

REGULAR MEETING CITY COUNCIL

July 9, 2018

The City Council of the City of Albemarle met in a regular session on Monday, July 9, 2018, at 6:00 p.m. in the Council Chambers of City Hall. Mayor G. R. Michael presided, and the following Councilmembers were present, to-wit: Bill Aldridge, Chris Bramlett, Benton Dry II, Martha Sue Hall, Martha E. Hughes, Dexter Townsend and Chris Whitley. Absent, none.

Mayor Michael called the meeting to order.

Mayor Michael gave the invocation.

Special Presentations

Presentation of Platinum Award as a Reliable Public Power Provider (RP3) from the American Public Power Association and the Public Power Award of Excellence for Wholesale Power Costs

Roy Jones, Chief Executive Officer of ElectriCities, presented the City of Albemarle with the Platinum Award as a Reliable Public Power Provider (RP3) from the American Public Power Association and the Public Power Award of Excellence for Wholesale Power Costs.

Mayor thanked the Public Utilities staff for all that they do.

Recognition of Bryan Hinson, Water & Sewer Systems Superintendent, for Receiving the J A Younts Award from the NC Rural Water Association

Moved to the August 6 regular session meeting.

Upon a motion by Councilmember Townsend, seconded by Councilmember Hughes, and unanimously carried, the minutes of the June 11 regular session, June 11 closed session #1, June 11 closed session #2, June 25 adjourned session, and June 25 closed session minutes were approved as submitted.

PUBLIC HEARING
To Consider a Resolution to Declare City Land for Economic Development

Mayor Michael stated that this public hearing is continued from the Wednesday, June 25, 2018 adjourned session meeting.

Comments

Economic Development Director Mark Donham stated this is a continued public hearing concerning the designating 9.9 acres at Rock Creek Park for economic development purposes involving the approval of a lease contract allowing Carolina Treetop Challenge LLC to operate an outdoor adventure and training course and Council approving a resolution. Carolina Treetop Challenge, LLC (CTTC), a new business related to outdoor recreation is looking to locate in the City of Albemarle on 9.9 acres at Rock Creek Park. No one spoke for or against this hearing.

Mayor Michael stated that there will be further discussion concerning this hearing later during closed session and once reconvened to open session we will continue this public hearing.

Public Hearing
To Consider an Incentive Proposal for Project Steel

Comments

Economic Development Director Mark Donham stated a local company is looking at options for consolidating operations they have in the United States. They are looking at several states. They have recently had a layoff and hope this new product line involving new equipment can be located in Albemarle. They are proposing to add 44 new jobs in Albemarle and to purchase \$3,800,000 in new equipment. The City is working with Stanly County and with the State of North Carolina and have come up with a proposal. Mr. Donham also stated that Stanly County Economic Development Director Mike Smith will be presenting a similar incentive proposal from the County tonight as well.

City Council reviewed a resolution which included an incentive proposal based on the jobs and investment they are proposing for Albemarle. No one spoke for or against this incentive proposal.

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

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

(Resolution 18-13. To consider an incentive proposal for Project Steel.)

Agenda Adjustments: NONE

Announced Delegation

Wesley Vaughn and Jordan Williams, Retail Strategies - To Provide City Council an Update on their Service and Activities

Mr. Vaughn and Mr. Williams came forward and made a presentation about their work marketing Albemarle to retail businesses. Since the City has engaged their services, the City has been able to make several announcements and seen many new retail establishments locate in Albemarle. This Growth in the retail sector in Albemarle not only helps the City, but is a great benefit to the other units of government in Stanly County, as the County receives property taxes and all jurisdictions receive a share of the sales taxes.

Mr. Vaughn noted that Charity Barbee with ElectriCities is also here tonight.

They answered any questions that Council had.

Ms. Sandra Bresee, 602 Prospect Church Road - Requesting a Limit of Cats per Household per City Ordinance

This item was not considered due to Ms. Bresee not being present at the meeting.

