



**TO:** Mayor and City Councilors

**FROM:** Rich Olson, City Manager

**REF:** FYI ~ Week Ending May 12, 2006

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1. On May 10, 2006, I attended the North Carolina Eastern Municipal Power Agency meeting in Wilson. Discussions were held on the issuance of refunding bonds in conjunction with the variable to fixed rate swaps. The Agency has an opportunity to refund approximately \$570 million of outstanding bonds callable in 2007, 2008 and 2009. The Board of Directors of ElectriCities authorized its staff to proceed with locking in fixed interest rates through swap agreements on future refunding. On April 12, the fixed rates were locked in and Citibank will be used for what is known as Forward Synthetic Fixed Rate Refunding. This transaction resulted in \$55 million in present value savings. Most of the savings to the Agency will occur in 2009-2023. Due to the refunding, it is not anticipated that there will be a need to increase the wholesale price we pay for electricity through the end of 2006. This is, of course, subject to external market conditions. The City is absorbing the 10% rate increase that went into effect in January, 2006. The coal rider, which was added to the City's utility bills in May, 2005 does not appear to be coming off during the next twelve to twenty-four months.
2. In view of the recent resignation of Chief William J. Anderson, I have directed Human Resources to conduct a national search for applicants to apply for the position of Chief of Police. Advertisements will be placed in local, state and national publications and websites such as Police Chief Magazine, the International Association of Chiefs of Police (IACP), National Organization of Black Law Enforcement Executives (NOBLE), the North Carolina Justice Academy, Govtjobs.com, Southern Cities and the League Letter, sponsored by the North Carolina League of Municipalities. Once the search has been completed, a modified Assessment Center will be conducted to determine a list of finalists. Consideration will be given to minority and female candidates. During the search process, Captain G. Frank Koch will be appointed to serve as Interim Chief of Police, effective

Monday, May 29, 2006 until the vacancy is filled. Captain Koch's responsibility will be to run the day-to-day operations of the police department. No major changes such as reassignments, transfers, disciplinary actions or promotions shall take place without approval from my office.

3. The City was advised this week by the site manager of the Virginia Dare Apartments that major renovations have started on the outside of the historic, former hotel building. During this process, which is estimated to take approximately 3 ½ months, space in the small City alleyway between the apartment building and the office building occupied by River City Community Development Corporation will be required on which to construct scaffolding. Therefore, I have entered into an Alleyway Encroachment Agreement on behalf of the City with the Virginia Dare Apartments. The parking spaces used by employees of River City CDC will be unavailable during the construction period, due to the fact that ingress and egress to the spaces is by use of the City's public alleyway. I have asked ECDI Director, Peggy Langley to assist River City CDC in locating temporary parking spaces during the construction period.
4. Minimum Housing Inspector Andrew Burton attended the Police Department's 2<sup>nd</sup> Annual Landlord Training Seminar this week, to answer questions concerning the City's rental housing requirements. To date, the two minimum housing inspectors have inspected 375 dwelling units and attempted (tagged) approximately 675 other properties in order to have the tenants make arrangements for interior inspections. The majority of inspections have occurred during electrical turn-on requests. However, some landlords (especially apartment complexes) are having the City perform courtesy inspections as the units become vacant. The City's Customer Service Department has collected \$64,050 in rental housing registration fees.
5. On May 12, 2006, several of the Department Directors and I attended the Pasquotank-Camden-Elizabeth City Emergency Management Agency's "Emergency Official's Preparedness Conference" held at Corinth Baptist Church. Mr. Doug Hoell, Jr., Director of the NC Division of Emergency Management provided an overview of the State's Emergency Management System. Tom Hegele, Chief of Education and Emergency Information addressed the importance of communicating effectively during and emergency, including the need to establish a Public Information Officer, the PIO's role during an emergency and the need to speak with a united voice. A number of the speakers reiterated that FEMA is not a first responding agency and that the responsibility rests with local units of government. A critique of Hurricane Katrina and the problems that

occurred were discussed. Norma Mills, Chief of Staff for Senator Marc Basnight spoke on the pitfalls to be aware of when handling post-hurricane debris removal. Ms. Mills has accepted a position with the Institute of Government and will be advising us on emergency-related items on the Institute's behalf. She thoroughly explained the roles of cities and counties during emergencies and their ability to declare a State of Emergency. The conference was attended by over 100 local officials. I would like to thank Christy Saunders for organizing the conference and congratulate her on a job well done.

6. The Technical Review Committee has received nine applications for its May 23, 2006 meeting. The meeting will begin at 10 AM in the A. P. Midget Building's third floor conference room. The items for consideration are:

- (a) Rezoning application RZ-07-06 by 3 N 1, Incorporated, represented by Hyman and Robey, for  $\pm 31.68$  acres located on the east side of Asbury Lane between Pelican Point and the Winslow Property. Applicant is requesting rezoning from R-15 Residential to PUD-PDM Planned Unit Development-Planned Development Mixed. The applicant proposes a marina, restaurant, 150 condominiums and a clubhouse.

- (b) Subdivision application SUB-06-06 by 3 N 1, Incorporated, represented by Hyman and Robey, for a  $\pm 93.99$  acre subdivision consisting of 150 units located west of the Pasquotank River and east of Weeksville Highway/SR 34 known as River Glen Subdivision Phase II.

- (c) Site Plan application SP-04-06 and Conditional Use Permit Application CUP-01-06 by Rivers End Development Corporation represented by William Ballinger for a seven unit condominium project in the Continental Drive/Waterfront area on  $\pm .45$  acres located east of Poindexter Street and southwest of Knobbs Creek.

- (d) Site Plan Application SP-34-05 by D and R Construction, represented by Ronald James, on property located at 137 Jordan Plaza; south of Ehringhaus Street and east of and adjacent to Southgate Mall for a proposed one story office building.

- (e) Special Use Permit Application SUP-01-06 by the City of Elizabeth City for a homeless shelter located at 709 Herrington Road.

- (f) Site Plan Application SP-05-06 by Murphy Oil U.S.A., Inc. represented by Kimley-Horn and Associates for a fueling station to be located at the Wal-Mart Super Center #1527 on the Halstead Connector.

- (g) Site Plan Application SP-06-06 by Revelle Builders represented by Albemarle & Associates, for an office/warehouse located on  $\pm 4.99$  acres south of Weeksville Road on Pitts Chapel Road.

- (h) Site Plan Application SP-07-06 by Bald II, LLC, represented by Gregory Wills, for construction of a gate at the entrance to Riverwind Apartments on Riverside Avenue.

(i) Preliminary subdivision plat SUB-07-06 by Tanglewood Development, LLC, - Jon Crouse, represented by Scott Davis, for a  $\pm 149$  acre cluster subdivision consisting of 293 lots located on the Halstead Connector.

RCO/vdw