

REGULAR MEETING CITY COUNCIL

February 20, 2017

The City Council of the City of Albemarle met in a regular session on Monday, February 20, 2017 at 7:00 p.m. in the Council Chambers 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 H. Dry II, Martha E. Hughes, Dexter Townsend and Chris Whitley. Absent, none.

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Mayor Michael called the meeting to order.

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Eighth graders from Albemarle Middle School spent the morning with the City Manager providing an overview of the City's structure and operations. Those assigned as City Manager, Mayor and City Council conducted a mock Council meeting. The students assigned to departments shadowed their department head. This annual event is sponsored by the Albemarle Optimists Club. The Mayor asked the students to identify themselves and tell what they had learned today.

Participants:

City Manager: Bryan Gutierrez Santamaria  
Mayor: Kamori Lilly  
Fire Chief: Duncan Bryson  
Police Chief: Deja Polk  
Recreation Director: Nhazer Little  
Public Utilities: Lana Vang  
Finance Director: Leslie Campechano Palmas  
HR Director: Emma Furr  
City Council: Makiyah Tyson  
City Council: Alasia Duncan  
City Council: Matthew Lowder  
City Council: Gavin Rowe  
City Council: David Kilde  
City Council: Reily Winkler  
City Council: Hallie Collins

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Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, and unanimously carried, the minutes of the February 6 regular session, February 6 closed session, February 7 adjourned session, and February 7 closed session minutes were approved as submitted.

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Mr. Chuck Nance came before Council with information concerning a New Hope (New 501 Non-Profit) to assist with the homeless population. He wanted to inform Council of his desire for a new nonprofit and he intends to use his property which is the old Heart of Albemarle Hotel. He stated that he has sent the information to the IRS for certification. He asked if Council could be of assistance concerning zoning.

Upon questioning, Mr. Nance explained that there are three phases and Council received information of Building 1 and the three phases with each phase lasting 30 days. He also intends to partner with local faith based organizations to provide meals onsite. Building 2 is for individual and family living for one, two and three bedroom apartments considered permanent living. Building 3 is also individual and family living space with 30+ housing units.

Mr. Nance requested City classification of his site and asked for a text amendment to clarify adding this use of the property to the City's existing Central Business District (CBD).

Planning and Community Development Director Kevin Robinson came forward as a request by Mayor Michael. Mr. Robinson stated that he had met with Mr. Nance a few weeks ago. This facility is considered a Sober Living or Homeless Facility which is not allowed in the CBD and needs definition in the City ordinance. The information Mr. Nance provided also indicates it will allow for emergency shelter services on a walk-in basis and this is also not permitted in the CBD. Mr. Robinson stated that a conditional use could be used for a Neighborhood Business District (NBD) for a Sober Living Facility or Homeless Facility but would lose hotel capability and all of his needs for this facility cannot be met under one type of zoning. Without a text amendment in the CBD, he would be able to move forward with all except the overnight homeless shelter.

Mr. Nance and Mr. Robinson answered any questions that Council had.

Mayor Michael asked Council if they would like to consider support of a text amendment to the Planning Board to consider adding this use to the CBD zoning ordinance.

There was no motion made by Council to seek amendment to the Zoning Ordinance.

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Mayor Michael asked that Council take a short recess to make photos with the Albemarle Middle School students.

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Mayor Michael called the meeting back to order at 7:52 pm.

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The Mayor and City Council received a copy of the December Monthly Departmental Reports and asked if anyone had any questions.

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The Mayor and City Council considered an appointment to the Tree Commission. Jane Borders resigned from the Tree Commission when she moved out of Albemarle. City Council considered filling this vacancy in the fall but wanted to wait until volunteers displaced by the recent consolidation of boards and commissions had a chance to express interest in being reappointed elsewhere. The Tree Commission does not have any names they are putting forward to Council.

Upon a motion by Councilmember Hall, seconded by Councilmember Bramlett, unanimously carried, the City Council appointed Daphne Hayer to fill an unexpired term ending July, 2018.

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Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the City Council approved the following Resolution:

(Resolution 17-03 - To exempt professional services for the Due Diligence evaluation of the Albemarle Corporate Center from G.S. 143-64.31.)

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The Mayor and City Council considered attendance at Stanly County Council of Governments Meeting on February 28. Stanly County will host the next COG

meeting on Tuesday, February 28th at 6:30 p.m. in the Partnership Meeting Room, Stanly Commons, located at 1000 N. First Street in Albemarle. The City Manager will provide the County with a head-count.

The Mayor and Councilmembers all confirmed their attendance.

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The Mayor and City Council were informed that Public Housing Director has received his Public Housing Management Certification. In November, City Public Housing Director, Cedric Baldwin, attended an in depth Public Housing Management Certification course offered by Nan Mckay and Associates. Mr. Baldwin has received confirmation that he is now certified in the Public Housing Management Training Program. This opportunity has provided in depth education to Mr. Baldwin on strategies and practices to help to improve efficiency and effectiveness within our Public Housing Department to better meet the needs and demands of our citizens.