**Mr. James Harris, Center City Mill, 233 Montgomery Avenue -
To Request Enlargement of Drain Pipe.**

City Council reviewed a memo from Mr. Harris, requesting an enlargement of the storm water pipe between Center City Mill and Hartsell Funeral Home. He also provided pictures showing the problem he is having on his property.

Director of Public Works Ross Holshouser and Mr. Harris answered any questions that Council had.

After further discussion, the Mayor asked that staff place a camera in the storm lines on Third Street to try and determine the size of the private lines down the storm water drainage systems. Also, the Mayor asked that staff look into the possibility of raising the curb on Montgomery Avenue to allow more retention in the curb and lessen the likelihood of water overtopping the curb and running toward Mr. Harris' property. This information will be reported back to Council.

Unannounced

Dave Andrews, 1231 Columbus Street, came forward and made comments concerning the parking on Salisbury Avenue by Sherwood Street.

The Mayor stated that this issue was just reviewed by NCDOT and reported back to Council. NCDOT investigated this concern and they stated that no roadway characteristic warranted a parking restriction at this time. The Mayor stated that Mr. Andrews may want to contact NCDOT directly since this is a State not a City street.

Kathy Costello, 302 S. Third Street, and Pat Bramlett, 313 S. Third Street, came forward and stated that there is a dumpster sitting on the street near the intersection of Hearne and Third Street that has been there for more than a year. Mr. Costello stated that the dumpster was placed there in 2016 to move items out of 306 S. Third Street. Also, she said that there has not been anyone living in that house for at least 6 months. She stated that you cannot see around the dumpster causing a driving hazard.

The Mayor asked the City Manager to contact the owner of the property at 306 S. Third Street and have him move this dumpster. Also, he asked the City Manager to research other city ordinances and how they handle this type issue.

Councilmember Bramlett stated that he talked with the owner of 306 S. Third Street yesterday and he was supposed to call back today.

Mark McIntyre, 109 N. Fifth Street, came forward and stated that City Council will be voting on approval of Ordinance 18-27 - To Appropriate Unspent Funds for Housing Demolitions and he asked that City Council consider approval of this ordinance. This is a step forward to help keep crime down.

The Mayor stated that Council had a copy of the monthly departmental reports for May in their agenda packets and asked if anyone had any questions.

The Mayor stated that Council had a copy of the municipal calendar in their agenda packets and asked if anyone had any questions.

Unfinished Business

Consider Proposed Timeline for Repairs to 608 Summit Ave.

This was not discussed since Mr. Rorie or his representative was not present for the meeting.

Boards and Commissions

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, City Council approved a reappointment to the ABC Board.

Reappointment

Terry Morgan (3 yr. term, expiring July 2021)

Upon a motion by Councilmember Dry, seconded by Councilmember Townsend, and unanimously carried, City Council authorized staff to draft an ordinance to combine the Planning Board and Board of Adjustment as a joint board and bring back before Council for review and consideration at the August 6 meeting.

Upon a motion by Councilmember Dry, seconded by Councilmember Hall, and unanimously carried, City Council approved a reappointment to the Parks and Recreation Advisory Board.

Reappointment

Ron Loflin (3 yr. term, expiring term July 2021)

Upon a motion by Councilmember Townsend, seconded by Councilmember Hall, and unanimously carried, City Council approved a reappointment to the Parks and Recreation Advisory Board.

Reappointment

Shawn Baldwin (3 yr. term, expiring term July 2021)

Upon a motion by Councilmember Bramlett, seconded by Councilmember Dry, and unanimously carried, City Council approved a reappointment to the Parks and Recreation Advisory Board.

Reappointment

Jerry Barrier (3 yr. term, expiring term July 2021)

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, City Council approved reappointments to the Tree Commission as follows:

Reappointment

Daphne Hayer (3 yr. term, expiring July 2021)

Elaine Nelson (3 yr. term, expiring July 2021)

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes, and unanimously carried, City Council approved reappointments to the Historic Resources Commission.

