

REGULAR MEETING CITY COUNCIL
August 18, 2014

The City Council of the City of Albemarle met in a regular session on Monday, August 18, 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.

The Mayor presented the Executive Fire Officer Program Certificate to Fire Chief Shawn Oke who is a recent graduate of this program of the National Fire Academy in the Department of Homeland Security.

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

Public Works Director Nina Underwood, Battalion Chief Tony Upchurch and Revenue/Collections Supervisor Lindsay Carter came before Council to discuss the 2014 City Employee United Way Campaign. These three employees have agreed to co-chair this year's campaign again. They are also requesting that City Council consider allowing 20 annual leave days to be offered in a drawing for fair share givers.

Battalion Chief Upchurch also asked for donations and prizes from staff. He stated they normally have gift cards and tickets to events as prizes also.

Upon a motion by Councilmember Alexander, seconded by Councilmember Dry and unanimously carried, the City Council approved allowing 20 annual leave days to be offered in a drawing for fair share givers in the 2014 City Employee United Way Campaign.

Mayor Michael stated that no one from the public signed up to speak before Council concerning the selection process for a new City Manager. The Mayor asked if anyone present would like to speak. No one from the public came forward to speak.

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

The Mayor and City Council discussed a request for approval of a subdivision plat for a 25.728± Acre Parcel on Leonard Avenue (Tax Record 30906). On August 12, 2014, the Planning Board recommended approval of a subdivision plat for a 25.728± acre parcel on Leonard Avenue (Tax Record 30906) across from Wal-Mart (Tax Record 30906) at a called meeting.

Planning and Community Development Director Keith Wolf came forward and noted that the current property owners, Dennis et al, plan to retain two lots and sell the rest of this property to D & N Development, LLC. The subdivision ordinance requires that all lots have a minimum width at the street line of not less than thirty-five feet. After the Planning Board meeting, Mr. James Kirkpatrick expressed a concern that the thirty-five strip running to Leonard Avenue from one of the remaining lots that will not be sold will cause problems with setbacks for adjacent buildings in the proposed development. He insisted that a better alternative would be to have a thirty-five foot strip running out to NC Hwy 24/27 Bypass. This has been confirmed to be in compliance with the City Subdivisions regulations and an amended plat was submitted to Council.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend and unanimously carried, the City Council approved a subdivision plat for a 25.728± acre parcel on Leonard Avenue (Tax Record 30906) across from Wal-Mart (Tax Record 30906) as amended by the D & N Development, LLC request.

The Mayor and City Council discussed options for Second Street repairs and resurfacing. Finance Director Colleen Conroy has confirmed that some (although not all) banks will provide bank financing for this purpose. Council received a memo and copies of amortization schedules for the two options that would be financed. Mayor Michael said he would also like figures provided for the various repair options from Glenn Street to Salisbury Avenue.

After discussion, it was the consensus of Council to table this decision until the next meeting on Tuesday, September 2, 2014.

The Mayor thanked the City Manager and Finance Director Colleen Conroy for their estimates and comments.

The Mayor and City Council considered revisions to the Public Utilities Department Customer Service Policy. These revisions are a result of the Business Development Task Force and are related to deposits for Non-Residential Accounts and the addition of a Provisional Power service type.

Public Utilities Director Mike Leonas noted his department recommends that Council adopt the revisions presented to the Public Utilities Department Customer Service Policy effective August 19, 2014. Provisional Power would enable a business interest to obtain utility services (with approval of Fire Marshal & Building Inspections) for a temporary period of time to expedite the process of opening the business interest without waiting for a Certificate of Occupancy (CO).

Another recommendation of the Task Force was to evaluate the deposit requirements. Based on this evaluation, the Public Utilities Department is of the opinion that the City's current deposit structure and creditworthiness standards are consistent with other municipalities, investor owned utilities and co-ops and no significant changes are proposed. However some minor changes for clarity have been incorporated into this revision. Mr. Leonas also said that currently they are reviewing the entire policy and may be presenting a more comprehensive revision in the future.

Upon a motion by Councilmember Dry, seconded by Councilmember Aldridge and unanimously carried, the City Council approved adoption of the Provisional Power revisions presented and to leave the deposit requirements as is in the Public Utilities Department Customer Service Policy effective August 19, 2014.

Upon a motion by Councilmember Alexander, seconded by Councilmember Townsend, and unanimously carried, the City Council approved the following ordinance.

(Ordinance 14-27. To establish a Project Budget for the HUD FY2014 Capital Fund Program in the Department of Public Housing)

The Mayor and City Council considered declaration of surplus property & authorization to dispose of by sealed bids. Council to consider declaration of used electrical wire and various metals as Surplus Property and authorize disposal of said property by Sealed Bid Method. Public Utilities intends to use the funds received from this scrap metal sale to offset the future disposal cost of the transformer from the Happy Hollow Substation.

Public Utilities Director Mike Leonas stated that they are adding another 15,000 lbs. of scrap metal to the list and recommend that Council declare scrap electrical wire and various metals by the Electric Division as surplus and authorize the Public Utilities Department and Finance to dispose of such by the sealed bid method.

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, and unanimously carried, the City Council declared used electrical wire, various metals, plus 15,000 lbs. of additional scrap metal as surplus property & authorization to dispose of by sealed bids.

