

May 13, 2024

The City Council of the City of Rocky Mount met this day in a regular session scheduled for 7:00 p.m. in the George W. Dudley City Council Chamber of the Frederick E. Turnage Municipal Building with Mayor C. Saunders "Sandy" Roberson, Jr. presiding.

Councilmembers present: André D. Knight, Reuben C. Blackwell, IV*, Richard Joyner, T.J. Walker, Jr., Lige Daughtridge, Tom Harris and Jabaris Walker.

*joining remotely

Staff present: Keith Rogers Jr., City Manager; Kim Batts, City Clerk; Elton Daniels, Assistant City Manager; Nyki Hill, Assistant City Manager; Emilie Pinkston, Director of the Department of Development Services; Darvin Moore, Fire Chief; Robert Hassell, Police Chief; Mark Adcox, Video Production Specialist; Robin Cox, Communications Specialist; Kream Mosley, Deputy City Clerk and Richard J. Rose, City Attorney.

Security Officers: Corporal Clay Wilder, Sergeant Chris Williams, and Senior Police Officer Shawn Battle.

The Mayor called the meeting to order at 7:08 p.m. and requested all in attendance to stand for a moment of silent prayer and asked that during this time those in attendance could remember the family of Thomas Looney in your prayers as he served as a Councilmember from 1989-2002 and passed away today.

APPROVAL OF MINUTES

Motion was made by Councilmember, seconded by Councilmember, and unanimously carried that the minutes of the following City Council meetings be approved as submitted to the City Council prior to the meeting:

- Regular Rescheduled Committee of the Whole meeting held January 8, 2024:
- Regular Scheduled City Council meeting held January 8, 2024

The minutes of the Regular Rescheduled Committee of the Whole meeting held January 8, 2024 are as follows:

MINUTES OF A REGULAR RESCHEDULED MEETING OF THE COMMITTEE OF THE WHOLE HELD MONDAY, JANUARY 8, 2024, AT 6:00 P.M. IN THE COMMITTEE ROOM OF THE FREDERICK E. TURNAGE MUNICIPAL BUILDING WITH MAYOR PRO TEM LIGE DAUGHTRIDGE PRESIDING:

MEMBERS PRESENT:

Lige Daughtridge, Mayor Pro Tem
 André D. Knight
 Reuben C. Blackwell, IV
 Richard Joyner
 T.J. Walker
 Jabaris Walker
 Mayor C. Saunders "Sandy" Roberson, Jr

MEMBERS ABSENT:

Tom Harris

STAFF PRESENT:

Keith Rogers
 Kim Batts
 Kellieanne Williams
 Latasha Hall
 Kenneth Hunter
 Nyki Hill
 Elton Daniels
 Grant Roberson
 Archie Jones
 Greg Cotten
 Brenton Bent

OTHERS PRESENT:

Benton Moss, NSV
 Dewayne Washington, NSV
 Andrew Holton, NSV

Kream Mosley
 Richard J. Rose

OPENING OF MEETING

Mayor Pro Tem Lige Daughtridge called the meeting to order at 6:00. He wished everyone a Happy New Year and shared that former City Manager Steve Raper passed away. He said Mr. Raper had a great impact on Rocky Mount. Councilmember Blackwell stated that Mr. Raper was great to work with, very organized, collaborative, and communicative. Mayor Pro Tem Daughtridge then turned the meeting over to City Manager Keith Rogers to introduce the presenters. Mr. Rogers called on Kellianne Williams, Assistant to the City Manager for Strategic Initiatives to provide an initial overview. Ms. Williams stated that Downtown Redevelopment and Revitalization would encourage housing opportunities, job opportunities and economic opportunities for the community. She then introduced Benton Moss, Dewayne Washington and Andrew Holton from NSV, New South Ventures a development group active in Danville, Fayetteville and Wilson, NC.

ROCKY MOUNT PUBLIC PRIVATE PARTNERSHIP PROPOSAL - Benton Moss

Dewayne Washington shared that he started in Durham, NC. He said that when tobacco left, like it did in most towns, he and his partner saw opportunity in downtown Durham. He stated that they owned 30 buildings under the name Greenfire Development and partnered with the City of Durham. Mr. Washington said that they were at the forefront of what is seen in downtown Durham today. He stated that it was too expensive to buy property in Durham and they started to look at other towns. He informed the Council that they were here in Rocky Mount to make visions a reality.

