

REGULAR MEETING CITY COUNCIL  
April 18, 2016

The City Council of the City of Albemarle met in a regular session on Monday, April 18, 2016 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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Mayor Michael presented a retirement certificate to Keith W. Wolf, Jr. Mr. Wolf was initially hired by the City as a Planner II in 2004, became a Senior Planner in 2008, and Director of Planning & Community Development in 2010. He held the Director's position until his retirement.

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Mr. Jeff Edwards, District Manager, Waste Management of the Carolinas came before Council to provide an update on services.

Mr. Edwards stated that Mr. Stan Joseph, Manager of Community & Municipal Relations with Waste Management was scheduled to be here with him tonight but is absent due to having pneumonia. He answered any questions that Council had.

Mayor Michael asked that Waste Management make sure they are servicing all of the streets and not missing any.

Councilmember Whitley discussed the need to further explore curbside recycling in the next discussion of contract renewal or extension.

Assistant City Manager Christina Alphin came forward and stated that Waste Management will be donating \$2,200 to the C3: Clean Communities Campaign.

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Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the minutes of the April 4 regular session and April 4 closed session minutes were approved as submitted.

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

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The Mayor and City Council considered a loan application and request to authorize a resolution for Phase 2 of the Sanitary Sewer System Rehabilitation and other rehabilitation work at the Long Creek Wastewater Treatment Plant.

Public Utilities Director Michael Leonas noted that this loan application package is for the Clean Water State Revolving Fund and the associated resolution authorizing submission of the package for Phase 2 at Long Creek Wastewater Treatment Plant. The total preliminary budget for the project is \$4,472,000 of which \$4,384,000 will be funded by the proposed loan. The City will be responsible for closing costs of \$88,000 (2%). It is projected that the debt service will not begin on the project until the FY 18-19 budget cycle.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the City Council adopted the resolution authorizing the Mayor and/or City Manager to submit a loan application from the Clean Water State Revolving Fund in the amount of \$ 2,384,000 and to further authorize the Mayor and/or City Manager to execute and submit documents and information as may be required for the loan process.

(Resolution 16-08. To authorize the Clean Water State Revolving loan package for Phase II rehabilitation of the LCWWTP.)

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The Mayor and City Council considered approval of the Department of Public Housing FY2016 Agency Plan Annual Update. Public Housing Director Cedric Baldwin noted that a 45 day review of the Agency Plan was required with

notice of a public hearing for comments and consideration which was held April 14, 2016 in the Community Room at 300 S. Bell Ave. Upon approval of the FY 2016 Agency Plan Annual Update, the civil rights and compliance certifications will require the Mayor's signature for submittal to HUD. This is an annual requirement from HUD and involves an opportunity for input and comments from our residents.

Policy updates:

- 1) The preference section of the ACOP has been updated to add a preference for homelessness.
- 2) Pet Policy updated to reflect changes in charges for unregistered pets and there will be a \$50 flat fee for residents that have unregistered pets that do not get them registered within 30 days.
- 3) Yard and property Maintenance Policy updated to reflect changes in charges for yard trash pick up fee to \$20 from \$10.
- 4) Second Phase in the flat rent schedule to meet the 80% of Stanly County's published fair market rent rule.

Upon a motion by Councilmember Townsend, seconded by Councilmember Hall, and unanimously carried, the City Council approved the Department of Public Housing FY2016 Agency Plan Annual Update.

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The Mayor and City Council considered setting a public hearing date for May 2, 2016 to consider demolition orders. On August 12, 2015, Council approved condemnation orders of the following structures in violation of minimum housing code:

- 124 Cleveland Avenue
- 141 Arey Avenue
- 410 Moose Street – Training Burn
- 724 Long Street – Training Burn
- 421 Peachtree Street (alternate) - still working with the property owner
- 1518 US 52 North (alternate) - does not meet the 50% damage to assessed value threshold

Assistant City Manger Christina Alphin noted that the City's Fire Department was able to conduct training burns on 410 Moose Street and 724 Long Street. Unfortunately, the two alternates are not able to move up the list for this current year because 1518 US 52 North does not meet the 50% damage to assessed value threshold and proper notices have not yet been conducted on the Peachtree property. James Luster with Centralina Council of Governments is still working with the

property owner on US 52 for voluntary compliance and the Peachtree property will be added to next fiscal year's list which will come before Council next month for approval to proceed.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council set public hearing for Monday, May 2, 2016 to consider the demolition of 124 Cleveland Avenue and 141 Arey Avenue.

Mayor Michael stated that Peachtree Street and US Hwy 52 N properties will not be removed by the City in FY 15/16. We will roll over funds not used this year to the 2016-17 fiscal year fund balance so we can possibly do six properties next year to get back on schedule.

