

REGULAR MEETING CITY COUNCIL
September 15, 2014

The City Council of the City of Albemarle met in a regular session on Monday, September 15, 2014, at 7:00 p.m. in the City Hall. Mayor Ronnie Michael presided, and the following Councilmembers were present to-wit: Troy E. Alexander, Bill Aldridge, Benton Dry II, Martha Sue Hall, Martha E. Hughes, Dexter Townsend, and Christopher Whitley. Absent, none.

Mayor Michael called the meeting to order.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Hall, and unanimously carried, the City Council approved the September 2 regular session minutes as presented.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, and unanimously carried, the City Council approved the following agenda adjustments to be added at the end of the New Business section.

- 1) Local Governmental resolution - form GHSP-02-A, North Carolina Governor's Highway Safety Program Grant.
- 2) A Corporate Easement contract with Union Electric for the EMS Tower at Tuckertown.

Ms. Lacy Beasley, Retail Strategies and Ms. Brenda Daniels, Director of Economic Development, ElectriCities of North Carolina came before Council to present Retail Recruitment Strategic Plan.

Ms. Beasley came before Council and gave a PowerPoint presentation which depicted the demographics, market analysis, peer analysis, site selection process, retail overview, and recruitment objectives with brokers, developers, and real estate managers. She spoke of retail leakage which occurs when members of a community spend money outside that community or when money spent inside that community is transferred outside the community.

Ms. Beasley stated she will be attending the southeastern conference in Atlanta, Georgia and representing Albemarle soon. She answered any questions that Council had.

Mr. Durham Lewis, Lewis and Lewis, CPA came before Council to present FY 2013-2014 Albemarle ABC System Audit.

Mr. Lewis came forward and briefly highlighted the report and gave the report a "clean" or unqualified opinion, which is the highest opinion by a CPA and this ABC System.

Upon a motion by Councilmember Alexander, seconded by Councilmember Dry, and unanimously carried, the City Council accepted audit as presented for the FY 2013-2014 Albemarle ABC System Audit from Durham Lewis, Lewis and Lewis, CPA.

Mayor Michael thanked Mr. Lewis, Business Manager Karen Cranford and staff for the Albemarle ABC Store, and John McIntyre, Chairman of the ABC Board.

Mr. Gene Starnes, Parade Committee Chairman, American Legion Post 520 came before Council to request street closings for the Veteran's Day Parade on Saturday, November 8 at 11 am. Council reviewed a copy of the street closing request. Mr. Starnes has already spoken with Hubert Furr, Assistant Division Traffic Engineer with NCDOT concerning an application for the street closings. City Council waived the \$50 street closing fee last year.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council approved the street closings for the Veteran's Day Parade on Saturday, November 8 at 11 am and to waive the \$50 street application fee.

Ms. Pat Bramlett, Stanly County Historical Society came before Council to present the new brochure for the Historic Downtown Walking Tour. Ms. Bramlett introduced County Commissioner Peter Ascitutto, Dr. Dennis Joyner, Ken Ringler, Janice Mitchner, and Joyce Lambert

Ms. Bramlett informed Council that months ago the Stanly County Museum and the Historical Society decided to create a historic walking tour of downtown Albemarle. Joyce Lambert and Janice Mitchner, members of the Historical Society worked with former museum director Jonathan Underwood to select sites to be included on the tour and to start compiling a history of each site. Jonathan Underwood left before the project was completed so she and her son, Lewis Bramlett, became involved with the project.

All along, their vision was for the walking tour to be an exercise for the mind as well as for the body so Dr. Joyner with the Stanly County Department of Public Health was also involved. Ms. Bramlett stated that they needed someone to help plan a route to cover around one mile so Commissioner Peter Ascitutto with Vac & Dash became involved.

Ken Ringler, President of the Historic Society gave a copy of the Historic Walking tour brochure to each Councilmember. They will be placing copies at various locations in the community as Vac & Dash, Starnes Jewelers, Convention & Visitors Bureau, the Museum, Chamber of Commerce, ADDC, and local hotels. Ms. Bramlett stated that she hopes Council will enjoy learning more about the heart of our community as you walk to keep your heart healthy.