Andrew Holton shared that they are an active development entity working on 11 active projects. He thinks that Wilson and Rocky Mount should grow together and have a lot to put on the table to draw from the Raleigh metro growth. He feels Rocky Mount allows the ability to be as close to Raleigh as you need to be while having your own distinctive identity. He thinks there is a market and people are looking to live in communities that are connected to larger economies and have distinctive characteristics. Mr. Holton noted that Rocky Mount has invested in the downtown infrastructure with the Streetscape project and the Event Center. He said that they want to help amplify those investments and draw people to live in downtown Rocky Mount.

Mr. Holton presented the Danville project. He shared that downtown Danville has taken on over 500 residential units from adaptively reuse buildings that have been rehabilitated. He stated that there are older buildings in Rocky Mount that can be turned into newer housing and retail opportunities. He shared that they purchased and stabilized about \$10 million dollars of property and 80% of that portfolio has turned hands into redevelopment. He said that they partner with other developers and do joint ventures with local people and those from out of town coming into the market.

Mr. Holton highlighted the 15-year Partnership for Downtown Wilson. He stated that in 2017 they looked at older buildings to do adaptive reuse projects. He mentioned that Rocky Mount has four of the downtown census tracts in the opportunity zone. He said that Wilson's only major downtown tract was where the old BB&T towers were. Mr. Holton said they planned to implode the building and make surface parking. He said that they started talking to them about their interest in having a YMCA and housing opportunities. He stated that what they thought would be an adaptive reuse project became a new construction project. He said they saw the ability to invest in the YMCA, think about a public parking project connected to it and

create a mini block that feeds itself. Mr. Holton reported that Wilson is looking to build a Downtown Stadium and launch the next phase of development.

Mr. Holton presented interior photos of the Centro project and stated they are urban style smaller units that are highly amenitized. He outlined they are targeting people who were at the beginning or end of their careers, 30 and younger and 55 and older. He said that the rents range from \$1,300 to \$2,000 and there are some Affordable/Workforce units available. Mr. Holton shared that they signed an affordability incentive with the City and 15% of the units are at 100% of the area median income with an additional 10% at 120% of area median income. He stated that they advise other developers to model that for Workforce housing across the board specifically with new construction. He informed the Council that their project in Kannapolis is 50% at 80% of area median income. He shared that they found a mission related investor focused on subsidizing Workforce Housing. Mr. Holton said that 25% at 80% is a level that the feels the market is increasingly starting to accept for Workforce Housing. He said that for lower levels of affordability at 60% of AMI, 10% to 15% is the threshold to make a market rate project pencil out.

Mr. Holton shared that the downtown development agreement with the City of Wilson included \$212 million of private investment to support the public investment they are making for the baseball stadium and infrastructure improvements.

Centro @ Pine-Nash
 \$20M Condo
 \$30M Hotel
 \$70M Baseball Stadium
 \$65M Multifamily
 Phase II Multifamily 400+ Units

Why Rocky Mount:

- Good infrastructure "bones"
- Core economic strengths
- Local governments committed to investing in themselves
- Connectivity to major metro markets and a distinctive identity

Benton Moss presented project locations. The first is 201 South Washington Street, which was the old Orange Crush bottling plant. He stated this location is at the corridor of Edgecombe Community College, Davis Lofts, Lamera Coffee House, the Five Points Development and hopefully the future Monk to Mill trail. Mr. Moss reported that the second project is at the 200 block of SW Main Street. He informed Council that 248 SW Main Street, the Old Towel building isn't included. He stated that both locations are walkable to the Event Center and will offer commercial retail opportunities.

Mr. Moss explained that historic properties typically come with extra expenses because older properties have structural integrity that have to be addressed upfront. He stated you are usually required to maintain the elements of historicity. Mr. Moss advised Council that there will be 36 units between the two projects. He stated, there was roughly 25,000 sq ft of commercial retail area that represents quite a few businesses that they would like to locate downtown. He said that they want people living, working, playing and staying downtown. Mr. Moss stated that both projects will offer a negotiated tenant improvement budget. He said that they want to incentivize businesses to come to the projects and sign long term leases to be in Rocky Mount.

