

REGULAR MEETING CITY COUNCIL

January 5, 2015

The City Council of the City of Albemarle met in a regular session on Monday, January 5, 2015 at 7:00 p.m. in the Council Chambers of City Hall. Mayor Ronnie Michael presided, and the following Councilmembers were present, to-wit: Troy E. Alexander, Bill Aldridge, Benton H. Dry, II, Martha Sue Hall, Martha E. Hughes, Dexter Townsend, and Chris Whitley. Absent none.

Mayor Michael gave the invocation.

Upon a motion by Councilmember Alexander, seconded by Councilmember Hall, and unanimously carried, the City Council approved the December 8 Adjourned Session, December 8 Closed Session, and December 15 Regular Session minutes as submitted.

The Mayor and City Council held a public hearing for a request rezone 400 NC 24-27 Bypass East which includes that part of the property that is south of the NC 24-27 Bypass East. The request was initiated by the City's Economic Development Director as the City proceeds with plans to market and sell the property. No one spoke for or against this issue.

Upon a motion by Councilmember Alexander, seconded by Councilmember Hall, and unanimously carried, the City Council approved closing the public hearing.

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

(Ordinance 15-01. To rezone 400 NC 24-27 Bypass East which includes that part of the property that is south of the NC 24-27 Bypass East.)

Economic Development Director Mark Donham introduced Mr. Rory Dowling, Development Finance Institute, who presented the Historic Albemarle Hotel Redevelopment Feasibility Analysis. Mr. Donham stated that the study cost is \$32,000 and the following contributions were made to meet this cost. The project was the recipient of a \$12,000 grant, ElectriCities \$4,000, Uwharrie Bank \$11,000, City of Albemarle \$3,500, and ADDC \$1,500.

Mr. Dowling came forward and gave a PowerPoint presentation entailing the following:

- 1) Market Analysis Recap - Summary Findings
- 2) Redevelopment Analysis
 - Recommended Program - • Mixed Use: Residential Above Retail
- 3) – 1ST Floor & Basement: retail, restaurant, & storage
 - 2nd, 3rd, and 4th Floors: 1 & 2 bedroom apartments
 - Residential 18 units
 - Twelve 1- Bedroom units
 - Six 2- Bedroom units
 - Retail 4 retail storefronts
 - 3, 235 SF Total
 - Restaurant Spaces(s) 2 floors
 - 4,200SF
 - Basement Storage 22 storage pods (resident & retail)
- 4) Public Participation Options
 - 1) Upfront or Operating Grant
 - City grant to provide upfront equity or annual operating revenue
 - 2) Mezzanine Financing • City provide gap financing at market or
 - below market rate interest (CDBG Revolving Loan)
 - 3) Historic Landmark Status
 - Annual 50% reduction in property taxes
 - City and County Participation
 - Tax Benefit exists in perpetuity

Mr. Dowling summarized the study and covered what the next steps would be:

- Model redevelopment feasibility based on possible public and private

- participation options
- Evaluate downtown district designations
- Consult Public and Private stakeholders for feedback and deliver the Final recommendations

He answered any questions that Council had.

Once the final recommendations are ready, Mr. Rory will come back before Council which should be before the end of January 2015.

Mayor Michael stated that once monies are received from the Lillian Mills Project, it could be used for the Central School Project and in this endeavor.

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 a change order to a Construction Contract with Dellinger, Inc. for the WWTP Phase II Improvements (Headworks Project) in the amount of \$113,348.00 for the addition of a washer and compactor for screenings from the bar screen system.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the City Council approved change order #1 to a construction contract with Dellinger, Inc. for the WWTP Phase II Improvements (Headworks Project) in the amount of \$113,348.00 for the addition of a washer and compactor for screenings from the bar screens system.

The Mayor and City Council considered a public hearing for a conditional use permit regarding a Sober Living Facility at 540 North First Street. On December 23, 2014 the Planning Board recommended approval of a request of Allison Hudson for a Conditional Use Permit to operate a "Sober Living Facility" in a NBD/Neighborhood Business District at 540 North First Street (Tax Record 8819). A public hearing can be set for February 2.

