

REGULAR MEETING CITY COUNCIL

August 15, 2022

The City Council of the City of Albemarle met in a regular session on Monday, August 15, 2022 at 6:30 p.m. in the Council Chambers of City Hall. Mayor Ronnie Michael presided, and the following members were present, to-wit: Mayor Pro Tempore Martha Sue Hall and Councilmembers Martha E. Hughes, Chris Whitley, Benton Dry, Dexter Townsend, Shirley D. Lowder, and Bill Aldridge.

Mayor Michael called the meeting to order.

Upon a motion by Councilmember Townsend, seconded by Councilmember Hughes, unanimously carried, the minutes of the July 25, 2022 special stormwater work session, and the August 1, 2022 regular and closed meetings were approved as submitted.

PUBLIC HEARINGS

Ordinance 22-51 – Consider Annexation AX-22-03

Council conducted a public hearing and considered annexation of a 43 acre property (tax parcels 6346 and 6347) for applicant Pee Dee Land Development, LLC, which are vacant parcels off NC 24-27 and Anderson Road for a future subdivision.

Planning and Development Services Director Kevin Robinson presented the request and staff analysis to Council. The applicant has proposed to develop this site with approximately 99 single family units as a cluster development. A maximum of 104 is allowed. Staff believes the development of this site is likely to have a range between 90-104 single family homes. This will add between 217 and 251 new residents to Albemarle on built out. This is an increase of 1.31 to 1.51 % over our existing population.

Mayor Pro Tem Hall asked Mr. Robinson to point out adjacent parcels due to the lack of clarity on the map being shown. A different map was then displayed and Mr. Robinson briefly noted the adjacent tracts to the proposed parcels to be annexed.

There was a brief interruption during the staff analysis presentation for a technological issue, and then the presentation resumed.

Projected Total Revenues: Based upon assumed build-out numbers, development of this property in the City of Albemarle would likely produce a minimum of \$179,532 and a maximum of \$207,566 in annual revenue for the City. This is combined property tax, sales tax, motor vehicle tax and Powell bill taxes. Current figures show a potential net annual surplus in revenues from this development of \$41K - 45K after street maintenance and public safety expenses. As shown, this represents approximately 77-78% of the projected revenues from this development. No estimates were given for Streets division or Landfill staff and equipment, Parks and Recreation staff and facilities costs and costs to other internal City services which may need to increase staffing to keep up with impacts of

projected growth. Additionally no costs have been assumed for any infrastructure upgrades or long term maintenance of utilities or increase demand on Utility staff. These are important to consider.

The Mayor asked Council if they had any questions. There were no questions asked.

The Mayor called for the public hearing to be opened and asked if anyone would like to speak on the topic. No one came forward.

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

Upon a motion by Councilmember Dry, seconded by Councilmember Townsend, unanimously carried, Council approved the annexation of a 43 acre property (tax parcels 6346 and 6347) off of NC 24-27 and Anderson Road (AX-22-03).

[Ordinance 22-51 – Consider Annexation AX-22-03]

Ordinance 22-52 – Consider Rezoning of 43 Acre Parcel on Anderson Road and Highway 24/27 to R-15, Conservation Residential – ZMA 22-10

Per Council approval of annexation AX-22-04, Council conducted a public hearing and considered rezoning of tax parcels 6346 and 6347 totaling 43 acres to R-15 Conservation Residential.

Senior Planner Travis Swain presented the request and staff analysis to Council. The proposed use is for the development of approximately 99 single family homes with abundant open space, providing housing opportunities for Albemarle. These properties are located in the watershed district, but not the regulated floodplain. There does not appear to be any other significant environmental impacts on these properties.

The applicant intends to rezone both lots to R-15/Conservation Residential District in order to develop the land as a cluster development with approximately 99 single family dwellings on a total of 43.47 ± acres. The regulations of the R-15 District are intended to emphasize the conservation of sensitive environmental areas such as critical watersheds, large lot and estate type subdivisions and areas on the edge of the city where only low levels of development is desirable, and developments in which the design and placement of structures is less impactful on neighboring properties than elsewhere in the city. This is a low-density district of less than three units per acre, consisting primarily of single family detached dwellings along with limited home occupations and private and public community uses. Rezoning this property to R-15 whether it be for a cluster development or for a more traditional single family development, will help conservation of the protected watershed district.