Project Summary - 201 S Washington
 16 Apartment units

- 12 one bed one bath units

- 4 two bed one bath units

8700 SF of ground floor retail space

- Prominent corner location off Main Street
- Traffic count: 3,500 avg daily traffic
- Robust TI budget package for commercial tenant build outs
- Mix of F&B, medical, service and retail

Amenities include:

- Storage on site
- Walkable to Main Street & Rocky Mount Event Center
- High end finishes

\$8M Total Renovation Budget (including retail)

Project Summary - 204-232 SW Main

20 Apartment units

- 12 one bed one bath units
- 8 two bed one bath units

15,500 SF of ground floor retail space

- Prominent block on Main Street
- Robust TI budget package for commercial tenant build outs
- Mix of F&B, medical, service and retail

Amenity package includes:

- Storage on site
- Walkable to Main Street & Rocky Mount Event Center
- High end finishes

\$8.5M Total Renovation Budget (including retail)

Mr. Moss reported that 201 S Washington is a bit more demisable, so there is more flexibility on the commercial side. He stated that because several buildings are being combined at SW Main Street the demise ability is less. He said that there will be several suites in various sizes for commercial retail businesses. He relayed that in both projects they are looking for a mix of food and beverage, commercial office, commercial retail and service businesses.

Mr. Moss informed Council that they would be applying for the grant that the former City Manager put in place to incentivize and entice developers to come to Rocky Mount. He said it would represent roughly 6% of their budget total between the two projects.

Partnership Proposal

204-232 SW Main

201 S Washington

Economic Development Grant:

\$500,000 (5.8% of Budget)

Total Budget - \$8.5M

Economic Development Grant:

\$500,000 (6.3% of Budget)

Total Budget - \$8M

Next Steps

- Finish final design and predevelopment work on S. Washington Street Project - Q1, 2024
- Finish final design and predevelopment work on SW Main Street Project - Q2, 2024
- Begin construction on both projects - Q2, 2024
- Begin predevelopment work on next project - Q3, 2024
- Estimated completion of both projects - Q2, 2025

Andrew Holton stated that retail has been a challenge in markets and they find that residential comes first. He said that Kannapolis is a good analog. He stated that they invested in streetscape improvement

and were able to lease up their retail downtown. He said that they focused on the type of retail establishments that are hard to keep rolling in Raleigh like boutiques, clothing stores, popcorn shops, and record stores. He called it browsing type of traffic that's historically thought off as part of downtown commerce. He said they were able to do it because the price per square foot on adaptively redeveloped space was so much lower than new construction. He stated that they were able to recruit people who couldn't afford to open their businesses in Charlotte, and they populated a downtown retail environment. He feels Rocky Mount can be a downtown walkable retail community.

Questions/Comments:

Councilmember Knight asked if the old Towel Town building was a part of the project.

Mr. Holton responded that they have begun early-stage predevelopment of the building. He added that the first two projects are much further along. He stated that building would be a little harder to break up being it's a department store. He explained that it doesn't lay out to residential quite as easily and they are thinking about what it could be and the cost. He said it's a bit more complicated project and they are looking to move forward on that in 24.

Mr. Moss advised that it's not contiguous to the other properties they currently have. He said there are 2 buildings in between.

Councilmember Blackwell asked at what juncture does the City's half million-dollar investment come into play.

In response Mr. Moss said he would love the City to be the first to say yes, but the last money. He answered that the building would be already built, and the City's investment would be the last money to bridge them to start leasing and operating buildings.

Councilmember Blackwell reiterated that the City funding would be towards the end of the project.

Mr. Moss confirmed.

Mayor Pro Tem Daughtridge asked if Mr. Moss could be made comparable to Raleigh or Durham for a company to locate here.

Mr. Moss stated that new construction is much higher, about \$30 plus a foot for rent rates.

Mayor Pro Tem Daughtridge said that he wants to see activity downtown and attract businesses but it's tough to be an entrepreneur and start a business. He stated he realizes to attract businesses then it has to be affordable. He asked if affordability could be defined.

Mr. Moss replied that's one of the reasons they have funds in their models to help people start businesses with upfit dollars that come with a negotiated lease.

Mr. Holton shared that in Kannapolis the adaptively used historic buildings downtown were leasing in the \$13 to \$17 square foot range. He said that new construction was in the \$27 to \$30 and Charlotte was in the low 30s. He feels that having shelf space that can be turned over quickly is important. He stated that people have a hard time envisioning what a distressed building will look like when it's fixed up.

