

REGULAR MEETING CITY COUNCIL
February 5, 2018

The City Council of the City of Albemarle met in a regular session on Monday, February 5, 2018 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.

Mayor Michael called the meeting to order.

Mayor Michael gave the invocation.

Presentation of a City of Albemarle Retirement Certificate

Nina Underwood retired on December 1 after 35.08 years of service with the City. Upon her retirement she was serving as the Public Works Director. Ms. Underwood thanked the City for the opportunities she has had over the years as well as thanked those in the Public Works Department and other co-workers she had the opportunity to work with.

Presentation of Tree City USA 10 Year Award

City of Albemarle has been awarded the distinction of being a member of the Arbor Day Foundation's Tree City USA program for 10 years. The award was presented by Parks and Recreation Director Lisa Kiser and also attending with her was Hannah Hearne who is a board member on the Tree Commission.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, and unanimously carried, the minutes of the January 16 regular session and January 16, 2018 closed session minutes were approved as amended.

Mr. Tim Hedrick, 2326 Shady Lane, Stanly County Concert Association, came before City Council as an unannounced delegation to inform Council of a bonus concert at the Agri-Civic Center on Sunday, February 18 at 3 pm with a military Air Force Brass Group which is free to the public. He handed out brochures and tickets to Council and stated that tickets are available around town or you can get one at the door the day of the concert.

The Mayor and City Council received a copy of the municipal calendar for January – April 2018.

New business

1) Review of Urban Archery Information

Parks and Recreation Director Lisa Kiser has performed the research and compiled information related to Urban Archery that Council reviewed in municipalities/townships across North Carolina. It was noted that once we initially became a part of the urban archery program, the Parks and Recreation Department became the point of contact for inquiries about our local program. Lisa gathered information from 22 municipalities around the state currently participating in this program to provide the comparison information Council asked for.

The City Manager noted that he encourages Council to hear from non-hunters as well. While there is a benefit to controlling the deer population, there is also the safety of the general public to balance. When urban archery was adopted in Albemarle, there were special exceptions and changes made to our Ordinance regarding the discharging of bow and arrows inside the City limits

David G. Ritzheimer and Brandon Jones, Law Enforcement Division of NC Wildlife Resources Commission came before City Council and answered any questions they had.

Upon further discussion, Council decided to have a public input session.

Upon a motion by Councilmember Dry, seconded by Councilmember Bramlett, and unanimously carried, the City Council set a public input session for March 5, 2018 at 7 pm.

2) Consider Ordinance 18-01 - Project Budget for Police Headquarters Building Project

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

(Ordinance 18-01 – To establish a project budget for the Police headquarters building.)

3) Consider Ordinance 18-02 - To Establish a Project Budget for the Albemarle Corporate Center

Upon a motion by Councilmember Hughes, seconded by Councilmember Dry, and unanimously carried, the City Council approved the following ordinance and changed the name from Albemarle Corporate to Albemarle Business Center.

(Ordinance 18-02 – To establish a project budget for the Albemarle Business Center.)

4) Set Public Hearing Pursuant to N.C.G.S. 158-7.1 for Economic Development on Monday, February 19, 2018

It was noted that the purpose of the Public Hearing on February 19th is to invite public comment on a proposed economic incentive agreement that will result in a five (5) year business development grant between the City of Albemarle and a new manufacturer. The Grant will aid the purchase and installation of a new taxable investment within the City of Albemarle. The company will invest an estimated \$2,567,000 and create approximately 50 new jobs. The incentive agreement will be funded with general fund revenues. The City of Albemarle will recover the cost from new tax revenue, and the public will benefit from the additional property, business, and sales tax revenues; stimulation of the overall economy, and expanded employment opportunities in the City of Albemarle

For the five year grant period, it is estimated that the location of this company will add \$63,667 to the tax revenues of the City of Albemarle. The total grant is estimated to

be \$47,750. This is a net new addition to City revenues of \$15,917. After the grant period ends, the benefits of the investment and jobs continue to accrue to the City. There are additional benefits such as the payroll from the companies employees being spent locally.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hall, and unanimously carried, the City Council set a public hearing for Monday, February 19, 2018 pursuant to N.C.G.S. 158-7.1 for Economic Development.