Given the proposed use, the parcel's proposed use under the future land use plan, and its proximity to existing single family uses; there are merits for the proposed rezoning to be consistent with the City's future land use plan.

The Planning and Zoning Board heard this request at its July meeting and unanimously recommended for approval with a consistency statement.

The Mayor asked Council if they had any questions. There were no questions asked.

The Mayor called for the public hearing to be opened and asked if anyone would like to speak on the topic. No one came forward.

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

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, unanimously carried, Council approved Ordinance 22-52 which contains ZMA 22-10 with the following consistency statement:

The Albemarle City Council finds the action to amend Tax parcels 6346 and 6347 from R-10/General Residential District and GHBD/ General Highway Business District to R-15/Conservation Residential District to be consistent with the adopted 2028 Land Use Plan. More specifically Section Five: Goals, Objectives and Strategies, Policy Directives Objectives O-3.a, O-3.b, O-3.d, O-3.f, and O-6.c. Council finds the Conservation Residential District zoning on these parcels to be reasonable and in the public interest.

[Ordinance 22-52 – Consider Rezoning of 43 Acre Parcel on Anderson Road and Highway 24/27 to R-15, Conservation Residential – ZMA 22-10]

ANNOUNCED DELEGATIONS

Request for Utility Bill Adjustment – 608 Concord Road

Assistant Public Utilities Director Jay Voyles came in front of Council to present the utility bill adjustment request and staff's recommendation for the amount of the bill adjustment for Kids Corner Learning at 608 Concord Road. They are requesting a utility bill adjustment due to a water leak on their service lateral in the front parking lot. Per utility customer service policy, staff is not able to make adjustments on commercial accounts for private water leaks. The customer has received two bills that are nearly double the normal amount of the regular bill due to this leak. The customer has since had the leak repaired and utility staff has confirmed that the leak has been resolved. Staff has proposed a mock adjustment for Council's consideration that mimics the typical adjustment for a residential account.

The Mayor pointed out a discrepancy in the calculation of the bill adjustment, where the water/sewer adjustment calculation was not correct for July. Mr. Voyles noted that.

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, unanimously carried, Council approved a utility bill adjustment in the amount of \$802.61 for 608 Old Concord Road.

Request for Utility Bill Adjustment – 604 Mountain Place

Assistant Public Utilities Director Jay Voyles came in front of Council to present the utility bill adjustment request and staff’s recommendation for the amount of the bill adjustment for 604 Mountain Place. Valerie Prince, who resides at 604 Mountain Place, is requesting a utility bill adjustment due to a prolonged water leak on her private service lateral in her front yard. Per customer service policy, staff is able to adjust up to 2 months with provided repair receipts. Staff has adjusted 2 regular bills. The issue coming before Council is the 3rd bill being requested for adjustment. Staff provided the proposed 3rd adjustment in the agenda packet.

Councilmember Townsend asked if the leak was repaired, to which Mr. Voyles replied that it was with receipts from the plumber in Public Utility’s possession.

Upon a motion by Councilmember Townsend, seconded by Councilmember Hall, unanimously carried, Council approved a utility bill adjustment in the amount of \$302.33 for 604 Mountain Place.

UNANNOUNCED DELEGATIONS

The Mayor announced that Pamela Christian residing at 429 South Bell Avenue wished to come speak and asked her to come forward. She was not in the room so Council moved on with the agenda.

ADMINISTRATIVE REPORTS

Departmental Monthly Reports

Council reviewed July 2022 departmental monthly reports. The Mayor asked if anyone on Council had any questions or comments. There were none.