Councilmember TJ Walker thanked NSV for their interest and potential investment in Rocky Mount. He shared that over 2400 people were downtown at the Event Center over the weekend and he was excited to

hear about the potential projects.

Councilmember Joyner stated he hopes this leads to downtown hotels and parking decks. He shared that the 14 communities are excited about what is going to happen downtown. He said they are waiting to see what will happen in their communities and hopes it will be inclusive.

Councilmember Knight shared that their investment group gave a presentation in Durham, they saw DPAC and it sparked them to start strategizing about The Event Center. He said that they have always wanted a vibrant downtown and provide grant opportunity for those who need help. He expressed being glad to see new faces to help build downtown.

Mr. Holton voiced that he recognizes there is a gap in the market and secondary cities in North Carolina don't get support from the lending and investment community. He said that the demand is there, but the institutions have been hesitant to embrace it. He stated that at NSV they try to create confidence. Mr. Holton stated that they can't create vision for local governments, but they can amplify the vision that Rocky Mount has been working on for years.

Councilmember Blackwell thanked them for their strategy of blended incomes in the same property. He feels it's more sustainable. He believes Durham has worked themselves into a corner by not making spaces downtown for people with lower incomes. He said that if we build a market to investment and not to people then we find ourselves challenged in creating sustainable long-term growth and return on investment. Councilmember Blackwell said that everyone should have the opportunity to live downtown.

Mr. Holton stated that would be how downtown will thrive.

Mayor Pro Tem Daughtridge asked the City Manager to distribute the grant paperwork to Mayor and Council.

COMMITTEE RECOMMENDATION: Information only; no formal action

ADJOURNMENT

Without objection, the Mayor Pro Tem adjourned the meeting at 6:45 p.m.

A printed copy of the PowerPoint presentations are on file in the office of the City Clerk.

APPROVAL OF ADDITIONS/DELETIONS TO AGENDA

- Request to remove the budget presentation from the agenda
- Request to schedule a Special Called Committee of the Whole (Budget Work Session) May 28, 2024 at 10 a.m.
- Request to remove Item G from the Consent Agenda/Agenda

Motion was made by Councilmember Joyner, seconded by Councilmember Jabaris Walker and passed by a roll call vote of 6-1 (Councilmembers Knight, Blackwell, Joyner, Daughtridge, Harris, Jabaris Walker ayes; Councilmember T.J. Walker nay) that the agenda be amended as requested.

COMMUNITY UPDATE BY CITY MANAGER

City Manager Keith Rogers Jr. provided the following community update. The City Manager reported that:

- Harvey will be performed at the Imperial Centre; the showtimes are May 16th through 18th at 7:30 p.m. and a show on May 19
- Stated there are some staff members that will be participating in that production so he encourages the community to enjoy the Imperial Centre and the showing of Harvey

PUBLIC WORKS WEEK

The Mayor read a Proclamation proclaiming the week of May 19-25, 2024 as Public Works Week. He presented the Proclamation to Brad Kerr, Director of Public Works and Brenton Bent, Director of Water Resources.

RESOLUTION RECOGNIZING THE ROCKY MOUNT FIRE DEPARTMENT ON RECEIVING REACCREDITED AGENCY STATUS

RESOLUTION RECOGNIZING THE ROCKY MOUNT FIRE DEPARTMENT ON RECEIVING REACCREDITED AGENCY STATUS

WHEREAS, the Rocky Mount Fire Department initially received International Accreditation in 2003 and was one of five agencies representing North Carolina; and

WHEREAS, Internationally accredited agencies must submit compliance reports annually, as well as update and renew their status every five years; and

WHEREAS, the Commission on Fire Accreditation International process provides agencies with an improvement model to assess their service delivery and performance internally, and then works with a team of peers from other agencies to verify and validate their completed self-assessment; and

WHEREAS, the Rocky Mount Fire Department met the full requirements of the Commission on Fire Accreditation International and was awarded its fifth Reaccredited Agency status.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Rocky Mount City Council congratulate the Rocky Mount Fire Department on this excellent accomplishment.

Motion was made by Councilmember Daughtridge, seconded by Councilmember T.J. Walker and unanimously carried by a roll call vote (7 ayes/0 nays) that **Resolution No. R-2024-16A** entitled **RESOLUTION RECOGNIZING THE ROCKY MOUNT FIRE DEPARTMENT ON RECEIVING REACCREDITED AGENCY STATUS** was adopted.

