

REGULAR MEETING CITY COUNCIL

November 7, 2016

The City Council of the City of Albemarle met in a regular session on Monday, November 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 gave the invocation.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hughes, and unanimously carried, the minutes of the October 17 regular session, October 17 closed session, and October 19 adjourned minutes were approved as submitted.

The Mayor and City Council considered approval for the condemnation and demolition/removal of the following dilapidated/unsafe properties as part of enforcement of City minimum housing code:

1. 532 Colston St.
2. 534 Colston St.
3. 1730 Blanche Ave.
4. 806 Summit Ave
5. 1606 W. Main St.
6. 421 Peachtree St.
7. 507 Corbin St.
8. 509 Corbin St.

Mayor Michael opened the public hearing and asked if anyone wanted to speak for or against the property at 532 Colston St and no one came forward to speak.

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Mayor Michael asked if anyone wanted to speak for or against the property at 1730 Blanche Ave. and no one came forward to speak.

Mayor Michael asked if anyone wanted to speak for or against the property at 806 Summit Ave. and no one came forward to speak.

Mayor Michael asked if anyone wanted to speak for or against the property at 1606 W. Main St. and no one came forward to speak.

Mayor Michael asked if anyone wanted to speak for or against the property at 421 Peachtree St. and no one came forward to speak.

Mayor Michael asked if anyone wanted to speak for or against the property at 507 Corbin St. and no one came forward to speak.

Mayor Michael asked if anyone wanted to speak for or against the property at 509 Corbin St. and no one came forward to speak.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the City Council approved closing the public hearing.

Upon a motion by Councilmember Dry, seconded by Councilmember Whitley, and unanimously carried, the City Council approved the following Ordinance:

(Ordinance 16-39. To condemn and authorize demolishing the dilapidated structure at 532 Colston Street.)

Upon a motion by Councilmember Aldridge, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved the following Ordinance:

(Ordinance 16-40. To condemn and authorize demolishing the dilapidated structure at 534 Colston Street)

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

(Ordinance 16-41. To condemn and authorize demolishing the dilapidated structure at 1730 Blanche Avenue)

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

(Ordinance 16-42. To condemn and authorize demolishing the dilapidated structure at 806 Summit Avenue)

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

(Ordinance 16-43. To condemn and authorize demolishing the dilapidated structure at 1606 W. Main Street)

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the City Council approved the following Ordinance:

(Ordinance 16-44. To condemn and authorize demolishing the dilapidated structure at 421 Peachtree Street)

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

(Ordinance 16-45. To condemn and authorize demolishing the dilapidated structure at 507 Corbin Street)

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, and unanimously carried, the City Council approved the following Ordinance:

(Ordinance 16-46. To condemn and authorize demolishing the dilapidated structure at 509 Corbin Street)

Assistant City Manager Christina Alphin stated that on these eight structures approved, the process that remains includes asbestos assessment, asbestos

abatement, training burns, and after burn, cleanup of the remaining debris. The asbestos assessment bid has already been awarded and the results are scheduled this month.

Ms. Alphin stated that staff will prioritize the schedule of the burns to start in January, 2017. One challenge will be the remaining debris left from the burns. Voluntary burn structures sign a contract stating they will clean up left over debris within 60 days. If they do not cleanup, this is treated the same as a nuisance and the City will clean up and we will invoice/lien the property. On all the remaining properties, there will be a demo clean up contract. Worst case scenario is not to accomplish all demolitions with budgeted funds. The budget is \$46,000 for this year and \$32,000 leftover from FY 2014-15. If these funds are not enough, we may come back before Council to request more funds.

Ms. Alphin, James Luster with Centralina Council of Governments and Planning and Development Services Director Kevin Robinson answered any questions that Council had.

Mr. David McCafferty came before City Council to request a Peddler License to operate a food truck.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the City Council approved a peddler license for Mr. David McCafferty to operate a food truck.

Mr. John Welsh, Post Commander of American Legion Post 520, came before Council about Wreaths Across America which is an annual event sponsored by the American Legion Post 520. This event will be Saturday, December 17 at Liberty Gardens at 11 am. Mr. Welsh stated that the sponsored wreaths purchased will be placed on veterans graves.