The City Manager stated that we will try to coordinate the voluntary burn issues up front next year which the Fire Department does. The City Manager answered any questions that Council had.

Mayor Michael stated that Council will review the 2016-17 fiscal year properties for demolition at the next Council meeting. We may look at using Centralina Council of Governments again or may look at another company if the COG is too booked and unable to handle our demolition properties.

The City Manager stated that COG is working on one part, the City Attorney on another part, and the City trying to coordinate all of this. We need someone handling all phases of this and know it is their responsibility.

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The Mayor and City Council reviewed the status of the Teague Engineering Project for the Widening of Leonard Avenue near NC 24/27.

It was noted that on December 21, 2015, the City approved an agreement with Teague Engineering in the amount of \$13,500, for a design to widen Leonard Avenue in the vicinity of NC 24/27. This work is to include a detailed survey to determine the exact location and layout of the new lane and any potential conflicts. The design will also determine the impact of the new traffic pattern to the corresponding receiving lane beside of Office Max. Plans are to include an estimated cost for the project.

Public Works Director Nina Underwood came forward and stated that currently, Teague has been in discussion with the local NCDOT office

regarding the coordination of their design with State's planned widening of 24/27 in order to install the bi-directional medians. Ms. Underwood reviewed with Council a memo from Wesley Stokes with J.M. Teague Engineering & Planning concerning the road improvements at the intersection of Leonard Avenue at NC 24/27. This would reconfigure the northbound approach of Leonard Avenue from a two-lane to a three- lane approach.

Also discussed was the impact associated with installation of a northbound right turn lane which could provide a 12', 11', or 10' travel lane along Leonard Avenue. Each size travel lane would either not effect, or partially effect the number of parking spaces for Zaxby's Restaurant. The 10' northbound lane would likely not affect parking spaces for Zaxby's but could be perceived as unsafe. The 11' northbound lane would likely not affect parking spaces at Zaxby's and the 12' northbound lane could effect up to 4-5 parking spaces.

Upon questioning, Ms. Underwood stated that we should have the construction plans by the 1<sup>st</sup> of May if City Council selected a lane width option tonight.

Upon a motion by Councilmember Dry, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved the installation of the 11' size northbound travel lane next to Zaxby's at the intersection of NC 24/27 and Leonard Avenue.

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Upon a motion by Councilmember Bramlett, seconded by Councilmember Dry, and unanimously carried, the City Council tabled the following ordinance:

(Ordinance 16-13 - To set up a project budget for the Landfill Administration/Employee facility.)

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Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the following Ordinance was duly adopted as amended with the removal of the Landfill Project Budget Funds transfer in the amount of \$19,700:

(Ordinance 16-11 - To appropriate revenue in the Police Department from Sale of Assets, Drug Tax Distribution, and Insurance.)

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Upon a motion by Councilmember Dry, seconded by Councilmember Townsend, and unanimously carried, the following Ordinance was duly adopted:

(Ordinance 16-12 - Budget Ordinance for the PARTF Grant of a 50/50 cash grant.)

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The Mayor and City Council considered registration for ElectriCities Annual Conference August 11-13 to be held at the Embassy Suites Charlotte/Concord Golf Resort & Spa in Concord. Registration is \$500 per person and the Saturday night banquet is included in the registration fee. They still need a head count for the banquet for planning purposes.

Conference – Mayor Michael, Councilmembers Aldridge, Bramlett, Hughes, Townsend and Whitley

Banquet – Mayor Michael, Councilmember Bramlett and Whitley

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The Mayor and City Council considered attendance at the NC League of Municipalities Town Hall Day will be held on Wednesday, June 8. There will be two legislative briefings from the NCLM staff with the second session beginning at 10:15 a.m. If we attend the second session, the City Manager suggested leaving City Hall at 7:45 a.m.

Conference – Mayor Michael, Councilmembers Hall, Hughes, and Whitley

Reception: Mayor Michael, Councilmembers Hall and Hughes

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The Mayor and City Council were reminded of the C3: Clean Communities Campaign at the E.E. Waddell Center on April 30th at 10:00 a.m. for a community clean up day and a volunteer lunch and reception immediately

following. Also, a motivational presentation from a remarkable 15 year old individual, Chris Suggs (of Kinston Teens, Inc.), who has been recognized in his community as leading youth-inspired beautification projects making a large impact in his community and has contributed one of his life goals in making a positive difference in his community.

Assistant City Manager Christina Alphin noted that over the last several months, staff has been working to promote greater community appearance with numerous departments and community group leaders. We have met with East Albemarle Elementary School, Albemarle Middle School, and Albemarle High School leadership and students to inform them of our event and to solicit volunteerism.

