

REGULAR MEETING CITY COUNCIL  
March 2, 2020

The City Council of the City of Albemarle met in a regular session on Monday, March 2, 2020 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 Tempore Martha Sue Hall; and Councilmembers Bill Aldridge, Chris Bramlett, Martha E. Hughes, Shirley E. Lowder, Dexter Townsend, and Christopher Whitley.

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

-----  
The Mayor gave the invocation.

-----  
**Special Presentations:**

Presentation of a City of Albemarle Retirement Certificate to Larry Davis for 33.58 Years of Service

The Mayor noted that Mr. Davis was not present and delayed the ceremony.

-----  
Upon a motion by Councilmember Aldridge, seconded by Councilmember Lowder, unanimously carried, the February 11, 2020 adjourned and closed session meeting minutes and the February 17, 2020 regular and closed session meeting minutes were approved as submitted.

-----  
**ANNOUNCED DELEGATIONS**

Commission for Accreditation on Law Enforcement Agencies (CALEA)

Chief Dulin introduced CALEA assessor Mr. Richard Barnhart to provide information about the accreditation process and answer any questions Council might have for him.

The City of Albemarle Police Department has been accredited by CALEA since 1995. Every four-years CALEA sends two assessors who have has a career in law enforcement to conduct a multi-day site visit to include the following activities: reviewing records against CALEA standards; ride alongs with officers; interviewing residents, business owners, clergy, and police officers; and a public hearing session, called a call-in, which is publicized with advance notice where anyone can call into a number to express their thoughts on the policing function in the city. After the site visit, City of Albemarle police representatives come to the next scheduled CALEA hearing and at that time will learn their accreditation status.

The Mayor and Council thanked Mr. Barnhart for his presentation.

### Boy Scouts of America Troop 191 sponsored by Central United Methodist Church

Scouts in this troop are working on their Citizenship in the Community and Communications badges. Each Scout came to the podium to introduce himself and to answer questions from the Mayor and City Council.

The Mayor and Council thanked the scouts for their participation in the meeting and wished them well.

### Recycling Participation & Market Trend Updates

Ms. Marilyn Wells with Waste Management presented an update on the current state of local and regional market trends in the recycling industry and an informational packet on do's and don'ts for recycling in the City of Albemarle. Ms. Wells took questions from City Council and the Mayor on the City's recycling program.

Does Waste Management accept glass in recycle containers? Yes they still do. Is this "do's and don'ts" of recycling on the City's website? Yes it is. The City Manager added that periodically the City will send a social media blast about what can and cannot be recycled to remind residents. How does Waste Management handle households who repeatedly place contaminated or incorrect items in recycling? Those households receive tags from WM, or the driver attempts to speak with someone in the household while on his/her run. The City also supports WM in messaging correct recycling practices.

The Mayor and Council thanked Ms. Wells for her presentation.

### Stanly County Schools School Resource Officer (SRO) Grant

Ms. Beverly Pennington with the Stanly County Schools debriefed Council about a new School Resource Officer (SRO) position to staff the two elementary schools and requested that Council consider contributing to the cost of that position over a two year period. Stanly County Schools applied for and received a grant that would pay two-thirds of an additional SRO for elementary schools for two years, or \$33,333 per year. One-third of the SRO's position would be split 50/50 between Stanly County Schools and the City of Albemarle. The salary of the new SRO would be estimated at around \$50,000 per year, and so the portions of County/City contributions would be figured from that amount.

Since we are most of the way through the current school year, Stanly County Schools would fund the entire cost of the County/City portion of the position for 2019-2020, which is \$16,667. This would fund the salary of the new SRO for the last months of the school year, as well as training and uniform costs. A Councilmember asked whether a vehicle purchase for use by SROs could be allowable with that funding. Ms. Pennington said it would be an allowable use of funds. For the 2020-2021 school year the City would contribute 50% of a third of the total cost of the SRO which would be \$8,333.50.

After the expiration of the 2 years of funding, the cost would move to the standard relationship between the School System and the City with each paying 50% of the overall cost of salaries and benefits for the SRO position, unless additional grant money is received.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Lowder, unanimously carried, Council approved appropriations for the new SRO position for Years 2 and 3 of the grant period.

The Mayor and Council thanked Ms. Pennington for her presentation.

-----

### **UNANNOUNCED DELEGATIONS**

Ms. Sandy Selvy-Mullis, the new President of the Stanly County Chamber of Commerce came forward to introduce herself to the Mayor and Council and inform them of upcoming Chamber of Commerce events. A Councilmember asked where the Chamber of Commerce is now located. They share a suite at Stanly Commons with the Stanly County Economic Development Commission in Albemarle.

