

REGULAR MEETING CITY COUNCIL

April 1, 2019

The City Council of the City of Albemarle met in a regular session on Monday, April 1, 2019 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, Martha E. Hughes, Shirley D. Lowder, Dexter Townsend and Chris Whitley. Absent, none.

-----  
Mayor Michael called the meeting to order.

-----  
**Special Presentations**

**Presentation of City of Albemarle Retirement Certificates**

The following employees have retired and were presented with their City of Albemarle retirement certificates.

Mayor Michael recognized the following recently retired employees:  
Kelly Williams- 23 years, 6 months of service. Retired as Police Captain  
Danny Bowen- 28 years, 5 months of service. Retired as Chief of Police  
Robert Whitley- 30 years of service. Retired as Human Resources Director

-----  
**Approval of Minutes**

Upon a motion by Councilmember Aldridge, seconded by Councilmember Hughes, and unanimously carried, the minutes of the March 18 regular session were approved as submitted. The City Council held over action on the March 18 closed session minutes.

-----  
**Announced Delegations**

**Consider Road Closure and Fee Waiver for West Albemarle Baptist Church**

West Albemarle Baptist Church will host a Color Run for AWANA Mission Project on Wednesday, May 1, 2019. Both the road closure and waiver of fees requires Council approval.

Road closures requested:

Mill St - from Church St. to NC 73  
Church St - from Mill St. to NC 73

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, and unanimously carried, the City Council approved the road closure and waiver of fees.

-----

**Consider Special Event Permit for Road Closure and Fee Waiver for Stanly County YMCA Stanly Kids Triathlon**

Council considered approval of a special event permit and fee waiver for Stanly County YMCA Stanly Kids Triathlon. This is an annual event.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Hall, and unanimously carried, the City Council approved the special event permit.

-----

**Consider Special Events Permit Fee Waiver for Confederate Memorial Celebration**

Council considered approval of a special event permit fee waiver for Confederate Memorial Celebration.

Upon a motion by Councilmember Hall, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved the special event permit fee waiver.

-----

**Municipal Calendar**

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

Councilmember Hall made clarification to correct dates for the Council budget meetings which are scheduled for May 7 and 9.

-----

**Consent Agenda**

Council considered approval of the consent agenda which included the following items:

1. Consider Authorization of Payment to Gus Schad for Traffic Impact Analysis
2. Consider Road Closures for Beach Blast 5K
3. Ordinance 19-11 - Budget Ordinance for I&I Project and to Appropriate Insurance Proceeds
4. Reminder - Household Hazardous Waste Collection Event, Saturday, April 13.
5. Information - City of Albemarle Annual Employee Cookout will be held May 22, 2019
6. Reminder - US Highway 52 Water Treatment Plant Open House, April 3.

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

-----

## **Unfinished Business**

### **Consider Method of Non-Partisan Election**

At the March 4 City Council meeting, the City Council voted to proceed with non-partisan municipal elections. Council did not select an election method and asked that the cost of each type be provided as part of the decision-making process. The City Manager contacted the Stanly County Board of Elections who provided the requested information. The three methods for Council's consideration were:

1. Plurality method - \$2,030.00
2. Run off-election method - \$5,460.00
3. Non-partisan with primaries method – \$5,460.00

Councilmember Hall said she mentioned a request she made at the March 18 City Council meeting to determine the election method used by municipalities across the state. Councilmember Hall reached out to the UNC School of Government to get this information which she received and followed up with Bob Joyce, author of the information. Once follow up information is received by Councilmember Hall, she will share with City Council.

Upon review of municipal options, it was the consensus of City Council to continue reviewing the information and make a decision at a future regular session meeting.

-----

## **New Business**

### **Consider Updates to the City's Purchasing Policy**

City staff have been using an administrative purchasing policy and now the State Treasurer's recommendation is that it be approved by the governing board. What is included in the purchasing policy incorporates what we currently do, best practices, and the implementation of procedure dictated by State law. Purchasing Agent Linda Lewis coordinated development of the draft document and a memo highlighting specific items for Council's attention.