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The Mayor and City Council were reminded of the joint meeting with the Planning Board and Board of Adjustment at the Rosebriar on Wednesday, April 20 at 6:30 p.m. The Mayor suggested allowing an extra 30-45 minutes after this meeting to cover several items of Council.

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The Mayor and City Council received information concerning the Employee Softball Tournament in support of the John P Murray Community Care Clinic. The City has been able to put together a team to participate in this fundraiser. The Mayor & Council agreed to personally sponsor the team, so checks can be written. The amount to pay is \$37.50 each and checks can be made out to Community Care Clinic and brought to the April 18 meeting.

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The Mayor and City Council were informed of the National Day of Prayer to be held at 12 noon at Courthouse Square Park on Thursday, May 5th. In past years the Albemarle City Council has passed a proclamation. If passed, they ask that the Mayor and/or Councilmembers come that day and read the proclamation before the gathering.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hall, and unanimously carried, the City Council approved a proclamation from the City for the National Day of Prayer.

(Proclamation)

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The City Manager spoke with Council concerning the agreement between the County and the City of Albemarle pertaining to the Stanly County Museum using the City Annex. He also stated the roof was in question of whether it needed repairing or replacing. We have had someone to take a look at it and it needs to be replaced. The agreement will need to be revised by the City Attorney to incorporate the roof replacement and any comments or change requests by the County for Council to review this Wednesday, April 20 after the joint meeting with the Planning Board and Board of Adjustment.

The City Manager handed out to Council a copy of the Memorandum of Understanding (MOU) agreement between the ADDC and the City of Albemarle concerning the reorganization to a Quasi-Governmental setup to review. Council can review the agreement and we will discuss at a later meeting.

The City Manager asked that Council give him until the May 16 meeting to review and analyze the information for a full report concerning Ms. Ponds' property on Alfred Street. He stated that he will contact Ms. Ponds and her son and made them aware of this.

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Councilmember Townsend asked if the Gang Eradication Program was still being held this Thursday, April 21 at City Hall at 6pm. This event was confirmed.

Mayor Michael asked that any Councilmember that can, come out to this program on Thursday evening.

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Councilmember Hall stated that the Challenge Academy will have its first graduation this Thursday, April 21 at the Agri-Civic Center.

Councilmember Hall stated that she had emailed the Mayor and Council concerning upcoming mock car crash events. The Safe Kids Stanly County with funding from the Albemarle ABC Store will be hosting these events at the high schools in an effort to reduce underage drinking and driving. The handout shows where and when the events will take place.



Councilmember Hall handed out to Council information pertaining to life insurance and long term care health benefits that she received at a NC League of Municipalities meeting.

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Councilmember Dry asked that everyone keep the residents of Houston, Texas in their prayers due to them having around 16” of rain in less than 24 hours.

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Councilmember Whitley thanked the department heads for their monthly reports because it really helps to know what is going on in each department monthly.

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Councilmember Bramlett encouraged Councilmembers to visit other cities the size of Albemarle to see what they are doing. He stated that he was in Rockingham on Friday and saw their \$13M Discovery Place and downtown where they have moved their Community College. He said that hopefully Albemarle can do something like this with our larger population.

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Upon a motion by Councilmember Dry, seconded by Councilmember Hughes, and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to NCGS 143-318.11(a)(4) Economic Development.

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 NCGS 143-318.11(a) (4) Economic Development and there was nothing to report at this time.

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Mayor Michael asked how many Councilmembers have not yet reviewed the RFQ’s for the Wiscasset Ball Field Complex. He asked that the ones that have not, to review before the Wednesday night adjourned session so this can be discussed.

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Councilmember Dry asked if the apartment complex under consideration behind Wal-Mart is moving ahead. Mayor Michael stated that he had received an email from Mr. Zimmerman and they are asking the County to rezone two acres behind Wal-Mart from M1(Manufacturing) to Residential for 80 apartments. Mayor Michael stated that they need to come to the City concerning their road design before rezoning takes place. He also said a four lane road should be made there.

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The City Manager stated that we are discussing and will be deciding on our health insurance renewal. We will decide whether to stay with Blue Cross, change providers or consider self insurance. Usually there is a smaller percentage increase in premiums but this year we are looking at up to a 32 % increase. The City's consultant, Mr. William E. Webb, Jr with NFP, will be attending our next regular session meeting on May 2 to discuss this with us.

The City Manager stated that his budget proposals will reflect a worst case scenario on health insurance that he presents at the May 2 meeting.

The Mayor asked that the City obtain a quote from the NC League of Municipalities and Risk Management for Council review.

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Upon a motion by Councilmember Bramlett, seconded by Councilmember Hall, and unanimously carried, the meeting was adjourned until Wednesday, April 20, 2016 for a joint session with the Planning Board and Board of Adjustment at Rosebriar Restaurant beginning at 6:30 pm.