Reappointment

Lynn Plummer (3 yr. term, expiring July 2021)

Rob McIntyre (3 yr. term, expiring July 2021)

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, and unanimously carried, City Council approved a new appointment to the Historic Resources Commission.

New Appointment

George Lynn White (3 yr. term, expiring July 2021)

Consider Submission of Advocacy Goals to the NC League of Municipalities

The City has until August 1, to submit goals to the NCLM for their biennial Advocacy Goals Conference. This year the Conference will be held on November 28, at the Raleigh Convention Center. League members submit their ideas to the League policy committees for study and consideration. These committees make a recommendation to the NCLM Board of Directors, who then submits a package of goals to the League membership for review.

It was the consensus of City Council to submit a request to promote a ¼-cent sales tax referendum to support municipal road/street improvements, as Powell Bill Funding is not sufficient to cover needs.

Councilmember Hall mentioned a concern that current local elected officials need to be addressing. Our local (city and county) government retirees do not receive a COLA when the TSERS (Teacher & State Employees' Retirement System) do. We need to keep our minds open in the months ahead as there will be discussion at the NCLM level on how the LGERS (Local Government Employees' Retirement System) is funded thus how COLAs can be granted.

Unannounced Delegation

Mr. Tai Vang, 811 Shiloh Church Road, Troy, NC 27371, came forward and announced his candidacy for District Court Judge.

New Business

- 1) Ordinance 18-27 - To Appropriate Unspent Funds for Housing Demolitions**

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

(Ordinance 18-27. To Appropriate Unspent Funds for Housing Demolitions.)

2) Declaring Timber at Roosevelt Ingram City Park surplus – Bidding and Accepting Bids

Management recommends having the property declared surplus, issuing informal bids, and authorizing the City Manager to award the bid to the company providing the best value to the City.

Upon a motion by Councilmember Hall, seconded by Councilmember Bramlett, and unanimously carried, the City Council declared timber at Roosevelt Ingram Park surplus authorizing the Economic Development Department to send and accept informal bids, and authorizing the City Manager to approve the bid most beneficial to the City. Expediting this process allows the City to install erosion control structures in time to utilize the NCANG in early August and to prepare the site for a potential prospect.

3) Appointment of Tax Collector

It was noted that it is required by State Law for the governing body to appoint a tax collector for a term to be determined by the appointing body to collect a tax that it levies. Lindsay Carter left employment with the City on June 29, 2018. Staff requests that Richard Lanzillotti, who is taking Ms. Carter's place as Revenue/Collection Supervisor be appointed as Tax Collector. The Tax Collector must be sworn in and must be filed with the Clerk of the Governing Body.

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, and unanimously carried, the City Council appointed Richard Lanzillotti as City of Albemarle Tax Collector.

4) Proclamation of July as National Park and Recreation Month

Mayor Pro Tem Martha Sue Hall read the proclamation

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

(Proclamation)

Mayor Michael thanked the Parks and Recreation staff for all that they do.

5) Consider Approval for Special Event Permit - Stanly County March for Women

Upon a motion by Councilmember Dry, seconded by Councilmember Townsend, and unanimously carried, the City Council approved a special event permit for participants of the March for Women to assemble at the EE Waddell Community Center and march to the Stanly County Courthouse. The Albemarle Police Department is aware of the event and no streets are to be closed for the event on Saturday, January 12, 2019 from 8:00 am - 1:00 pm.

6) Information - NCDOT First Street Speed Limit Response

City Council reviewed a letter from Tony Tagliaferri, NCDOT, and Division 10 Traffic Engineer regarding the City's request to investigate North First Street in the vicinity of the YMCA for the possible reduction of the speed limit. NCDOT also reviewed a request from a citizen to investigate parking on Salisbury Avenue in the vicinity of Sherwood Avenue.

