

REGULAR MEETING CITY COUNCIL
March 7, 2016

The City Council of the City of Albemarle met in a regular session on Monday, March 7, 2016, at 7:00 p.m. in the Council Chambers of City Hall. Mayor G. R. Michael presided, and the following Councilmembers were present, to-wit: Mayor Pro Tem Martha Sue Hall, Bill Aldridge, Chris Bramlett, Benton Dry II, Martha E. Hughes, Dexter Townsend and Chris Whitley. Absent, none.

Mayor Michael called the meeting to order. He stated that Albemarle Middle School eighth graders join us this evening after spending the morning with the Assistant City Manager Christina Alphin providing an overview of the City's structure and operations. Those assigned as City Manager, Mayor and City Council conducted a mock Council meeting. The students assigned to departments shadowed their department head. This annual event is sponsored by the Albemarle Optimists Club. Youth In Government Day participants:

Mayor - Gavin Olivieri
City Manager - Zoie Turner
Fire Chief - Hayden Brown
Police Chief - Dashada Wall
Parks & Recreation Director - Isaiah Harrison
Utilities Director - Gage Dennis
Finance Manager - Calvin Vang
Personnel Director - Kellynn Combs
Public Works - Noah Bryant

City Council (7) - Wesley Huneycutt, Andrea McLendon, Kaleah Gaddy, Jailia Vang, Rebekah Morris, Karreem Hewitt, Judson Mabe.

Mayor Michael asked Acting Mayor Gavin Olivieri to give the invocation.

Upon a motion by Councilmember Townsend, seconded by Councilmember Aldridge, and unanimously carried, the minutes of the February

11 adjourned session and February 15 regular session minutes were approved as submitted.

Chief Deputy Carla King, Stanly County Sheriff's Office, came before City Council to request a street closing on Thursday, May 12, 2016 at 7 pm for the Just "Glow" With It Glow Run benefiting the Special Olympics North Carolina. Runners will begin at the Stanly County Courthouse and run 3 miles and end back at the Courthouse.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Whitley, and unanimously carried, the City Council approved a street closing request for Thursday, May 12, 2016 at 7 pm for the Just "Glow" With It Glow Run benefiting the Special Olympics North Carolina from S. Second Street between MLK Drive and Main Street with drivers entering Second Street from Main Street being detoured through the Courthouse parking lot with the assistance of the Albemarle Police Dept.

Ms. Susan Blalock with the Uwharrie Running Club came before Council to request a street closing on Saturday, May 7 for a 5K Run downtown from 8:00 to 9:00 a.m. and request street closure from 6:00 - 10:00 am for Depot Street, between North Street and Main Street and Depot Street, between Main Street and parking lot behind the Goody Shop. For the start of the race, Second Street will be closed between North and King Streets and will be reopened immediately after the start of the race.

Upon a motion by Councilmember Dry, seconded by Councilmember Hall, and unanimously carried, the City Council approved a street closing request for a 5K Run sponsored by Uwharrie Running Club from 8:00 to 9:00 a.m. and request street closure from 6:00 - 10:00 am for Depot Street, between North Street and Main Street and Depot Street, between Main Street and parking lot behind the Goody Shop. For the start of the race, Second Street will be closed between North and King Streets and will be reopened immediately after the start of the race.

Ms. Connie Eckman, Butterfly House came before City Council to request a street closing for Saturday, June 11 for an event called Dinner On Main for a seated dinner from 6-10 pm. They are requesting to close First Street from North Street to King Avenue and Main Street from Depot Street to Second Street from 3pm - 11pm on Saturday, June 11. Ms. Eckman stated that she had spoken with NCDOT and they requested this being approved by City Council first.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hall, and unanimously carried, the City Council approved a street closing for Saturday, June 11 for an event called Dinner On Main for a seated dinner from 6-10 pm. This will close First Street from North Street to King Avenue and Main Street from Depot Street to Second Street from 3pm - 11pm on Saturday, June 11 contingent on NCDOT approval.