Mayor Michael thanked Mr. Welsh and American Legion Post 520 for doing this event.

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

Upon a motion by Councilmember Dry, seconded by Councilmember Aldridge, and unanimously carried, the City Council appointed Cavin Holbrook to a three year term expiring July, 2019 on the Planning Board.

Councilmember Hall asked that the Tree Commission members be asked if they have anyone they would like to nominate to the Tree Commission board that has the skills and desire to serve on the board.

Mayor Michael asked that the City Manager speak to the Tree Commission for anyone they would like to nominate to fill the unexpired term ending July, 2018 and get back with Council.

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, and unanimously carried, the City Council approved a public hearing to consider a rezoning of 210 NC 740 Bypass that is zoned General Highway Business District/GHBD and Multi-Family Residential (R-8A) to Multi-Family Residential (R-8A) for November 21, 2016 at 7:00 p.m.

The Mayor and City Council reviewed a request to set a public hearing for November 21, 2017 to consider an incentive agreement between the City of Albemarle and Pfeiffer University. It was noted that the City proposes to provide approximately one acre of land to build a new building of approximately 30,000 square feet that will provide classrooms, laboratories, and offices for two programs that will result in over two hundred students taking classes downtown. These programs will employ 17 professional educators and will stimulate the development of apartments and retail businesses downtown.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council approved a public hearing for November 21, 2017 at 7 pm to consider an incentive agreement between the City of Albemarle and Pfeiffer University.

The Mayor and City Council consider a proposed services agreement between DFI and the City of Albemarle. DFI requests that the City of Albemarle enter into a service agreement that establishes protocol for DFI to work on behalf of the City for downtown revitalization. There is no cost to the City for this agreement. The agreement will permit DFI to work with development projects of the City's choosing to provide assistance.

Upon a motion by Councilmember Dry, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved a services agreement between DFI and the City of Albemarle that establishes protocol for DFI to continue working on behalf of the City for downtown revitalization.

The Mayor and City Council considered a request for a gas main extension by Piedmont Natural Gas on East Main Street from Barnard to Charter Street and on Charter Street all the way to Anderson Grove Church Road.

Upon a motion by Councilmember Dry, seconded by Councilmember Whitley, and unanimously carried, the City Council approved a request for a gas main extension by Piedmont Natural Gas on East Main Street from Barnard to Charter Street and on Charter Street all the way to Anderson Grove Church Road.

The Mayor and City Council discussed sidewalk installation associated with the NC 24/27 widening project. It was noted that the information recently received from the NCDOT indicates the outside travel lanes in each direction will be widened by an extra 2-feet to accommodate bicycles. There is no cost to the City for this accommodation. The plans also propose a five-foot sidewalk on each side of NC 24/27 within the City limits. NCDOT policy is to share the cost of sidewalk installation on such projects and the estimate at this time is the City's share would be approximately \$163,000.

Mayor Michael stated that he and the City Manager recently met with Assistant Division Engineer Scott Cole and District Engineer Marc Morgan to discuss the sidewalk and bicycle accommodations within the City limits. The Mayor said they were advised that NCDOT now realizes pedestrian facilities at the back of the curb concerning sidewalks adjoining a road with the volume and speeds on NC 24/27 are not the safest nor are they appealing to pedestrians. As a result, the plan calls for the sidewalk to be installed 3 to 5 feet

from the back of the curb, which should make an appearance improvement. NCDOT is requesting a reaffirmation of the City's commitment to participate in the sidewalk project.

Mayor Michael stated he and the City Manager were advised at this meeting that the City's share could be paid over time, with a portion due at the beginning of the construction and the final and larger amount due at project completion, with construction not even slated to begin until 2019.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Whitley, and unanimously carried, the City Council reaffirm the City's support and commitment to participate in the bicycle/accommodations/facilities installations with NCDOT associated with the NC 24/27 widening project.

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

(Ordinance 16-47. To amend the FY 2016-17 Budget.)

