

ADJOURNED MEETING CITY COUNCIL
March 3, 2020 (Corrected)

The City Council of the City of Albemarle met in an adjourned session focusing on Phase II of the City's parking plan on Tuesday, March 3, 2020 at 6:00 p.m. in the Ray Allen Community Room of City Hall. Mayor Ronnie Michael and the following Councilmembers were present, to-wit: Mayor Pro Tempore Martha Sue Hall, Chris Bramlett, Martha E. Hughes, Shirley E. Lowder, Dexter Townsend, Christopher Whitley, and Bill Aldridge.

Also present were the following City of Albemarle staff:

- Michael J. Ferris – City Manager
- Nyki Hardy – Assistant City Manager
- Britt A. Burch – City Attorney
- Cindy Stone – Clerk/Assistant to the City Manager
- Mark Donham – Economic Development Director
- Lisa Kiser – Parks and Recreation Department Director
- Kevin Robinson – Planning and Development Services Director
- Chief David Dulin – Police Department
- Ross Holshouser – Public Works Department Director
- Joy Almond – Main Street Program Director, Albemarle Downtown Development Center

City Manager Michael J. Ferris opened the session by welcoming everyone and briefly summarizing the intent of the meeting. City Council approved the City's five-year parking plan in August 2019. Phase I was completed by the end of 2019 and encompassed Third Street between MLK and North Street. Tonight staff is requesting that Council approve Phase II of the parking plan, which would provide angled parking spaces on one side of the street for the area of North Street between Second and Fourth Streets, as well as \$4,000 in City funds to implement Phase II.

Assistant City Manager Nyki Hardy summarized the handouts provided to Council. She also provided some data points about total parking spaces available currently and those expected to be available after Phase II within an 8-minute walk from the new Pfeiffer Health Sciences campus as a point of reference for the discussion.

Planning and Development Services Director Kevin Robinson and Public Works Director Ross Holshouser co-presented the current status of the parking plan and Phase II to Council. Highlighted information included:

- Parking usage statistics: Based on a June 2019 City study, staff found that the City ranged between 18-43% in its parking space usage rate.
- The cost for hardscaping would be \$10,000-\$15,000 annually to provide up to 230 spaces in the new phased area.

- Starting in fall 2020 Planning and Development Services staff expect to conduct biannual parking studies to examine parking space needs over time.
- For Phase II, with an anticipated completion timeframe of fall 2020, Staff propose to eliminate turn lanes on North Street at Second and Third Streets in the phased area and develop wide, angled parking with a goal of adding 38-43 new spaces. The cost is estimated to be about \$90 per space for striping.

The Directors asked if there were any questions or comments Councilmembers and the Mayor might have. They are as follows along with the respective responses:

Comment: We know that the estimate for Pfeiffer students' attendance at the new Health Sciences campus could be 290 by the 2021-22 academic year. That coupled with a public clinic also being considered for that area could impact parking availability.

Answer: Staff is not certain of the phasing of these two projects and so it is unclear how the future parking situation in that area might look at this current time.

Follow up question: Do we know if handicapped parking spots will be developed for the clinic in the street?

Answer: It is not clear so far in discussions about the clinic where handicapped spaces will be located, and whether there are ADA requirements for street-specific handicapped parking spots.

Question: Where will the angled parking be located on North Street between Third and Fourth Streets?

Answer: The angled parking for all of Phase II between Fourth Street and Second Street will be on the north side of the street. Parallel parking will remain on the south side of North Street.

Question: For the 2008 parking study, were there any recommendations for the area further north on Third Street?

Answer: Parallel parking was noted for that portion of Third Street.

Question: Why is angled parking going in on the north side of the targeted street(s)?

Answer: There is more space on that side of the street due to the fact that there are fewer curb cuts.

Question: Does anyone anticipate queuing to occur on Third Street due the location of the school?

Answer: Likely queuing will occur for a short period of time before school starts and after school ends, but should not become a bottleneck. The City provides Police to serve as traffic control when school begins and lets out. They will address any issues that arise with traffic.

Question: For future phases as described in the plan, how will that affect the availability of open parking spaces?

Answer: Staff's perspective is to use a low-cost/high-impact approach.

