

**LAURINBURG CITY COUNCIL  
SPECIAL MEETING  
AUGUST 1, 2013  
10:30 A.M.  
W. CHARLES BARRETT BUILDING  
MINUTES**

The Laurinburg City Council meeting held a special meeting on Thursday, August 1, 2013 at 10:30 a.m. in the conference room of the W. Charles Barrett Building with the Honorable Thomas W. Parker III, Mayor presiding. The following Councilmembers were present: Curtis B. Leak and J. D. Willis. The following Councilmembers were absent: Mary Jo Adams and Andrew G. Williamson, Jr.

Also present were Charles D. Nichols III, City Manager, and Jennifer A. Tippet, City Clerk.

Mayor Parker called the meeting to order at 10:40 a.m.

**APPROVAL OF AGENDA**

Motion was made by Councilmember Willis, seconded by Councilmember Leak, and unanimously carried to approve the agenda as presented.

**CLOSED SESSION**

At 10:41 a.m., motion was made by Councilmember Willis to go into closed session pursuant to NC General Statute 143-318.11(a)(5) for the purpose of instructing the public body's staff in negotiating the price and other material terms of a contract for the acquisition of real property by purchase, option, exchange or lease. The motion was seconded by Councilmember Leak, and unanimously carried.

At 11:05 a.m. motion was made by Councilmember Leak, seconded by Councilmember Willis, and unanimously carried to adjourn the closed session and resume the open meeting.

**CONTRACT FOR LEGAL SERVICES**

Motion was made by Councilmember Willis, seconded by Councilmember Leak, and unanimously carried to authorize the Mayor and Clerk to execute a contract with Edward H. Johnston, Jr. for legal services.

**FCC PROJECT**

The following staff members were present during this portion of the meeting: Robert Ellis, Water/Wastewater Plant Director; Robert Smith, Electrical Services Director; Stacey McQuage, Public Utilities Director; Harold Haywood, General Services Director; and Cindy Carpenter, Finance Director.

Mayor Parker explained that all the Department Heads were present to ensure that there was not another issue looming that would cost the City money or cause any other problems with the FCC Project.

Councilmember Willis explained that Council needed to know if there were any issues with the FCC Project that was not going as expeditiously as it should or any potential problems.

The City Manager explained that letters were sent to property owners concerning the well locations asking for interest in allowing the City and/or its agent to drill test wells on property, and depending upon the test results, negotiate with the City for purchase of needed property for the wells.

Upon question by Councilmember Willis, the City Manager explained that the FCC Project may need up to nine (9) wells once all lines are operational at the facility. He added that with the first phase of the project, approximately five (5) wells are needed.

Upon questions by Councilmember Willis, Mr. Robert Ellis, explained that the City does not have any wells to accommodate the FCC Project and new wells are necessary. He added that several property owners contacted by the City had agreed to allow the City to drill test wells on their property. He further added that when the test wells are drilled, the City will know then if the well site will produce adequate flow, and if the necessary property needs to be purchased.

The City Manager explained that one (1) well will be located behind the Small Business Innovation Center (SBIC) and the test well is currently being drilled.

Upon question by Councilmember Willis, the City Manager explained that the City should have enough sites from which to choose for well locations so that the price negotiation for the well sites should not prove to be a major issue.

Upon question by Mayor Parker, Mr. Ellis explained that at first the City did not know where the FCC building was going to be located and where the sewer would be coming out of the building; and therefore did not know that the City would need the property for the pump station. He added that the engineer looked for the highest spot that would be the most convenient place to pump the sewer and in proximity to the existing force main on Joy Street.

Upon question by Mayor Parker, Mr. Ellis explained that the water tank had been sent out for bids.

The City Manager explained that it would be six (6) to eight (8) months before the water tank is on site. He added that options for fire suppression were being considered.

Mayor Parker stated that FCC is on a faster track than the City can react to.