Ms. Chris Vaughn, Director of John P. Murray Community Care Clinic came before City Council concerning the Stanly County “Around the Clock Classic” Softball Marathon which will take place on Friday, June 3 – Saturday, June 4 starting at 6 pm to be held at Rock Creek Park. This event will support the John P. Murray Community Care Clinic and the City of Albemarle Parks and Recreation Department.

It was the consensus of the City Council to support the Stanly County “Around the Clock Classic” Softball Marathon fundraiser for the John P. Murray Community Care Clinic and to pay the \$300 fee by personal contributions from Mayor and Council, not using City funds, for a City softball team to play in the marathon which will take place on Friday, June 3 – Saturday, June 4 starting at 6 pm to be held at Rock Creek Park.

Ms. Amanda Morrell, RLA Project Manager/Landscape Architect with Stantec came before City Council to present the Streetscape Master Plan final report and to identify the findings of the report and a suggested implementation plan for Council approval.

It was noted that over the last 6 months, Stantec had worked with the City, community leaders, business owners, and citizenry through an array of public input sessions and analysis to formulate the City's Downtown Streetscape Master Plan. Some of the topics she reviewed are:

Project Schedule
Albemarle History
Historic District Design Guidelines
The Vision of the People (over 700 people participated)
% by Survey – Feelings of the downtown
Visual Preferences
What is and What is not working?
Targeted Focus Groups
Tactical Urbanism Event
Public Workshops
Compiling Input
Quantitative and Qualitative Analysis
Streetscape Character
Streetscape Concept Plan
11 Elements - Furnishings, Pavings, Lighting, Plantings,
Alleyscaping, Publication, Signage, Civic Spaces, Downtown
Gateway, Bicycle Facilities, and Window Shopping

Ms. Morrell reviewed diagrams of the Streetscape Master Plan for Main, 1st, and 2nd Streets and then North, 3rd, and South Streets, giving existing conditions and proposed conditions for each. She also showed diagrams of a Historic 2nd and Main Street Courthouse Square, the corner of Main and 3rd Streets, First and South Streets and mid block on 2nd Street and the City Annex, before and after of each.

Ms. Morrell finalized her presentation talking about an implementation strategy and gave the top six fast, economical physical improvements with big visual impact to downtown Albemarle. These things are intended to be a signal to the community that the City is vested and some items to consider first were movable seating, editing vegetation, upgrading street signs, making lampposts workhorses, several parklet ideas, and grabbing a can of paint. She displayed a sheet showing a description of the items proposed, quantity and unit cost of each needed for the downtown strategic plan.

The Mayor excused the Albemarle Middle School students so they could leave.

Ms. Morrell answered any questions that Council had.

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes, and unanimously carried, the City Council approved the 2016 Downtown Streetscape Master Plan as prepared and presented by Stantec.

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

Mayor Michael asked Council to consider having a summer meeting schedule that they had talked about at a previous meeting, and come back with preferences at the next meeting.

The Mayor and City Council considered a proclamation to designate April as Sexual Assault Awareness Month. The City has received this request from Esther House. Mayor Pro Tem Martha Sue Hall representing the Esther House stated that Esther House also request hanging the wreath giving to the City each April in recognition of Sexual Assault Awareness Month and each October in recognition of Domestic Violence Awareness Month.

Upon a motion by Councilmember Dry, seconded by Councilmember Whitley, and unanimously carried, the City Council approved a Proclamation requested by the Esther House, to designate April as Sexual Assault Awareness Month and will hang the wreath giving to the City each April in recognition of Sexual Assault Awareness Month and each October in recognition of Domestic Violence Awareness Month.

(Proclamation)

The Mayor and City Council considered awarding Bid 2016-07 for the Leonard Avenue Sidewalk Construction to the low bidder J.T. Russell & Sons, Inc. in the amount of \$361,062.45.

Upon a motion by Councilmember Townsend, seconded by Councilmember Hall, and unanimously carried, the City Council approved Bid Tabulation 2016-07 for the Leonard Avenue Sidewalk Construction to the low bidder J.T. Russell & Sons, Inc. in the amount of \$361,062.45.