Finance Director, Colleen Conroy, opened the discussion with an introduction of the policy.

Councilmember Bramlett requested more time to study the policy and inquired about portions of the policy that had been updated.

Mayor Michael stated that there was never a formally adopted purchasing policy and that staff had been operating with an administrative policy over the past decade.

Councilmember Bramlett inquired about the portion of the policy that disallows a local buying preference. Colleen Conroy stated that Linda reached out to the UNC School of Government who confirmed that NC state laws does not allow local governments to establish a local buying preference.

Councilmember Townsend inquired about the City Manager's approval of change orders and if the City Manager had ever had any authority to approve change orders.

Councilmember Bramlett asked if the City have anything in writing regarding process and procedures dealing with contracts. Linda Lewis stated that what the City has been working with has been incorporated into the policy. Councilmember Townsend clarified that staff took the current operating procedures and drafted a formal policy.

Councilmember Bramlett discussed the economic impact of local buying preference. Council discussed approaching the NC League of Municipalities and our state legislatures about establishing a law that allows local governments to establish local buying preference.

Upon a motion by Councilmember Lowder, seconded by Councilmember Hall the motion was approved 6-1 with Councilmember Bramlett opposing, the City Council approved the purchasing policy.

-----

## **Public Housing Assessment System (PHAS) Recovery Plan**

On March 15, City Council received a letter from the U.S. Department of Housing and Urban Development (HUD) reporting on the City of Albemarle Department of Public Housing's recent Public Housing Assessment System (PHAS) findings. In the report, the City's Public Housing Department passed all PHAS indicators, with the exception of the physical

indicator. HUD requires the Public Housing Department to submit a recovery plan that describes how the department will address the issues identified during the physical inspection site visit.

Councilmember Hall stated that she contacted a HUD representative to inquire about the meaning of the codes on the prevalence report.

Cedric Baldwin, Public Housing Director, opened the discussion and introduced Tony Poplin.

Public Housing Maintenance Supervisor, Tony Poplin, provided Council with a presentation on the PHAS, specifically the physical inspection findings resulting in the failed physical indicator and how Public Housing staff planned to address these issues. The recovery plan will address the failed physical inspection through the following actions:

- Completion of a new physical needs assessment
- Advancing immediate needs in the Capital Fund Program Five-Year Plan
- Adjusting the inspection process
- Increasing resident education.

Councilmember Lowder asked about maintenance problems and why they were not being addressed. Tony Poplin stated that maintenance problems have been addressed and are continuously addressed.

Mayor Michael inquired about staff's attempt to address overgrown vegetation growing along fencing on the lot of the adjacent property and requested that staff contact City Attorney David Beaver to get a notice to the property owner.

Tony Poplin stated that he will add another inspection during the summer months to uncover maintenance issues.

Councilmember Townsend mentioned an item from the presentation indicating that public housing maintenance is currently understaffed.

Councilmember Hughes inquired about the sidewalks that are protruding. Mr. Poplin mentioned that this problem was addressed previously and will be addressed again by digging up tree roots that are pushing against sidewalks.

Councilmember Aldridge expressed his agreement with deferring building of the Family Life Center to replace interior and exterior doors of all units at both public housing properties.

Mayor Michael inquired if there is any liability to residents for damage. Mr. Poplin stated that they are charged for damage.

Cedric Baldwin asked Council to approve the recovery report before it is sent to HUD. Councilmember Hall asked that Council be copied on correspondence to HUD.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Townsend, and unanimously carried, the City Council approved Public Housings recovery plan.

-----

### **Consider the Acceptance of Property from Stanly County**

The property in question is the alleyway that runs beside the former Belk building downtown. While this is platted parcel, it does serve as an alleyway and adjoins and is access to the property the City intends to resurface, maintain, and utilize that was recently leased from King family.