5) Consider Agreement between the City of Albemarle and Chambers Engineering for Professional Services for the Albemarle Business Center

Economic Development Director Mark Donham stated that is an agreement between The City of Albemarle and Chambers Engineering to study and provide Master Plan Development Services for the Albemarle Corporate Center. The reasonable period of time for completing this Agreement is April 20, 2018 shown in the proposal for the Albemarle Corporate Center (ACC). The estimate cost of this contract is \$62,487. Council reviewed the Basic Services as defined in Exhibit A of the contract.

Councilmember Bramlett moved to approve an agreement between The City of Albemarle and Chambers Engineering for professional services for the Albemarle Corporate Center with a cost estimate of \$62,487. Councilmember Hughes seconded the motion. Voting for the motion were Councilmembers Aldridge, Bramlett, Dry, Hughes, and Whitley. Voting against the motion were Councilmembers Hall and Townsend. The motion carried with a 5-2 vote.

6) Consider change order for the Albemarle Solid Waste Employee Facility

ITEM 1 - Enclosing and Insulating of Exposed Steel Columns. \$2,922.00

This change order item is to address the presence of 11 exposed vertical steel columns located in the interior of the building within office spaces, locker room, classroom and other areas. Although the exposed columns meet North Carolina building code requirements, insulating and encasing each column significantly improves overall building energy efficiency while also providing a better aesthetic appearance within the

building spaces. Based on engineer's research, total estimated energy savings could be as much as \$6,800 per year / \$566 per month.

ITEM 2 - Change Order #2: Framed False Walls to Cover Steel Cross Braces \$1,856.00

This change order item is to address the presence of exposed steel cross bracing rods between select steel columns within the interior of the building. Cross bracing is an important structural component of the building frame and is designed by the Engineer-of-Record of the Pre-Engineered Metal Building (PEMB) kit. This particular PEMB kit from Kirby Building Systems, as provided by the Contractor, required vertical cross bracing in three location; (1) Office Room #104, (2) Men's Locker Room #109, and (3) Laundry and Electrical Rooms #113 and 115. This change order will provide three false walls to cover steel cross bracing in Office Room #104, Men's Locker Room #109, and Laundry Room #113. If approved, the false walls will provide for a safer, unobstructed work space, free from steel rods.

It was noted by Public Works Director Ross Holshouser that these are changes that are being sought by the City and are difficult to visualize when looking at plans and just did not become apparent until construction started and they become an obvious issue. There is sufficient contingency to cover these changes.

Upon a motion by Councilmember Townsend, seconded by Councilmember Aldridge, and unanimously carried, the City Council approved change order #1 to enclose and insulate the exposed steel columns for the Albemarle Solid Waste Employee Facility in the amount of \$2,922 and approved change order # Order #2 Framed False Walls to Cover Steel Cross Braces in the amount of \$1,856.00 which both will be paid for out of budgeted project contingency funds.

6) Consider Attendance at the Centralina COG Creative Solutions for Thriving Communities Conference

This annual meeting will be held at the Harris Conference Center in Charlotte on April 12, 2018.

Councilmembers Bramlett and Hall confirmed their attendance.

The City Manager asked anyone else interested to let him know.

7) Consider Attendance at the Stanly County Chamber of Commerce Annual Meeting

The event will be held this year on Wednesday, February 28th at noon at CHS Stanly.

The Mayor and all Councilmembers confirmed their attendance.

8) Information – Curbside Recycling Status

At the previous Council meeting, information was requested on recycling participation within the City and if additional efforts need to be made to further educate citizens on benefits. Assistant City Manager, Christina Alphin, noted that there are approximately 70% of residents participating (whereas the national average is around 50%). Participation has been increasing since inception of the program and has sustained over the last 3-4 months with an average of 50-60 tons per month, thus saving over \$11,000 in tipping fees already. Residents can find the recycling schedule and information relating to recyclable products on the City's website at: <http://www.albemarleenc.gov> or by contacting Waste Management at (704) 982-1224 or the City's Public Works Department at (704) 984-9665.

Ms. Alphin answered any questions that Council had.

The City Manager stated that the Village of Misenheimer will host the next COG meeting on Tuesday, February 27th. The meeting will be held in the Community Room located upstairs in the Stokes Student Center on the Pfeiffer University Campus with the meal beginning at 6:30 p.m. Mayor Michael and Councilmembers Bramlett, Dry, Hall, Hughes, Townsend and Whitley confirmed their attendance.

