

**Town of Mooresville  
Board of Commissioners  
Minutes  
September 16, 2019**

**Present:** Mayor Atkins, Commissioners Bobby Compton, Eddie Dingler, Thurman Houston, Lisa Qualls, Barbara Whittington, Gary West, Town Attorney Sharon Crawford, Town Manager Randy Hemann.

**Also Present:** Assistant Town Manager, Ryan Rase; Public Information Officer, Kim Sellers; HR Director, Keli Greer; Deputy Finance Director, Sarah Muller; Engineering Director, Jonathan Young; Assistant to the Town Manager, Rupa Venkatesh; Parks & Recreation Director, Pam Reidy; Police Chief, Ron Campurciani; Fire Chief, Curt Deaton; Facilities Director, Chris Wyckoff; Planning Director, Rawls Howard; Library Director, Marian Lytle; Town Clerk, Genevieve Miller.

1. Mayor Atkins called the meeting to order at 6:00 p.m.

Mr. Hemann gave the invocation and representatives of Troop 180 led the Pledge of Allegiance.

Mayor Atkins swore in Mr. Randall W. Hemann as the Town Manager.

**2. Presentations**

2.a. Police Department K9 Unit Retirement recognition of K9 Cyrus and K9 Baks.

2.b. Fire Department- Citizen Award presentation to Ms. Beasley for performing lifesaving efforts on Mr. Eddison until the Engine Company #2 arrived at the scene. Her efforts resulted in Mr. Eddison's survival.

2.c. Commissioner Qualls read the proclamation recognizing the month of October 2019 as Domestic Violence Awareness Month.

**3. Adjustments to the Agenda.**

**5.d.** (amended) PUBLIC HEARING to consider an Economic Incentive Agreement with Project Blueberry- Pactiv, LLC. and approving a Resolution endorsing an application to the State for a Building Reuse Grant and providing a 5% local match. The incentive agreement is based on an investment of \$28,000,000 with an economic incentive of an estimated amount of ~~\$107,600~~ (**\$109,000**) per year for five (5) years for a total incentive of ~~\$538,000~~ (**\$545,000**). The amount of the economic incentive has been updated.

**Action: A motion by Mr. Compton, seconded by Mr. Dingler, to approve the adjustments to the agenda and the agenda were unanimously approved.**

#### **4. Consent Items Approved:**

**4.a** Consider a request from the Police Department to authorize the Town Manager to approve the sale of retiring Police K-9, Baks, to his handler, Officer Josh Barlow, in the amount of \$1.00.

**4.b** Consider a request from the Police Department to authorize the Town Manager to approve the sale of retiring Police K-9, Cyrus, to his handler, Corporal Ed Gallagher, in the amount of \$1.00.

**4.c** Consider approving a request from the Facilities Maintenance Department to purchase the Fixtures, Furniture, and Equipment for The Selma Burke Center Project, from Office Environments Inc. in an amount not to exceed \$201,250.31.

**4.d** Consider approving a request from the Police Department to purchase 10 patrol vehicles in the amount of \$329,850 Funds were approved in the FY 2020 budget. (attachment) [FY 2020 Patrol Vehicle Requisition.pdf](#)

**4.e** Consider approving a request from the Public Works Department to install of four speed humps on W. Stewart Ave. Public Works received and verified a petition for speed humps and a traffic study was conducted in each block of W. Stewart Ave. W. Stewart Avenue met the criteria of the speed hump policy. The Fire Department does not support the request. MFD requested that, if installed, the Towns standard speed hump be used with opening for their trucks to straddle the humps.

