

REGULAR MEETING CITY COUNCIL
November 2, 2015

The City Council of the City of Albemarle met in a regular session on Monday, November 2, 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: Mayor Pro Tem Troy E. Alexander, Bill Aldridge, Benton H. Dry, II, Martha Sue Hall, Martha E. Hughes, Dexter Townsend, and Chris Whitley. Absent, none.

Also present: Historic Resources Commission members

Mayor Pro-Tem Alexander gave the invocation.

The Mayor and City Council presented a retirement certificate to John E. Welsh.

Mr. Welsh was hired as a Firefighter I on May 30, 1988. John retired on September 1, 2015 as a Fire Captain with a total of 27 years and 3 months of service with the City.

Upon a motion by Councilmember Townsend, seconded by Councilmember Hall, and unanimously carried, the City Council approved October 19 regular session and October 22 adjourned session minutes as submitted and October 21 adjourned session and October 22 closed session minutes as amended.

Chairman Conrad Carter of the Historic Resources Commission called their meeting to order.

The City Council and the Historic Resources Commission held a public hearing to consider designating the Hotel Albemarle as a Local Historic Landmark and no one spoke for or against this item.

Upon a motion by Boardmember Christy Stoner, seconded by Boardmember Sheila Simpson, and unanimously carried, the Historic Resources Commission approved to close their portion of the public hearing.

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes, and unanimously carried, the City Council approved to close their portion of the public hearing.

Upon a motion by Boardmember Roger Martin, seconded by Boardmember Sheila Simpson, and unanimously carried, the Historic Resources Commission passed a resolution designating the Hotel Albemarle as a Local Historic Landmark.

Upon a motion by Boardmember Christy Stoner, seconded by Boardmember Gene Starnes, and unanimously carried, the Historic Resources Commission closed their meeting.

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

(Ordinance 15-35. Designating the Hotel Albemarle as a Local Historic Landmark.)

The Mayor and City Council held a public hearing to consider a text amendment to add uses to the Institutional and Office District (I-O). No one spoke for or against the matter at the public hearing.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, and unanimously carried, the City Council closed the public hearing.

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

(Ordinance 15-34 – To approve a Text Amendment to add uses of Nursing Homes, Assisted Living Facilities and Apartments, and Independent Living Facilities to the Institutional and Office District (I-O).

The Mayor and City Council held a public hearing to consider changing the zoning of a 4.1 Acre Lot from R-8 Two-Family Residential to I-O Institutional and Office District.

Mr. Waheed Haq with Rana, LLC and Ms. Julie Bell came forward and gave an update on their senior housing project since May, 2015. He thanked Chamber of Commerce Director Kathy Almond, Planning and Community Development Director Keith Wolf, and Senior Planner Nasser Rahimzedah for all of their assistance. He stated if this senior housing facility comes into the City it will increase the City's tax base and add new jobs. Mr. Haq requested a rezoning to allow a senior housing complex.

Upon questioning, it was noted that this senior housing complex would be 2-3 stories, 50 units of 1 and 2 bedroom suites. They would be hiring at least 15 employees and possibly more. He also stated there would be only one entrance on Leonard Avenue for safety purposes.

Councilmember Hall stated that for the record, this public hearing is to consider the rezoning of this property from R-8 Two-Family Residential to I-O Institutional and Office District not to approve a senior housing facility.

Mr. Haq upon request gave a PowerPoint presentation stating their mission and goals. He also displayed information about other projects they have completed including multi-family housing complexes, schools, offices, single family homes, and retail/commercial projects in NC and Virginia.

Mayor Michael thanked Mr. Haq for bringing this information forward for Council's review.

Upon a motion by Councilmember Townsend, seconded by Councilmember Hall, and unanimously carried, the City Council approved to close the public hearing.

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

(Ordinance 15-33. To change the zoning of a 4.1 Acre Lot from R-8 Two-Family Residential to I-O Institutional and Office District.)

Mr. Maxton McDowell, CPA came before City Council to present the 2014/2015 ADDC Audit. He reviewed pages 1-2 concerning the audit and stated that the audit received an unqualified opinion. He also covered pages 3-8 concerning assets and liabilities, revenue, expenses, statement of cash flows, and the notes to the financial statement. Council reviewed the program service revenue and expenses broken down into events and the revenue of each program event. The last page showed the schedule of functional expenses for year ending June 30, 2015.

Mr. McDowell answered any questions that Council had.

Upon a motion by Councilmember Dry, seconded by Councilmember Aldridge, and unanimously carried, City Council accepted the financial audit from Maxton McDowell, CPA ending June 30, 2015.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, City Council approved a street closing for the Albemarle Christmas Parade on Monday, December 14 using the same route as years past. The event is from 5:30 pm until 6:30 pm and requested that the streets be closed 4-7 pm which involves 1st Street from the YMCA to South Street and back up 2nd Street to the YMCA.

The Mayor and City Council reviewed a presentation of the Streets Condition Study by Kercher Engineering, Inc. that has been completed. The City Council approved in the FY 2015/20156 Budget undertaking a street condition study of all roads on the City's system. Council received the Pavement Management Report.

Mr. Steve Lander, P.E. with Kercher Engineering gave a PowerPoint presentation explaining who they are, the pavement software they use, data collection, LTPP (Long Term Pavement Performance) rating method they use, their findings and recommendations for the City. He stated that the City has 120 miles of roads to maintain. Mr. Lander stated that the LTPP rating method analyses the entire pavement area determining severity and extent for all the distresses collected.

He explained the benefit calculation and the cost of delaying maintenance. His recommendations were:

- 1) Annual funding increase
- 2) Utilize software results
- 3) Pavement preservation
 - a) Microsurfacing – cost and benefits

Mr. Lander answered any questions that Council had.

