

ADJOURNED MEETING CITY COUNCIL
October 16, 2019

The City Council of the City of Albemarle met in an adjourned session on Wednesday, October 16, 2019, at 6:30 p.m. for a dinner meeting with the Planning Board at the Rosebriar Restaurant. Mayor Ronnie Michael presided and the following Councilmembers were present, to wit: Chris Bramlett, Martha Sue Hall, Martha E. Hughes, Shirley Lowder, Dexter Townsend and Chris Whitley. Absent, Bill Aldridge.

The City Council held a meeting with the members of the Planning and Zoning Board to discuss matters of common interest.

Mayor Michael brought the meeting to order.

Planning and Development Services Director Kevin Robinson came forward and reviewed a chart with Council concerning landscaping requirements. The current rules require installation when the number of parking spaces is greater than 10, including the expansion of a parking lot or new parking lot, or total repaving by removing old and replacing with a new surface to be affected by present ordinance. It showed the City's current criteria along with other cities and counties that had been researched.

He answered any questions that Council had.

The City Council is to determine whether to pause on this or move forward concerning landscaping requirements. To leave the ordinance as is and require landscaping or change and not require it.

Councilmember Bramlett moved to make changes to the ordinance to exempt existing businesses with less than 50 parking spaces instead of 10 concerning existing buildings only and concerning repaving only. Councilmember Townsend seconded the motion. Voting for the motion were Councilmembers Bramlett, Hall, Townsend, and Lowder. Voting against the motion were Councilmembers Hughes and Whitley. The motion carried with a 4-2 vote with Councilmember Aldridge being absent.

Mr. Robinson is to bring back the changes in Ordinance form before Council at a later regular session meeting.

The City Manager Michael Ferris came forward to speak about the payment in lieu fee concerning placing sidewalks presently costing the property owners 100% of the cost to not have to place the sidewalks when upgrading or building new. He stated that this does not provide an incentive to take the option of paying into the City fund. Mr. Ferris stated payment in lieu fee should be attractive to a property owner so they will consider this and the City can place the dollars into a fund for the City to use. The City needs to consider an amount less than 100%, maybe 75-80 %, so that property owners will have an incentive to go that route and the monies collected for the in lieu fee will go into a City fund for sidewalks needed in other areas of the City. He asked if Council would like to reconsider a percentage less than 100%.

Upon a motion by Councilmember Hughes, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved a 75% incentive amount of cost for property owners choosing a payment in lieu fee in them not having to place a sidewalk.

Planning and Development Services Director Kevin Robinson handed out to Council priorities for upcoming future ordinance amendments. Planning staff has identified these sections may need an amendment and/or revisions to meet the goals of the City. He asked that Council consider each one and rank it on a scale of 0-3 for priority. Once each Councilmember has completed this, return their responses into the Planning staff. This priority will help guide staff on which items to approach proactively.

Mr. Robinson stated that Council had a meeting on Commercial Maintenance Code in 2015 and just again September 17, 2019. He asked what Council would like to do going forward if anything.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hall, and unanimously carried, the City Council approved moving forward with non-residential Commercial Maintenance Code and the Planning and Development Services staff bring before Council for review at a later regular session meeting.

Mayor Michael stated that Ritchie Hearne decided to tear down his two buildings located at 150 and 158 East Main Street. He called Planning and Development Services Director Kevin Robinson after the Commercial Maintenance Code public meeting. He received a Certificate of Appropriateness from the Historic Resources Commission on Monday, October 14 and has a permit to remove the structures.

Mayor Michael stated that replacing existing outside lighting at the new Police Headquarters building will be so expensive so this will probably not be recommended. We will probably add new lights on the building outside that will project light onto the sidewalks. There will also be light poles matching the City's street lights in the parking lot median.

The Mayor answered any questions that Council had.

It was the consensus of City Council to go ahead with the alternative plan to add lights on the outside of the building to project light onto the sidewalks.

Mayor Michael stated that that we are looking at three additional rooms in the new Police Headquarters building and hoping to upgrade for offices. It was previously thought that the rooms would be needed for mechanical needs but that is no longer the case. This will add additional office space and we will allow the use of the space by the SBI and FBI.

Upon a motion by Councilmember Hughes, seconded by Councilmember Lowder, unanimously carried, the City Council approved a change order in the amount of \$26,062.39.

Mayor Michael discussed with Council the four sided historic sign at the old police building that will be placed where the previous ATM was at the new Police Headquarters building. He stated that this will have to go before the Historic Resources Commission for them to declare and recommend this as a historic sign. The existing monument sign at the intersection of South Street and South Fourth Street will also need to be approved by the HRC.

The Mayor stated that after recommendation from the HRC then Council will decide.

Mayor Michael stated Council will need to choose a vehicle to ride in for the Christmas Parade this year.

It was the consensus of Council to ride on the fire truck or inside the cab of the fire truck.

Mayor Michael stated there is an underground storage tank on the current police building site at North and Second Street. There are restrictions for future uses on the property because of the UST. The City has been told by NCDEQ that if we create two deeds for the property and separate out the UST from the building, that the building won't have the restrictions on future uses because the UST will be on a separate deed.

Upon a motion by Councilmember Hall, seconded by Councilmember Lowder, unanimously carried, the City authorized the City Attorney to draft two deeds for this property to accomplish separating the building from UST.

Mayor Michael asked Council to review their calendar and they will talk Monday, October 21 concerning a date to tour the Albemarle High School.

The City Manager passed out a sheet created by Fire Chief Hiers and developed with input from departmental staff concerning a capital improvement plan or projection for the fire department. It reviews apparatus, vehicles, equipment, and facility renovations priority projected needs for FY 20/21, 21/22, 22/23, 23/24, and 24/25 showing total costs each year and which year these items may need to be replaced or renovated.

The City Manager answered any questions that Council had.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Lowder, and unanimously carried, the meeting was adjourned.