

REGULAR MEETING CITY COUNCIL
February 19, 2018

The City Council of the City of Albemarle met in a regular session on Monday, February 19, 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.

Youth in Government

Eighth graders from Albemarle Middle School will spend the morning with the City Manager providing an overview of the City's structure and operations. Those assigned as City Manager, Mayor and City Council conducted a mock Council meeting. The students assigned to departments shadowed their department head. This annual event is sponsored by the Albemarle Optimists Club

Youth In Government Day participants:

City Manager: Marquez Charles
Mayor: Jamond Pinkney
Fire Chief: Jabarhi Brooks
Police Chief: Lucas Megson
Parks and Rec: Ali Currie
Public Utilities: America Magana
Finance Director: Moyo McKenzie
Planning Director: Mekhi Baldwin
City Council: Naja Strahorn
City Council: Alli Little
City Council: Kiah Smith
City Council: Ricky Rodriguez
City Council: Owen Austin
City Council: Omare Price
City Council: Aliyah Little

Ms. Ellen Blue, Principle of Albemarle Middle School came forward and thanked Council for allowing the students to be a part of the Council meeting tonight and spending time today with Council and department heads.

Special Presentations

Presentation of a City Retirement Certificate to Elbert L. Branch

Elbert recently retired from employment with the City after 28.50 years of service. His entire career was spent in the Police Department.

Police Chief Bowen also presented Mr. Branch with a certificate from the NC Dept. of Justice for completion of the SRO Program in December, 2017. Chief Bowen stated that Mr. Branch will be greatly missed.

Police Chief Bowen also presented Mr. Branch with his service weapon.

Mr. Branch thanked the Police Department, Council, Mayor, City Manager, and the Youth In Government students attending this evening.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Townsend, and unanimously carried, the minutes of the February 5 regular session, February 5 closed session, February 6 adjourned session and February 8 adjourned session 2018 minutes were approved as submitted.

Public Hearing pursuant to N.C.G.S. 158-7.1 for Economic Development

This allows 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.

Economic Development Director Mark Donham noted this public comment session 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. No one from the public spoke for or against this hearing.

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

Upon a motion by Councilmember Dry, seconded by Councilmember Aldridge, and unanimously carried, the City Council approved an economic incentive agreement that will result in a five (5) year business development grant between the City of Albemarle and a new manufacturer. 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.

Unannounced delegations

- 1) Mr. Jeff Crisco, 16457-A Silver Road, Oakboro came before Council to announce that he is running for Stanly County Sherriff in the next election, 2018.
- 2) Mr. Shawn Gould and Ms. Essence Price of 227 Leonard Avenue, Albemarle came before City Council concerning his electric bill costs.

Mr. Gould spoke for his daughter, Ms. Price due to an extremely high electric bill of \$1,238.98 in January. She has paid some of the amount but needs time to pay the remaining \$829. Mayor Michael stated that due to severe cold weather this year, Public Utilities will be offering a 5th extension (normally 4 extensions per year). He asked that Ms. Price call or go by and speak with someone in customer service. This 5th extension will be offered to all City of Albemarle utility customers.

The City Manager stated that the City is setting up payment plans since weather was so extreme this year. She can also work with customer service on a payment plan.

Upon questioning, Public Housing Director Cedric Baldwin stated that Section 8 landlords are not required to have energy efficient HVAC systems but we work with landlords on issues concerning this.

Upon questioning, Public Utilities Director Michael Leonas stated that ElectriCities does audit for commercial but not residential but he will look into this. Mr. Leonas also stated that consumption was up significantly over the same period last year due to the extremely cold weather.

Mayor Michael asked Mr. Leonas to talk with and help work out a plan for Ms. Price.

- 3) Mr. Antonio Garcia Hernandez, 1510 Liberty Avenue, Albemarle came before City Council concerning his electric bill costs.

Mr. Hernandez came forward and stated that most of his questions were answered by the previous customer, Ms. Price situation. He stated to the Mayor his employment, wages and cost of living and how his monies are tight. Mayor Michael asked that he go by City Hall and speak with customer service to receive is extra extension.

The Mayor and City Council received a copy of the January Monthly Departmental Reports and asked if anyone had any questions.

New business

1) Consider the Request of Piedmont Natural Gas for Gas Main Extensions

Piedmont Natural Gas is seeking Council approval for extensions on Auten, Hamilton, Biltmore, Lynway, Rotary, Knollwood and Idlewood. Though these will be installed on private easements, PNG is required to receive City approval for an extension of service. Only extensions of new line require City Council approval.

Mr. Jimmy Bowen, Executive Chef and General Manager and Kevin Thomas, Senior Distribution Project Specialist with Piedmont Natural Gas came before Council to request extensions consisting of lines being installed on N 2nd St, US 52 North & Bethany Rd that are NCDOT maintained. They will be all replacement, no new install. Part 2 will be installed on private easements on Auten Ave, Hamilton Ave, Biltmore St, Lynway Dr, Rotary Dr, Knollwood Cir & Idlewood Dr that will consist of new main, no previous main has been installed. It will consist of replacement main on Ellis St, Riley St, and Snuggs St & Hilltop St.

Upon a motion by Councilmember Townsend, seconded by Councilmember Dry, and unanimously carried, the City Council approved gas line installation on private easements on Auten Ave, Hamilton Ave, Biltmore St, Lynway Dr, Rotary Dr, Knollwood Cir & Idlewood Dr that will consist of new main, no previous main has been installed.