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, and unanimously carried, City Council approved acceptance of the property from Stanly County.

-----

### **Update on Hurricane Florence FEMA Recovery Project**

Jacob Weavil, Assistant Finance Director, and Lisa Kiser, Parks and Recreation Director, provided City Council with an update on the recovery project and meeting with FEMA.

Lisa provided an update on recovery work at Don Montgomery and Optimist.

Jacob provided a summary of current recovery projects and the financials.

Councilmember Hughes asked about timing of funding from FEMA. City Manager, Michael Ferris, stated that timing is unknown and that City staff have submitted all information required by FEMA.

Councilmember Aldridge asked about criteria for reimbursement. Michael Ferris stated that the City will be reimbursed per HUD standards and guidelines.

-----

### **Consider Resolution Supporting Local Control of Local ABC Boards and Opposing Forced Mergers of Local ABC Boards**

City Council was provided a resolution, related to HB91, supporting local control and opposing forced merger of ABC Boards.

HB91 - Modernization of the ABC System/PED Study Part I would require all ABC boards in a county to merge into a single board.

HB91 analysis from NCLM: Implements recommendations on reforms to the state's system of alcoholic beverage control (ABC) from the Program Evaluation Division (PED) interim legislative committee. Most importantly for municipalities, the bill requires counties with more than one ABC board to merge, resulting in one board per county. The bill provides details regarding the procedure to follow for this consolidation, but leaves intact the current system of revenue-sharing with local governments.

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

-----

**Consider Resolution Supporting the Current ABC Control System for the Sale of Liquor**

City Council was provided a resolution, related to HB91, to opposing privatization of the State's ABC System.

Upon a motion by Councilmember Hall, seconded by Councilmember Lowder, and unanimously carried, City Council approved resolution.

-----

**Consider 2019 Summer Schedule**

Up a motion by Councilmember Hall, seconded by Councilmember Aldridge, and unanimously carried, City Council approved summer meeting schedule of June 10, July 8 and August 5.

Up a motion by Councilmember Bramlett, seconded by Councilmember Townsend, and unanimously carried, City Council approved meeting at 6 pm on June 10, July 8 and August 5 and any other called meeting during the summer.

-----

Mayor Michael mentioned the City being recognized as 41 out of 100 micropolitians in country as ranked by Site Selection Magazine.

-----

**Voting Delegates for NCLM City Vision Conference**

City Manager Michael Ferris mentioned selecting a voting delegate and alternate voting delegate for NCLM CityVision Conference in May 14- 16, 2019.

Up a motion by Councilmember Bramlett, seconded by Councilmember Lowder, and unanimously carried, City Council approved Councilmember Townsend as voting delegate and Mayor Michael as alternate voting delegate.

-----

Councilmember Hughes asked about construction status of new APD Headquarter. Mayor Michael said City is out to bid.

Councilmember Aldridge mentioned car break-ins and encouraged residents to lock doors and report suspicious activity. He also mentioned litter in an East Albemarle parking lot and encouraged resident, building owners and property managers to pick up litter. He also mentioned Carolina Treetop Challenge advertisement.

Councilmember Hall mentioned the Major League Fishing Tournament featuring Albemarle and utilizing the Central Auditorium for a viewing party. She also mentioned a code violation on Pee Dee Ave, 1776 the Musical, a recently opened B&B and the Household Hazardous Waste event on April 13.

Councilmember Whitley mentioned open house of 52 WTP.

Councilmember Bramlett mentioned new businesses coming to downtown.

Councilmember Lowder mentioned maintenance issues at Public Housing and receiving regular reports on the PHAS to correct issues.

-----

Upon a motion by Councilmember Lowder, seconded by Councilmember Hughes, and unanimously carried, the City Council adjourned the meeting until April 15, 2019.