

REGULAR MEETING CITY COUNCIL
January 3, 2017

The City Council of the City of Albemarle met in a regular session on Tuesday, January 3 2017, 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: Bill Aldridge, Chris Bramlett, Benton Dry II, Martha Sue Hall, Martha E. Hughes, Dexter Townsend and Chris Whitley. Absent, none.

Mayor Michael called the meeting to order.

Mayor Michael gave the invocation.

The Mayor and City Council presented the following City of Albemarle retirement certificates:

William "Randy" Hopkins - Randy retired after 16.07 years of service with the City. Randy held the position of Treatment Plant Operator II upon his retirement.

Toby D. Thorpe - Toby's retired with 26.167 years of service with the City. Toby retired as Parks and Recreation Director.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, and unanimously carried, the minutes of the December 19 regular session and December 19 closed session minutes were approved as submitted.

The Mayor and City Council held a public hearing to consider the possible displacement of residential curbside recycling vendor(s) pursuant to NCGS 160A-327.

Ms. Michele Riedel came before Council to speak against the possibility of the City providing curbside residential recycling which would displace a vendor of residential curbside recycling (Green Pieces). She further stated that her husband works for this company and it will put him out of work and may cause them to have to move to another community for him to locate a new job. Ms. Riedel named some of the community charities that Green Pieces was involved with and helped. Ms. Riedel concluded by saying that she did not understand the City agreeing to more debt when this recycling service is already offered in the City through Green Pieces.

Upon questioning by the Mayor, Mr. Riedel stated that Green Pieces has one full time and one part-time employee.

The Mayor noted that if the City adds recycling to its existing solid waste services, it would cost the resident an extra \$1.81 each billing period after other costs and reductions are applied.

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

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes, and unanimously carried, the City Council approved proceeding with the process pursuant to NCGS 160A-327 and staff bringing the final contract/agreement back before Council at a future meeting for approval.

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 Hall, seconded by Councilmember Whitley, and unanimously carried, the City Council excused Councilmember Bramlett from voting due to his family owning property past the bridge next to City Lake Park on NC Hwy 73.

The Mayor and City Council considered a proposed cost share program with NCDEQ for aquatic weed control at City Lake Park and would like a commitment from the City. The City's \$700 cost-share for this year's sprayings can

be absorbed in the current budget. It was noted that future control measures under the program will be necessary for future control of the plant, may increase in cost, and should be considered in upcoming budget requests.

During summer 2016, Director Toby Thorpe and Parks Superintendent Larry Davis met with Rob Emens of the NCDENR to discuss implementing a cost-share program to regularly treat the park's shoreline to keep the weed under control.

Assistant City Manager Christina Alphin and retired Director of Parks and Recreation Toby Thorpe answered any questions that Council had.

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, and unanimously carried, the City Council approved cost share program for the control of Alligatorweed at City Lake Park in the amount of \$700 with NCDEQ.

Councilmember Bramlett came back into the meeting at this time.

The Mayor and City Council considered a design alternative for a screw pump replacement at the Long Creek Wastewater Treatment Facility. The City was approved for a twenty (20) year zero interest SRF loan in the amount of \$3,884,000 for rehabilitation work associated with Phase II of the Sanitary Sewer Rehabilitation (I&I) and the electrical and pump rehabilitation work at the Long Creek Wastewater Treatment Facility.

Public Utilities Director Mike Leonas stated that the consultant (LKC Engineering) investigated the concerns and determined that the current screw pump configuration for the return sludge (Pump Stations C & D) could be reconfigured with a more conventional submersible pump configuration. However, there is an increase in the project budget of \$390,000 that would require an increase in the SRF loan.

The Public Utilities Department directed the consultant to conduct an annualized life-cycle cost analysis (LCCA), including debt service, between the two alternatives of replacing the screw pumps or reconfiguring the stations to submersible pumps. City council received a copy of the consultant's findings and the summary LCCA. In summary, the consultant's findings suggest that while

there is initially an increased capital cost, there is an overall reduction in the annual cost, including debt service, of approximately \$15,000 per year over the 20 year analysis period.

The Public Utilities Department recommended the reconfiguration of the screw pumps to submersible pumps. The reconfiguration alternative is not only more cost effective but also provides a safer work environment for the maintenance and operations staff as well as a more reliable maintenance process that will not be so heavily dependent on outside support services.

Mr. Adam Kiker with LKC Engineering and Public Utilities Director Mike Leonas answered any questions that Council had.