Ms. Bramlett thanked Mayor Michael and Councilmember Hall for attending so many of the Historical Society's programs and invited all Councilmembers when able to attend.

Upon a motion by Councilmember Alexander, seconded by Councilmember Hall, and unanimously carried, the City Council approved street closings for the following events:

Saturday, December 6-3:30 pm-9:30 pm for A Charles Dickens Christmas Downtown And Monday, December 8-4:30 pm -7:00 pm for the Albemarle Christmas Parade at 5:30 pm.

Stanly County Commissioner Peter Ascitutto came before City Council to thank them along with the Albemarle Police Department for a successful Beach Blast Block Party and 5K race.

Mr. Ascitutto also thanked the City for working with Stanly County in the branding initiative.

Mr. Ascitutto mentioned the referendum in the November 2014 election concerning a \$.25 sales tax increase since the Board has committed the proceeds from the additional 1/4 cent sales tax to education and the new emergency radio system. The Stanly County Board of Commissioners have moved forward with the purchase and implementation of a new public safety radio communications system.

Mr. Ascitutto spoke of citizen groups helping in making education better in Stanly County. Also, he mentioned the meetings concerning school redistricting and the closing of some of the schools.

Mr. Ascitutto stated he will be doing town hall meetings in October and will be talking about Stanly County tax payer's dollars and answering questions. He asked that Councilmembers participate.

Mr. Ascitutto answered any questions that Council had.

Mayor Michael noted that the monthly administrative reports were in the agenda package.

The Mayor and City Council received a report on storm damaged Boy Scout building at Hearne Park. It was noted that the damaged scout building at Hearne Park has been demolished and the site cleared through the cooperative efforts of Parks and Recreation, Public Works and Public Utilities. Council received a photo of the cleared site. The total out of pocket costs with the City providing all labor, equipment, fuel etc. was \$1,232.14. This was for asbestos testing and removal-\$329.00; Stanly County demolition permits-\$102.50, and landfill disposal fees-\$800.64. The City Manager will be submitting a request in writing to First Lutheran Church for reimbursement of the out of pocket costs.

The Mayor and City Council received a report on a request for Purple Heart City signage. Councilmember Dry had asked that we investigate the possibility of installing Purple Heart City signs at the main entrances to the City limits. The City Manager contacted NCDOT about this and last week received an answer from Sean Epperson, who is the Division 10 Traffic Engineer. He advised that NCDOT was allowing these to be attached to existing City limits signs, and that they do not have to meet the typical reflectivity standards.

The City Manager also noted that NCDOT was in the process of conducting an inventory of signs recognizing events or accomplishments that are currently attached to City limit signs, and that they will be sending letters to municipalities advising them that any signs older than three years will need to be removed. He noted that our signs regarding previous AHS football championships 2010 fall into this category. He indicated we could remove these now when we install the Purple Heart signs, or wait until we receive the letter. City Council can consider declaring these signs surplus now and the City can sell these via GovDeals.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the City Council approved declaring AHS Football Championship signs surplus and to sell via GovDeals and to place Purple Heart City signs in their place.

The Mayor and City Council considered an appointment for an expiring term on the Housing Board of Appeals. Council held this matter over to September from the June 16 meeting. Joe Calloway's term expired July, 2014.

It was the consensus of City Council to postpone the appointment for an expiring term on the Housing Board of Appeals until Councilmembers have someone to nominate.

The Mayor and City Council considered an award of a construction contract to Dellinger, Inc. in the amount of \$2,549,244.00 for construction of the Phase II Improvements (Headworks) at the Long Creek Wastewater Treatment Plant in the amount of \$2,549,244.00.

This revised bid for construction provides for a total project cost, including engineering services, contingencies, and loan closing fees, of \$3,104,994. The City will be responsible for payment of the loan closing fee of \$73,288 (2%). Leaving an amount subject to financing of \$3,031,706.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the City Council approved bid tabulation for a construction contract to Dellinger, Inc. in the amount of \$2,549,244.00 for construction of the Phase II Improvements (Headworks) at the Long Creek Wastewater Treatment Plant in the amount of \$2,549,244.00.