The Mayor and Council thanked Ms. Selvy-Mullis for coming to the meeting tonight.

-----

### **ADMINISTRATIVE REPORTS**

#### Status of Various City Development Projects

A request was made by Councilmember Hughes to provide an update on a series of renovation or construction projects in the City. The Clerk/Assistant to the City Manager Cindy Stone presented the update to the Mayor and Council. The projects for which an update is being provided include:

1. Pfeiffer University Center for Health and Sciences Building: Per Stokes Construction (the contractor), the estimated time of completion is August, 2020.
2. Reserve Apartments: The Reserve Apartments Preliminary Plan was approved by Council on October 2nd, 2017. The project was officially submitted for plan review in late 2018 and was approved for construction on October 9th, 2018. The contractor pulled the building permits on January 25th, 2019. The project is 100% complete and received Certificate of Occupancy on December 6th, 2019.
3. Atrium Health Stanly 3rd and 4th floor renovations: The 4th floor renovation complete as of January 2020; 3rd floor patients have been moved to 4th floor. The 3rd floor renovation just started. The estimated completion is spring 2021.
4. City of Albemarle new Police Department building: It is scheduled for completion in March 2020 but per the Mayor it is more likely that it will be done in April. The department expects to move in summer 2020 due to the reaccreditation process ongoing currently and the need to finish the interior once construction is complete (i.e., creating evidence rooms and moving in furniture).
5. New EMS base at Hilco and Barnard Street: As of February 2020 the foundation is set, steel girders are up, and contractors currently are working on brickwork. The current "guesstimate" for completion is August/September 2020 (subject to weather delays). A question was asked about whether there was

any upcoming road work being done in that area and whether that would impact traffic flow during final phases of construction. Due to the widening of 24/27 there will be road work ongoing there, however that work will not begin until after the new EMS base is constructed.

6. Local Walmart renovations: Per Adam, the manager on duty on February 12, 2020, renovations are confirmed to be complete at the Albemarle store.

7. GHAutism Morrow Valley project: Construction began in September, 2019. The anticipated Opening is scheduled for May – July, 2020.

#### Update on Minimum Housing Code Issues

##### *110 Park Ridge:*

This property has been an ongoing nuisance property issue but has not met the State threshold for demolition by the City. Battalion Chief Kendall has been working on this project for some time and we now have the consent of the property owner to remove the property via a burn. The State has changed the process on how we apply for the required permits to burn structures and the process takes a little longer now than it did previously. We received our NESHAP (National Emission Standards for Hazardous Air Pollutants) number last week. Now that we have this number, we can apply for the Air Quality Permits through DENR. Our expected date for burning this structure is the second week of April, 2020.

##### *443 Colston Street:*

In May we added 443 Colston to the list of properties to be demolished. We already had several other properties in the process so this property has not moved forward yet. Our goal is to add it to the next round. Should we get someone to handle these cases full time we would hope to see an increase in the number we do each year, as the budget allows.

#### Update Regarding the Public Housing 5-Year Agency Plan and Capital Fund Program

Interim Public Housing Director Garry Lewis presented an update on the Public Housing 5-Year agency plan and capital fund program. The US Department of Housing and Urban Development (HUD) requires the Public Housing Department to submit a Five-Year Plan, once every 5th fiscal year. This allows the department to update its policies and also submit a Capital Fund plan. The department's new Five-Year Plan (2020-2024), has been developed with the help of public housing consultant, Bart Lewis with NFC. At this time, the 2020-2024 Five-Year Plan is being provided for Council's information. A public hearing is required prior to City Council approval of the updated plan. After the public hearing, the 5-Year Plan will be presented at a future City Council meeting for Council's approval.

At tonight's City Council meeting, Council will be approving budget ordinances for 2019 and 2020 Public Housing Capital Funds awarded by HUD.

A question was raised about the door project, its scope, and the cost. The Assistant City Manager noted that this item will be brought up and discussed later in the meeting. When the cost of refurbishing the doors versus replacing them was reviewed, the cost came out about the same, so a decision was made to replace the doors in both public housing buildings.

Mayor Pro Tempore Hall raised an unrelated issue. She asked if staff were aware of any HUD-driven anti-smoking/anti-vaping rules for public housing units. Staff said that they would research the question and follow up with Council.

-----

### **MUNICIPAL CALENDAR**

The Mayor noted that the City's updated municipal calendar was in Councilmembers' packets and asked if they had any questions or edits.

