

**Village of Misenheimer
Council Minutes
Community Building
March 12, 2012 7PM**

Council Present:	Michael Riemann, Mayor Michael Herron, Mayor Pro-Tem Michael Burrage, Finance Officer Jim Gullledge, Council Member (Arrived at 7:10PM) Pam Humphrey, Clerk	Visitors Present:	Erik McGinnis, Interim Police Chief David Isenhour, RMVFD Fire Chief Stephen Chambers, Chambers Eng. Erica Benjamin, SNAP
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Call to Order: Mayor Riemann called the Council meeting to order at 7:05 PM declaring a quorum present.

Moment of Reflection/Introspection:

Introduction of Visitors: Visitors noted above were welcomed to the Council meeting.

Approval of Agenda: Herron made a Motion to accept the Agenda for the March 12, 2012 Council meeting. Burrage seconded the Motion and it was approved by a vote of 3/0.

Approval of February 13, 2012 Minutes: Burrage made a Motion to accept the February 13, 2012 Minutes with no revisions. The Motion was seconded by Herron and was approved by a vote of 3/0.

Richfield/Misenheimer Fire Department (RMFD) Report-Fire Chief David Isenhour: Chief Isenhour presented a report prepared by RMFD that recapped 2011 training and incident responses. RMFD is currently staffed with twenty-two (22) volunteers and six (6) part time staff. RMFD provides services to the municipalities of Richfield and Misenheimer. They also provide services to the counties of Stanly, Rowan, and Cabarrus. During 2011, RMFD received two (2) grants and has applied for grants available in 2012.

Chief Isenhour advised Council that authorized Village personnel could obtain photo ID cards to the Stanly County Unified Accountability system thereby allowing authorized Village administrative staff and/or elected officials on-site to an emergency incident in the Village. Village Police Officers already have ID that authorizes them to be on-site at an incident.

Mayor Riemann requested copies of the budget and financials for the RMFD. Chief Isenhour responded that he would provide them to us. We thanked Chief Isenhour for his and his staff's service to the Village as he departed from the meeting.

Chambers Engineering Sewer Study Update: Mayor Riemann introduced Stephen Chambers, PE of Chambers Engineering, PA to update Council regarding the status of the sewer study his firm is performing for the Village. Mr. Chambers provided a draft report and aerial maps of the Village for Council denoting the possible routes for sewer line(s) within the Village.

The Village's current private sewer systems are operated by Pfeiffer University and Clearview Apartments. The Pfeiffer University sewer system feeds in to the sewer line running to Albemarle. The Clearview Apartments operates a private sewer package treatment plant. The apartment sewage is collected, treated, and the treated effluent is discharged into Curl Tail Creek.

One sewer system development approach is to locate a gravity solution that follows the creeks within the Village. This requires a thirty (30) foot construction corridor. A proposed corridor would go along land that is currently flat, wet, and has a mature tree canopy. Sewer system design and construction considerations are also necessary to link property across the railroad tracks on Wesley Chapel Road. In order for the sewer pipe to run under Hwy 52 and the railroad tracks, drilling will be required. The Wesley Chapel Road sewer portion could be constructed in a separate phase. This

approach is considered a more traditional and long-term sewer solution. Mayor Riemann commented that a gravity sewer solution should last approximately one hundred (100) years.

Another more expensive sewer system development approach is to construct a low pressure system where pump stations and pumps at individual residences are incorporated in to the system design. Residential pumps cost approximately \$4,500.00 per unit and may have a useful life of five (5) to ten (10) years. The initial pump cost can be incorporated in to the cost of the sewer construction project. However, decisions would need to be made regarding residential pump replacement at its end of life (owner or municipal responsibility?). If the municipality determines that the municipality will be responsible for residential pump replacement, sewer rates can be formulated that incorporate some or all of the residential pump replacement costs. A low pressure sewer system addresses immediate sewer needs but may have long-term system limitations.

Any sewer option will require tap fees to connect to the system. Tap fees to a gravity fed system may run in the \$600 to \$1,000 range.