CONSENT AGENDA

Ordinance 22-54 – Amending the Fiscal Year 2022-2023 Operating Budget

[Ordinance 22-54 - Amending the Fiscal Year 2022-2023 Operating Budget]

The attached budget ordinance transfers appropriations in the General Fund from Interfund Transfers to General Government for the Catalyst Grant Program. Additionally, this budget amendment appropriates the donations from the Albemarle Downtown Development Corporation and

Uwharrie Bank for the Catalyst Grant Program, and moves unspent 21/22 funds in Water and Sewer Fund along with additional funds to increase pumps sizes.

Ordinance 22-53 – To Establish a Moss Springs Road Pump Station Project Budget

The attached Project Budget Ordinance is for the Moss Springs Road Pump Station Rehabilitation Project. A project budget ordinance is ideal to record the expenses for the purpose of capitalization. This project was budgeted for in FY 21/22 but not performed. It was determined that as the pump station was replaced, an upgrade to the pumps would be beneficial. The proposed Ordinance re-appropriates the unspent fund into the current fiscal year as well as an amount to address the large pumps and an increase in supplies and material costs.

[Ordinance 22-53 – To Establish a Moss Springs Road Pump Station Project Budget]

Correction to Ordinance 22-50

Ordinance 22-50 is an update in order to correct a clerical error made on the Ordinance presented to Council on July 11, 2022. The prior Ordinance appropriated revenues in the Electric Fund of 1,901,250 but did not balance it with expenditures of the same amount. This should have been reflected in Section 2 as "Electric Operations."

[Corrected Ordinance 22-50 -

Ordinance 22-55 – Authorization of City Attorney to Engage Outside Counsel

This is an Ordinance that allows the City Attorney or City Council to employ other legal counsel when necessary. Upon drafting this Ordinance, it was discovered that the residency requirement for the City Attorney is not consistent with Council's recent amendment to its residency requirement detailed in the City's personnel policy. An update to the City Attorney's residency requirement is also included so that the Ordinance is consistent with the personnel policy.

[Ordinance 22-55 - Authorization of City Attorney to Engage Outside Counsel]

Request for Road Closure for Back to School Bash

Mt Zion Baptist Church will host a back to school event for the community on Saturday, August 27, 2022 from 8:00 am - 2:00 pm. Mt. Zion Baptist Church is located at 401 Wall Street.

Roads requesting to be closed:

- Wall St. from Martin Luther King Jr. Dr. to Lundix St.
- Gibson Street from Gibson St to Colson St

Upon a motion by Councilmember Aldridge, seconded by Councilmember Townsend, unanimously carried, Council approved the following:

- Ordinance 22-53 for a project fund for the Moss Springs Road Pump Station Rehabilitation Project;

- Ordinance 22-54 budget ordinance which transfers appropriations in the General Fund from Interfund Transfers to General Government for the Catalyst Grant Program;
- Correction to Ordinance 22-50 as detailed above;
- Ordinance 22-55 allowing the City Attorney or City Council to employ other legal counsel when necessary; and
- Road closures for the Mt. Zion Back to School Bash on August 27th.

NEW BUSINESS

Resolution 22-28 - Consider Petition and Set Date for Hearing for Annexation Request for 86 Acres on City Lake Drive (AX-22-04)

Council considered a petition to annex 86 acres on City Lake Drive, owned by King Heirs, tax#13976 and if accepted set a public hearing for the September 19th Council meeting. This annexation request originally came in front of Council in October 2021, where Council denied the request. The applicants have conducted additional environmental studies and have re-applied for annexation.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, unanimously carried, Council adopted Resolution 22-28 setting a public hearing for Monday, September 19th to consider the petition for annexation of 86 acres on City Lake Drive (AX-22-04).

[Resolution 22-28- Consider Petition and Set Date for Hearing for Annexation Request for 86 Acres on City Lake Drive (AX-22-04)]

Consider Approval of City Response to Housing Review

The proposed response to the Financial Assessment Compliance Review performed by the Housing and Urban Development (HUD) Office was provided in the agenda packet. A response must be approved by City Council, which also acts as the Board for Public Housing, before being delivered to the HUD office. The HUD findings and the response and supporting materials also were provided in the meeting agenda packet.

