

REGULAR MEETING CITY COUNCIL
August 1, 2011

The City Council of the City of Albemarle met in a regular session on Monday, August 1 at 7:00 p.m. in the City Hall. Mayor Elbert L. "Whit" Whitley, Jr. presided, and the following Councilmembers were present, to-wit: Troy E. Alexander, Martha Sue Hall, Judy Holcomb, Jeanette M. Napier, Jack F. Neel, and Dexter Townsend Absent, T. Ed Underwood.

The Mayor delivered the invocation.

Mayor Whitley presented Ms. Carrie T. Lyerly a resolution honoring her service on the Zoning Board of Adjustment.

Upon a motion by Councilmember Holcomb, seconded by Councilmember Hall, and unanimously carried, the minutes of July 18 regular, July 18 closed session and July 20 adjourned session were approved as submitted.

A public hearing was held to consider amending the text for the Findings of Fact required for variance cases recommended by the Planning Board. No one from the public spoke for or against this matter.

Planning and Community Development Director Keith Wolf came before City Council and stated this came about due to the meeting being a quasi-judicial hearing and having 8 original findings of fact. Other communities have now shortened their findings of fact. If one finding of fact is not approved, the variance is not approved. The Planning Board and Board of Adjustment are in favor of this change.

Councilmember Townsend asked Mr. Wolf if the UNC-CH School of Government reviewed our proposed changes. Mr. Wolf stated that UNC-CH School of Government's attorney and Bill Duston with Centralina Council of Government have. The variance is for something tied to that particular parcel that will make possible the reasonable use of the property.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend and unanimously carried, the public hearing was closed.

Upon a motion by Councilmember Townsend, seconded by Councilmember Hall, and unanimously carried, an Ordinance entitled (Ordinance 11-25) AN ORDINANCE OF THE CITY OF ALBEMARLE, NORTH CAROLINA, AMENDING CHAPTER 92, SECTION 112(C), VARIANCES, OF THE CITY'S CODE OF ORDINANCES, ZONING REGULATIONS, TO PROVIDE FOR FINDINGS OF FACT FOR THE GRANTING OF VARIANCES IN THE CITY OF ALBEMARLE NORTH CAROLINA," passed first reading.

(Ordinance 11-25. To amend the text for the Finding of Facts required for variance cases recommended by the Planning Board.)

Mr. Jim Woodie and Ben Clawson with Municipal Engineering were scheduled to appear before City Council to present Bid 2011-01 for improvements at the Long Creek Wastewater Treatment Plant. This will be scheduled for the next Council meeting.

Stan Joseph, Dave Bernat and Melissa Purvis with Waste Management came before City Council to present and introduce Melissa Purvis, who is the new customer service representative in the Albemarle office replacing Annette Harkey who has retired. She has been in the Granite Quarry office undergoing training, and has now been working in the Albemarle office the last several weeks.

The Mayor stated that Council had a copy of the municipal calendar in their agenda packets and asked if anyone had any questions.

The Mayor and City Council decided to wait until the next Council meeting to discuss a remaining appointment to be made to the Historic Resources Commission.

The Mayor and City Council received a PHAS Program Report for FY ending 6/30/2011. Council received the annual Public Housing Assessment System report for the Dept. of Public Housing and a board resolution for City Council's review and approval.

Public Housing Director Gary Lewis stated that the PHAS report must be submitted to HUD and a board resolution must certify that this report is approved. The housing staff has prepared the report that supports each indicator on how the department has performed in each work area including work orders, inspections of all sites, vacancies, capital fund grants et cetera. HUD will evaluate this and make the final determination of the department's performance for the fiscal year.

Upon a motion by Councilmember Townsend, seconded by Councilmember Holcomb and unanimously carried, the City Council approved the resolution certifying the Public Housing Assessment System report for the Department of Public Housing.

(Resolution 11-23. The Public Housing Assessment Systems (PHAS) report approval.)

The Mayor and City Council received a report on the Section 8 Management Assessment Program for FY ending 6/30/2011. Director of Housing Management Rachel Hough stated that the Section 8 Housing Choice Voucher program is assessed with the SEMAP report and must be submitted to HUD. HUD provides funding to provide housing assistance payments to local landlords and the monthly funding was curtailed this year due to the economy. The Section 8 program reserves were reduced to cover the shortages and the offering of housing vouchers were limited so that budget funding would not be exhausted to prevent a funding liability to the Dept. of Public Housing.

Mr. Hough answered all questions that Councilmembers had.

Upon a motion by Councilmember Hall, seconded by Councilmember Napier, and unanimously carried, an Ordinance entitled (Ordinance 11-26) "AN ORDINANCE TO AMEND 2009 GRANT ORDINANCE 09-38 and 11-05 BUDGET AMENDMENT FOR PUBLIC HOUSING CAPITAL FUND." passed first reading.

The Mayor and City Council considered attendance at the NC League of Municipalities Annual meeting. This meeting will be at the Raleigh Convention Center from October 23 through October 25. The City Manager stated this is the most beneficial meeting that NC municipal elected officials can attend, either state or national, and encouraged anyone on City Council who can attend to consider doing so. The meeting is being held in the new downtown Raleigh convention center.

Mayor Whitley asked that any Councilmember planning to attend let the City Manager know.

Mayor Whitley and Councilmembers Hall, Neel and Townsend affirmed their attendance.

The Mayor and City Council were requested to bring their code books in to be updated. The Code of Ordinances are also available online and the online version is updated quarterly.

The Mayor and City Council received information on the Centralina Region Sustainable Communities Initiative Meeting minutes on June 23, 2011.

City Manager Raymond Allen stated that this item was placed on the agenda to help keep Council informed. There were representatives from COG here several weeks ago and they are focusing on a small number of key industrial corridors in the region, including US Highway 52 from Wadesboro to Statesville to study ways to attract reinvestment and economic development in these areas.

The Mayor and City Council received a list of City Boards and Commissions. The City Council has made appointments to several boards and commissions and an updated list was given to Council.

Councilmember Napier stated that we have an incorrect address listed for Bill Sells on the Board of Adjustment. The City Manager stated that we will get this corrected.

Councilmember Holcomb stated that Councilmember Underwood is out sick tonight and we all wish him well and miss him.

Councilmember Hall stated that she received a phone call from the City's Electric Division in the Public Utilities Department on issues about overtime policies and work week hours before overtime. She said she appreciates our staff particularly the ones called out after hours and working in extreme heat situations.

Councilmember Hall also stated that a lot of electric linemen are retiring so there is talk with ElectriCities and Centralina Council of Governments Workforce Development Board to establish classes for linemen here at Stanly Community College.

Also, she said that Ben Lisk appointed to the Board of Adjustment as an alternate has agreed to serve per the City Manager.

Councilmember Neel stated that he would like to send a letter from Council welcoming the new president of Stanly Community College, Dr. Brenda S. Kay.

Mayor Whitley stated that we should also send a letter out to the police officer that had a car accident Sunday on US Hwy 52. The City Manager stated that the police officer is John Valentine and he was off duty in his private vehicle Sunday when it hydroplaned in all the heavy rain. He was air lifted to Charlotte and is in very serious condition.

Upon a motion by Councilmember Holcomb, seconded by Councilmember Hall, the meeting was adjourned.