PETITIONS FROM THE PUBLIC

The Mayor opened the meeting for petitions from the public and outlined guidelines for public petitions. He called on the following individuals for public comment and a brief summary of comments is outlined below:

Curmilus Dancy

- Stated Council wasted 45 minutes in the Committee of the Whole talking about the budget which is an item on the agenda and it should have been handled
- Stated when the Councilmembers came on in the early 2000s he saw transparency and now it looks like they are moving backwards

Richard Petway

- Stated he is here to petition to block off the 600 block of Henry Street on Saturday, June 8th for “Hot Dogs on Henry Street” event

- Stated when the workers become disenfranchised because their will to speak truth to power because of unfair pay, unfair firing, unfair hiring, favoritism, lack of promotion, the Constitution says they are entitled to justice
- Asked where the justice is for TCI, Woodgrain and the City employees
- Stated the people are entitled to be heard and not fired

Dr. Kim Koo

- Asked if most of the federal dollars are used for wars then how can they give it to the states, counties and cities and fund social services like housing, education, healthcare, and infrastructure
- Stated funding for cities like Rocky Mount and counties like Nash and Edgecombe either remain stagnant or get minor increases and you cannot improve the lives of people because of lack of funds
- Stated in order to raise money, our state government shifted the tax burden onto us by the revaluation of your property
- Stated by increasing your property value, you are deceived into thinking you are getting more value of your home but in reality you are paying much higher taxes every year

Mumtaz Shaik

- Stated her impression of the 2024-2025 budget is that there is a greater allocation of funds to infrastructure than housing
- Stated she believes if they applied the same enthusiasm and speed of development of I-95 access roads in Nash County to affordable housing every year, there would be a positive impact on the availability of affordable housing in Rocky Mount
- Stated she is all for infrastructure as it supports people to improve their quality of life and this parallels the function of housing because housing is essential and critical infrastructure
- Stated housing deserves top priority and funding in the City planning, this is not to minimize the importance of infrastructure such as roads, parks, and utilities

Crissy Stewart

- Stated for over a year sanitation workers have been advocating for a pay increase but it has been revealed that the top 10 percent continue to receive substantial wages
- Stated it has come to light that the City has funding to pay \$80,000 for a door but cannot find money in the budget to give sanitation workers and other staff eligible wages due to the rise and increased cost of food, clothing and shelter
- Asked where the City Manager and Councilmember's moral compass is and who is guiding it, politics or representing the people
- Asked if Arnie Jones was fired as an act of retaliation or a means to silence his voice because they fear the truth of what the sanitation workers would be exposed as unfair practices and treatment
- Asked was the unjustified termination based on infractions within the last 6 months of his employment for 20 years or was his voice just too loud and he needed to be silenced at all costs

Bronson Williams

- Stated he came here because he read in the newspaper that they were going to see a budget presentation tonight and he has been an avid follower of the City Council's budget for years
- Thanked Councilmember T.J. Walker for voting not to change the agenda
- Stated he is disappointed tonight and he hopes the citizens are too
- Stated he is confused because they were saying something about the budget being presented on June 10th and he read the annual budget must be presented before June 1st to the governing body and the public simultaneously

Nehemiah Smith, Jr.

- Stated a proposed budget is a term used in finance and governance referring to a financial plan that is prepared and presented by an entity's management or designated budget officer outlining expected income and expenditures for a forthcoming fiscal year
- Stated Mr. Williams was talking about specifically Section 159-11 that it is indeed the duty of the City Manager to prepare and submit a budget proposal to the City Council
- Stated that does not mean that the City Manager has to rely on the City Council to give him input as it is a proposal so Council can accept or deny it
- Asked what the problem is with presenting it tonight
- Stated the City Manager has done what he was hired to do and Council is trying to stop him from doing that because some Councilmembers do not like him

Nathlyn Ohree

- Stated she met some high school graduates over the last couple of weeks who are struggling to find a place to live and moving to other cities
- Stated she is concerned because there is an ABC store on Edgecombe side of the tracks but not a drug store, a State Employees Credit Union but no other bank
- Asked why there is no parking deck for the Event Center
- Stated she would like to see the City Manager and the Assistant City Managers at her community meetings so they can get an inside view of how the citizens they are serving feel