The Mayor began by briefly noting that Dr. Kim Scott the Public Housing Director requested the HUD review and that there were some HUD findings that Council doesn't agree with, and read the following statement into the record before proceeding:

The City of Albemarle recently received a report from the Department of Housing and Urban Development regarding Albemarle Department of Public Housing's financial operations. In its response to HUD's report, the City has clearly refuted any allegations of financial mismanagement. Additionally, an independent auditor has routinely found the City's operations are financially sound, resulting in the City receiving honors for proper reporting.

The City noted in its response to the report that HUD's findings were based on a flawed understanding of how the Albemarle Department of Public Housing is structured under the City. The City believes HUD developed its findings based on the erroneous belief that the Albemarle Department of Public Housing operated as a traditional housing

authority. We believe their erroneous belief was proven by the fact that HUD cited incorrect regulations that do not legally apply to the Albemarle Department of Public Housing.

The City believes HUD, from the beginning, preferred Albemarle Department of Public Housing have an organizational structure that allows for increased Federal control. We believe the desire for additional Federal control unfairly influenced their findings and observations in the report.

The City's full response to HUD's report is available on the City's website.

Councilmember Townsend wished to comment. He wanted the public to know that the City's public housing structure is consistent with other municipalities around the state. He stated that it was his opinion that there is a misunderstanding on HUD's part, and has full confidence that this matter will be cleared up. He also noted that there were some Public Housing residents in the audience tonight and asked Council to allow them the opportunity to come speak to Council.

Following is the discussion Council and a series of Public Housing residents had, with comments from Public Housing Director Dr. Kim Scott and employee Eric Allsbrook included. (NOTE: Where possible residents who identified themselves will be noted here; those who did not will be noted as Public Housing residents.)

Angela Brown residing at 439 Ridge Street and a Public Housing resident, stated that she has lived in Public Housing for 23 years and nothing has been done. She stated that even with the door replacements there is no peephole which is a safety risk. Her refrigerator and stove have only been changed out once during her entire residency there. There also is mold due to the plumbing issues. He asked if Dr. Scott and the architect could look into peepholes for doors. The Mayor responded that there is a 5-year plan that Council sees which Public Housing staff and the contracted architect plan out. Council has never heard about these issues until now. Council has approved Public Housing to address the sewer issues in the next 5 years. Mayor Pro Tem Hall agreed with the mayor that Council has not heard these kinds of issues before with the Public Housing units.

Councilmember Hughes noted that the entire response to HUD including attachments is a lot to get through to make a decision tonight. The Mayor replied that HUD's deadline for response is August 17th and even with the City requesting more time, HUD did not allow an extension for response. Councilmember Whitley explained that most of the attachments are invoices and that there really is not much to review except the response letter and a few policies.

Councilmember Townsend wanted to state the few misconceptions the City believes that HUD has about the structure of the Public Housing function here. He noted that about 20 years ago the separate housing authority nature with a separate board of public housing changed to come under the City of Albemarle operational structure with the hiring of a Public Housing Director and City Council taking on the role of the public housing governing board. HUD's understanding that City Council is also acting as a public housing authority board is misleading.

Councilmember Lowder also felt that there was not enough time to review the response.

Councilmember Hughes thought that the best way to communicate to the community at large and to the Public Housing community was to give full public access to the entire report and the HUD findings in all ways so that those without Internet or computer access can view it and understand the City's response. Councilmember Townsend broached the idea of a public housing resident meeting to be set up by the Public Housing Director to go over this response and address issues. Dr. Scott replied that he didn't think it was the sole responsibility of the current Public Housing Director to meet with Public Housing residents to answer questions about past decisions and action of previous directors and that Council should be involved also. Council agreed to conducting a special meeting with Public Housing residents over at Amhurst Gardens in September.

Another Public Housing resident told Council that there is a communication breakdown in the Public Housing community and that they are not being told things. Residents are left in the dark about Public Housing decisions. It was noted resident Council meetings had not been held in several months. She has had to set up a meeting with Dr. Scott to find out what's going on and express her concerns. The Mayor asked if they were told about the recent HUD/Public Housing policy updates. Residents in attendance all said no. Dr. Scott replied that he and his staff were trying to clarify the message with HUD in order to communicate to residents that the changes are not by City or his decision but are long standing HUD policies which were not enforced previously.