**4.f** Consider approving a request from the Police Department to close Broad Street from Iredell Ave. to McLelland Ave. This is the portion of roadway that is a state route and maintained by NC DOT; this should be closed the full time; law enforcement will be on hand to direct traffic around the closure. All other streets affected are Town maintained streets and will be the route for the event but may not necessarily be closed or have rolling closures. (attachment) [Turkey Trot Route.pdf](#)

**4.g** Consider approving a request from the Facilities Maintenance Department to amend the contract with Building Company No. 7 LLC, in an amount not to exceed \$17,955.14 to address unforeseen conditions including masonry repair and installation of a new handrail at the Golf Course Clubhouse.

**4.h** Consider approving a request from the Facilities Maintenance Department to award a contract to Adams and Associates Architecture Inc. for the design of the Fleet building expansion, in the amount of \$108,000.

**4.i** Consider approving a request from the Facilities Maintenance Department to award a contract to United Mechanical Corporation for the replacement of the 40-Ton split system at the Public Library, in the amount of \$85,350. This item was included in the FY 19-20 budget.

**4.j** Consider a request from the Engineering Department to approve Amendment #1 to Contract with Professional Property Services, Inc. for Wiggins Road Pump Station and Forcemain Property Acquisition. This Amendment would increase the Contract Amount

from \$108,000 to \$165,800. This Amendment is necessary to acquire additional easements due to a necessary revision in the forcemain alignment to avoid multiple overhead and underground utilities within existing road rights-of-way. (attachment) [Addendum to Wiggins Road Force Main and Sewer Bid Proposalrev082619.pdf Alignment Revision Letter 17 Jul 2019.pdf](#)

**4.k** Consider approving a request from the Police Department to close Main Street from Park Ave. to Brawley Ave. and all intersecting streets (Culp St. McNeely Ave. Statesville Ave. Institute Ave. Iredell Ave. Moore Ave. Center Ave. McLelland Ave. Catawba Ave. Wilson Ave. and College St.) between Church St. and Broad St. for the annual Christmas Parade on Nov. 26, 2019. Closures will begin at 1:15 pm for participant staging area and 2:30 pm for general traffic detour. Parade will start at 3 pm and will conclude no later than 6 pm. (attachment) [Pages from CHRISTMAS PARADE 2019.pdf](#)

**4.l** Consider reclassifying a vacant WWTP Operator IV (#4467) position at Pay Grade 350 (\$39,650 to \$62,010) to a Treatment Plant Technician at Pay Grade 347 (\$34,251 to \$53,567).

**4.m** Consider approving a budget amendment to accept with appreciation a \$2,500 donation from the Mooresville Lions Club to purchase audio materials for the Library. (attachment) [GF - Library 09.06.19 donation Lions Club.xlsx](#)

**4.n** Consider approving a budget amendment to accept with appreciation a donation of \$200 to sponsor the October 19th Pet Costume Procession at the Mooresville Public Library. (attachment) [GF - Library 09.06.19 donation Local Govt Federal Credit Union.xlsx](#)

**4.o** Consider approving a request from the Library to change the hours of operation in response to the findings of the Community Needs Assessment completed spring 2019. (attachment) [Changehoursproposal.docx](#)

**4.p** Consider a request from the Finance Department to approve budget amendments to add interest earned on investment to each of the Bond Holding Accounts: Street Bond Holding, Recreation Bond Holding and 2019 Street Bond Holding. (attachment)

[2015 Street Bond Holding Amendment 29 9.16.19.docx](#)

[2015 Street Bond Holding Amendment 29 9.16.19.xlsx](#)

[2015 Recreation Bonds Amendment 15 9.16.19.docx](#) [Recreation Bond Holding Amendment 15 9.16.19.xlsx](#)

[2019 Street Bond Holding Amendment 4 9.16.19.docx](#)

[2019 Street Bond Holding Amendment 4 9.16.19.xlsx](#)

**4.q** Consider a request from the Engineering Department to approve Supplemental Amendment #1 to the Stewart, Inc. contract in an amount not to exceed \$117,746.96, for 5 months of additional construction inspection time. The original construction inspection proposal was approved for 9 months of inspection and the final construction project was approved for 14 months. The contract amount will increase from \$245,613.00 to \$363,359.96. (attachment) [C-5200 CEI SA#1 20190906.pdf](#)

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**4.r** Consider accepting \$210 raised by the Mooreville Youth Council Robotics Team at the September 7, 2019 Downtown Food Truck Festival. Monies raised will go towards the expenses of the Robotics Team.