(Bid Tabulation)

The Mayor and City Council considered a resolution to accept the low bid for the Leonard Ave Sidewalk Project. The State requires the adoption of a resolution to award the project bid

Upon a motion by Councilmember Townsend, seconded by Councilmember Hughes, and unanimously carried, the City Council approved the following resolution:

(Resolution 16-07 - To award Leonard Avenue Sidewalk project to low bidder, J.T. Russell & Sons, Inc. at \$361,062.45.)

The Mayor and City Council reviewed a recommendation for the engaging of a Financial Advisor. An RFQ for Financial Advisory Services was sent to seven firms and the City received five responses. After conducting a Request for Qualifications (RFQ) process, staff recommended utilizing the services of First Tryon. They are an experienced North Carolina company with many NC municipal clients, including Cornelius, Matthews, Concord, Lincolnton and Gastonia. Based on discussions, staff believes the initial phase to analyze our finances and overall financial position can be completed by the end of the fiscal year.

Upon a motion by Councilmember Dry, seconded by Councilmember Aldridge, and unanimously carried, the City Council approved utilizing the services of First Tryon Advisors as the City's Financial Advisor.

The Mayor and City Council considered approval of the Capital Improvement Plan for 2017-2021. On January 12, 2016, Council was presented the Draft 2017-2021 Capital Improvement Plan (CIP) for consideration. Assistant City Manager Christina Alphin stated that during Council's initial FY 2016-2017 budget work sessions on February 9th and 11th, department heads discussed the larger capital needs in the upcoming budget and need to start planning capital expenses within subsequent fiscal years.

It was noted that for the 2017-2021 CIP, staff anticipates the need for approximately \$67M in capital costs over the next five years; \$13.2M of which will be analyzed within FY 2016-2017 budget requests. All projects and needs will be re-analyzed with the adoption of each annual budget and may be adjusted as priorities change and with the availability of revenue.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hughes, and unanimously carried, the City Council approved the final draft of the proposed Capital Improvement Plan for 2017-2021.

The Mayor and City Council received a presentation of the 2015 Annual Police Report from Interim Police Chief Danny Bowen. Interim Chief Bowen briefly mentioned statistics from last year, reports for each division, goals and objectives, training and planning, crime and arrests, traffic accidents, etc.

Mr. Bowen asked that Council call or email him if they have any questions about the report.

The Mayor and City Council considered setting a public hearing to consider text amendment for § 92.024 Recreational Vehicles and Campers for Monday, April 4. On February 23, 2016 the Planning Board recommended for approval by City Council this text amendment that will limit the number of RV's and campers allowed on residentially zoned property. The vote was four in favor and one opposed. The three categories are based on the type of residential development instead of specific residential zones. Currently, there are some citizen concerns being expressed regarding the number of recreational vehicles presently allowed in residential areas.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, and unanimously carried, the City Council approved setting a public hearing on Monday, April 4, 2016 for a Text Amendment for § 92.024 Recreational Vehicles and Campers.

The Mayor and City Council considered setting a public hearing for a text amendment for the addition of permitted uses to the Institutional-Office District (I-O), § 92.085C and the Hospital-Medical Center District (HMD), §

92.082 for Monday, April 4, 2016. On February 23, 2016 the Planning Board recommended for approval by City Council this text amendment for the addition of permitted uses to both the Institutional-Office District (I-O), 92.085C and the Hospital-Medical Center District (HMD), § 92.082.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Dry, and unanimously carried, the City Council approved setting a public hearing on Monday, April 4, 2016 for a text amendment for the addition of permitted uses to the Institutional-Office District (I-O), § 92.085C and the Hospital-Medical Center District (HMD), § 92.082.

The Mayor and City Council considered a request for an extension for zoning compliance for property at 503 Old Charlotte Road. The Mayor had received a letter making a formal request for an extension on the compliance deadline for an additional 6-months. This would make the compliance date October of 2016. The City Council held a public hearing on January 4 to consider a request to rezone this property to allow the accumulation of vehicles. The property was currently zoned LID/Light Industrial District and this activity is not allowed in this zone and it would require a rezoning to HID/Heavy Industrial District to allow the use to continue. The request for rezoning was denied and the property and business owners were given 90-days to comply by City Council.