Councilmember Townsend asked if Council were receiving comments about the recent high utility bills. He said that the #1 perception of residents is that they pay for the street lights that burn most of the year. He stated that it might be for our benefit to have a public meeting and answer concerns of residents about their utility bills.

The City Manager stated that on our utility billing there is also the water/sewer charges and solid waste collection and disposal fees compared to other cities with just their electric cost only on the statement.

Council considered placing information in the bill stuffer and Facebook.

Councilmember Townsend spoke about the 10 year old Fourth grader that was killed in a car accident last Tuesday, January 30 and her 18 year old brother critically injured. He said he is proud of the Albemarle community that stood united at the prayer vigil conducted for Micah Bryant on Thursday, February 1 on Anderson Grove Church Road. East Side Fire Dept. volunteers, a school teacher, administrative and board assistant for Stanly County Schools, and more offered encouragement to the family. This week of February 5 will be purple week in honor of Micah Bryant who was a fourth grader at East Albemarle Elementary School.

Councilmember Aldridge expressed his condolences to the family of Mark Stevenson who passed away on Monday, January 29. His nickname was Happy and he was well thought of in the community.

Councilmember Hall echoed her condolences concerning the tragedy of Micah Bryant, the 10 year fourth grades that was killed last week in a car accident.

Councilmember Hall stated that she is glad to see the old corner store gone at the corner of US 52 and NC 24-27.

Councilmember Hall stated that she is bringing up the issue of pan handling again and ask that Council look at how to handle this issue by ordinance.

She thanked the City Manager for a quick follow up concerning an issue near the VFW on Anderson Road.

Councilmember Hall asked about an update on the US 52 South Landfill Force Main Project. Landfill Superintendent Darren Preslar came forward and stated that there is only 18% of the pipe installation remaining and they are finishing up the manhole installations and valves. We are looking at 65 days from December 18 left to complete this project around February 21.

Councilmember Hall stated that the Centralina Council of Governments will be celebrating their 50th anniversary this year and the next meeting in Charlotte is Wednesday, February 7 if any Councilmember would like to attend with her. The speaker will be former governor Jim Martin.

Councilmember Whitley echoed his condolences for Micah Bryant 10 year old fourth grader killed in car accident. He stated he is wearing purple this week.

Councilmember Whitley asked if City Lake had been sprayed on if the alligator weed was dying from the cold weather. The City Manager stated that it had been sprayed and we should be able to stay on top of this moving forward.

Councilmember Whitley stated that on the Rocky River RPO website is a copy of the maintenance schedule for streets. He stated that East Main Street will be milled where the pavement is removed and ground up to be used as the aggregate in new pavement.

Councilmember Whitley asked about the update for substandard housing. Planning and Development Services Director Kevin Robinson stated that this will be done at the February 19 regular session.

Councilmember Bramlett stated that the signs are up and it is official that we are the Western Gateway to the Uwharries.

Councilmember Bramlett stated that he appreciates how our City Council approaches City government and their commitment.

Finance Director Colleen Conroy came forward and stated that she had commented on Facebook concerning the utility bill concerns and she also hears comments in the lobby downstairs at City Hall from residents paying their bills. She said she had explained to some about the equal payment plan that the City offers, insulation and thermostat setting tips, etc.

Ms. Conroy also spoke about the urban archery issue and that a public input session would help if Council would look at what acreage to lower it to. She stated she would have major concerns if it was lowered to one acre or less in the City.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Hall, and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to NCGS 143-318.11(a)(1) (3) to Prevent Disclosure of Confidential Information and to consult with City Attorney.

Upon a motion by Councilmember Hughes, seconded by Councilmember Aldridge, and unanimously carried, the Mayor and City Council reconvened to open session. Mayor Michael announced that a closed session was held Pursuant to NCGS 143-318.11(a) (1) (3) to Prevent Disclosure of Confidential Information and to consult with City Attorney and there is nothing to report at this time.

Upon a motion by Councilmember Hughes, seconded by Councilmember Bramlett, and unanimously carried, the meeting was adjourned until Tuesday, February 6 at 5:30 pm for a budget work session.