Another Public Housing resident stated that she has been having to clean and disinfect her 2 tubs due to feces backing up into them. For her it's a cleanliness and health issue as she is diabetic and does not want to contract anything from the sewage backups even though she is the one cleaning it up. Unfortunately she has nowhere else to move and so has put up with it. She mentioned that another resident told her that she has not had a refrigerator for 6 months.

The Mayor then recognized Councilmember Lowder. Councilmember Lowder noted that 3 Council members asked to delay any decision by Council tonight, but was reminded that the HUD report and findings and the City response is being timelined and so Council needs to decide on the report tonight to meet HUD's deadline.

Councilmember Dry told the assembled Public Housing residents that Council needs to know what's going on in order to make sound decisions on behalf of the public housing community, as well as what is needed today in order to determine current needs versus things that should have been addressed in the past. The Mayor replied that what he thought he heard was that instead of responses to the HUD report, what residents are bringing forward are decisions were made recently on the 5-year Public Housing plan with HUD at the Public Housing public hearing, and that maybe that public hearing may need to occur again with Council present. Dr. Scott agreed with that assessment.

Bianca Jackson, a Public Housing resident, came in front of Council. For 6 years she has been dealing with mold in her unit and eventually was hospitalized for it. Public Housing came back and told her it was an algae bloom. She has kids and doesn't want them to become sick and it seems like no one is acting on the problem. If residents complain are these complaints being brought forward? If they are being brought forward where is the feedback?

Brenda James Stanback, who used to be on the Public Housing resident council before it came under a City Director, and whose husband is a former City of Albemarle City Council member, addressed Council. She noted that she resides at 249 Groves Avenue which is not within the Public

Housing complex, but she is invested in this topic. Her observation is that there should be an advisory board on behalf of Public Housing residents to liaison with Council with concerns and issues because the residents themselves usually are scared to say anything directly for fear of being removed from Public Housing, and Council has many different areas they need to stay on top of to be able to dedicate their focus on Public Housing.

Victoria Ingram who has been there for over 25 years and resides at 432 South Bell Avenue catalogued a series of issues in her unit, including: mold in the bathroom; fridge issues; reports that the new doors installed contain lead; and an ongoing air conditioning issue this summer that she feels still hasn't be fixed yet. She also has health issues. She has noticed that Public Housing Department staff/contractors are trying to get into her unit when she is not around and she is fed up.

Angelina Kelder living at 416 Grigg, is a newer Public Housing resident and so far has not had issues like the other residents here tonight have had, but stated that newer Public Housing improvements such as camera installation and speed hump installation have not been helpful. Why have the cameras when the Police come out anyway? The speed humps are a safety issue too. There's no storage in Public Housing units. She spoke with Dr. Scott about all of this. Residents need a better quality of life. The 5 year plan sounds good but where has Council been the last 10 years?

Council then discussed that priorities such as the Family Life Center would have been funded to help residents develop a sense of community, but Council then was told that doors and now sewer improvements were higher priority. They also discussed the need to meet with residents about these issues and the best way to do that.

Eric Allsbrook, a City of Albemarle Public Housing Department employee, came in front of Council to speak. He thanked Dr. Scott for listening to staff and the Public Housing community. Public Housing units are about 50-60 years old and have major issues which need to be addressed.

Mayor Pro Tem Hall commented that the current hierarchy is that Council hires the City Manager who in turn hires a Public Housing Director. She is sorry that Council is hearing about all of this now. Council has relied on Public Housing Directors to bring residents' issues to them, and it is the same way with capital funds and project expenses. She also wanted to ensure that Council believes and agrees with the proposed HUD response.

Council discussed some of the findings, and confirmed that procedural items related to Public Housing operations was the focus of the response letter, but that a different dynamic raised tonight, namely unmet resident needs, needs to be addressed but within a specific meeting focusing just on that at a near future date. They also discussed possible reasons for the misunderstanding on HUD's part about the nature of public housing operations in the City of Albemarle.