Mr. Chambers asked Council if their focus is on short or long-term sewer solutions. He also advised that the Village should seek legal counsel to determine if there are any time deadlines when all Village residents must have sewer services once a sewer project is initiated. Mr. Chambers will finalize his study results and issue a final report to the Village. Mr. Chambers excused himself from the remainder for the meeting.

Mayor Riemann advised Council that he thought the next step was for him to initiate discussions with Stanly County to determine the County's interest in providing sewer service in this portion of Stanly County. Gullidge commented that he preferred that the Village was farther along in studying sewer options before Stanly County was contacted. Herron stated that these discussions are intended to continue to gather information vs. initiate negotiations. Mayor Riemann advised Council that the April 9, 2012 Stakeholder Vision and Long-Term Planning meeting and the Thursday, April 12, 2012 Public meeting regarding Vision and Long-Term Planning will be directed toward whether the Village can afford sewer services as well as could sewer promote growth that we do not prefer. Gullidge contended that any discussions now may impair the Village's negotiating position. Mayor Riemann stated that he would add reconsideration of sewer discussions with Stanly County on the May 14, 2012 Council Agenda.

Administrative Report (Activities from 2/14/12-3/12/12):

Clerk/Deputy Finance Officer Update: Pam Humphrey, Clerk, advised the Council that Erik McGinnis, Interim Police Chief, would serve on the Steering Committee for the Stanly County Emergency Radio Study. In addition, she had advised Council that she will continue to gather information to determine if we can activate a Blackboard Connect resident and business registration portal on our web site similar to the Town of Midland's (<http://www.centralinaneews.com/mystory.cfm?NID=63>) and the Town of Norwood's (<http://www.norwoodnc.com/>) web sites. Blackboard Connect is a notification system utilized to advise or alert residences and businesses regarding important information or warnings. She will work with Erik McGinnis, Interim Police Chief, as more information is gathered, reviewed, and analyzed.

Public Safety Update: Erik McGinnis, Interim Police Chief, was present at the meeting to answer any questions pertaining to the February, 2012 Misenheimer Police Department Monthly Report. Council had no questions or comments.

Mayor Update: Mayor Riemann advised Council regarding the following items:

- **Community Building Upfit:** A bid from William L. Bowers Shop, LLC for painted pipe railings meeting ADA handicap requirements was obtained for \$1,596.98. Installing the railings addresses the October 2011 Stanly County inspection items. The railings are estimated to have a life of approximately forty (40) years. Herron made a Motion to accept the bid as noted above thereby amending the FY 11/12 Budget in order to continue to complete the outstanding 2011 Community Building inspection items. Gullidge seconded the Motion and it was approved by a vote of 4/0.

- **Powell Bill Sidewalk Project Update & Continuation of Powell Bill Eligibility:** Mayor Riemann received the sidewalk easement legal documents from Brown, Brown & Brown PLLC. Mayor Riemann will be delivering and securing the signed and notarized easement documents that need to be finalized by early April 2012. Mayor Riemann received confirmation from the NC Department of Transportation (NCDOT) that they will underwrite the \$23,000 that is the cost above our Powell Bill fund balance of approximately \$77,000. Construction is intended to be initiated by early Spring 2012 and should take two (2) to three (3) weeks to construct the sidewalk from the Pfeiffer University rose garden to the Village limits at the Duke Energy substation on US Hwy 52.
- **Carolina Thread Trail Grant Update:** The Steering Committee met Monday, March 12, 2012 to discuss identified corridors. The next step is to talk with property owners along the possible corridor routes and determine if they are agreeable to public access easements.
- **NCDOT Update:** Mayor Riemann recently attended a NCDOT planning session where attendees were asked to prioritize transportation projects. The exercise was to focus on transportation projects targeted for years six (6) through ten (10) of a ten (10) year transportation plan. There are an estimated \$50 billion in identified transportation projects with only \$10 billion of funding anticipated to be available. Once the prioritization was completed, road resurfacing and public transportation projects were the projects that could be completed with the \$10 billion of estimated funds that would be available.
- **Flood Plain Clearing Efforts:** Mayor Riemann is awaiting a return call back from Thompson Grading, Inc. to review the flood plain clearing needs identified in the recent flood plain mapping.
- **Continuation of Vision and Long-Term Planning Discussions:** Stakeholder letters were mailed out early March 2012 inviting Village Stakeholders (large property owners, business owners, educational leaders, and church leaders) to attend a planning meeting on Monday, April 9, 2012 at 7 PM. In addition, Stakeholders were invited to attend the Public meeting regarding continued planning discussions to be held on Thursday, April 12, 2012 at 7 PM.

