less or more rock than they anticipated. Councilman Small inquired about the possibility of crossing over the creek rather than under it; Mr. McLaughlin said the Corps of Engineers would then be involved as well as the "wetlands" regulations and environmental people, and no permanent structures are allowed above surface if in the 100 year flood plain. Councilman Small was concerned that if there is ever a leak it would not be found. Mr. McLaughlin stated they would have valves on each side of the creek so that that section could be isolated for test or repair. Mayor Black asked if the instruments would be more up-to-date, as the City had problems with lightening affecting the last ones purchased. Councilman Hope said he feels the specifications are good and will handle our present and future needs for some time to come; he continued that he feels the bids are competitive. Councilman Jessen asked what would result if the Deertrack and Morris station removal is deleted; Mr. Ponder said they can be taken out of service and simply not removed until next fiscal year and would cause no problem. Mr. Jessen asked why 734 feet of sewer line along Dutchman Creek is being deleted; Mr. Ponder said it reduces the project by about \$40,000 and there is not an immediate need for it. Councilman Hope **MOVED** to accept the low bid of TransState, Inc. for the water and sewer lines, with the two deletions recommended by the City Manager, in the sum of \$1,195,161.00, seconded by Councilman Small with all in favor. Councilman Hope **MOVED** to accept the low bid of Ronald E. Black, Inc. for instrumentation and controls on the water and sewer project in the sum of \$203,500.00, seconded by Councilman Jessen,

with all in favor. The City Manager was authorized to negotiate with the low bidder TransState for a change order to do the Freightliner portion of the Catawba River Basin line and bring back a budget recommendation for supplementing approximately \$141,000.00 of the funding for it from capital reserve.

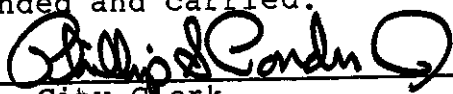
Next, the Council considered the bids for renovation of the Duke Power building on Highway 27 into a Police Department. Mr. Ponder stated that the low bid was from Caskey Construction Company for \$25,688.00. He offered to drop the bid to \$23,985 if the \$150/day penalty is removed from the contract. The notice to proceed will be September 15, 1993. City Attorney Michael said he has requested the Deed from Duke Power, and he has a title insurance binder, but he suggested they put in the motion that the notice to proceed be contingent upon the City having title by then. Councilman Hope **MOVED** to accept, upon the City Manager's recommendation, the low bid of Caskey Construction for \$25,688 with a 30 day term on the contract from the notice to proceed (late penalty applies), seconded by Councilman Little with all in favor.

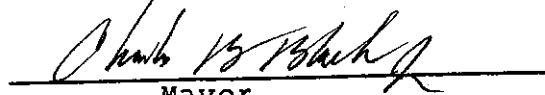
Councilman Jessen **MOVED** to set a public hearing for Monday, August 16, 1993, at 7:00 P.M. at City Hall for consideration of the application to the Local Government Commission for its approval of the financing for the Police Department Building purchase, seconded by Councilman Small, with all in favor.

City Manager Ponder dispelled the rumors that the City is not going to buy the Duke Power building for a new Police Department, stating that the City must go through all the required "red tape".

City Manager Ponder asked the Councilmembers if they would agree to hear a matter not on the agenda involving a request for setting a public hearing by a new business downtown; all six agreed. Mr. Roberts said Roger Webb, owner of 100 Henry Street at the corner of N. C. 273 has a potential tenant to replace Heat-Cool Specialties; it would be a light industrial use, but the zone is B-3. He wants to have the hearing under Section 70.2, changing one non-conforming use to another non-conforming use. This section does not contain the same notice requirements as others and Mr. Roberts' opinion was that it could be advertised once in the newspaper. Councilman Hope **MOVED** to set a public hearing for the August 9, 1993 regular meeting to consider the petition by Mr. Webb, seconded by Councilman Little, with all in favor.

The Council took a five minute recess, followed by a workshop to study the proposed sign ordinance. There being no further business, the meeting was adjourned upon motion duly made, seconded and carried.


City Clerk


Mayor