Councilmember Lowder and the Mayor discussed Council's approach to meeting with Public Housing residents.

Councilmember Dry commented that the communication gap needs to be addressed.

Councilmember Aldridge thanked the residents for coming tonight and letting Council know about the issues they're facing, and again noted that Council has never heard these issues before

until now. He thanked Dr. Scott for conveying issues to Council. He addressed residents not in attendance by stating that if anyone in the Public Housing community has an issue let Council know.

A resident replied that with past Public Housing Directors they felt like they thought that if they said something they would be asked to leave Public Housing.

Kimmie Ingram and her mother added that Public Housing used to be safe and they used to look out for each other as a community, but that now it's not the case. She has complained to past Public Housing Directors.

Councilmember Whitley called for a motion to approve the City's response as presented for the Financial Assessment Compliance Review performed by the Housing and Urban Development (HUD) Office. Councilmember Townsend seconded the motion.

Councilmember Whitley commented that this review and the City's response can still move forward separately because the findings are policy related which is different than Council addressing Public Housing residents' concerns. Mayor Pro Tem Hall noted that some of the HUD findings dealt with issues with money where HUD suggested that the City should be returning some money, but the City's response indicated that City followed procedure as is, so Council should expect that HUD will respond and that there will be further dialogue between HUD and the City.

The Mayor called for the vote. The following Council members voted in favor of approving the City's response to the HUD Financial Assessment Compliance Review: Whitley, Townsend, Aldridge, Lowder, and Dry. Mayor Pro Tem Hall and Councilmember Hughes opposed the motion. The motion passed with 5 Councilmembers in favor and 2 opposed.

Introduction of Assistant Fire Chief Kenny Kendall

Fire Chief Pierre Brewton came in front of Council and stated that he was honored to introduce Assistant Chief Kendall. Assistant Chief Kendall gave a few remarks. He thanked Mr. Ferris, Council, Chief Brewton, and HR Director Dana Chaney for believing in him to do the job. He reflected on his first day with the City of Albemarle as a firefighter, and now as a leader in the department he looks forward to helping out his fellow firefighters like he was helped when he first started.

Council congratulated Assistant Fire Chief Kendall.

COMMENTS:

The Mayor reported out on last week's ElectriCities conference. The entire conference focused on strategic planning. He noted that he distributed a strategic planning document from the conference to Council. One of the conference sessions underscored to him the importance of SMART meter installation. He asked if the other Council members who attended would like to comment.

Mayor Pro Tem Hall stated that this has been the best conference she's been to in a long time. During the conference she found that other member municipalities are in the same shoes as Albemarle and heard how they were handling things.

Councilmember Whitley stated that this year's conference was one of the better ones he's attended. He did note that due to the subject matter there were times when sessions were very technical and hard to absorb. Hearing about legislative updates and Duke Energy's difficulty in complying with the new regulations was helpful to him.

Councilmember Lowder: In response to Council's discussion with Public Housing residents, she wanted to give some remarks. She has worked with deprived people for over 35 years, and added that she meant financially deprived folks. She addressed her fellow Council members for the balance of her remarks. Council must make things as good as they can be for Public Housing residents. The HUD compliance report and findings should be a learning tool and a message that the City may not be doing as well as it could to help them. Earlier Councils should have heard this tonight. This Council needs to work hard to make changes. They can do better to make the Public Housing complexes like home when they can for the residents.

Councilmember Aldridge:

- He congratulated Kenny Kendall on his promotion to Assistant Fire Chief. He has known Assistant Chief Kendall for over 30 years and he has always been active in fire service. He is a great leader and the City is fortunate to have him in this role.

Councilmember Hughes:

- The Badin Brews event on Saturday was wonderful. It was good to see downtown Albemarle abuzz with activity.

Councilmember Townsend:

- He thanked Councilmember Lowder for her comments about Public Housing and agreed with her.
- He congratulated Kenny Kendall on his promotion to Assistant Fire Chief.
- He again noted the WM call logs were not included in the departmental monthly reports.