Mayor Michael thanked Mr. Lander and the City will be in touch with him closer to budget time.

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 reviewed a resolution to accept a state loan for the construction of the Landfill Leachate Pump Station and Force Main which authorizes the Finance Director to enter into an agreement with NCDENR Division of Water Infrastructure to accept the loan in the amount of \$2,435,450. The term of the loan is 20-year at a rate of 1.84%. The City will also be responsible for closing costs of \$48,709 and these funds are included in the project budget.

It was noted that the overall project would carry leachate from our solid waste facility on Stony Gap Road would connect with the City's sanitary sewer system on Hwy 52 at Trinity Place. These upgrades include replacing the existing leachate pump station with a new, efficient leachate pump station, as well as approximately 20,000 linear feet of dual contained leachate force main. The purpose of this project is to provide a long-term, energy efficient, reliable and safe means for delivering leachate to the City's wastewater treatment facility.

Upon a motion by Councilmember Dry, seconded by Councilmember Hall, and unanimously carried, the following Resolution was duly adopt:

(Resolution 15-29. To approve a clean water revolving state loan for the construction of the Landfill Leachate Pump Station and Force Main.)

The Mayor and City Council received a memo from Fire Chief Oke, detailing the desire of the Fire Department to declare two out of service fire apparatus as surplus to be sold via online auction to the highest bidder.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, City Council approved declaring for surplus a 1979 E-One pumper and 1990 LTI to be sold via online auction to the highest bidder.

The Mayor and City Council considered approval of changes to the personnel resolution. Human Resources Director Robert Whitley noted that changes to be considered are highlighted and found on pages 15, 19 and 35 of the personnel manual and are related to items Council has discussed previously and asked that changes be made. In addition to each change being highlighted in the attachment, the reason for each change is described below:

- 1) Page 15 is a result of recent discussion and changes concerning the "Call-back" provision.
- 2) Page 19 clears up a question that seemed to indicate that all openings must be advertised to the public. This was specifically concerning progression through the ranks in the Police and Fire Departments.
- 3) Page 35 eliminates a paragraph that seems contradictory to the paragraph preceding it.

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

(Resolution 15-30. Resolution amending Resolution 15-16 to reflect changes in the Personnel Policy)

The Mayor and City Council considered candidates for two seats on the ElectriCities Board of Directors. Municipal Power Agency #1 voting will take place at the November Power Agency meeting. The City Manager is the City's Power Agency Commissioner and will be casting the City's vote. Traditionally,

the City Council has reviewed the candidates and provided direction on who they would like the City's vote(s) to be cast for.

The weighted seat currently held by Latimer Alexander, High Point City Council, is up for election. Mr. Alexander is the only one who received a nomination to the seat. The second seat is currently held by Ron Hovis, Cherryville City Council. This is a majority vote, at-large seat and Mr. Hovis is not eligible for re-election. Those who have been submitted for nomination are:

Jerry Hudson, Cherryville, Ratepayer
Don Mitchell, Monroe, Director of Energy Services
Steve Peeler, Lincolnton, Public Works & Utility Director

Upon a motion by Councilmember Townsend, seconded by Councilmember Hall, and unanimously carried, City Council authorized the City Manager as representative for the City on this board to choose the candidates for the two seats on the ElectriCities Board of Directors.

The Mayor and City Council received information concerning the updates to the Code of Ordinances being available. If anyone has code book at home, please bring it in to be updated with the latest supplement.

The City Manager handed out a copy of the Public Housing newsletter for November.

The City Manager stated that the Stanly County COG will be meeting on Tuesday, November 24 at 6:30 pm in Norwood at the Norwood Community Center.

The City Manager stated Fire Chief Oke was notified that the City did not receive the AFG (Assistance to the Firefighters Grant) this year for the Fire radios. The City has budgeted money in case this happened and other funds to cover the first year of payment on the radios.

Mayor Michael stated that he would like Council to go ahead and plan a meeting with the Economic Development Task Force and the Business Development Task Force this month if possible. He stated that he would like to

review with the boards their list of recommendations and an update of what has been done so far.

Upon a motion by Councilmember Dry, seconded by Councilmember Aldridge, and unanimously carried, City Council approved a joint meeting with the Economic Development Task Force and the Business Development Task Force on Monday, November 23 at 6 pm in the Raymond I. Allen Room at City Hall.

Councilmember Townsend asked how we handle any conflicts with multiple peddlers having a mobile food unit and their wanting to use the same location each time. It was stated that it is a first come, first serve situation. He asked if we need to consider changing the ordinance to eliminate 2 hour parking.

Mayor Michael stated that we would want to talk with Stantec who is doing our streetscape first before changing our ordinance concerning 2 hour parking issues.

Councilmember Whitley asked the Parks and Recreation Director Toby Thorpe if there had been any word concerning the PARTF grant. Mr. Thorpe stated that this question would be answered later this evening.

Councilmember Hall asked that everyone go vote tomorrow.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council adjourned to a closed session pursuant to NCGS 143-318.11(a)(2) (6) - disclosure of award and to discuss personnel matters.

Upon a motion by Councilmember Hall, 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) (2) (6) - disclosure of award and to discuss personnel matters.

The City Manager Michael Ferris stated that Planning and Community Development Director Keith Wolf will be retiring by the end of the first quarter of 2016. We will be advertising immediately for this position to allow time to find a replacement as soon as possible.

Mr. Ferris stated that Police Chief William Halliburton will be leaving on Friday, November 13 to pursue other job interests. We wish both Keith Wolf and Chief Halliburton well in their future pursuits.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Townsend, and unanimously carried, the meeting was adjourned.