

REGULAR MEETING CITY COUNCIL

March 6, 2017

The City Council of the City of Albemarle met in a regular session on Monday, March 6, 2017, at 7:00 p.m. in the Council Chambers of City Hall. Mayor G. R. Michael presided, and the following Councilmembers were present, to-wit: Bill Aldridge, Chris Bramlett, Benton Dry II, Martha Sue Hall, Martha E. Hughes, Dexter Townsend and Chris Whitley. Absent, none.

Mayor Michael called the meeting to order.

Mayor Michael gave the invocation.

Mayor Michael stated that three of the four of the East Albemarle Elementary School 3rd grade students are here and will read the paper they wrote concerning community to the City Council meeting. The Mayor recognized Stanly County Schools Superintendent Bill Josey in the audience.

The Mayor asked East Albemarle Elementary School Curriculum Coach, Kelly Hill to come forward and explain the program the students are doing. Ms. Hill stated that this is a community partnership project which brings the community to the school and takes the school out into the community. She also said that the students each did an art project and wrote about "How they show pride in the community". The 1st place winners are here tonight to read for the Mayor and Council.

Those students reading were:

Camdyn Plyler
Anna Sanchez Aroczo
Karrington Baldwin

Mayor Michael thanked Ms. Hill and her students for attending the Council meeting and reading for them.

Police Chief Bowen came forward and presented a lifesaving award to Police Officer Josh Laws. He entered a residence on Thursday, February 16 at 1006 Henry Jay St. after hearing a call reference a house fire. Mr. Ralf Ashe was in the bathroom coughing from the smoke. Officer Laws assisted Mr. Ashe, who is blind, in getting out of the residence

NC State Assistant Fire Marshal Brian Taylor came forward and presented the Spirit of Heroism Award from the NC Insurance Commissioner Mike Causey. Also, Mr. Taylor also presented an award to Police Officer Laws from President and CEO, Jim Pauley with the National Fire Protection Association.

Police Officer Laws came forward and humbly thanked Police Chief Bowen, Fire Chief Oke, police officers he works with and his family.

The Mayor asked Council to take a short recess for photos with the East Albemarle Elementary School students.

The Mayor called the meeting back to order at 7:18 pm.

Upon a motion by Councilmember Hall, seconded by Councilmember Bramlett, and unanimously carried, the minutes of the February 9 adjourned session, February 20 regular session and February 20 closed session minutes were approved as submitted.

The Mayor and City Council held a public hearing to consider amending sections 92.085B and 20.80 of the City ordinance related to the Historic Resources Commission.

Planning and Development Services Director Kevin Robinson reviewed ordinance amendments using a technical guidance sheet page location with required and suggested changes. These sections relate specifically to the Historic Resources Commission. Staff initiated the application for amendment to these sections following review and recommendations by the State Historic Preservation Commission.

He said that most of the proposed amendments are to use words or phrases more consistent to State Statute. One major change will change the approval of Minor certificates of appropriateness by a designated committee, instead having these approved by the HRC administrator. This is consistent with state statute and typical of most HRC's across the state

Historic Resources Commission (HRC) Member, Roger Martin came forward and stated he is confused along with board members of changes being made to the ordinance concerning the Minor Works Committee. He is concerned about removing the Minor Works Committee.

Mayor Michael stated that this follows State statute and we need to be in compliance with the State.

HRC Chairman, Sheila Simpson came before Council and asked that Council not take action on the public hearing tonight. The HRC will be meeting on Monday, March 13 and this will allow the members to have discussion and input. She answered any questions that Council had.

Mr. Robinson answered any further questions that Council had.

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, and unanimously carried, the City Council approved continuing the public hearing on Monday, March 20 at 7 pm to consider amending sections 92.085B and 20.80 of City ordinance related to Historic Resources Commission. This will allow the Council to receive answers to questions from Planning and Development Services Director Kevin Robinson and the HRC to review at their meeting on Monday, March 13.

Officer David Ritzheimer with NC Wildlife Commission came before Council and stated that he is the local contact for this area and he will be available to answer any questions or concerns pertaining to wildlife regulations. He answered any questions that Council had.

The Mayor stated that Council had a copy of the municipal calendar in their agenda packets and asked if anyone had any questions.

