

REGULAR MEETING CITY COUNCIL
September 18, 2018

The City Council of the City of Albemarle met in a regular session on Tuesday, September 18, 2018 at 6:00 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.

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

PUBLIC HEARING
Conditional Use Permit 18-04 - Expansion of an Existing
Mortuary Business in R-10

The Mayor and City Council held a quasi-judicial hearing to consider Conditional Use Permit #18-04 seeking to expand a pre-existing funeral home business located at 1835 Badin Road. Per 92.074(C) (10) Funeral homes, excluding crematoriums. The expansion requires approval of a conditional use permit.

With this being a quasi-judicial hearing, all those wishing to speak must be sworn-in to provide testimony.

Mayor Michael stated public comments offered in this hearing must be conducted by persons that have standing in the issue only.

SWEAR IN:

Nasser Rahimzadeh, Senior Planner/Zoning Administrator.
William S. Aldridge, III

Staff Comments

Senior Planner, Nasser Rahimzadeh stated that per 92.101(F) (c) an expansion of an existing conditional use is null, if it is not approved by City Council. In an effort to comply with municipal code, Aldridge Companies LLC has submitted a conditional use for Council's consideration for Stanly Funeral Home.

Comments

None

Mr. Rahimzadeh answered any questions that Council had.

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

Findings of Fact

The City Council considered the following findings of fact:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council approved finding of fact #1.

2. The use meets all required conditions and specifications.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hughes, and unanimously carried, the City Council approved finding of fact #2.

3. The use will not substantially injury the value of adjoining or abutting property, or alternatively, or that the use be a public necessity.

Upon a motion by Councilmember Hughes, seconded by Councilmember Hall, and unanimously carried, the City Council approved finding of fact #3.

4. The proposed use is in harmony with adjacent uses in terms of location, scale, site, design, hours of operation and operating characteristics.

Upon a motion by Councilmember Whitley, seconded by Councilmember Hall, and unanimously carried, the City Council approved finding of fact #4.

5. Be in general conformance with adopted plans.

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, and unanimously carried, the City Council approved finding of fact #5.

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, and unanimously carried, the City Council approved Conditional Use Permit #18-04 seeking to expand a pre-existing funeral home business located at 1835 Badin Road. Per 92.074(C) (10) Funeral homes, excluding crematoriums and in compliance with the 2028 Land Use Plan and the Findings of Fact.

Permit for 18-04

Councilmember Dry came into the meeting at this time.

Agenda Adjustments

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council approved the following agenda adjustment items being added:

- 1) Add item to the consent agenda concerning an appointment to the Parks and Recreation Advisory Board representing Central School
- 2) Add a resolution appointing a Deputy Finance Officer to New Business Item #14

Announced Delegations

Zoning Amendment Request

Ms. Wendy Laney requested to be on the agenda to discuss her proposed business at 243/247 West Main Street. The closest business per zoning is a boarding kennel. Boarding kennels are currently not allowed in the downtown zone - Central Business District (CBD).

Ms. Laney stated that her request is to open a dog training facility. There would be no overnight stay for the dogs. She has spoken with the business owners next to this property and they have no issues with this type business there.

Mayor Michael stated that this request will go before the Planning Board and then brought back before City Council.

2018 Employee United Way Campaign Committee

President of the United Way Iggy Austin and Tanner Denton, Finance Technician, City's Campaign Coordinator came before Council about this year's United Way Campaign. Mr. Denton stated that the City's campaign is 100% employee funded and the incentives offered includes providing a paid day of leave for all fair share givers, has really helped increase participation levels.

Upon a motion by Councilmember Dry, seconded by Councilmember Hall, and unanimously carried, the City Council approved a paid day of leave for all fair share givers for the 2018 United Way Campaign.

Unannounced Delegations

Mr. Mike Lambert came before City Council and stated he is running for Stanly County Commissioner. He also said that he had lived, worked and raised a family in Stanly County.

Mr. Lambert will have a meet and greet event at Rosebriar Restaurant on Thursday, September 20 from 3-7pm.

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

Consent Agenda

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

Ordinance 18-33 - To Amend the FY 18/19 Budget in the General Fund and Water & Sewer Fund

Ordinance 18-34. To Establish a Project Budget for the HUD FY 2018 Capital Fund Program in the Department of Public Housing

Municipal Agreement with NCDOT for Pedestrian Crossing on West Main Street

Unsealing of Closed Session Minutes

Appointing Kristine Bryson to the Parks and Recreation Advisory Board as the Central School representative.

Councilmember Aldridge came into the meeting at this time.

**Unfinished Business
Discussion of Possible Bamboo Farm**

The City Manager stated that at the last meeting there was lengthy discussion and public comment on this issue. There have been no plans submitted or anything official regarding a bamboo operation. Planning and Development Services Director Kevin Robinson and he have both sent queries to our respective professional listservs and neither of us have found a jurisdiction that has responded with a policy to regulate bamboo farming or invasive species. With the short holiday week and then the unscheduled activities surrounding Hurricane Florence, they have not been able to research further. Staff will continue to investigate to see what the options are and place this on a future agenda.