-----

### **CONSENT AGENDA**

Ordinance 20-07 – To Establish the 2019 Capital Funds Budget for the Department of Public Housing

This ordinance establishes the 2019 Capital Funds Budget for Public Housing.

Ordinance 20-08 – To Establish the 2020 Capital Funds Budget for the Department of Public Housing

This ordinance establishes the 2020 Capital Funds Budget for Public Housing.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Townsend, unanimously carried, the City Council approved both ordinances.

[Ordinance 20-07 – To establish the 2019 Capital Funds Budget for the Department of Public Housing]

[Ordinance 20-08 - To establish the 2020 Capital Funds Budget for the Department of Public Housing]

-----

### **NEW BUSINESS**

Consider Awarding Bid for Public Housing Exterior/Interior Door Replacement

Mr. Wayne Stogner of Stogner Architecture presented the update to Council. During Public Housing's 2018 HUD Real Estate Assessment Center (REAC) inspection, deficiencies were identified with the exterior and interior doors at Elizabeth Heights and Amhurst Gardens apartments. It was determined that the doors need to be replaced. Council was provided with a presentation on April 1, 2019 that included information regarding these deficiencies and plans for remedy. Council has received several updates on the door project throughout 2019-2020.

Public Housing receives funds from HUD each year specifically designated for capital improvements. The department's available capital funds total \$1,697,408.81. These funds will be used for the door project and other capital needs.

Bids for the door project were received on February 20, 2020. The lowest bid was from HEMCO Properties at \$1,361,217.00. Mr. Stogner recommended awarding the bid to HEMCO.

One question raised was the time involved in getting this project done. Council approved this in 2019, so it is normal for this type of project to take this long? A reason for the longer timeframe of the project could be that the market is flooded right now with jobs and contractors are busy. Getting on a contractor's schedule is an issue. Also, the type of door to be installed is not a typical product, and so availability of the doors is another issue.

A final question raised asked about the disposition of the doors to be taken out. The Mayor stated that the Council would be the body to weigh in.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hall, unanimously carried, the City Council approved awarding the bid to HEMCO Properties for the Public Housing Exterior/Interior Door Replacement project.

**CERTIFIED RE-BID TABULATION**

Date: FEBRUARY 20, 2020  
Time: 3:30PM

CITY OF ALBEMARLE, DEPARTMENT OF PUBLIC HOUSING  
ALBEMARLE, NC  
EXTERIOR/INTERIOR DOOR REPLACEMENT, PROJECT NC 75-1, SITES A&B  
CITY OF ALBEMARLE, CITY HALL, 144 N. SECOND ST, ALBEMARLE, NC 28807 IN THE RAYMOND I. ALLEN COMMUNITY ROOM #118  
CITY OF ALBEMARLE BID NUMBER 2020-02 RE-BID  
COMMISSION #4515

BIDDER NAME & ADDRESS	LICENSE NO.#	HUD \$10A	BID SEC	CON QUAL STA.	HUB AFF ABB OR C	IT VER REQ	NON COLL AFF	RFP#	TOTAL BASE BID	DEDUCT / ADD / NO CHANGE ALTERNATE 1 SITE A ONLY REPAIR INT. SOLID CORE WOOD DOORS	DEDUCT ALTERNATE 2 SITE A ONLY REUSE EXISTING DOOR HINGES	DEDUCT / ADD / NO CHANGE ALTERNATE 3 SITE B ONLY REPAIR INT. STORAGE RM DOORS & CLOSET DOORS	DEDUCT ALTERNATE 4 SITE B ONLY REUSE EXISTING DOOR HINGES	DEDUCT ALTERNATE 5 SITE A ONLY OMIT ALL INT. DOORS SITE A ONLY	DEDUCT / ADD / NO CHANGE ALTERNATE 6 ALT. DEADBOLT MANUFACTURER	DEDUCT / ADD / NO CHANGE ALTERNATE 7 ALT. ENTRY DOOR & FRAME SYSTEM	TOTAL OF UNIT PRICES A-C	ADM 001	ADM 002	ADM 003	ADM 004	ADM 005	CLA 001
HEMCO ALBEMARLE, NC	#79178	✓	✓	✓	✓	✓	✓		\$ 1,361,217.00	NO CHANGE	N/A	NO CHANGE	N/A	\$ (77,777.00)	NO CHANGE	NO CHANGE	\$ 4,800.00	✓	✓	✓	✓	✓	✓
MILES MCCLELLAN CHARLOTTE, NC	#63158	✓	✓	✓	✓	✓	✓		\$ 1,890,550.00	\$ (30,000.00)	\$ (3,000.00)	\$ (145,000.00)	\$ (20,000.00)	\$ (95,000.00)	NO CHANGE	NO CHANGE	\$ 5,850.00	✓	✓	✓	✓	✓	✓
CENTRAL BUILDERS, INC. ROCKY MOUNT, NC	#3680	✓	✓	✓	✓	✓	✓		\$ 2,035,301.00	\$ 12,994.00	\$ (2,185.00)	\$ 160,610.00	\$ (2,878.00)	\$ (177,177.00)	NO CHANGE	NO CHANGE	\$ 7,540.00	✓	✓	✓	✓	✓	✓