Mayor Michael stated that the property owner, Mr. Yett came by and talked with him concerning this compliance issue. Mr. Yett stated that they will be placing an opaque fence up during transition and requests the Council consider rezoning this property as Heavy Industrial or just Light Industrial with a conditional use permit. He is asking that a 6 month extension be allowed for the business to complete its transition. He also said that there are 5 employees there that will be out of a job.

Mr. Yett's attorney, Drew Scales with Parnell Law Office was present and verified a request for a 6 month extension until the October, 2016.

Mr. Scales answered any questions that Council had.

Councilmember Bramlett moved that Council approve an extension of six months for a zoning compliance for property at 503 Old Charlotte Road until October 16, 2016. Councilmember Dry seconded the motion.

Councilmember Townsend asked if maybe Council could extend the time for the zoning compliance until the end of December, 2016.

Councilmember Bramlett amended his motion to allow extending time for zoning compliance at 503 Old Charlotte Road until December 31, 2016. Councilmember Dry seconded the amended motion. The motion unanimously carried.

The Mayor and City Council considered an agreement to allow Stanly County to use the City Hall Annex as the location for the Museum.

Mayor Michael stated that the draft agreement does not address all the issues and needs amending before approval.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hall, and unanimously carried, the City Council approved an agreement to allow Stanly County to use the City Hall Annex as the location for the Museum subject to the City attorney working out details and amending the agreement before submitting agreement to the County for their approval.

The Mayor and City Council considered the donation of real property to the City. Mayor Michael has been contacted about property owned by S & D Construction. The property is 60-feet by 615-feet and adjoins the EE Waddell Community Center. It is currently wooded and undeveloped and could serve as an additional buffer between the Center and sounding homes. The City would only pay for the legal work to transfer the title.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hall, and unanimously carried, the City Council approved the acceptance of the donation of real property by S & D Construction which adjoins the EE Waddell Community Center.

Mayor Michael reminded everyone of the election primary next Tuesday, March 15 and asked that everyone consider supporting the two referendums that will be a part of that election.

Referendums:

- 1) Quarter-Cent sales tax

2) Connect NC Bond

Councilmember Townsend asked that everyone vote on Tuesday, March 15, 2016.

Councilmember Hall asked Fire Chief Oke when the burn would take place for the property on Long Street. Chief Oke stated that it is scheduled to take place on Wednesday, March 30.

Councilmember Hall asked Interim Police Chief Bowen questions concerning solicitors in several neighborhoods after dark recently. Interim Chief Bowen stated that they found that Kirby vacuum salespeople were selling recently at bad times which was after dark.

Councilmember Hall stated that the Challenge Academy of New London will be having its first cadets graduate in mid April, 2016. She stated that there will be a fundraiser to help fund their graduation off site at Pfeiffer University. If anyone would like to contribute, just let her know.

Councilmember Hall asked about restrooms at Rock Creek Park for people walking the trail. Parks and Recreation Director Toby Thorpe stated that there are restrooms at the ball field press box.

Councilmember Dry thanked the City Manager, Senior Planner Nasser Rahimzadeh, and Public Utilities for resolving the recent private sewer issue on Ruby Street.

Councilmember Dry thanked the City Manager and Fire Marshal Brian Taylor for working with a business owner on a business downtown concerning building code issues.

Councilmember Whitley reiterated thanks that Councilmember Dry had mentioned.

Councilmember Bramlett stated that he will be very glad if the museum is able to move into the City Annex which will put that building to great use. The old museum will serve other purposes.

Mayor Michael thanked Assistant City Manager Christina Alphin on all her hard work for the Stanly County 175th Anniversary event at Central United Methodist Church on Monday, February 29, 2016.

Upon a motion by Councilmember Dry, seconded by Councilmember Hall, and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to NCGS 143-318.11(a)(4) & (6) - Economic Development and Personnel Matters.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hughes, and unanimously carried, the Mayor and City Council reconvened to open session. Mayor Michael announced that a closed session was held Pursuant to NCGS 143-318.11(a) (4) & (6) - Economic Development and Personnel Matters and there was nothing to report at this time.

Upon a motion by Councilmember Hughes, seconded by Councilmember Dry, and unanimously carried, the meeting was adjourned.