Mr. Robinson reported that the potential purchaser of this property contacted his office earlier in the day. Mr. Robinson said he reported the concerns expressed at the previous Council meeting and is trying to coordinate a meeting with the area residents with the potential buyer.

New Business

1) Status on Cost of Service Studies

Director of Public Utilities Mike Leonas stated there have been some issues with correlating the data with a customer classification for the Water and Sewer study. The current rate structure only provides for three (3) rates schedules. In comparison, the electric rate schedules provides for ten (10) different customer classifications exclusive of government operations. Public Utilities is having to define potential new rate classifications and extricate the appropriate data reflective of the customer. In order to provide a more representative analysis of cost distribution, that discrete data from the billing system must be extracted and adjustments made to the analysis. This ensures that the costs are being allocated fairly across an appropriate classification of customer.

Mr. Leonas stated they understand there was an attempt to conduct a rate study several years ago. This same issue presented itself and it was decided at that time to abandon the study due to the resources required to manually review all of the accounts to determine the appropriate customer classification. We are continuing to review the billing data and make classification adjustments. We hope that we will have this completed within the next thirty (30) days.

Mr. Leonas answered any questions that Council had.

Mr. Leonas upon request, gave an update on the Inflow and Infiltration Project for Council. This should be no later than November getting started.

2) Community Night Out Invitation

Shanta Watkins with the Albemarle Police Department came before Council and invited everyone to Community Night Out on September 22, 2018 from 5:00-8:00 pm at the YMCA Pavilion.

3) Introduction of Assistant Finance Director Jacob Weavil

Finance Director Colleen Conroy introduced her finance staff:

Tanner Denton

Melinda Harris

Richard Lanzillotti Linda Lewis
Jessica Peck – not present Candi Poole – not present
Kim Speights Jacob Weavil

Ms. Conroy stated she is happy to introduce our new Assistant Finance Director Jacob W. Weavil. Jacob comes to us from New Dominion Bank in Charlotte and lives in Richfield with his wife and two children.

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

(Resolution 18-16 - To appoint Jacob Weavil as deputy finance officer.)

Mayor Michael thanked all of City staff for all their hard work during the Hurricane Florence event last weekend. He also thanked residents for following curfew and staying off the streets.

4) Nominations for ElectriCities Board of Directors

The City Manager noted that NC Municipal Power Agency #1 has two seats currently expiring to the ElectriCities Board of Directors. The majority vote seat is held by Steve Peeler with Lincolnton and he is eligible for reappointment. Latimer Alexander with High Point holds the weighted vote seat and he is not eligible for reappointment. As the NCMPA#1 Director for Albemarle, Mr. Ferris casts the votes during the election.

No nominations were made by City Council and the City Manager will vote on the NC Municipal Power Agency #1 seats currently expiring to the ElectriCities Board of Directors.

Comments

The City Manager gave an update on storm activities from Hurricane Florence. The staff worked over the weekend from Friday, September 14 through Sunday, September 16.

Councilmember Hughes reviewed with Council a positive response from a citizen concerning a tree down on a power line and how fast, efficient, and helpful the City was in this.

Councilmember Hughes asked if Council could receive an update from Ms. Colleen Keith on the Pfeiffer building downtown. Mayor Michael stated that he hopes to receive information before our next Council meeting.

Councilmember Aldridge thanked City staff for a job well done concerning Hurricane Florence and also the residents for obeying the curfew and staying off the streets. Councilmember Aldridge also stated we need to keep our eastern cities/counties so affected by the storm in our prayers.

Councilmember Aldridge thanked Finance Director Colleen Conroy for recognizing her finance staff this evening.

Councilmember Townsend came into the meeting at this time.

Councilmember Townsend echoed thanks to City staff for a job well done concerning Hurricane Florence and also the residents for obeying the curfew and staying off the streets.

Councilmember Townsend reminded everyone of the free Over the Counter Medicine Giveaway event at the E. E. Waddell Center on Friday, September 21 from 9am until 2pm.

Councilmember Townsend thanked Parks and Recreation Director Lisa Kiser and staff on the play Sunday at Central School Auditorium performed by the Talent Company.

Councilmember Townsend asked that Police Chief Bowen and staff place a speed detector on the Corner of Richardson Street & Dr. Martin Luther King, Jr. Drive.

Councilmember Hall congratulated Colleen Conroy on her win for the Audience Choice Award in Dancing with the Stars.

Councilmember Dry asked that City Council stand and give the staff a round of applause for all their hard work during the storm this past weekend.

Councilmember Whitley thanked City staff for a job well done concerning Hurricane Florence and also the residents for obeying the curfew and staying off the streets.

Councilmember Bramlett remembered Hurricane Katrina in 2005 and the cry out for the Federal Government to do something. He stated he was proud of Albemarle and North Carolina and how they were prepared and how they handled the needs of the cities and residents.

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

Upon a motion by Councilmember Aldridge, and unanimously carried, seconded by Councilmember Bramlett, the Mayor and City Council reconvened to open session. Mayor Michael stated that a closed session was held Pursuant to N.C.G.S. 143-318.11 (3), (4), & (5) - Legal, Economic Development and Real Estate and there was nothing to report at this time.

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