

ADJOURNED MEETING CITY COUNCIL
January 9, 2018

The City Council of the City of Albemarle met in an adjourned session on Tuesday, January 9, 2018, at 5:00 p.m. in the Raymond I. Allen Community of City Hall. Mayor Ronnie Michael presided and the following Councilmembers were present, to wit: Mayor Pro Tem Martha Sue Hall, Bill Aldridge, Chris Bramlett, Benton Dry, Martha E. Hughes, Dexter Townsend and Chris Whitley. Absent, none.

The Mayor and the City Council met with the City's financial advisors, First Tryon and held a Strategic Planning Session in the Raymond I Allen Room of City Hall.

Mayor Michael brought the meeting to order at 5:08 pm.

Mayor Michael introduced Mr. Walter Goldsmith, Managing Director and Mr. Tyler Traudt, Vice-President of First-Tryon Advisors. They gave a presentation of the interactive capital planning model which they developed. The model has the ability to forecast the impact of funding proposed capital projects over a near-term and a long-term time period. Council reviewed three primary phases of the model:

Section 1 – Inputs - to input a list of projects and specify the details, including cost, timing, debt service, term, and interest rate. The City previously chose the funding source on a project-by-project basis and the City placed its existing debt service payable from the same revenue source.

Section 2 – Tax Impact of Proposed Borrowings - After the inputs section was completed, the model outputs the tax impact of the borrowings, taking into account existing debt service.

Section 3 – Compliance with Financial Policies – based on inputs in sections 1 and 2, this section layers on the proposed debt service or use of fund balance and projects the primary financial ratios issuers/rating agencies typically track.

Mr. Traudt reviewed City Council's top priority General Fund projects in order of their importance and cost. The following were the top 7 projects in order as:

Wiscasset Athletic Complex – On Hold
Albemarle Corporate Center - \$2 million
New Police Facility - \$3.2 million
Replacement of Ladder 11- \$1.6 million
Wiscasset Athletic Complex Astro turf
Replacement of Station 2 - \$2.4 million
Central Auditorium - \$175,000

Mr. Traudt reviewed with Council and staff financial models for the General Fund, Water and Sewer, Electric, and the Landfill. He indicated that for the General Fund, to fund all current commitments such as the Corporate Center land purchase and Police Building renovations, as well future needs such as the development of the corporate center, Ladder 11 replacement and Station #2 replacement, it will take increase revenues and the use of fund balance. The model projected the need for property tax increase in FY 2019 and another in 2021 to fund the current and future objectives. Within the model and with the suggested tax increase, the model still shows the need to utilize fund balance, with an estimated reduction down to approximately 24%.

Councilmember Dry and Councilmember Aldridge came into the meeting at this time.

Mr. Traudt and Mr. Goldsmith answered any questions that Council had.

The Mayor and Council thanked them for coming this evening.

Mayor Michael asked that everyone take a brief recess and Council return to cover several other business items.

Mayor Michael brought the meeting back to order at 6:35 pm.

The City Manager handed out to Council a copy of the debt service schedule for the period ending June 30, 2017 for Council's review.

The City Manager also handed out to Council a copy of their priority list they established and reviewed last January 2017.

The priority list that Council reviewed from January 6, 2017 is as follows with tonight's comments:

1. Downtown Development Total
 - a. Downtown Development
 - b. Downtown Housing Total
 - i. Downtown Housing
 - ii. Housing Options
 - iii. Central School – audio/visual for auditorium - in progress**
 - iv. Albemarle Hotel –in progress – proposed apartments or condos upstairs with retail shops/restaurant on first floor**
 - v. Residential Dev.
 - c. Investor Package Downtown
2. Corporate Park – **Purchased tract of land (150 acres) – build as you go.**
3. Wiscasset Baseball Park – **on hold until Ingram Park has been sold and money raised for park in place.**
4. Branding – (Advertising Marketing) – **in progress**
5. Economic Dev. “get business” – **Olive Place Shopping Center completed Around 92% leased.**
Harbor Freight took over the building of the old Sav-A Lot Building
Other Retail stores are looking at Albemarle
6. Other
 - a. Broadband – **MCNC Connectivity**
 - b. Intergovernmental Relations
 - c. Mentor Network EDP – **Economic Development Partnership**
 - d. Leadership Development – **City Employee Tour**
 - e. Convention Space – **On Hold**
 - f. Existing Business Support – **Program Established and Continuing**
 - g. City Wide Event
 - h. Civic Engagement - **Completed**
 - i. Way-Finding Signs
 - j. Infrastructure Improvements
 - k. Expand Planning and Development - **Completed**
 - l. Create Investor Involvement
 - m. Soccer Complex Lighting – **not urgent**

- n. Sidewalks Leonard St. – **completed**
- o. Fire Department Diversity – **In progress**

Council Comments and Interests

City Council discussed wayfinding signs within the City limits. It was determined that Assistant City Manager Christina Alphin and Public Works Director Ross Holshouser work together on choosing locations and design of the signs and bring back before City Council.

Councilmember Hughes asked about Council looking into having Commercial Maintenance Code and Enforcement program established within the City. It was determined to discuss this issue further at the next Planning Board/ZBA/City Council joint meeting in April, 2018.

Councilmember Bramlett asked that staff research the possibility of the City having a vacancy tax. The City Manager said he would research the legality of this and report back to Council.

City Council discussed any updates concerning the Pfeiffer educational building construction and residential housing in the downtown.

Councilmember Aldridge asked for an update on the Wiscasset Park. Mayor Michael stated that this item is on hold until after the sale of Ingram Park and more money is raised for this project. The Albemarle Business Center is our top priority at this time.

Councilmember Whitley asked about the progress of the Central Auditorium. Mayor Michael stated that it is close to being completed with the curtains being placed, spotlight placed, and completing the sound system. There have been no events scheduled there yet.

Upon questioning by Councilmember Townsend, the Council discussed the cost/revenue analysis of continuing the Wine Festival and the Outdoorsmen Bonanza for ADDC and the possibility of the ADDC purchasing tents to utilize each year rather than to continue to rent one. It was determined that these items will be on the ADDC Board meeting agenda for discussion in February, 2018.

Councilmember Dry thanked all the City staff and their hard work in repairing all the water line breaks in the past week frigid temperatures. He stated that we

need to do something for all their hard work. Several things were mentioned such as an appreciation gift at the May City Picnic, email from Council to staff, Council to state this at their regular meeting, or place a letter from Council in the City newsletter. This will be further discussed and an action chosen at a later date.

Upon a motion by Councilmember Hughes, seconded by Councilmember Townsend, and unanimously carried, the meeting was adjourned until Tuesday, January 16, 2018 for a regular session meeting in City Hall at 7 pm.