

REGULAR MEETING CITY COUNCIL

May 20, 2019

The City Council of the City of Albemarle met in a regular session on Monday, May 20, 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.

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Mayor Michael called the meeting to order.

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Upon a motion by Councilmember Townsend, seconded by Councilmember Hall, and unanimously carried, the minutes of the May 6 regular session May 6 closed session, May 7 adjourned session, May 7 closed session, May 9 adjourned session, May 9 closed session, and March 18 closed session minutes were approved as submitted.

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**Public Hearing**  
**Proposed FY 19/20 City of Albemarle Budget**

The City Manager noted that there is one change to note from the time the budget was presented until now. During City budget review sessions, the City Manager noted that it had been brought to his attention that when he cut a proposed new software package in the Planning and Development Service Department, he did not leave sufficient funds to continue with the current software. As a result, the proposal contains an increase of \$5,700 in 10-4930-529200 to continue with current services. To keep the budget in balance, he has reduced expenditures in Administration 10-4120-599100 by \$5,000. No one spoke for or against this hearing.

The City Manager answered any questions that Council had.

Upon questioning by Councilmember Hall, it was noted that the City does not yet have a quote concerning the needed repairs on the downtown fire station yet.

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

Upon a motion by Councilmember Bramlett, seconded by Councilmember Lowder, and unanimously carried, the City Council approved the first reading of the proposed budget for FY 2019-20, Ordinance 19-16.

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## **Public Hearing**

### **Consider Ordinance 19-18: Map Amendment of 502 Old Charlotte Road Tax Record 13272 from LID to CBD**

To consider approving a privately sponsored map amendment to rezone 502 Old Charlotte Road tax record 13272 from LID/Light Industrial District to CBD/Central Business District. The request was unanimously approved by the Planning & Zoning Board. No one spoke for or against this hearing.

Senior Planner Nasser Rahimzadeh stated that the applicant is Robert Garmon, Jr. and he was unable to be here tonight. Mr. Garmon was unable to add more space under the current Light Industrial District (LID) setback limits. If zoning is changed to Central Business District (CBD), this will allow additions to take place as intended. Mr. Rahimzadeh answered any questions that Council had.

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

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

#### **CONSISTENCY STATEMENT**

The Albemarle City Council finds the action to amend the City's Zoning Map 502 Old Charlotte from zone LID/Light Industrial District to CBD/Central Business District to be consistent with the adopted 2028 Land Use Plan. The 2028 Land Use Plan calls for city center uses on the parcels of interest. 502 Old Charlotte is adjacent to both LID and CBD properties. The City's CBD zone will assist 502 Old Charlotte reach objective 9.g of the future land use plan by encouraging small business development; therefore being reasonable and in the public interest.

(Ordinance 19-18. Map amendment for 502 Old Charlotte Road Tax Record 13272 from LID to CBD)

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#### **Agenda Adjustments**

1. Add a closed session at the end of the meeting  
Pursuant to N.C.G.S. 143-318.11(a) (1) (5) (6) – To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, Real Estate, and Personnel.

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

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**Announced Delegations**

**Ms. Hollande Lawson, Salisbury Alumnae Chapter of Delta Sigma Theta Sorority, Inc.**

Ms. Lawson came before Council with 5 of her sorority members and stated that 2019 is the 30th Anniversary of Delta Days in the Nation's Capital and celebrates 106 years of service. Ms. Hollande Lawson stated that the local Salisbury Alumnae Chapter of Delta Sigma Theta Sorority, Inc. was established in 1947. She said that over the last 72 years, SAC has been committed by influencing the debate on public policy and social issues, creating opportunities for higher quality education through annual scholarships and innovative youth development programs.

Ms. Lawson stated that the major programs of the Sorority are based upon the organization's Five-Point Programmatic thrust of Economic Development, Educational development, international awareness and involvement, physical and mental health and political awareness and involvement. She further stated that federal legislative priorities are health care, comprehensive immigration reform, bipartisan background checks, 2020 census, criminal justice reform, and economic justice.

Ms. Lawson requested a proclamation be adopted by City Council proclaiming May 20, 2019 as Delta Day with The City of Albemarle.

Ms. Lawson answered any questions that Council had.

Councilmember Townsend moved to approve the proclamation. Councilmember Aldridge seconded the motion. Voting in favor of the proclamation were Councilmembers Aldridge, Hall, Hughes, Lowder, Townsend and Whitley. Voting against the proclamation was Councilmember Bramlett. The motion passed with a 6-1 vote and the following proclamation was approved:

(Proclamation)

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**Administrative Reports**

**Monthly Departmental Reports**

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

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Councilmember Bramlett left the meeting at this time due to another meeting.

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### **Quarterly New Business Update**

Planning and Development Services Director Kevin Robinson came forward and gave a quarterly report for new businesses in Albemarle from January-March 2019. Mr. Robinson reviewed his chart with Council showing the businesses that are new, expanded, moved, or changing ownership. Each business' address and number of jobs added were reviewed. Total new jobs were 155.

