

SPECIAL MEETING CITY COUNCIL

May 14, 2018

The City Council of the City of Albemarle met in a special session on Monday, May 14, 2018, at 6:00 p.m. in the Executive Conference Room of City Hall. Mayor G. R. Michael presided, and the following Councilmembers were present, to-wit:, Chris Bramlett, Martha Sue Hall, Martha E. Hughes, Dexter Townsend and Chris Whitley. Absent, Councilmember Benton Dry II. Those Absent: Councilmember Dexter Townsend. Councilmember Bill Aldridge reported at 6:52 p.m.

Mayor Michael called the meeting to order at 6:00 p.m.

Steve Chambers, Chambers Engineering Representative, discussed preliminary site plans prepared by his staff for the 282 acre site for the proposed Albemarle Business Center.

Mr. Chambers reported a site survey (including topography studies) have been conducted. He discussed the proposed Master Plan for site development to include wetland impacts and options to address mitigating costs. He discussed general permits needed for level of wetland impacts and types of mitigation required. He discussed the need to obtain total impact less than 300 feet because this process can be lengthy and expensive. He also discussed the impacts being calculated based on cumulative impact as opposed to site specific development [or phased/subdivided approaches].

There was discussion of the topography maps used and the process in assessing wetland impacts from the Corp of Engineers. There was an additional discussion of topography and the ability to have gravity sewer within the entire site.

Mark Donham, Economic Development Director, discussed specifics for shell buildings within the initial site development. He also discussed the potential ideal build-out at 50,000 square foot at a time.

Mr. Chambers displayed a site layout of road overlaid to follow topography within the site and discussed curb and gutter options. He also discussed preliminary infrastructure estimates are based on 2017 State averages to include an estimated total of \$11.7M (excluding cost of any shell buildings planned for the site).

Mayor Pro Tem Hall discussed the possibility of moving the Prime Power Park infrastructure to the proposed Albemarle Corporate Center Park.

Mayor Michael stated ElectriCities has expressed consent in moving the Prime Power equipment, but not at their cost; the City would need to be prepared to pay for moving.

There was discussion of phasing the development and the need to get phased plans.

Mr. Donham discussed the grant funding he is currently seeking for road infrastructure on the site.

Councilmember Bramlett stated he would like to see the total cost for getting the site developed for the first tenant.

There was discussion of visibility of the first tenant in order to attract more tenants.

Mr. Donham noted the State has a specific website to help attract people into corporate centers across the State; therefore visibility is not necessarily needed.

CLERK NOTE: Councilmember Aldridge arrived at this point in discussion at 6:52 p.m.

Councilmember Aldridge made a motion to enter closed session at 6:58 p.m. pursuant to N.C.G.S. § 143-318.11(a) (4) & (5) to discuss real estate and economic development. The motion was seconded by Mayor Pro Tem Hall and carried by unanimous vote.

Mayor Pro Tem Hall made a motion to enter open session at 7:22 p.m.; seconded by Councilmember Aldridge which carried by unanimous consent.

Upon no further discussion or nothing to report pursuant to closed session, Mayor Michael recessed the special meeting until Tuesday, May 15, 2018, at 6:00 p.m. in the Executive Conference Room at City Hall located at 144 North Second Street, Albemarle, NC.

Respectfully Submitted,

Christina L. Alphin, Assistant City Manager/Deputy City Clerk, CMC

_____ Mayor