(Bid Tabulation)

The Mayor and City Council considered action being requested for a loan application with the NCDENR SRF program. There is no direct cost associated with the filing of the application. If the loan is not approved then PUD and Finance are prepared to continue to seek other means of financing the project.

Upon a motion by Councilmember Townsend, seconded by Councilmember Hughes, and unanimously carried, the City Council approved a loan application with the NCDENR SRF program by resolution in the amount of \$8,900,000 for funding of the Hwy. 52 Water Treatment Plant Rehabilitation Project.

(Resolution 14-20. Resolution for a loan application with the NCDENR SRF program.)

The Mayor and City Council considered a Residual Solids Management Services Contract for Alum Sludge at the Tuckertown Water Treatment Plant. A three (3) year service contract with Synagro for the management and disposal of alum sludge solids from the Tuckertown Water Treatment Plant for a cost of \$159.66 per wet ton in Year 1 and \$0.0577 per gallon in Year 2 and Year 3.

Upon a motion by Councilmember Alexander, seconded by Councilmember Aldridge, and unanimously carried, the City Council approved a budget transfer for a Residual Solids Management Services Contract for Alum Sludge at the Tuckertown Water Treatment Plant for a cost of \$159.66 per wet ton in Year 1 and \$0.0577 per gallon in Year 2 and Year 3.

The Mayor and City Council received an update from Public Utilities Director Mike Leonas on the construction progress of the Concord - Kannapolis - Albemarle Water Transmission Main Project.

Mr. Leonas stated that the project will be completed April 2015. There are two contracts consisting of two pump stations and a 30" diameter transmission main from Concord to Richfield. The project is on schedule and should be completed on time.

Mr. Leonas answered any questions that Council had.

The Mayor and City Council considered a bid award for an aerial device and utility body - new Electric Division service truck with a hydraulic winch in the amount of \$142,356.00.

Upon a motion by Councilmember Dry, seconded by Councilmember Hall, and unanimously carried, the City Council approved a bid award for an aerial device and utility body - new Electric Division service truck with a hydraulic winch in the amount of \$142,356.00.

(Bid tabulation)

The Mayor and City Council discussed plans for Central Avenue Electric Delivery Point Dedication. The City Council previously indicated it would like to have this event in conjunction with Public Power Week, which is October 5-11. A Key Accounts Breakfast will be held on October 7 in the Community Room at City Hall from 8:30 am to 10:30 am. The Mayor and Council will receive an invitation to this. We need to know when City Council would like to schedule the dedication. It can be scheduled either immediately prior or after the Key Accounts Breakfast, for example, or whenever that week that Council would like to have this.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the City Council approved Central Avenue Electric Delivery Point Dedication for Tuesday, October 7, 2014 at 10:45 am after the Key Accounts Breakfast.

The Mayor and City Council received a report concerning the North Carolina Certified Retirement Community Program by Economic Development Director Mark Donham City Council is interested in pursuing this, we would recommend that Council consider applying for the program at a later date to focus on current efforts underway, particularly regarding the creation of a business park.

Economic Development Director Mark Donham came forward and reviewed the North Carolina Certified Retirement Community Program. He said this program was established in July, 2010 and the objective of the CRCP is to encourage retirees and those planning to retire to make NC their home, which promotes the state as a retirement destination.

Currently, there are nine municipalities that have become Certified Retirement Communities. Mr. Donham stated that he had spoken with five of the nine municipalities such as Lumberton, Mount Airy, Asheboro, and Marion. that are closest in size to Albemarle and all of them have had a positive experience and are using the state's program to promote their municipalities.

The budget of the municipalities he interviewed range up to \$10,000 per year, sharing staff with other programs and coordinate with chambers of commerce, convention and visitor bureaus, tourism offices, non profits, and private sector groups. He also stated that there is an extensive application process and the application fee is \$10,000 that is renewable every five years. He attached an application for Council to review along with a copy of the program's benefits.

Mr. Donham stated that if Council decides to move forward with this, he thinks the Mount Airy program is a good program to investigate. He recommended waiting until the development of the Corporate Center is underway before applying for certification.

The Mayor and City Council discussed a site visit to Winston Salem to review their program to encourage downtown building renovations. City EDC Director Mark Donham gave a report on this program at the July 21 meeting of City Council after this program was highlighted by the NC Building Code Council representative who spoke to the Business Development Task Force. City Council asked that this item be placed on the agenda in the fall to discuss a site visit to hear first hand about this.