The Mayor and City Council considered attendance at Centralina COG Creative Solutions for Thriving Communities Conference on April 6. Councilmember Hall and Bramlett affirmed attendance.

The Mayor and City Council considered the close out of the Public Housing Capital Fund Project with HEMCO Properties, LLC. This project was for HVAC renovations at Amhurst Gardens and is now complete. Council can approve the final contract as adjusted to reflect the net decrease in the final amount, as the project came in under budget with a contract saving of \$21,396.47.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Townsend, and unanimously carried, the City Council approved the Public Housing Capital Fund Project with HEMCO Properties, LLC for HVAC renovations at Amhurst Gardens with final contract as adjusted to reflect the net decrease in the final amount, with a contract saving of \$21,396.47.

The Mayor and City Council considered setting a public hearing to consider amendments to the City Land Use Ordinance Section 92.101, Procedure for Conditional Use Permit. Kevin Robinson and the Planning staff are continuing to review and propose updates and clarification to land use related Ordinances and procedures. They are proposing an update to the section of City Ordinance related to Conditional Use permits.

It was noted in the City Manager's agenda comments that there will be more information required to be provided to staff prior to the hearing and the proposed wording is also more specific as to how the consideration process should proceed.

Mr. Robinson requested that the public hearing be set for on March 20th, 2017 or as soon thereafter as possible.

Upon a motion by Councilmember Hall, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved setting a public hearing to consider amendments to the City Land Use Ordinance Section 92.101, Procedure for Conditional Use Permit for Monday, March 20, 2017.

The Mayor and City Council considered the adoption of the 2018-2022 Capital Improvement Plan. Assistant City Manager Christina Alphin stated that on December 19, 2016, Council was presented with a printed Draft of the 2018-2021 Capital Improvement Plan (CIP). During Council's financial planning meetings with First Tryon, General Fund projects were discussed in length and at initial FY 2017-2018 budget work sessions, departments heads discussed the larger capital needs that will be proposed within the upcoming budget. Assistant City Manager Christina Alphin stated that once the proposed CIP is approved, Council will receive a bound copy.

Ms. Alphin answered any questions that Council had.

Upon a motion by Councilmember Dry, seconded by Councilmember Aldridge, and unanimously carried, the City Council adopted the 2018-2022 Capital Improvement Plan.

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes, and unanimously carried, the City Council approved the following Ordinance as amended to include \$700 to the Planning and Development Services Department to repair the 3rd Street entrance doors:

(Ordinance 17-06. To amend the expense and revenue accounts in Administration, Parks and Recreation, and Planning and Development Services Departments.)

The Mayor and City Council reviewed a request for bond counsel. The City Manager noted that as the City is preparing to finance the land for the corporate park and possibly other City facility needs and the Wiscasset Project, it is the recommendation of our Financial Advisors that we bring in Bond Counsel to protect our interest in these financings. Council reviewed a memo from Tyler Traudt from First Tryon Advisors. Staff is requesting approval to use Womble Carlyle Sandridge & Rice as Bond Counsel. It will also be important in the future to have a bond counsel already identified and on board.

Upon a motion by Councilmember Hall, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved hiring Womble Carlyle Sandridge & Rice as Bond Counsel for the City in the amount of \$8,500.

The Mayor and City Council considered an appointment for an expiring term on the ABC Board. John McIntyre is the Chairman of the ABC Board and his term expires in March and he is willing to be reappointed. The appointment is for a three-year term expiring in March of 2020.

Upon a motion by Councilmember Townsend, seconded by Councilmember Aldridge, and unanimously carried, the City Council reappointed John McIntyre to the ABC Board for a three-year term expiring in March of 2020.

The Mayor and Council received a Quarterly Business Report from Planning and Development Services Director Kevin Robinson.

Mr. Robinson came forward with Information regarding new businesses and other business activity in Albemarle. He stated that there are 13 new businesses with 84 new jobs for the City, two businesses that are moving for business expansion with one adding a job, and two businesses changing ownership. The handout that Council reviewed showed these businesses and their location on a City map.

Mr. Robinson answered any questions that Council had.