The Mayor and City Council considered attendance at the Stanly County COG Meeting in Stanfield on Tuesday, November 29. The City van will leave City Hall at 6 pm for ones carpooling to Stanfield.

Mayor Michael and Councilmembers Aldridge, Bramlett, Dry, Hall, Hughes, and Townsend confirmed attendance.

The Mayor and City Council were reminded of the next "On the Table" Community Discussion will be held on Tuesday, November 15 will be held at the EE Waddell Community Center at 6:00 pm.

The Mayor and City Council reviewed information of the voting for ElectriCities Board of Directors.

The City Manager noted that this year two seats are up in the west for consideration on the ElectriCities Board of Directors. The only two individuals nominated for the seats currently hold these positions and are both eligible for reappointment for another term. As our NC Municipal Power Agency #1 Commissioner, the City Manager plans to cast his vote for these two nominees.

James A. Gallagher, Gastonia, serves in a weighted vote seat and is eligible for re-election to the Board.

Mayor Barry C. Hayes, Granite Falls, serves in a majority vote seat and is eligible for re-election to the Board.

The Mayor and City Council received a meeting schedule for the Stanly County COG for 2017/2018.

The Mayor stated that City Offices will be closed on Friday, November 11 for Veterans Day.

Mayor Michael stated that the turnout for the Fall Festival this year was great. He thanked the Albemarle Downtown Development and the Parks and Recreation Department for a great job.

Mayor Michael reminded everyone of the Albemarle Downtown Christmas on Friday, November 18.

The Mayor asked Council if they would like to again personally support the annual holiday Hospice Festival of Trees fundraiser. The cost to sponsor a tree will be \$37.50 per person. If interested, he asked that they get cash or check to the City Manager. The deadline is November 20.

Mayor Michael stated that for the NCDOT 24-27 project next spring, the City received \$125,000 from the Senate, but Representative Burr has not been able to secure funding on the House side. Senator McInnis is going to work to see if he can get this money or additional money to help cover the cost of this project.

Councilmember Hall stated that Richard Huneycutt's property on US Hwy. 52 looks great where all the cars had been parked.

Councilmember Dry asked if City Hall would be placing a green light outside for the Greenlight a Vet Event. They asked that you change one light to green at your home or at your business in support of this event.

The City Manager stated that the City will install the green light outside City Hall facing 2nd Street and leave up through Pearl Harbor Day on Wednesday, December 7.

Councilmember Bramlett spoke about three gentlemen he met at the League of Municipalities meeting including Mac McCarley, an attorney from Charlotte, the interim City Manager of Charlotte, and Mike Smith, Dean of the School of Government at UNC Chapel Hill. All three indicated an interest in Albemarle since they had houses on Lake Tillery. Also, McCarley spoke of being the city attorney for Misenheimer. Dean Smith spoke of having breakfast often at Donut Dinette.

Councilmember Bramlett stated that then on Saturday, after attending the homecoming at Wake Forest where they had the opportunity to have a nice conversation with Paul Meyer, Executive Director of the League, the Bramletts happened to run into Mr. McCarley at Harris Teeter in Albemarle. Following a short discussion, McCarley pointed out that among the over 500 municipalities in North Carolina, Albemarle is considered to be one of the very best run, most stable governments in the group. Bramlett pointed out that such a statement from someone with the stature and experience as McCarley should be received with great pride by both Council and City employees.

Parks and Recreation Director Toby Thorpe stated that the Tree Commission will be having their annual tree planting ceremony on Thursday, November 17 at 12 noon at the intersection of 1st Street and Franklin Street.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the Mayor and City Council

adjourned to a Closed Session Pursuant to NCGS 160A-318.11(4) and (5) - Economic Development, Contract Negotiations and Real Estate.

Upon a motion by Councilmember Hall, 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 160A-318.11(4) and (5) - Economic Development, Contract Negotiations and Real Estate.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hall, and unanimously carried, the Mayor and City Council approved a purchase agreement and authorized the signing of the agreement between the City and the owners of the Helms Property on Pee Dee Avenue in the amount of \$16,500 with a \$1,000 earnest money deposit.

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