2) Consider Calling for a Public Hearing for Proposed Rezoning (Map Amendment 18-001)

A public hearing can be set for March 5 to consider a privately sponsored map amendment ZMA18-001 request for the rezoning of 112 Charter Street and adjoining vacant parcels from LID/Light Industrial District to R-8A/Multi-Family Residential District tax record #22905, 29876

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council set a public hearing for March 5 to consider a privately sponsored map amendment ZMA18-001 request for the rezoning of 112 Charter Street and adjoining vacant parcels from LID/Light Industrial District to R-8A/Multi-Family Residential District tax record #22905, 29876.

3) Consider Calling for a Public Hearing Concerning the addition of Hookah Establishments to the Zoning Ordinance (Text Amendment 18-001)

A public hearing can be set for March 5 to consider a text amendment to the City Zoning Ordinance allowing tobacco consumption establishments as a by-right use in the GHBD/General Highway Business District, SCD/Shopping Center District, and MUSCD/Mixed-Use Shopping Center District.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council set a public hearing for March 5 to consider a text amendment to the City Zoning Ordinance allowing tobacco consumption establishments as a by-right use in the GHBD/General Highway Business District, SCD/Shopping Center District, and MUSCD/Mixed-Use Shopping Center District.

4) Update to Council on Progress of Removal of Dilapidated Homes for FY17/18

Planning and Development Services Director Kevin Robinson gave a PowerPoint presentation reviewing with Council, the list of homes considered for demolition as follows:

1518 US Hwy 52 N
531 Arey Avenue
428 Arey Ave
513 Arey Ave
519 Arey Ave
527 Arey Ave
906 Elizabeth Ave
703 Efird Street
1136 Gibson Street
608 Summitt Ave
425 E. Oakwood
1510 W. Main Street
802 Hill Street
804 Street
1404 Pennington Road

He answered any questions that Council had.

5) Consider Agreement with Stanly County in the Abandoned Mobile Home Program

Planning and Development Services Director Kevin Robinson stated this would allow City Staff to enter into an agreement with Stanly County on the removal of abandoned mobile homes. This would include selection of each unit(s) on an annual basis by the City along with a \$200 administrative fee per unit paid to Stanly County for management as well as a \$350 tipping fee per unit for disposal paid by the owner and/or the City. This program can be used in addition to City minimum housing code to improve and lower the costs of the removal of dilapidated structures and may include recovery of expenditures through lien.

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, and unanimously carried, the City Council approved agreement with Stanly County in the Abandoned Mobile Home Program.

6) Presentation of the 2017 Annual Report for the Albemarle Police Department

Police Chief Bowen came before Council and handed out a copy of the Albemarle Police Department 2017 Annual Report. He stated that calls for service had increased in 2017. His department served 477 civil/involuntary commitment papers at CHS-Stanly for mental health assessment. CHS-Stanly is the local regional hospital that does these assessments for Stanly and surrounding counties.

Chief Bowen answered any questions that Council had.

Information - The City has been awarded a NC Department of Transportation Bicycle Helmet Grant

The City of Albemarle has been awarded a bicycle helmet grant from NC Department of Transportation Division of Bicycle and Pedestrian Transportation. Parks and Recreation Director Lisa Kiser developed and submitted the application. Albemarle will receive 85 youth size helmets to distribute to encourage safe bicycling habits at an early age.

Reminder - County COG Meeting Misenheimer, Tuesday, February 27

The meeting will be held in the Community Room located upstairs in the Stokes Student Center on the Pfeiffer University Campus and will begin at 6:30.

Reminder - Chamber of Commerce Annual Meeting, Wednesday, February 28

The Mayor and all City Councilmembers have been registered

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

(Ordinance 18-03. To appropriate Insurance Proceeds to purchase a Police Vehicle)

The City Manager stated that a date has been chosen for the employee appreciation meet with City Council for Friday, March 2 7-8:00 am at the City warehouse.

Councilmember Townsend reminded everyone of the E.E. Waddell Gymnasium Ribbon Cutting Ceremony at the EE Waddell Center in the gym this Friday, February 23 from 11:30-12:30 pm.

Councilmember Hall reminded everyone of the Stanly County Winter Wine Festival on Saturday, February 24 from 12 noon until 5 pm at Market Station.

Councilmember Hall stated that the Beach Blast is still on and scheduled for May.

Councilmember Hall stated that she is still interested in an update concerning panhandling from the Police Chief when it's ready for review.

Councilmember Dry congratulated Mayor Pro Tem Hall for being on the cover of Southern City magazine with the cover story "Making First Impressions, Leaving last marks".

Upon a motion by Councilmember Dry, seconded by Councilmember Aldridge, and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to NCGS 143-318.11(a) (3) – To Consult with the City Attorney and To Discuss City of Albemarle v. Chucky L. Nance, et al.

Upon a motion by Councilmember Hughes, seconded by Councilmember Bramlett, 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) (3) -) – To Consult with the City Attorney and To Discuss City of Albemarle v. Chucky L. Nance, et al. and there is nothing to report at this time.

Councilmember Hall reviewed a Charlotte Observer clip she handed to the City Manager concerning NC Davidson County Government in Lexington's computers being stopped by a software virus known as ransomware. A similar incident occurred to Mecklenburg County's computer systems in December. According to the Charlotte Observer, a foreign-based hacker gained access to a government employee's log-in information to launch the ransomware.

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