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Mayor Michael stated that he would like to address the issues at the EE Waddell Community Center. We need to make a proposal for either windows or framed panels for the main part of the building and look soon at the roofing issues in the gym and the main part of the building. We will come back at a later date with a budget amendment for the roofing issues. It was noted that this is being necessitated not only because of the need for such improvements, but that without these repairs the City will not be able to utilize the funds offered by the Albemarle Rotary Club to share in the cost of a new floor in the gym.

Upon a motion by Councilmember Townsend, seconded by Councilmember Dry, and unanimously carried, the City Council approved moving forward with informal bids for the replacement panels for the main part of the building and windows for the bathrooms.

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Mayor Michael stated he and the City Manager met with NCDOT concerning Leonard Avenue. NCDOT has approved the widening of NC 24-27 at Leonard Avenue which will allow adding a lane at Zaxby's and a receiving land on the opposite side of Leonard Avenue at Office Max. The Mayor has secured \$125,000 in State funding to help with this cost. Since Leonard Avenue is a City street, the City will have to fund any amount over and above this.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hughes, and unanimously carried, the City Council approved the NCDOT NC 24-27 widening project at Leonard Avenue and to support the City funding any amount over and above the \$125,000 secured from the State.

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The Mayor stated that City staff has decided not to mill and surface all of Leonard Avenue south of NC 24-27 in conjunction with the land widening project.

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Mayor Michael stated that the design for the widening of NC 24-27 from Bird Road to Sweet Home Church Road is still in the development stages as there are issues to be worked out. NCDOT will bring back a final design later.

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Mayor Michael asked Street Superintendent Ross Holshouser to come forward concerning the FY 2016-17 Pavement Management Plan. Council received a copy of the streets that will receive micro surfacing, milling and filling of asphalt, and crack seal base on the street condition with the cost per street of the paving used with an estimated cost of \$224,607.00. The Mayor and City Council were also shown a brief video concerning micro-surfacing as this would be a new process for the City.

Upon a motion by Councilmember Dry, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved moving forward with the Pavement Management Plan for FY 2016-17 with an estimated cost of \$224,607. 00.

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The City Manager reminded everyone of the Stanly County Chamber of Commerce Annual meeting on Wednesday, February 22 at 11:30 am at Carolinas Healthcare/Stanly.

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Councilmember Hughes thanked staff for all their hard work on the trail at Rock Creek Park.

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Councilmember Aldridge gave his best wishes to former Fire Marshal Bryan Taylor who left the City to pursue a position appointed by the NC State Insurance Commissioner.

Councilmember Aldridge thanked Albemarle Police Office Josh Laws for his rescue of a 69 year old blind male on February 16 from a house fire at 1006 Henry Jay Street.

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Councilmember Hall asked for an update of 503 Old Charlotte Road from Planning and Development Services Director Kevin Robinson. Mr. Robinson stated that this property is now in compliance and he will continue to monitor the site.

Councilmember Hall reminded everyone of the Stanly County Winter Wine Festival on Saturday, February 25 at 12 noon-5 pm at Market Station.

Councilmember Hall reminded everyone of the Uwharrie Players “Elvis has left the Building” event this coming Friday, February 24 and Saturday, February 25 at the Central United Methodist Church.

Councilmember Hall stated that no one has attended the National League of Congressional Cities Conference recently and someone needs to go and see nationally what is going on and changes that will affect municipalities. This meeting will be March 11-15 and is held annually in Washington, DC.

Councilmember Hall stated the regional Centralina Council of Governments Annual Conference will be April 6 in Mooresville this year. Councilmember Bramlett will be going and there will be a table reserved for municipalities in Stanly County and Council and other Commissioners in the County could go together. She stated that we can speak with them about this at the Stanly County COG meeting next Tuesday, February 28 at Stanly Commons.

Councilmember Hall handed out to Council an annual report from Centralina COG from their last meeting.

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Councilmember Dry requested everyone to go by where the Wiscasset Athletic Complex will be and see the progress being made. On February 28, a crane will take down the old Dye House structure.

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Councilmember Bramlett stated that Pfeiffer’s Board of Trustees meeting was held last Friday and that Pfeiffer has already hired the directors for both Masters Programs of Physician’s Assistant and Occupational Therapy for downtown Albemarle.

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Councilmember Hughes commented on the article called “Like a Local: Albemarle” in the Our State magazine in February presented by Electricities.

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Upon a motion by Councilmember Hall seconded by Councilmember Dry and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to NCGS 160A-318.11 (a) (1) & (5) (6) – To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, Real Estate and Personnel.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the Mayor and City Council reconvened to open session. Mayor Michael announced that a closed session was held Pursuant to NCGS 160A-318.11(a) (1) & (5) (6) – To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, Real Estate and Personnel and there is nothing to report at this time.

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Upon a motion by Councilmember Hughes, seconded by Councilmember Whitley, and unanimously carried, the meeting was adjourned.