Theresa Alston Stokes

- Asked as Council prepares for the upcoming budget to be mindful of the fact that there are sincere needs and concerns from the citizens that need to be addressed
- Stated she is excited to see all the progress and the action that took place over the weekend at the Rocky Mount Event Center but as they prepare for the upcoming budget, the Edgecombe County side of Rocky Mount cannot be overlooked as they need more progress on that side of town
- Congratulated the Public Works and the Rocky Mount Fire Department and thanked them for all that they do

Darlene Spencer-Harris

- Thanked the City officials who attended the community meeting in southeast Rocky Mount
- Stated she came to ask for sponsors and/or donations to help offset some of the expenses associated with their upcoming event Inclusion and Information which will provide citizens with information on job opportunities, health awareness, drug abuse assistance, food disparities as well as a hot meal

TEMPORARY STREET CLOSURE (added in open meeting)

Request from Richard Petway to close the 600 block of Henry Street (at its intersection with Raleigh Road and Luper Street) from 11:00 a.m. to 2:00 p.m. on Saturday, June 8, 2024 for "Hot Dogs on Henry Street" event.

Motion was made by Councilmember Joyner, seconded by Councilmember Daughtridge and unanimously carried by a roll call vote (7 ayes/0 nays) that the temporary street closure was approved.

COUNCIL COMMENT

Councilmember Blackwell stated he would like to clarify and clear up the misinformation that has been stated about the budget process. He explained that the budget is not just a document, it is a process that is initiated by the elected body to give priorities and direction to the executive administration. He continued

explaining that once the priorities have been established, the executive administration is to communicate with the body about those priorities that were discussed and they are to evaluate, work together and compromise. He stated the next action is for the manager to create a document that reflects priorities from those conversations. He stated the final steps include holding a public hearing for public review and comment; then the elected body adopts the budget. He stated this has always been the process and they have been attempting to have these conversations for 6 months. He explained that the retreat did not go as planned because there was no discussion of the budget scheduled for the retreat, and they have always had budget priority discussions at the retreat. He continued stating that there have been key missing components in their conversations of priorities that they want to see reflected. He stated he would like to call attention to the fact the vote to remove the budget presentation from the agenda was 6-1, so it is clear that the process needs to go back to where it was.

Councilmember Blackwell further stated the issue is not about liking someone or not, it is all about competence, adherence to process, mutual respect, and about ensuring priorities are included that people have set in conversation with Council. He stated as elected officials, they have the vested authority and trust of the people who elected them to do what is best to move this City forward and they have a vested interest in supporting the management of this organization to support the priorities and will of the people. He stated that he stands behind his vote and records show that the information and processes being asked for have been requested for months.

Councilmember Daughtridge asked that the Mayor and City Council acknowledge Corporal Walker for his 30 years of dedicated service since this will be his last City Council meeting this evening.

CONSENT AGENDA

Motion was made by Councilmember T.J. Walker, seconded by Councilmember Joyner, and unanimously carried that the Consent Agenda [Items 8(A) through 8(E), be approved as follows and more specifically:

A. AWARD OF DUTY BADGE/SIDEARM:

That the award of Duty Badge and Sidearm to Police Corporal Thomas Wilder for 30 years of Dedicated Service be approved. Councilmember Daughtridge thanked Corporal Wilder for spending all these long meetings with them and enduring this and they wish him the best in retirement.

B. TEMPORARY STREET CLOSINGS (recommended for approval/adoption of ordinances; ordinance adoption requirement of NCDOT standards):

1. The Omegas of Rocky Mount Fundraiser Social (May 18,2024)
 - S. Church Street from Andrews Street to Nash Street
 - Hammond Street from S. Franklin to SW Main Street
 - Coastline Street from S. Church Street to Hammond Street
 - SW Main Street from Nash Street to Hammond Street

Ordinance No O-2024-13 entitled **ORDINANCE OF THE CITY COUNCIL OF ROCKY MOUNT DECLARING A TEMPORARY ROAD CLOSURE FOR OMEGAS OF ROCKY MOUNT FUNDRAISER SOCIAL**