The Mayor called for Council to make a motion to approve Phase II of the City's parking plan. Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, unanimously

carried, the City Council approved Phase II of the parking plan and \$4,000 in funding to implement Phase II.

Based on a question raised by a Councilmember about the lot at the Pee Dee Avenue as a possible future parking lot site, the Mayor asked Council to call a motion to allow the Planning and Zoning Board and Historic Resources Commission to initiate processes for demolition of the former tanning salon location the City now owns on Pee Dee Avenue adjacent to that lot.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Aldridge, unanimously carried, the City Council authorized the Planning and Zoning Board and Historic Resources Commission to initiate processes to have the Pee Dee Avenue building demolished.

All Staff except the City Manager, City Attorney, Planning and Development Services Director, Economic Development Director, the Police Chief, and the Clerk/Assistant to City Manager left the meeting.

CLOSED SESSION

The Mayor requested that Council remain to discuss some legal and real estate matters and asked Council to call for a motion to enter into closed session pursuant to N.C.G.S. 143-318.11(a)(3) – Consultation with the Attorney and N.C.G.S. 143-318.11(a)(5) – Real Estate.

Upon a motion by Councilmember Hall, seconded by Councilmember Bramlett, unanimously carried, Council moved into closed session pursuant to N.C.G.S. 143-318.11(a)(3) – Consultation with the Attorney and N.C.G.S. 143-318.11(a)(5) – Real Estate.

RETURN to OPEN SESSION

Upon a motion by Councilmember Bramlett, seconded by Councilmember Lowder, unanimously carried, Council returned to open session. Mayor Michael stated that a Closed Session was held pursuant to N.C.G.S. 143-318.11(a)(3) – Consultation with the Attorney and N.C.G.S. 143-318.11(a)(5) Real Estate. The Mayor reported that the North Carolina Supreme Court denied the City's request to hear the case of the City of Albemarle vs. Chuck Nance, et al. Beyond a procedural hearing, this case is closed unless Council wants to re-litigate it.

OTHER BUSINESS

Albemarle Business Center (ABC) Discussion

Multiple Council members wanted to resume their discussion of the ABC infrastructure options presented to them in last night's regular Council meeting on March 2nd. The discussion began with the clarification that the financial figures for each option provided to them are based on what Chambers Engineering has previously paid for materials and contracting the work, and wouldn't necessarily be the cost for the City. What Chambers Engineering could provide, if the Council wanted to request it, is a materials list that Staff could review to see if the City could source it on its own.

The Mayor asked Council if they wanted to stay with the one bid option as approved in yesterday's meeting or request more than one bid option. From Option 1 to 4 there is a \$2.7 - \$5 million difference in cost. It was clarified that the Council cannot rescind its vote from yesterday, but can move forward another motion in this meeting to extend the request for financing information for multiple other options.

What would need to be done if Council chose Option 1? Is there electrical work to be done there? The connection to the electrical grid offsite from the ABC is already present. The City would just need to trench in the lines underground and install streetlights.

Do we need itemized bids for the options? No they are already done. The design viewpoint doesn't cost much more to do.

The issues that Council should consider when weighing the different infrastructure options are how the overall cost and City funds influence the business center model. The City Manager could request that First Tryon plug in alternate dollar amounts into the budget and capital fund, as well as phased bids.

Further infrastructure considerations include whether the project is still good with the road development going from Henson Street to US Highway 52, and whether the City is interested in annexing the Holbrook subdivision behind the Walmart into the ABC site.

The Mayor asked Council to call for a motion to add infrastructure options in their request to Chambers Engineering. Upon a motion by Councilmember Whitley, seconded by Councilmember Townsend, unanimously carried, Council authorized Chambers Engineering to provide detailed budget information for ABC infrastructure options 1 through 4, with options 1 through 3 as alternates.

The Planning and Development Services Director invited Council members to attend the next Planning and Development Service Training Session scheduled for Tuesday, March 10th at 6 p.m., staff will be presenting the North Carolina General Statute 160D changes.

Upon a motion by Councilmember Townsend, seconded by Councilmember Whitley, unanimously carried, the meeting was adjourned to Monday, March 16, 2020 at 7:00 p.m. in Council Chambers in City Hall.