It was the consensus of Council to check their calendars for October 28 or 29 and let the Mayor know by email which day is more convenient for them to go and then EDC Director Mark Donham can schedule our visit on one of the two days for a site visit to Winston Salem to review their program.

The Mayor and City Council discussed City Manager replacement search process and viewed the Job Vacancy form and General Statement of duties for the City Manager.

Upon a motion by Councilmember Alexander, seconded by Councilmember Dry, and unanimously carried, the City Council approved changing the deadline for receipt of application from October 9 to October 2, have candidates send in

resume and cover letter in the Job Vacancy advertisement, and to remove position from the bulletin board on October 3 instead of October 10.

The Mayor and City Council considered approval of an encroachment agreement with tw Telecom. This agreement is for the purpose of installing conduit for communications fiber on Fourth Street from East South Street to East North Street.

Upon a motion by Councilmember Alexander, seconded by Councilmember Hall, and unanimously carried, the City Council approved an encroachment agreement with tw Telecom for the purpose of installing conduit for communications fiber on Fourth Street from East South Street to East North Street.

The Mayor and City Council discussed attendance at the Centralina Council of Governments Creative Solutions for Thriving Communities Conference which will be held on Thursday, December 11, 2014 in Concord

Mayor Michael asked that any Councilmember wanting to attend to please let the City Manager know.

The Mayor and Council received a listing of the 2003 Stanly County delinquent Property Taxes per request of Councilmember Alexander at the September 2 regular session meeting.

Mayor Michael requested that Revenue Collections Supervisor Lindsay Carter obtain the list for 2004 and 2005 if County will release those records.

The Mayor and Council received information concerning the proposed Wiscasset Athletic Facility Open House. An Open House to hear comments about the proposed plan for redevelopment of the former Wiscasset Mills site will be held at 6:00 p.m. on Monday, October 6, 2014 in the Community Room at City Hall and at 7:00 pm they will make a formal presentation to Council at its regular session meeting.

Upon a motion by Councilmember Townsend, seconded by Councilmember Hall, and unanimously carried, the City Council approved the Local Governmental resolution Form GHSP-02-A, North Carolina Governor's Highway Safety Program

(Resolution 14-19)

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, and unanimously carried, the City Council approved a Corporate Easement with Union Electric for the EMS Tower at Tucktown.

(Resolution 14-20)

Mayor Michael asked Council if they would like to honor Donny Thompson, contestant on Big Brother with a resolution and invite him and present it to him at a regular session meeting.

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, and unanimously carried, the City Council approved honoring Donny Thompson, contestant on Big Brother, with a resolution and invite him and present it to him at a regular session meeting.

Councilmember Aldridge stated that there is graffiti on the signs that are at the end of the newest portion of the Greenway between Salisbury and US Hwy. 52.

Councilmember Hall congratulated Councilmember Whitley's wife, Barbara, on being awarded the Long Leaf Pine Award.

Councilmember Hall added a board to the wreath with teal blue and purple ribbons representing sexual assault awareness on one side domestic violence awareness on the other side of the board. October is domestic violence awareness month and April is sexual assault awareness month. She asked that the City Manager display this wreath somewhere in City Hall.

Councilmember Hall reminded everyone to place October 23 on their calendars for the Domestic Violence Awareness Month Annual Memorial Event at First Street United Methodist Church at 6pm.

Councilmember Hall also stated she has Pancake Breakfast tickets for the September 20 event and they are \$7 if anyone would like to buy a ticket.

Councilmember Hall asked if there is a young high school or college age young lady that would like to attend a leadership event hosted by NC League of Municipalities on October 11 at 2 pm at Greensboro City Hall. They will learn about public service and they can contact Ms. Hall for more information.

Planning and Community Development Director Keith Wolf came forward and stated that on the next agenda, October 6, he may be requesting two candidates to fill unexpired terms on the Board of Adjustment. He ask that Council consider nominating someone if they have anyone in mind.

Councilmember Hall stated that this request could be placed on Facebook, SNAP, or local radio station.

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