2. Juneteenth Community Empowerment Festival
 - Friday, June 14, 2024 from 10:00 a.m. until 11:00 p.m. - Temporary closures of Tarboro Street (US 64 Business) from NE Main Street to Atlantic Avenue (NC 97), N Washington Street from Hill Street to E Thomas Street (US 64 Business), Albemarle Avenue from E Thomas Street to Tarboro Street and W Rose Street from Albemarle Avenue to Atlantic Avenue
 - Saturday & Sunday, June 15 & 16 from 9:00 a.m. until 11:00 p.m. - Temporary closure of S Church Street (US 301 Business) from Andrews Street to Nash Street, Hammond Street from S Franklin Stret (US 301 Business) to SW Main Street, SW Main Street from Hammond Street to a point 200 feet north of Hammond Street and Coastline Street

Ordinance No. O-2024-14 entitled **ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKY MOUNT DECLARING A TEMPORARY ROAD CLOSURE FOR THE JUNETEENTH COMMUNITY EMPOWERMENT FESTIVAL** was adopted.

Temporary Closures were also approved for:

3. Emmanuel Health Education, Inc. "We Are One Prostate Cancer Bike Walk Run Ride" on Saturday June 29, 2024 from 5:00 a.m. to 2:00 p.m.
 - South Washington Street, from Hill Street to Tarboro Street
4. Southeast Rocky Mount Community Event on May 18 from 12:00 p.m. to 4:00 p.m.
 - 700 Block of Arlington Street

C. MEMORANDUM OF COOPERATIVE AGREEMENT/RENOVATION OF THREE FISHING PIERS AT SUNSET PARK

The City Council was provided with a Memorandum of Cooperative Agreement between the City and the North Carolina Wildlife Resources Commission (NCWRC) for the renovation of three fishing piers at Sunset Park. Council was advised that NCWRC will be responsible for design/construction and the project is part of the Sunset Park Renovation. The project is receiving funding from the North Carolina Parks and Recreation Trust Fund. The cost of the pier project is \$100,000 and fully funded through grants.

The Memorandum of Cooperative Agreement (**C-2024-___**) was approved and the Mayor, City Clerk, and staff were authorized to execute contract on behalf of City.

D. AMENDMENT/WATER TOWER LICENSE AGREEMENT/T-MOBILE SOUTH, LLC

The City Council was advised that the City of Rocky Mount entered into (2) two Water Tower License Agreements in 1999 with T-Mobile South LLC (formerly SunCom Wireless) to install antennas on water towers located at 431 Branch Street and 486 Airport Road. It was noted that the both of these agreements currently in place will not expire until November 30, 2025. The amended terms are as follows:

- a. Second Amendment - Marigold Water Tower - Cell Antenna Space - 431 Branch Street - at the expiration of the agreement (November 30, 2025) the term will be automatically extended for two (2) additional successive five (5) year terms; at the commencement of the first renewal period (December 1, 2025) the Licensee shall pay the Licensor \$2,200 per month, said amount to increase by 3% on each anniversary thereafter
- b. Fourth Amendment - 486 Airport Road - Cell Antenna Space - at the expiration of the agreement (November 30, 2025) the term will be automatically extended for two (2) additional successive five (5) year terms; at the commencement of the first renewal period (December 1, 2025) the Licensee shall pay the Licensor \$2,400 per month, said amount to increase by 3% on each anniversary thereafter

The following resolutions were adopted:

- **Resolution No R-2024-17** entitled **RESOLUTION AUTHORIZING THE WATER TOWER LICENSE AGREEMENT/LEASE** (431 Branch Street), Second Amendment on file with C-1999-31 in the City Clerk's Office; and
- **Resolution No R-2024-18** entitled **RESOLUTION AUTHORIZING THE WATER TOWER LICENSE AGREEMENT/LEASE** (486 Airport Road) Fourth Amendment on file with C-1999-62 in the City Clerk's Office.

It was noted that the City Attorney, Jep Rose, had reviewed the notices and agreements confirming all legal requirements had been met.

E. FY 2024-2026 THREE-YEAR CONSOLIDATED PLAN/FY 2024-2025 ANNUAL ACTION PLAN

The City Council was advised that, in accordance with federal regulations, the City and the Down East HOME Consortium (DEHC) prepared a Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD) Community and Development Program.

The City Council was further advised that the Annual Action Plan is part of the Down East HOME Consortium's (DEHC) Three-Year Consolidated Plan which is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development for the City to receive federal funding for affordable housing and community development initiatives that benefit primarily low-income and moderate-income individuals. The Council was further advised that the City of Rocky Mount is expected to receive \$495,363 in CDBG funding, and the Down East Home Consortium will receive \$359,420 in HOME funding.