FY 12/13 Budget Planning Discussions: Pam Humphrey, Clerk, provided Council with a FY 12/13 Budget Planning packet. The budget planning packet included the following information:

- Report of Budget comparisons for FY 10/11, Amended FY 11/12, and Draft of Proposed FY 12/13
- Draft of Proposed FY 12/13 Personnel Budget
- Amended FY 11/12 Budget vs. Actual (7/1/11-2/29/12)
- FY 10/11 Budget vs. Actual per 6/30/11 Audit Report

Pam Humphrey, Clerk, advised Council to review the budget materials provided and provide comments and/or revisions that will be discussed further at the Monday, May 14, 2012 7 PM Council Meeting.

Noise/Nuisance Ordinance Discussion: Mayor Riemann presented a draft of a Noise Ordinance for Council's review and comment at the Monday, May 14, 2012 Council Meeting. The draft Noise Ordinance was crafted after reviewing numerous ordinances from other municipalities both nearby and those with college campuses.

Municipal Fee Discussion: Mayor Riemann presented an Analysis of Fees for Council's review and comment at a future meeting date to be determined. Council instructed the Clerk to forward the Fee Analysis to the Planning Board for their review and comment. The Village does not charge many fees compared to other nearby municipalities.

Other Business: There was no Other Business to discuss. Erica Benjamin, Stanly News and Press, was asked to excuse herself from the remainder of the Council Meeting as Council would be going in to Closed Sessions.

Closed Session Discussions:

- **Closed Session #1-Personnel:** Mayor Riemann requested a Motion to go into Closed Session for purposes allowed by State Statute 143-318.11 (a)(6). Herron made the Motion to go into Closed Session. Burrage seconded the Motion and it was approved by a vote of 4/0. Once Closed Session #1 was concluded, Gullledge made the Motion to return to Open Session. Herron seconded the Motion and it was approved by a vote of 4/0.

- Closed Session #2-Personnel: Mayor Riemann requested a Motion to go into Closed Session for purposes allowed by State Statute 143-318.11 (a)(6). Herron made the Motion to go into Closed Session. Burrage seconded the Motion and it was approved by a vote of 4/0. Once Closed Session #2 was concluded, Herron made the Motion to return to Open Session. Burrage seconded the Motion and it was approved by a vote of 4/0.
- Closed Session #3-Property: Mayor Riemann requested a Motion to go into Closed Session for purposes allowed by State Statute 143-318.11 (a)(5). Gullidge made the Motion to go into Closed Session. Burrage seconded the Motion and it was approved by a vote of 4/0. Once Closed Session #3 was concluded, Gullidge made the Motion to return to Open Session. Herron seconded the Motion and it was approved by a vote of 4/0.
- Closed Session #4-Property: Mayor Riemann requested a Motion to go into Closed Session for purposes allowed by State Statute 143-318.11 (a)(5). Burrage made the Motion to go into Closed Session. Gullidge seconded the Motion and it was approved by a vote of 4/0. Once Closed Session #4 was concluded, Herron made the Motion to return to Open Session. Burrage seconded the Motion and it was approved by a vote of 4/0.

Adjournment: The Council adjourned the meeting at 9:15 PM.

The next joint Council/Planning Board/Board of Adjustment meeting is scheduled for **Monday, April 9, 2012 at 7PM at the Community Building. Stakeholders are invited for a Vision and Long-Term Planning session.**

A **Public hearing** will be held on **Thursday, April 12, 2012 at 7PM to discuss the Village's Vision and Long-Term Planning. Members of Council, Planning Board, Board of Adjustment, Stakeholders, and the Public are invited to attend.**