**4.s** Consider a request from the Technology and Innovation Department to approve a contract for the annual Microsoft Enterprise Agreement with CDWG in an amount not to exceed \$204,819.48, which includes workstation, server, and Microsoft 365 licensing for all employees.

**4.t** Consider accepting with appreciation a donation from Complete Network in the amount of \$500. The funds will be used for the Mooreville Youth Council's Robotics Team.

**4.u** Consider approving a request from the Fire Department to authorize the Town Manager to approve the sale of David Brooks' fire helmet to him for \$1.00. David Brooks has served the town for 17 years in the Fire Marshal's office and will be retiring from the department effective October 1, 2019.

**4.v** Consider approving a budget amendment in the amount of \$150,000 for legal services of Van Hoy, Reutlinger, Adams & Pierce, PLLC. (attachment)

[GF - Legal 09.16.19 Outside Attorney Engagement.xlsx](#)

**4.w** Consider approving a request from the Technology and Innovation Department to award a 3 year contract to Corvid in the amount of \$194,200 to provide enterprise class security controls by Corvid's Security Operations Center Team along with 24/7/365 detection and response. in year 1 the contract is \$194,200 and years 2 and 3 the cost is \$179,280 per year. (pages 45-86)

**4.x** Consider approving an agreement with Van Hoy, Reutlinger, Adams & Pierce, PLLC in an amount not to exceed \$150,000 to provide legal services to the Town. (page 87- 92)

**4.y** Consider approving a request from the Police Department to authorize a budget amendment to accept with appreciation items donated to the Police Department K-9 Unit by Sheldon's K-9's valued at \$1,227, in memory of Officer Jordan Sheldon. (attachment) [GF - Police 09.16.19 donations Sheldon's K-9's.xlsx](#)

**4.z** Consider approving a request from the Mooreville Youth Council to sell non-alcoholic beverages during the October 5, 2019 Downtown Food Truck Festival. The monies raised will go towards the cost of the Robotics Team.

## 5. Regular Agenda.

**5.a PUBLIC HEARING** to consider amending the boundary of the Downtown Municipal Services District (MSD). This is the second of two required public hearings to amend the district boundary. The first was held to accept public comment and consider an ordinance extending the boundary of the Municipal Service District. Town Board consideration and final approval is required at the September 16th, 2019 Town Board meeting.

[MSD Owner Notification Letter Proposed MSD Expansion Map MSDBoundary\\_Ord090319 \(STC v. 1\).doc](#)

Rawls Howard presented the request. There was no public comment.

Mayor Atkins closed the public hearing at 6:32 p.m.

**Action: A motion by Mr. Compton, seconded by Mrs. Whittington, to adopt an ordinance extending the boundary of the Downtown Municipal Services District (MSD) was unanimously approved.**

**5.b PUBLIC HEARING** to consider adoption of the OneMooresville Comprehensive Plan. This plan also serves as an update to the Town's Comprehensive Transportation Plan. The Planning Board held a Public Hearing on August 8th, 2019. The Planning Board voted unanimously to recommend the Plan be adopted with recommended amendments 6-0. The recommended amendments are in the attached memo.

[TOM Adoption Process Memo -Board of Commissioners.pdf](#)

Rawls Howard and Leigh Ann King of Clarion Associates presented the request.

There was no public comment.

Lynn Taylor of West Park Avenue asked where the general public can read the plan, and is there a way citizens can give input on future developments in accordance with the new plan?

Mayor Atkins closed the public hearing at 6:48 p.m.

