

CALLED MEETING CITY COUNCIL
August 19, 2019

The City Council of the City of Albemarle met in a called session on Monday, August 19, 2019, at 7:00 p.m. in the Raymond I. Allen Room of City Hall. Mayor G. R. Michael presided, and the following Councilmembers were present, to-wit: Bill Aldridge, Chris Bramlett, Martha Sue Hall, Martha E. Hughes, Shirley Lowder, Dexter Townsend and Chris Whitley. Absent, none.

Mayor Michael called the meeting to order.

The Mayor and Council hosted a community meeting to hear concerns, questions and ideas about the arrival of the new Pfeiffer University building downtown and their employees, students and families. This will create many opportunities for City residents and business owners. The City is also speaking with other communities that have had universities move into their downtown and hope to capitalize on successes and avoid the failures that other cities have had.

Mayor Michael had asked for thoughts on what the City can do to make this a City changing event. Some of the questions that were addressed were as follows:

- What can the city do to make your business a success?
- What opportunities do you see available?
- What concerns do you see coming?
- Do you have a business idea?
- Do you have property you wish to develop?
- Anything you would like to share?

The Mayor stated that the City has already been listening to other cities that have located universities in their downtown. We will be meeting with other cities and will present to them questions, concerns and ideas from this meeting tonight.

The Mayor stated that we have received emails or phone calls from concerned citizens that were unable to attend that were directed to the City Assistant City

Manager Nyki Hardy. Also if someone wants to submit something in writing and not speak this evening, we will provide pen and note cards to present to Council.

Dr. Scott Bullard, President of Pfeiffer University stated 41% of Pfeiffer students are non-traditional which includes 25 year olds and older with some students in a physical classroom and some online. The new campus downtown Albemarle will have 250-300 students when at full capacity within 3 years from now. One year from now, it will be at half capacity. They will be interested in where will they live, where will they worship, where will they be able to open their laptop with Wi-Fi, and where will they be able to celebrate with friends.

Dr. Bullard thanked the City for having him and his staff here tonight.

Below are a list of names of attendees that came forward and spoke or turned in their questions and concerns to Council:

<u>NAME</u>	<u>BUSINESS/PROPERTY</u>	<u>ADDRESS</u>
1 Elizabeth Roberts		525 E. Main Street
2 Beth Olivieri	Second Street Sundries	221 N. Second St.
3 Benny Bowers		817 Sylvania Ave.
4 Gerald Miller		1024 N. Tenth St.
5 Connie Blalock	Glory Beans	W. Main Street
6 Scott Bullard	President, Pfeiffer University	
7 Peter Ascitutto	Vac n Dash	
8 Roger Dick	Uwharrie Bank	
9 Roddick Howell		304 Leonard Ave.
10 Pfeiffer University staff members		
11 Dr. Elizabeth Fain, Assistant Dean/Director of Occupational Therapy Program – Pfeiffer		
12 Kent Harkey/Edna Lipe Harkey		224 N. Second St.
13 Computer Visions	Owner	154 S. First St.
14 Paul Childress	Bear Insurance Agency	173 N. Second St.
15 Alex Patel		
16 Teri Roberts		525 E. Main St.
17 Ritchie Hearne/Carol Hearne Downtown Property Owner		
18 Gene Starnes	Starnes Jewelers	
19 Dawn Allen	GHA	
20 Melanie Holles	Stanly County Library Director	
21 Tim Hulbert		

22 Chris Miller
23 Dave Andrew

Stanly News and Press
WSPC Radio

Assistant City Manager Nyki Hardy captured and displayed all questions on the computer that were visible for the audience to view and for Council to use as they visit other cities that are university or college towns.

Mayor Michael thanked everyone for coming this evening.

The Mayor called for a 10 minute recess.

The Mayor brought the meeting back into session at 8:32 pm.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Aldridge, and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to N.C.G.S. 143-318.11(a) (4) & (6) –Economic Development, and Personnel.

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, and unanimously carried, the Mayor and City Council returned to open session. Mayor Michael announced that a closed session was held Pursuant to N.C.G.S. 143-318.11(a) (4) & (6) –Economic Development, and Personnel and there was nothing to report at this time.

Councilmember Aldridge stated that he received a call concerning the Whispering Pines property and the repaving of their parking lot concerning the City's ordinance requirements. They are upset that they will be required to also put in sidewalks and trees, etc.

Mayor Michael stated that the City's Planning Director is enforcing the ordinance that Council has adopted. This is extremely difficult for City staff and if Council is not happy they should change the policies that staff follows in enforcement.

Council discussed the possibilities of if it is an existing business and they are only overlaying the pavement or completely breaking it down, that they will not have to add sidewalks, trees, green space, etc.

Councilmember Bramlett asked if they can suspend enforcement of this ordinance until Council has time to study this further.

Council continued discussing when property owners either overlay an existing pavement or completely break it down and add new pavement, what are they wanting to state in that section of the ordinance for enforcement. They further commented that only if a change in the footprint of the building would they want the owners to have to add the sidewalks, trees, and green space. They would like these changes be made and brought back before Council.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Aldridge, and unanimously carried, the Mayor and City Council approved changes to Chapter 92: Zoning Regulations concerning properties with existing buildings, with no building footprint change, not requiring sidewalks, trees, green space, etc. if repaving their parking lot. Planning Director Kevin Robinson to bring changes back before Council for review at the September 3 meeting.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Hall, and unanimously carried, the Mayor and City Council approved setting a public hearing for Monday, September 16 at City Hall at 7 pm to consider changing Franklin Street from N. Depot Street to N. Second Street to Troy Alexander Drive.

Councilmember Bramlett brought up the issue of junkyards in the City. Council decided to discuss this at the next planning board dinner meeting in October.

Mayor Michael stated that Resolution 19-19 concerning non-partisan elections approved by Council at the last meeting had an incorrect date of 2019 and should be 2020. We may have to readopt by vote with date change at the next meeting. Staff will contact the City Attorney to see what if anything has to be done.

Councilmember Hall stated issues concerning the street light placement on US Hwy. 52. It was determined that the Mayor will ask NCDOT about the placement of streetlights on our thoroughfares.

Upon a motion by Councilmember Hughes, seconded by Councilmember Hall, unanimously carried, the meeting was adjourned until Tuesday, September 3, 2019, at 7:00 pm for a regular session meeting.