Mr. Robinson answered any questions that Council had.

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### **Consent Agenda**

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

(Ordinance 19-19. To appropriate insurance proceeds received)

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### **Unfinished Business Recommendation to Commissioner of Insurance for Appointment to Fire Department Relief Fund Board**

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, and unanimously carried, the City Council appointed Councilmember Bill Aldridge to serve as a City Council appointment on the Fire Department Relief Fund Board replacing Troy Alexander.

The Insurance Commissioner appointment will be held over until the June 10, 2019 regular session meeting.

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**New Business**

**1. Consider Resolution Setting a Public Hearing for June 10 to consider the financing for the Construction of the Police Headquarters Building Project.**

The City has received the revised proposal sheet from Pinnacle Bank with the financing terms for the Police Headquarters construction and renovation project. The changes that have occurred since the initial proposal is that the interest is now 3.55%, the loan not to exceed amount is \$4,100,000 and there is a 1% fee due at closing. As part of the conversation and overall package with Pinnacle, the City purchased the building for \$600,000 which was significantly below tax value. In fact, it was sold to us at approximately 50% of tax value.

The City Manager noted that we have shared the information with Jon Mize with Womble, Bond, Dixon, who serves as our bond counsel that reviews the legalities of financial transactions and has no concerns regarding the proposal. Tyler Traudt with First Tryon has also reviewed the proposal and feels the overall package is favorable to the City. If the financing moves forward, the City will more than likely be on the July LGC calendar for consideration.

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, and unanimously carried, the City Council approved setting a public hearing for Monday, June 10 to consider the financing for the construction of the Police Headquarters Building Project and to pass the following resolution.

(Resolution 19-07. To set a public hearing for June 10 to consider financing for the construction of the Police Headquarters Building Project.)

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**2. Ordinance 19-17 – To Change the Speed Limit on College Drive**

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

(Ordinance 19-17. To change the speed limit on College Drive.)

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**3. Consider Approval of Department of Public Housing FY2019 Agency Plan Annual Update**

Public Housing Director Cedric Baldwin noted that a 45-day review of the Agency Plan was required with notice of a public hearing for comments and consideration which was held May 14, 2019 in the Family Life Center at 300 S. Bell Avenue. Upon approval of the FY 2019

Agency Plan Annual Update, the certifications will require the Mayor's signature for submittal to HUD.

Mr. Baldwin explained in detail the goals and policy changes, as well as the plan update recommendations proposed. Mr. Baldwin reviewed the flat rent proposed rent increase verses the current rent rate, earned income disallowance, utility reimbursement, annual rent adjustment, and the Capital Fund Program Five Year Plan. This is an annual requirement from HUD and involves an opportunity for input and comments from our residents.

Councilmember Bramlett came back into the meeting at this time.

Mr. Baldwin answered any questions that Council had.

Upon a motion by Councilmember Townsend, seconded by Councilmember Hall, and unanimously carried, the City Council approved the Department of Public Housing FY2019 Agency Plan Annual Update and the certifications to be signed by the Mayor for submittal to HUD.

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#### 4. Benefits Update

Human Resources Director Dana Chaney came forward to provide a general update regarding upcoming key dates and goals for benefits as follows:

**May 22** – Health Fair at the Employee Cookout – Take the First Step

**June 3-7**

- Medical Open Enrollment; Medical Benefits are provided through Blue Cross Blue Shield. City is self-funded and uses NFP as our Medical Benefits Broker. Info on open enrollment will be available at Health Fair and distributed through e-mail. For most employees, no action will be required. · 2019-2020 Benefits News, an overview of all benefits, is currently being drafted by NFP. This will be available for medical open enrollment.
- This enrollment period is to make any changes in health insurance only (Flex Spending if Impacted)

**Key 2019 Goals for Benefits**

- Evaluating options to move benefits enrollment process online
- Move all health options to one enrollment period
- Plan to offer additional medical options in Calendar Year 2020 (Currently have a PPO Network but also want to consider offering a Health Reimbursement Account (HRA) or Health Savings Account (HSA); The City would also like to provide a wellness incentive discount)
- Develop a plan for a strategic approach to wellness

Ms. Chaney stated there will be a health fair at the City's Cookout at City Lake Park on Wednesday, May 11 between 11am and 1pm.

Councilmember Hall asked for the current smoking and tobacco policy for the City of Albemarle for review.

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Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, and unanimously carried, the City Council excused Councilmembers Bramlett and Hughes for the next vote concerning sidewalk installation request from SCC due to a possible conflict of interest.