STOGNER ARCHITECTURE, P.A.  
616 E. Broad Avenue  
Rockingham, North Carolina

I hereby certify that the tabulation of bids shown hereon was prepared by me on this date and that all information shown hereon is true, correct and complete to the best of my knowledge.

*Wayne Stogner*  
Name \_\_\_\_\_ Date 2-21-2020

The Mayor asked for Council to call a motion for the authorization of consideration of final door disposition to be vested with the City Manager. Upon a motion by Councilmember Aldridge, seconded by Councilmember Townsend, unanimously carried, Council authorized the City Manager to consider the disposition of the used doors that are being replaced as part of this project.

### Resolution 20-01 for Financing with First Citizens for Public Works Equipment Purchase

At the last meeting the City Council approved the First Citizens Bank bid for financing of Public Works equipment. This Resolution sets forth that award.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Whitley, unanimously carried, the City Council approved the resolution.

[Resolution 20-01 – for Financing with First Citizens]

### Albemarle Business Center Infrastructure Construction

The City Council has requested various options to evaluate how to move forward with the development of the Albemarle Business Center. Four options were submitted to Council prior to the meeting, each with a summary sheet, site layout and more detailed financial information. Economic Development Director Mark Donham presented the option packet to Council and took questions.

Discussion among City Council, the Mayor, and Economic Development Director Mark Donham revolved around the following comments:

- Staff recommends that whatever the option Council decides to use, the more complete the site is in terms of infrastructure, the more successful the site will be in attracting business.
- Whether the costs in the options represented what the City would have to pay. The engineering firm inserted cost estimates based on what they would need to manage all of the contracted work rather than what the cost would be if the City sourced the materials and did some of the work. The City Manager noted that the biggest cost for the General Fund would be road development. In the FY2020-21 budget scenarios that First Tryon developed, \$5 million for road development for the ABC was “turned on” (factored in). However, there are three other funds that the City could use to bankroll road development.
- This is only the first small step in a step-wise process which could take up to nine months to get to the point of Council approving a bid for infrastructure work on the ABC parcel.
- The RPO will submit its list of suggested road projects to NCDOT and roadwork for the ABC is on this list.
- Concerns about tying up City funds on this project which could be used for other ongoing City development projects and the possibility of having to raise City taxes to help finance this project.

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, and carried with five votes for and two votes against, the City Council approved Staff to request a more detailed budget for Option 4 from Chambers Engineering with no alternate options provided. Those voting in favor of the motion were Councilmembers Hall, Hughes, Aldridge, Lowder, and Whitley. Voting against the motion were Councilmembers Bramlett and Townsend.

-----

## COMMENTS

The Mayor asked if Council members had any comments they would like to make. The following Council members provided remarks:

Councilmember Bramlett:

- A thanks went out to Parks and Recreation and the Albemarle Neighborhood Theater for hosting the February 25th “Moonshine and Fast Cars” lecture by Dr. Daniel Pierce from UNC Asheville. It was a fantastic event.

Councilmember (Mayor Pro Tem) Hall:

- Reminder: the Albemarle Neighborhood Theater will be hosting a professional magician on April 4<sup>th</sup>.
- This past weekend’s Winter Wine Festival was a huge success. Thanks to all of the volunteers who worked to make the event successful.
- Last Thursday’s After-Hours Business Mixer hosted by the ADDC at 4 Rivers was well done. This company has done a great job of renovating that building for its needs.
- There are a lot of job openings for the City right now. If anyone knows of someone who would be a good fit for any of the positions encourage them to apply.
- Council should look at the sample performance evaluation forms for the City Manager and City Attorney that Human Resources sent to them.

-----

Upon a motion by Councilmember Hughes, seconded by Councilmember Lowder, unanimously carried, the meeting was adjourned to Tuesday, March 3, 2020 at 6:00 p.m. in the Ray Allen Community Room for a parking plan meeting.

The next regular City Council meeting will be held at 7:00 p.m. on Monday, March 16, 2020 in City Council Chambers.