It was noted that a public hearing was held on April 22, 2024 in Rocky Mount and a presentation was made to Edgecombe County Board of Commissioners on April 1, 2024, and Rocky Mount City Council during its Committee of the Whole meeting on April 8, 2024. The public display period began on March 27, 2024 and ended on April 27, 2024. It was explained that the deadline for submitting the FY 2024-2026 Three-Year Consolidated Plan and FY 2024-2025 Annual Action Plan to the United States Department of Housing and Urban Development (HUD) is May 15, 2024.

The three-year consolidated plan for FY 2024-2026 and Annual Action plan for FY 24-25 was approved by City Council and the Mayor and City Clerk were authorized to execute any required documentation or certifications on behalf of the City.

F. CITY COUNCIL MEETING/CANCELLATION

The City Council approved cancellation of the regular City Council meeting scheduled for May 27, 2024 due to the meeting falling on the Memorial Day Holiday.

G. BUDGET REVIEW WORK SESSION SCHEDULE

Item removed from agenda.

PUBLIC HEARING/ANNEXATION NO. 332 - HARPER & WILLIAMS (SUNSET AVENUE, WARD 5)

Public hearing relative to Annexation No. 332 - Harper & Williams (Sunset Avenue) and feasibility study.

The Mayor stated the recommended action for this item was to postpone the matter until the July 8, 2024 City Council meeting.

It was noted that this item was postponed from January 8, February 12, and April 8, 2024 City Council meetings.

Motion was made by Councilmember Daughtridge, seconded by Councilmember Harris and unanimously carried by a roll call vote (7 ayes/0 nays) that the item be postponed to July 8, 2024 City Council meeting.

PUBLIC HEARING/REZONING REQUEST

Public hearing relative to the following rezoning request recommended for approval and found in compliance with the Comprehensive Plan by the Planning Board:

- Request by Thomas White (Axiom Development, LLC) to rezone a +48.9-acre parcel, having a PIN 382008972953U and a +9.45-acre portion of the property having a PIN 382012960747 from I-2 (Heavy Industrial District) and GI (Nash County General Industrial) to R-6MFA (Multifamily Residential District)

The Mayor stated the recommended action for this item was to postpone the matter until the July 8, 2024 City Council meeting.

It was noted that this item was postponed from January 8, February 12, and April 8, 2024 City Council meetings.

Motion was made by Councilmember Harris, seconded by Councilmember Joyner and unanimously carried by a roll call vote (7

ayes/0 nays) that this item be postponed to July 8, 2024 City Council meeting.

ANNEXATION NO. 335 - 1951 OLD WILSON ROAD (WARD 3)

The Mayor called on the City Manager or his designee to provide an explanation of the feasibility study prepared in connection with the annexation. Emily Pinkston, Director of the Department of Development Services explained the report and concluded by recommending approval of the annexation. A copy of the report is on file with Annexation No. 335 in the office of the City Clerk.

The Mayor opened a public hearing relative to Annexation No. 335 and no one appeared.

Councilmember Joyner stated they are okay with the annexation but would like to have further discussion regarding the use of the property as they move forward.

Mrs. Pinkston responded they do anticipate at some point in the future the property owner will move forward with proposing a rezoning for the property but that has not yet been proposed.

Councilmember Joyner stated when and if that does come, he would like to have the community involved in the approval and design of that.

Councilmember Harris inquired if there is a timeline when the City annexes property into the City that the property has to come up for rezoning request.

Mrs. Pinkston responded because this property is already in the City's extra territorial jurisdiction, it is already assigned with the City zoning district so there is no companion rezoning and that is not required. She explained that sometimes you will review annexations that are outside of the extra territorial jurisdiction (ETJ) in which case a rezoning must be a companion piece to that annexation. She stated they could leave it with the A-1 zoning if they choose or they could move forward in the future with proposing a rezoning.

Motion was made by Councilmember Joyner, seconded by Councilmember Harris and unanimously carried by a roll call vote (7 ayes/0 nays) that **Ordinance No. O-2024-16** entitled **ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF ROCKY MOUNT ANNEXATION NO. 335 - 1951 OLD WILSON ROAD** was adopted.

ADJOURNMENT

There being no further business, by consensus, the meeting was adjourned at 8:03 p.m.

Kim Batts
City Clerk