NCDOT's comprehensive analysis showed the 35 mph speed limit on First Street is appropriate for the corridor and will remain at 35 mph. Also, the issue on Salisbury Avenue in the vicinity of Sherwood Avenue appears to have no parking restriction in place and nor do the roadway characteristics warrant a parking restriction at this time.

Mayor stated that Mr. Dave Andrews may want to contact NCDOT directly and speak with District 1 Engineer, Marc Morgan or Division 10 Engineer, Scott Cole.

7) Consider Attendance at the NCLM City Vision Conference

The Annual City Vision Conference will be held in Hickory Wednesday, September 19, 2018 - Saturday, September 22, 2018.

Mayor Michael and Councilmembers Bramlett, Hall and Whitley confirmed their attendance. The Mayor asked that if any other Councilmember is interested, please contact the City Manager.

The Mayor stated that the City has received a Certificate of Achievement for Excellence in Financial Reporting. He thanked the Finance Director Colleen Conroy and her staff.

Finance Director Colleen Conroy thanked everyone in Finance, especially Lindsay Carter and Matt Smith who are no longer with the City for their contribution and all City departments for all their hard work.

Councilmember Hughes asked about the US Hwy 52 Water Treatment Plant's open house. The Mayor stated that the City is waiting on NCDENR to move forward with the elevator renovations.

Public Utilities Director Mike Leonas reiterated the Mayor's comments and stated that Council can take a tour of the plant anytime.

The City Manager stated that staff will take a look at possible dates for the tour and bring back before Council.

Councilmember Aldridge mentioned the excitement concerning the possibility of Chic-Fil-A coming to Albemarle in the old Ryan's Restaurant building.

Councilmember Aldridge congratulated former Albemarle High School football standout now playing for the NFL with the Indianapolis Colts, Denico Autry. This was his second consecutive year of holding a summer football camp at Albemarle High School. Also, congratulations to R.J. Prince another football standout now playing for the NFL with the Pittsburgh Steelers.

Councilmember Aldridge also spoke about the increase in overdoses in the City and nationwide

Councilmember Hall commented on how great the Forest Hills Independence Parade was. She stated that the Fire Department crew had to leave for an emergency but returned in time to turn on the water for the kids.

Councilmember Hall asked about the City's policy concerning leaving items such as furniture at the curb for pickup. The City Manager stated that this is a part of our contract with Waste Management. Also, he stated that items can be left at the curb for Waste Management to pick up but if there is too much left or items left that should not be their responsibility to pick up, the items will be tagged letting the resident know.

The City Manager noted that the resident should contact the City Manager's office, Planning and Development's office, or the Public Works office for verification.

Councilmember Dry reiterated what Councilmember Aldridge stated about R. J. Price and Denico Autry. He thanked both of them for their giving back to their community and he wished both of them well.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to N.C.G.S. 143-318.11(a) (1), (3), (4) & (5) - To Prevent Disclosure of Confidential Information, Legal, Economic Development, and Real Estate.

Upon a motion by Councilmember Hughes, seconded by Councilmember Bramlett and unanimously carried, the City Council reconvened to open session. Mayor Michael announced that a closed session was held pursuant to N.C.G.S. 143-318.11(a) (1), (3), (4), & (5) - To Prevent Disclosure of Confidential Information, Legal, Economic Development, and Real Estate.

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes and unanimously carried, the City Council continued a public hearing to consider a resolution to declare City property for economic development purposes and consider a lease agreement with Carolina Treetop, LLC for Monday, August 6.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes and unanimously carried, the City Council set a public hearing for Monday, August 6 to consider an economic incentive agreement for Project Machine.

Upon a motion by Councilmember Hall, seconded by Councilmember Bramlett and unanimously carried, the City Council authorized paying for the full cost of digging a well on the property of Mr. Gerald Hatley, 40074 Stony Gap Road as part of the landfill force main leachate line project.

Upon a motion by Councilmember Dry, seconded by Councilmember Hall and unanimously carried, the City Council adjourned to Monday, August 6 at 6:00 p.m.