Upon a motion by Councilmember Dry, seconded by Councilmember Alexander, and unanimously carried, the City Council approved a public hearing for a conditional use permit regarding a Sober Living Facility at 540 North First Street on Monday, February 2, 2015.

The Mayor and City Council considered approval of a lease agreement with Esther House to use vacant space in the former Fire Station One Building at 121 North Third Street.

Upon a motion by Councilmember Townsend, seconded by Councilmember Whitley, and unanimously carried, the City Council approved excusing Councilmember Hall from voting on this issue due to her involvement with Esther House.

Councilmember Hall left the meeting at this time.

Councilmember Alexander moved to approve Esther House the use of vacant space in the former Fire Station One Building at 121 North Third Street with no change to the contract. Councilmember Townsend seconded the motion.

Upon further discussion, Council decided to table this item until their adjourned session on Tuesday, January 6 for further discussion regarding the monthly utility charge.

Councilmember Hall came back into the meeting at this time.

The Mayor and City Council considered a resolution to support the NC Job Development Investment Grant Incentive. Economic Development Director Mark Donham noted that the North Carolina Job Development Investment Grant incentive program is set to "Sunset" if the NC General Assembly does not take action in the upcoming legislative session. This has been a very important incentive program for North Carolina and it has been a powerful tool in attracting business and industry to the State and helps North Carolina stay competitive. The North Carolina Economic Developers Association strongly endorses this incentive program and is asking local governments to support efforts to insure this program can be continued.

Upon a motion by Councilmember Dry, seconded by Councilmember Whitley, and unanimously carried, the City Council approved a resolution to support the NC Job Development Investment Grant Incentive.

(Resolution 15-01. To support the extensions and continued use of the North Carolina Job Development Investment Grant incentive program)

The Mayor and City Council received an update on the loose leaf collection season from City Manager Michael Ferris.

Councilmember Alexander thanked Waste Management on removing the leaves before the Christmas holiday, especially with it being the heaviest time of the leaf season and the wet weather.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Hall, and unanimously carried, the City Council approved a letter be sent to a Waste Management employee who stopped to help a citizen who had fallen.

The Mayor and City Council were reminded that City Offices will be closed on Monday, January 19 for the Martin Luther King, Jr. Holiday.

Mayor Michael stated that the Martin Luther King, Jr. Breakfast is on Saturday January 17 at the EE Waddell Center at 8 am.

Councilmember Hall stated that she had received several calls in the last couple of days concerning why the angels were not up this year for Christmas at Courthouse Square and Liberty Gardens.

The Mayor stated that the angels were determined by the the ADDC Board of Directors to be in need of repair and the board decided not to place them at Courthouse Square and Liberty Gardens until after being repaired.

Councilmember Townsend thanked the Director of Public Works Nina Underwood and her department for resolving the concerns at a residence on Martin Luther King, Jr. Drive from the last Council meeting.

Councilmember Townsend stated that the Rosenwald Schools and the Kingville Community's presentation of history of African-American education in the South and the Rosenwald Schools sponsored by The Stanly County Museum, Stanly County Historical Society, and the EE Waddell Community Center will be at the EE Waddell Center at 1pm and an exhibit at the Stanly County Museum at 3 pm.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend and unanimously carried, the City Council adjourned to a closed session pursuant to NCGS 143-318.11 (a) 3, 4 and 6 to consult with the City Attorney, economic development, and personnel.

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes and unanimously carried, the City Council reconvened to open session. Mayor Michael announced that a closed session was held pursuant to NCGS 143-318.11 (a) 3, 4 and 6 to consult with the City Attorney, economic development and personnel and there was nothing to disclose at this time.

Upon a motion by Councilmember Alexander, seconded by Councilmember Hall and unanimously carried, the meeting was adjourned to January 6, 2015 at City Hall in the Executive Conference Room for a Priority Planning Session Meeting at 6:30 pm.