The Mayor and City Council discussed the status of the Boy Scout building damaged in the June 2013 microburst. Parks and Recreation Director Toby Thorpe contacted Troop 82 about this building and Joe Brooks advised him that this building was previously used by Troop 29 until they disbanded in the 1980's. At that time it was turned over to Troop 82 who has since used it for additional meeting space and storage. They were in the process of making repairs to the building when the microburst came. However, they indicated that they do not have a deed, title or other legal ownership of the building so they do not take any responsibility for helping with the cost of removal and clean up.

First Lutheran Church indicated since they are the sponsor of the troop they realize they have some ethical obligation to address this situation, and may be able to help with the cost. They have asked for more definite information on the clean up costs. The first step will be to initiate asbestos testing, which the City plans to proceed with immediately.

It was the consensus of Council for staff to proceed.

The Mayor and City Council were scheduled to receive a report on the Purple Heart City signage. The City Manager contacted the NCDOT Division office

about this and they are looking into this, and we should have a response by the next City Council meeting on Tuesday, September 2, 2014.

The Mayor and City Council discussed information from US Secretary of Transportation Anthony Foxx's National Town Hall. Councilmember Hughes stated that she participated in this webinar about transportation infrastructure needs last week, and asked that Council consider a suggestion from USDOT to share information about transportation needs in the community. Ms. Hughes has suggested that the City post this information on the City's website.

The Mayor and City Council discussed attendance at the NC League of Municipalities Annual Meeting in Greensboro from October 12 through 14. It was noted that this is the most important conference that board members can attend each year, and the City Manager encouraged any board members whose schedules permit to do so.

Mayor Michael and Councilmembers Alexander, Hall, Hughes, Townsend, and Whitley affirmed their attendance. Councilmember Aldridge and Dry will let the City Manager know at a later time.

The Mayor and City Council were reminded that the Stanly County Council of Governments will be hosted by the City of Albemarle on Tuesday, August 26 at 6:30 pm at the Jesse F. Niven Parks and Recreation Center, 1816 East Main Street. Pursuant to City Council's request the Mayor invited Division 10 Engineer Louis Mitchell to be the speaker for the meeting. He is unable to do so due to military obligations, but Deputy Division Engineer Scott Cole will be attending in his place. The Mayor has also invited Representative Justin Burr to attend the meeting.

Mayor Michael stated that we have not yet heard back from Representative Burr concerning his invitation to the COG meeting. The Mayor further stated that he had emailed Representative Burr today.

The Mayor and City Council were reminded that the City Offices will be closed in observance of the Labor Day holiday on Monday, September 1. Due to this holiday, City Council has moved the Council meeting to Tuesday, September 2 at 7 pm.

Councilmember Townsend congratulated Police Chief Halliburton on a successful “National Night Out” event on August 5.

Councilmember Hughes congratulated Fire Chief Oke on his Executive Fire Officer Program Certificate. He is a recent graduate of this program of the National Fire Academy in the Department of Homeland Security.

Councilmember Aldridge stated that he would like to share that he stopped in at Sun Belt Automotive on US Hwy 52 near Snuggs Road to welcome them to the community. Their staff thanked the City staff for an easy and efficient development process.

Councilmember Alexander congratulated Fire Chief Oke on his Executive Fire Officer Program Certificate.

Councilmember Dry congratulated Police Chief Halliburton on a successful “National Night Out” event on August 5.

Councilmember Dry congratulated Fire Chief Oke on his Executive Fire Officer Program Certificate.

Councilmember Whitley congratulated Fire Chief Oke on his Executive Fire Officer Program Certificate.

Councilmember Whitley congratulated Police Chief Halliburton on a successful “National Night Out” event on August 5.

Councilmember Hall congratulated Fire Chief Oke on his Executive Fire Officer Program Certificate.

Councilmember Hall stated that Council had great attendance and great educational experience at the ElectriCities Conference August 7-9.

Councilmember Hall stated that this year there will be a webinar to talk about Public Power Week, October 6-10.

Councilmember Hall stated that Homes of Hope are holding their annual BBQ on Friday, August 22 at West Albemarle Baptist Church.

Councilmember Hall thanked Parks and Recreation Director Toby Thorpe concerning the Tour de Elvis 5K Run and the Tour de Elvis Bike Ride over August 15 and August 16.

Councilmember Hall stated that NCLM Legislative Goals Day is January normally but will be this December 1 and falls on the same day as the Centralina COG meeting. She asked that Council divide up and half attend one event and half attend the other.

Mayor Michael stated that at the ElectriCities Conference, Council attended different seminars on solar power. We are still looking at this issue and we will see what happens in the next couple of months.

Mayor Michael stated that Council will be adjourning this evening to an executive session tomorrow, Tuesday, August 19 to interview City employees in requests they have in the selection process for a new City Manager.

Councilmember Dry stated that the local school review meeting will meet again on Tuesday, August 26, the same day as the COG meeting. The Mayor asked that everyone that can go by that meeting after the COG meeting, to do so.

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes and unanimously carried, the meeting is adjourned to Tuesday, August 19, 2014 at 6:00 pm in Council Chambers at City Hall for an executive session for the purpose of hearing employee comments about the City Manager selection process.