**Action: A motion by Ms. Qualls, seconded by Mrs. Whittington, to adopt the OneMooresville Comprehensive Plan was unanimously approved.**

**5.c AWARD OF CONTRACT-** Consider awarding a Construction Contract for the Mooresville School Network Sidewalk Improvements C-5531 to Blythe Development Company for an amount not to exceed \$5,220,396.50 and approve corresponding 2019 Street Bond Holding and Mooresville School Network Sidewalk Project Ordinance amendments. The work will consist of installation of approximately 9,500 LF of sidewalk, curb & gutter, storm drainage infrastructure, grading and asphalt overlay on portions of White Oaks Road, Bellingham Drive, Briarcliff Road, Whispering Oaks Court

and Kistler Farm Road in Mooreville, NC. The work will last approximately 410 days. The award is dependent on final NCDOT approval.

[Bid Tabulation - MSN-SW-082219.pdf](#)

[Mooreville School Sidewalk Project Map.pdf](#)

[2019 Street Bond Holding Amendment 5 9.16.19.docx](#)

[2019 Street Bond Holding Amendment 5 9.16.19.xlsx](#)

[Mooreville School Network Sidewalk Amendment 4 09.16.19.docx](#)

[Mooreville School Network Sidewalk Amendment 4 9.16.19.xlsx](#)

**Action: A motion by Mr. Dingler, seconded by Mr. Houston, to award a Construction Contract for the Mooreville School Network Sidewalk Improvements C-5531 to Blythe Development Company for an amount not to exceed \$5,220,396.50 and approve corresponding 2019 Street Bond Holding and Mooreville School Network Sidewalk Project Ordinance amendments was unanimously approved.**

**5.d PUBLIC HEARING** to consider an Economic Incentive Agreement with Project Blueberry- Pactiv, LLC. and approving a Resolution endorsing an application to the State for a Building Reuse Grant and providing a 5% local match. The incentive agreement is based on an investment of \$28,000,000 with an economic incentive of an estimated amount of \$107,600 per year for five (5) years for a total incentive of \$538,000.

[Resolution for Building Reuse Grant.pdf](#)

Iredell County Economic Development Corporation President, Jenn Bosser presented the request. There was no public comment.

Mayor Atkins closed the public hearing at 7:00 p.m.

**Action: A motion by Mr. Houston, seconded by Mr. Compton, to approve a Resolution endorsing Pactiv's application to the State for a Building Reuse Grant and providing a 5% local match of the grant was unanimously approved.**

**Action: A motion by Mr. Houston, seconded by Ms. Qualls, to approve an economic incentive agreement with Project Blueberry- Pactiv LLC., based on an investment of \$28,000,000 with an economic incentive of an estimated amount of \$109,000 per year for five (5) year for a total incentive of \$545,000 was unanimously approved.**

## **6. Financial Report.**

Deputy Finance Director, Sarah Muller gave the financial report. (attachment)

## **7. Manager's Report.**

1. Mr. Hemann announce 20 students from Sister City, Hockenheim, Germany will be visiting the Town from September 23 through October 5th.
2. Mr. Hemann thanked Mr. Rawls Howard for his work during his time with the Town as he has accepted a new position in Cumberland County.

**Action: A motion by Mr. Compton, seconded by Mr. Dingler, to enter into Closed Session was unanimously approved.**

**MINUTES FOR THE CLOSED SESSION HAVE BEEN RECORDED AND SEALED UNTIL PUBLIC INSPECTION WILL NO LONGER FRUSTRATE THE PURPOSE OF THE CLOSED SESSION.**

**8. Following the closed session, the Board returned to open session.**

**Action: A motion by Mrs. Whittington, seconded by Mr. Compton, to adjourn the meeting was unanimously approved.**

Mayor Atkins adjourned the meeting at 8:00 p.m.

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Miles Atkins, Mayor

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Genevieve Miller, Town Clerk