

**REGULAR MEETING CITY COUNCIL**

October 3, 2022

The City Council of the City of Albemarle met in a regular session on Monday, October 3, 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 Chris Whitley, Benton Dry, Dexter Townsend, and Bill Aldridge. Absent: Councilmembers Martha E. Hughes and Shirley D. Lowder.

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Mayor Michael called the meeting to order.

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The Mayor gave the invocation.

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Upon a motion by Councilmember Aldridge, seconded by Councilmember Townsend, unanimously carried, the minutes of the September 12, 2022 recessed meeting, and the September 19, 2022 regular and closed meetings were approved as submitted.

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**AGENDA ADJUSTMENTS**

The Mayor announced that Mr. Ballinger as an announced delegation would be removed from the agenda due to him not being present, and would add Jake Furr as an unannounced delegation to discuss closed session minutes, public records, and the City Manager’s disrespect to the public.

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**UNANNOUNCED DELEGATION**

Jake Furr – To Discuss Closed Session Minutes, Public Records, and the City Manager’s Disrespect to the Public

Mr. Furr, residing at 1247 Salisbury Avenue in Albemarle, came forward.

He noted that he has several outstanding public records requests and asked Council to direct staff to release them.

He questioned the Mayor about the last time Council reviewed closed session minutes, to which the Mayor responded 2018. The Mayor added that staff advised him that in the next series of Council meetings, Council should get a year’s worth of closed session minutes so that 2018 and 2019 would be decided on by Council before the year’s end with 2020-2022 coming thereafter.

He added that when he spoke in front of Council at the last meeting, he noticed that the City Manager disrespected him and requested a public apology.

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## **ADMINISTRATIVE REPORTS**

### Joy Almond Main Street Manager – To Provide Updates on the Social District and Cycle

#### NC

Ms. Almond came in front of Council to provide updates on the social districting effort and the Cycle NC event. For the social district implementation, Ms. Almond noted that she was having issues getting responses from the ABC office after submitting electronic copies of application and ordinance. She visited the Raleigh ABC office on September 28th to hand deliver materials and speak to someone in-person. In that visit she was able to confirm receipt of materials and approval of these to move ahead with social district implementation.

Window decals for businesses are ordered and in house. She is working now with Planning and Development Services Director Kevin Robinson on trashcan placement at district boundaries for signage to be displayed.

Council asked Ms. Almond if the social district implementation would occur in time for the upcoming Badin Brews event on October 8<sup>th</sup>. She replied that it was unlikely to be implemented then but rather later in the month.

For the Cycle NC event Ms. Almond noted the following preparations and plans were being implemented for October 4<sup>th</sup> and 5<sup>th</sup>:

- Stanly Convention and Visitors Bureau (CVB) has coordinated plans to host guests for Cycle NC, a statewide cycle tour. CVB has been working with a committee with Toby Thorpe, Edna Lipe-Harkey, Beth Olivieri, George Crooker and herself.
- Cycle NC participants will make a stop in Albemarle and camp in the YMCA Park on Wednesday, October 8. ADDC will set up a hospitality table to hand out bottled water, downtown-branded items, and a shopping guide with map to help acclimate guests to our downtown.
- ADDC is also featuring live music at Courthouse Square from 5-8pm, featuring local artists Xeng Yang and Carson Hill.
- A webpage has been created on the ADDC's website for Cycle NC guests, and directional signage will be placed around downtown to accompany the wayfinding signage to help guests navigate our downtown.

A Council member asked if meals would be available for purchase. Ms. Almond wasn't sure but was aware that meal cards were being offered. Another Council member asked if downtown businesses would be open later on that night. Ms. Almond noted that she spoke with a variety of downtown business owners about the event.

Council thanked her for her updates.