The Mayor and City Council considered adoption of "Gateway to the Uwharries" as the City Slogan. The City Manager noted that it had been mentioned several times that "Gateway to the Uwharries" should be adopted and used by the City. He noted he has looked online and the Town of Troy currently uses this slogan. The Council can still pursue this and consider something such as "Western Gateway to the Uwharries," or another option that still designates Albemarle as the hub of the Uwharries region for shopping, dining, and overnight accommodations.

Assistant City Manager Christina Alphin came forward while Council reviewed two different options with the use of the City's new brand and tag line for the City entryway signs. The tagline "Water. Air. Land. Opportunity" and the additional tag line will be placed in two different smaller signs on the bottom. Staff does need direction concerning Council desires on what the tagline should state. By removing the tagline from the logo on the signage, the logo itself will be easier to see and there will be more ease for the vehicles to read the tag line on the sign underneath.

Upon requesting, Ms. Alphin will come back before Council with the cost of the two small signs on the entryway signs. She answered any questions that Council had.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Dry, and unanimously carried, the City Council adopted “Western Gateway to the Uwharries” as the City slogan and chose the option for the City's new brand and tag line for the City entryway signs with the white block background.

The Mayor and City Council considered attendance at an NCLM Spring Tour Event. Councilmember Bramlett stated that he will try to attend the April 18 meeting at Winston-Salem beginning at p.m. but will confirm this with the City Manager.

Assistant City Manager Christina Alphin came forward and stated that informal bids were taken and accepted for the EE Waddell Gymnasium window replacement project to eliminate moisture issues before proceeding with the floor replacement. They received two bids, one from Jim’s Custom Windows at \$78,367.00 and Stokes Construction at \$109,990.00.

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, and unanimously carried, the City Council approved the low bidder, Jim’s Custom Windows at \$78,367.00 to do the window replacement project at the EE Waddell Community Center.

Councilmember Townsend congratulated Police Officer Josh Laws on his life-saving awards.

Councilmember Townsend stated that the National League of Cities City Summit will be held in Charlotte Nov 15 - Nov 18 this year and they are accepting proposals to be submitted by Friday, March 31.

Councilmember Townsend thanked everyone for all their support at the Stanly County Chamber of Commerce Annual Meeting.

Councilmember Townsend requested speed and traffic analysis in front of the EE Waddell Community Center. A street sign or informational sign would be

helpful there. The City Manager indicated that staff will work on posting appropriate signage.

Councilmember Hughes congratulated Police Officer Josh Laws on his life-saving awards.

Councilmember Hughes thanked the 3rd graders from East Albemarle School for coming tonight. She stated that she and Councilmember Hall toured classes at the school today.

Councilmember Aldridge echoed congratulations to Police Officer Josh Laws on his life-saving awards.

Councilmember Aldridge also congratulated Councilmember Townsend on his Citizen of the Year Award sponsored by the Stanly County Chamber of Commerce

Councilmember Aldridge also wished a Happy Birthday to former Mayor Pro Tem Troy Alexander.

Councilmember Hall reiterated that she and Councilmember Hughes visited East Albemarle School today.

Councilmember Hall stated that she had received a call concerning the amount of traffic and speed on Ninth Street. She said this is used as a thoroughfare. She wanted to pass this concern to Police Chief Bowen to follow up on.

Councilmember Dry congratulated Police Officer Josh Laws on his life-saving awards.

Councilmember Whitley stated that he visited East Albemarle School today also and how interested the students are in recycling.

Councilmember Whitley congratulated ADDC on a great Wine Festival on February 25.

Finance Director Colleen Conroy came forward concerning the traffic and speed issues on Ninth Street. She stated that this is a Neighborhood Watch community and there is a lot of traffic and the Police have checked the speed through there. The speed is not as high as you would think. She said a stop sign was previously considered at Ninth and McGill Streets. Mayor Michael stated that it would be almost impossible at that location due to the street width, trees and the split street.

Upon a motion by Councilmember Hughes, seconded by Councilmember Hall, and unanimously carried, the Mayor and City Council adjourned to a Closed Pursuant to NCGS 160A-318.11(a) (1) and (3) (5) - To prevent the disclosure of information that is privileged or confidential pursuant to the laws of the State, to consult with City Attorney and Real Estate.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Dry, 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) and (3) (5) - To prevent the disclosure of information that is privileged or confidential pursuant to the laws of the State, to Consult with City Attorney, and Real Estate and there is nothing to report at this time.

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