City Manager Michael J. Ferris:

He announced that Dr. Scott has the updated HUD fair market rates for rentals for 2022 for Stanly County and turned the discussion over to Dr. Scott.

Dr. Scott distributed the 1-page information sheet to Council. This information comes out in October annually and noted that this should be entered into the minutes. He then noted that these fair market rates are used to compute the 30% income threshold for a person/family to apply for public housing. Looking at the sheet the Mayor remarked that the rates detailed are high.

Dr. Scott read the following rates into the record:

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2022 FMR	\$517	\$641	\$747	\$998	\$1,256
<u>FY 2021</u> <u>FMR</u>	\$571	\$574	\$693	\$941	\$1,159

Mayor Pro Tem Hall asked when the rates are effective. They would be effective October 1st.

The Mayor called for a motion to accept the FY 2022 HUD fair market rates for Stanly County as detailed in the record.

Upon a motion by Councilmember Dry, seconded by Councilmember Townsend, unanimously carried, Council approved the motion.

Mayor Pro Tem Hall:

- Re: the 8/1 Historic Markers Program approval by Council – She noted that both the Stanly County History Center and the Stanly County Historical Society sent an email the day after the meeting raising concerns that they were not consulted by the Planning Department about the program and pointed out a few discrepancies in information, particularly in some of the terminology being used regarding the program. She further noted that it was her understanding that both groups met with Planning to provide guidance on developing the program. She asked if this update would be provided to Council. Mr. Robinson assured Council that an update would be placed on a Council agenda.
- Update on demolitions/burns for Council-approved properties from the July 2022 special session – She asked Mr. Robinson to update Council. Mr. Robinson replied that the properties are undergoing asbestos abatement currently with the exception of 1. She commented that folks are asking her when they would be demolished. Assistant Fire Chief Kendall stated that they are in communication with the state to find out the best time to safely conduct controlled burns of these properties which likely would be this fall should Planning complete the abatements in that timeframe.
- Congratulations to the first Assistant Fire Chief Kendall.
- Re: the HR email on COVID precautions – Is there anything new to take into consideration or anything new to report? City Manager Michael J. Ferris replied that the City is just reiterating CDC recommendations amid reports of higher COVID counts again in the area. There is nothing new to report.

The Mayor added as a sidebar that the state’s declaration of state of emergency related to COVID expired per Governor’s orders at 5:00 pm today. The City of Albemarle, in concert with this act also has rescinded its state of emergency to be in line with the state’s timeline.

- She gave an “attaboy” to Public Utilities for their work on the 6th Street and Hawthorn water line break.

Councilmember Dry:

- Re: Public Housing discussion tonight – He thanked the residents who came out tonight to voice their concerns to Council. Council needs more of that.
- He congratulated new Assistant Fire Chief Kenny Kendall and stated that the promotion is well deserved.

Councilmember Whitley:

- Re: Public Housing discussion tonight – He agrees with Councilmember Lowder’s comments. He suggested that Council consider a different resident council structure perhaps in order to have a more solid communication flow between Public Housing residents and Council.
- He congratulated new Assistant Fire Chief Kenny Kendall and stated that he was perfect for the job.
- He congratulated Badin Brews on their Saturday event. He walked around the event and noted that perhaps that brought in foot traffic to the night air market too.

CLOSED SESSION

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, unanimously carried, Council approved moving into closed session pursuant to N.C.G.S. 143-318.11(a)(3) consultation with the City Attorney, N.C.G.S. 143-318.11(a)(4) Economic Development, and N.C.G.S. 143-318.11(a)(6) personnel.

RETURN TO OPEN SESSION

Upon a motion by Councilmember Aldridge, seconded by Councilmember Hughes and unanimously carried, Council returned to open session. The Mayor stated that a closed session was held pursuant to N.C.G.S. 143-318.11(a)(3) consultation with the City Attorney N.C.G.S. 143-318.11(a)(4) Economic Development, and N.C.G.S. 143-318.11(a)(6) personnel. There was nothing to report.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Hughes, unanimously carried, the meeting was adjourned to Tuesday, September 6, 2022 at 6:30 pm in Council Chambers at City Hall.