Dr. Kim Scott, Director of Public Housing – To Provide a Departmental Update

Dr. Scott has been working with his staff and partners regarding the close out of the project to refurbish the burned units on Inger Street, and with our Public Housing architectural firm to review the best course of action and plan to address sewer challenges. He provided an update on the status of these items and others as follows:

- Burn units – He and Stogner Architects staff will walk through the units tomorrow to go over the punch list. He hopes that the units are able to come online by week’s end.
- For the sewer project the following units at 1507, 1509, and 1446 Inger, as well as 1407-1413 Grigg will be the units receiving priority as they are in the worst condition. Per Stogner, they are ready to begin the bidding process and hope to have the bid contractor begin in 4-5 weeks.
- Refrigerators and stoves acquisition – Public Housing has acquired 2 refrigerators and 2 stoves. They are working with Finance to locate lower quotes.
- 1446 resident relocation – Currently Public Housing staff are checking the unit twice weekly and are running the sewer system through so that back ups are not occurring. Two online HUD systems have both granted approval for movement of this resident and her family into another unit by week’s end. Would it be a 5-bedroom unit? Yes it will.
- Re communication with residents about sewer work – Staff have placed phone calls to residents as well as sent letters. The Mayor added that in a very recent unit walkthrough with Stogner, it was discovered that the sewage system within a building is interconnected so the plan is to rehabilitate one building at a time rather than by unit.

Mayor Pro Tem Hall asked whether the bid process Dr. Scott noted was for the 7 units needing immediate attention or for the building-by-building larger project. The Mayor replied that the bid process would first address the 7 units, and then a separate bid process would be for the larger building-by-building sewer rehab/replacement project.

Councilmember Whitley asked if there were replacement units available to house the 7 families of the 7 units going offline soon. Dr. Scott replied that there will be units for these 7 families, 3 of which would be the burn units, and 2 each on Grigg Street and South Bell Street.

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**MUNICIPAL CALENDAR**

Mayor Michael and Council members received the municipal calendar prior to the meeting. The Mayor asked if Council had any questions or comments about the calendar.

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**CONSENT AGENDA**

The Mayor discussed the consent agenda with Council. Mayor Pro Tem Hall requested that Council's consideration of Council meeting dates for January 2023 be pulled off consent agenda due to a proposal she would like to pose to Council.

Per the NC State Employees holiday calendar which the City follows, New Year's Day and Martin Luther King Jr. Day both fall on the 1st and 3rd Mondays in January 2023. Council should consider and approve of alternate Council meeting dates for those meetings. As has been the case in recent past, staff has suggested that Council consider holding their regular meeting the next day after the observed holiday. So Tuesday January 3rd and Tuesday January 17th are options for Council to consider and approve.

Her proposal would be to use the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of January rather than the Tuesdays after the 2 holidays for Council meetings. Specifically, the proposed dates are Monday, January 9<sup>th</sup> and Monday, January 23<sup>rd</sup>.

Mayor Pro Tem Hall made a motion to adopt these newly proposed dates for the Council meeting calendar for 2023. Her motion was seconded by Councilmember Dry, and upon a vote, all Council members voted in favor of the motion.

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The Mayor announced that for the second annexation petition for 145.57 acres on Highway 52 North near Random Drive (AX22-07), staff advised him before the meeting that there is some part of the tract in question where there is a conflict with the Town of New London, and so the annexation request needs to be tabled until this issue is resolved. Council asked the City Attorney her opinion on how to handle this in terms of public notice. The City Attorney replied that it would be better to pull and table the item now so the annexation would not have to be advertised then readvertised. Council accepted the City Attorney's recommendation and tabled the item.

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The Mayor asked if any other items should be removed. Mayor Pro Tem Hall requested the first annexation request be removed.

Resolution 22-34 – Setting A Public Hearing to Consider a Petition for the Voluntary Annexation of 29.88 ± Acre Parcels on St. Martin Road and Highway 24/27 Bypass (AX-22-06)

Council will consider setting a public hearing to consider a petition for the voluntary annexation of 29.88 ± acre parcels on St. Martin Rd and Hwy 24-27 Bypass W. (tax records 15882 and 21932). The public hearing can be set for November 7.

Mayor Pro Tem Hall noted a date discrepancy in the online agenda item description with the date for the public hearing listed in the second part of the description as November 11<sup>th</sup>.

Mayor Pro Tem Hall made a motion to correct the description to confirm that the public hearing would be November 7<sup>th</sup>, and to set the public hearing to consider a petition for the voluntary annexation of 29.88 ± acre parcels on St. Martin Rd and Hwy 24-27 Bypass W. for November 7<sup>th</sup>. Councilmember Whitley seconded the motion, and upon a vote, all Council members voted for the motion.