Mr. Ellis added that easements will need to be obtained for the force main on Wagram Road, and he anticipated the cost to be minimal for negotiation.

Mr. Robert Smith explained that he would need to obtain boring easements with NC Department of Transportation on US Highway 401.

Upon question by Mayor Parker, Mr. Smith explained that he would be able to feed the plant down Heck Norton to start. The redundancy phase will involve a loop piece coming in from Highland Village beside Charlie Wallace's house which will be the second phase of the electric part of the project.

The City Manager explained that everything will be bid out except for the Leith Creek Outfall Line (\$1.7 million) and possibly two (2) or three (3) additional items. He added that everything will need to be bid out August 13<sup>th</sup> so that the City can go to the Local Government Commission (LGC) on October 1<sup>st</sup> for financing approval.

Upon question by Councilmember Leak, Mrs. Carpenter explained that the City originally estimated that \$10 million would need to be financed and this figure had been discussed with LGC staff. She added that

with the more final figures now, it appeared the City would need to finance around \$9 million because of grant funding. She further added that she and staff had participated in a conference call with the LGC staff the prior week and the LGC is comfortable with the City financing the project as one part. She explained that the total of the project will be approximately \$11.7 million with \$3 million in grant funding.

Upon question by Councilmember Leak, Mr. Ellis explained that the cost of easements were included in estimates provided by Willis Engineering.

Councilmember Leak expressed concern that the City proceed with caution due to the uncertainty of State government and the economy.

Mayor Parker requested that the City Manager, in conjunction with Department Heads, produce a spreadsheet to show the chronology of the FCC Project showing the timeline of the FCC Project so that everyone can keep track of the project.

Mr. McQuage explained that work had been finished for the 2 inch tap for restrooms and eventually will need an 8-inch tap. He added that the water is not a problem.

Mr. Haywood explained that the bids would be coming in this month and the bid packets for the generator are being put together.

Councilmember Willis cautioned that Greg Icard should be the key point as the Economic Development Officer on this project.

Mrs. Carpenter explained that last week, Mr. Icard and the County Manager were involved in the meeting with the LGC last week.

The City Manager explained that he was trying to get the three (3) engineers involved in the project together so that everyone is on the same page and knows what is going on with the project.

Further discussion ensued concerning the need to have all of the parties involved in this project working together with the same vision to ensure everyone is on the same page with the project.

Mr. Ellis explained that Willis Engineering will open bids on August 13, 2013 on the sewer projects and will present to Council at the agenda workshop that evening for Council to award the bids on August 20<sup>th</sup>. He added that he did not know if Municipal Engineering was going to follow the same procedure.

Mayor Parker requested that the City Manager contact Municipal Engineering Services to make it aware that Council wanted it to follow the same procedure as Willis Engineering with regard to providing the bid information for award of bids at the August 20, 2013 meeting.

The City Manager clarified that Council wants dates such as when information is being sent to the Local Government Commission (LGC), and to keep the spreadsheet updated. He added that we have a spreadsheet from each individual engineer on the project, but not one (1) combined spreadsheet.

Motion was made by Councilmember Willis, seconded by Councilmember Leak, and unanimously carried for the City Manager to make Mr. Wallace's attorney, Mr. Floyd, aware that the City will pay \$12,000.00 for the needed one (1) acre of land from the 3.77 acre tract of property on US Highway 401 and Heck Norton Road for the pump station; and if Mr. Wallace wants to sell the City the entire tract, the City will pay a total of \$15,000.00 for the 3.77 acre tract, with no negotiation; and further, that if Mr.

Wallace chooses not to sell property to the City at said prices, then the City will condemn the needed one (1) acre of land with an offer of \$12,000.00.

**ADJOURNMENT**

Motion was made by Councilmember Willis, seconded by Councilmember Leak, and unanimously carried to adjourn.

The meeting adjourned at 11:29 a.m.

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Thomas W. Parker III, Mayor

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Jennifer A. Tippett, City Clerk