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### **5. Request from SCC for Assistance with Sidewalk Installation**

City Council reviewed a letter from SCC President, Dr. Enamait requesting the City provide the labor to install sidewalk and the college provide the materials necessary for the sidewalk installation at 2670 West Main Street.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Hall, and unanimously carried, the City Council approved the Stanly Community College Trustees request to assist the college by providing labor to install a sidewalk and the college to provide the materials necessary for the sidewalk installation at 2670 West Main Street with a 5-0 vote.

Councilmembers Bramlett and Hughes came back into the meeting at this time.

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### **6. Consider Road Closure for Moonlight 5K**

Vac & Dash will host its annual Moonlight 5K on Sunday, May 26 from 6:00 pm - midnight. The event will benefit the United Way of Stanly County. Council considered approval of a road closure on Speight Rd from Hwy 740 to Moss Springs Rd.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Whitley, and unanimously carried, the City Council approved the road closure for the Moonlight 5k on May 26 from 6pm -12 midnight, closing Speight Road from NC Hwy 740 to Moss Springs Road.

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**7. Reminder - The Management Team Cookout for City Employees and Retirees will be Wednesday, May 22**

This annual event will be held at City Lake Park from 11am until 1 pm. Rain location will be the EE Waddell Community Center.

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**COMMENTS**

The City Manager stated that this is Fire Chief Oke's last Council meeting before retirement. He asked him to come forward.

Chief Oke said he was a 3<sup>rd</sup> generation firefighter and he thanked the City and City staff and thanked God for guidance, strength, and grace. He also thanked his wife and children, Mayor and Council, and City Manager, department heads, fire department personnel and all the firefighters for all their support and all that they do to protect the community.

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The City Manager stated that the newly elected or re-elected Councilmembers will need ethics training. He said the City will purchase the School of Government webinar in the next few months. He will look at the best date for all involved to come to City Hall to review the webinar so they can get their ethics certifications. He further stated that he will keep Council posted.

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Councilmember Townsend asked for an update concerning the research of cities on having pot belly pigs. Planning and Development Services Director came forward and stated that he had reached out to the School of Government and had not yet heard back.

Councilmember Townsend stated that municipalities and nonprofit organizations can forward events which are open to the public to the CVB to be included on their calendar of events. He recommended that municipalities link the CVB to their websites.

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Councilmember Hughes asked Economic Development Director Mark Donham about the progress of working with downtown businesses to expand or adding new businesses for future needs

Mr. Donham came forward and reported the goal is to match the needs of new Pfeiffer University Health Sciences students' with available retail store sales items and services in



downtown Albemarle. Mark Donham reported that initial plans were developed and information on existing businesses downtown were presented to the Focus Group committee on January 11, 2019. Pfeiffer University will set up focus groups during August 2019 to identify needs and that information will be sent to downtown businesses to determine their desire and ability to provide these products and services. Where gaps are determined new businesses will be contacted to fill the gaps. We will continue to contact downtown building owners to determine find buildings to available to locate new businesses.

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Councilmember Hall stated that this Wednesday, May 22 is movie night at Central School Apartments.

Councilmember Hall stated that there is a free concert at Market Station every Thursday beginning at 7:30 pm.

Councilmember Hall stated that The Treetop Challenge should begin by June 1.

Councilmember Hall stated she would like for Council to go ahead and consider a name for Central School Auditorium.

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Councilmember Bramlett reviewed the proclamation approved by Council this evening and why he was unable to support it.

Councilmember Bramlett thanked the Police Chief and his staff for the help they gave in moving the NASA moon rock.

Councilmember Bramlett stated that Pfeiffer is in need of \$7 million and a group is meeting each Monday to help raise this money. They need \$1 million immediately and the remainder over a 5 year plan.

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Councilmember Lowder stated that she had not had time to read the handout given by the Delta Sigma Theta Sorority, Inc. concerning there federal legislative priorities before she voted for it. She stated that she would have liked having the handout before the meeting so Council could review.

Councilmember Lowder stated that these ladies with the Delta Sigma Theta Sorority are doing a lot of great things.

Mayor Michael stated that he agrees with what the sorority does locally and endorses what the local chapter does.

Councilmember Hughes stated that Council was voting only on the proclamation and not anything else.

Councilmember Townsend stated that the City approves numerous proclamations and Council never agrees totally but always approves them. He said he was upset about the negative comments.

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Upon a motion by Councilmember Aldridge, seconded by Councilmember Hall, and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to N.C.G.S. 143-318.11(a) (1) (5) (6) – To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, Real Estate, and Personnel.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Lowder, and unanimously carried, 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(a) (1) (5) (6) – To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statute, Real Estate, and Personnel.

Upon a motion by Councilmember Lowder, seconded by Councilmember Hughes, and unanimously carried, the City Council approved the City Manager negotiating a rental agreement for 333 Pee Dee Avenue.

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Upon a motion by Councilmember Bramlett, seconded by Councilmember Lowder, and unanimously carried, the City Council adjourned until Monday, June 10 at 6:00 pm for a regular session meeting held at City Hall in the Council Chambers.