[Resolution 22-34 – Setting A Public Hearing to Consider a Petition for the Voluntary Annexation of 29.88 ± Acre Parcels on St. Martin Road and Highway 24/27 Bypass]

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**Remaining Consent Agenda:**

**Resolution 22-36 – To Adopt MyFutureNC Efforts for Education**

Per Mayor email correspondence to Council last month, Council will consider a resolution supporting the efforts of MyFutureNC to close the educational attainment gap in the state between what skills employers are looking for in workers and the education and training available.

[Resolution 22-36 – To Adopt MyFutureNC Efforts for Education]

**Road Closure for Charity Motorcycle Ride Benefitting the Elderly**

Mr. Davara Ponds is hosting a charity motorcycle ride to benefit the elderly on Saturday, October 8th from 11 am - 2 pm starting at Resurrection Community Church.

The road requested to be closed is Moss Springs Road and Freeman Street (the intersection).

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

- Resolution 22-36 supporting the efforts of MyFutureNC to close the educational attainment gap in the state between what skills employers are looking for in workers and the education and training available; and
- Road closure for the charity motorcycle ride to benefit the elderly on Saturday, October 8<sup>th</sup>.

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**NEW BUSINESS**

**NCLM ARPA Session**

Mayor Pro Tem Hall was a panelist on ARPA funding at the September 21st NCLM conference in Greensboro that was also attended by the City Manager and other staff members. She noted that she wanted to ensure that Council got a copy of the NCLM presentation as Council considered 2<sup>nd</sup> tranche ARPA funds in the future. She recommended her fellow Council members look at the Greensboro and Burlington sections of the presentation packet to get ideas on how they allocated ARPA funds.

**Update – Peel Scooters**

Mayor Pro Tem Hall requested an update on the scooter issue. The only City staff update to provide is the agreement that City Council approved at the September 19th meeting has been fully executed. She noted that just this afternoon there were adults but also some kids on scooters on sidewalks downtown. She asked how the reporting process to Peel would occur. City Attorney Britt Burch replied that Peel per the contract would send quarterly reports to the City, the first of which is due in December.

Councilmember Townsend responded to Mayor Pro Tem Hall's observation by noting that the adults and children were observed by him in the church parking lot next door, and that the adults were the kids' parents and allowed them to ride in the parking lot rather than the sidewalk or road.

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### **COMMENTS**

#### Councilmember Townsend:

- He stated that he didn't notice a resolution in the agenda packet for the 100<sup>th</sup> year celebration of the football program at Albemarle High School. The Mayor replied that a resolution can be adopted at the next meeting if Council wished.

#### City Manager Michael J. Ferris:

- He acknowledged and thanked all City personnel who assisted in hurricane preparations last Thursday related to management of the situation and recovery efforts. The process went smoothly, and he thanked the public for their patience with staff as they worked to put power back online.

The Mayor added that he echoed Mr. Ferris's remarks and thanked staff who were away from their families for the weekend assisting in hurricane-related efforts.

#### Mayor Pro Tem Hall:

- Public Power Week is this week.
- This coming Friday October 7<sup>th</sup> is the last Food Truck Friday of the season where among other activities there will be placement of lanterns on the lake.
- Powell Bill funds will be released by the state this week and hoped that the City could start using them soon for street work.
- She noted that the NCLM goal setting meeting attendance was low.
- She thanked staff for their prep work and aftereffects work this past weekend.

#### Councilmember Whitley:

- He noted that fortunately the hurricane wasn't worse. He thought response times were good and gave credit to City employees.

#### Councilmember Dry:

- He appreciates the efforts of City staff this past weekend. He felt like the City was in good hands.

Mayor Pro Tem Hall gave an “attaboy” for the 2<sup>nd</sup> Street house being taken down. She asked the status of other properties that Council approved for demolition in the summer. Planning and Development Services Director Kevin Robinson replied that the Badin Road property was given to the Fire Department to schedule the burn. Are there any others ready? Yes – there are 4 other properties which have been handed over to AFD for burns.

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Upon a motion by Councilmember Aldridge, seconded by Councilmember Whitley and unanimously carried the meeting was adjourned until Monday, October 17, 2022 at 6:30 p.m. in Council Chambers of City Hall.