Mayor Michael stated that by passing the design phase tonight, Public Utilities can move forward to bids for this project.

Upon a motion by Councilmember Dry, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved the design alternative to configure four existing screw pumps at C and D pump stations at LCWTP to four submersible pumps and authorize Public Utilities to include the alternatives in the Preliminary Engineering Report. Also, to request an increase in the SRI loan of \$382,000 + \$7,000 closing costs totaling \$389,000 for a total project cost of \$4,266,000.

The Mayor and City Council reviewed the property at 503 Old Charlotte Road in violation of City zoning due to the excessive number of vehicles on the property. Council had given the property owner until December 31, 2016 to bring the property into compliance. City Attorney David Beaver stated they are in earnest removing vehicles but it may be 5-7 days after their deadline with the City and extremely unlikely the property will be in compliance by the deadline.

Mr. Robinson first reviewed the property at 503 Old Charlotte Road with Council giving notice of violation in September, 2015, City Council denying Yett Millwork rezoning on January, 2016, and a request for a six-month extension by Yett Millwork attorney and City Council extended request to December 31, 2016.

Mr. Robinson also reviewed dates of reminder letters:

- 1) First reminder on 7/30/2016
- 2) Second reminder on 9/29/2016

- 3) Third reminder on 11/29/2016
- 4) On December 28, 2016, Spoke with Drew Scales and a buyer has been secured and will be moving the remainder of the vehicles within a few weeks
- 5) On January 3, 2017, Civil citation for \$100 to property owner Yett Millwork with Yes Auto Sales being copied on the letter

City Attorney David Beaver stated that he had spoken with Attorney Scales with the Parnell Law Office and that the closing for the sale of vehicles to the new owner will be some time in mid-January, 2017.

It was the consensus of City Council for Planning and Development Services Director Kevin Robinson or his designee, to continue with fines for the Old Charlotte Road property until Yett Millwork Corporation is under compliance and to bring back an update at the next regular Council meeting.

Mr. Robinson reviewed the All Too, Inc. property located on Depot Street. He met with Mr. Jim Lowder on September 9, 2016 and sent courtesy letters to him on September 9 (giving him 90 days to comply) and second courtesy letter on October 16, 2016. He then met with Mr. Lowder in late October to discuss work done and enforcement process. A formal Notice of Violation was sent with deadline being December 28, 2016.

Mr. Robinson stated that some work has been completed and he reviewed photos of the property. Debris has been moved and outside storage has been abated but most trash and debris nuisances remain as well as the junk vehicles. He also stated as of today a citation for \$100 fine was sent giving Mr. Lowder 15 days to comply. A citation for \$200 fine will be sent on January 18, 2017 and as of February 4, 2017, daily \$200 citation find will begin.

It was the consensus of City Council for Planning and Development Services Director Kevin Robinson or his designee, to continue on track with fines as required until the property is under compliance.

The Mayor and City Council were reminded of the tour of Hammond Electric Motors being at 4:00 p.m. on Thursday, January 5. Hammond Electric Motors, located at 811 Concord Road, is the City's most recent small manufacturer recognized by City Council. The City Manager asked that Council meet at the Hammond facility if attending.

The Mayor and City Council were reminded that City Offices will be closed on Monday, January 16 for the Observance of the Reverend Dr. Martin Luther King, Jr. Holiday.

The City Manager stated that the Dr. Martin Luther King, Jr. Prayer Breakfast will be held on Saturday, January 14 from 8:00-10:00 am at the EE Waddell Community Center.

Everyone but Councilmember Dry confirmed their attendance and he will let the City Manager know.

Councilmember Townsend asked if anyone had noticed people standing in the island of traffic at the intersection of NC Hwy. 24-27 and Leonard Avenue trying to collect money from cars in line. He stated this is impeding the flow of traffic and aggravating to motorists.

Police Chief Danny Bowen came forward and stated that this is the first he is hearing of this. He said the City ordinance allows 501c (3) to stand beside of the road and collect money but not in the street. The island area would be considered part of the street. He asked that anyone seeing this again to let the Police Department know immediately.

Chief Bowen answered any questions that Council had.

Councilmember Hall stated that we need to look closer at this ordinance and see if there are changes we need to make.

Councilmember Aldridge wished everyone a Happy New Year.

Councilmember Aldridge asked everyone who lives, works, and owns property in the City, to take pride in it because with all the great news we have had recently, there will be families and businesses looking at Albemarle and considering to move here or locate a business here.

Councilmember Dry stated that the building at Wiscasset Park begin to come down today. The north wall is completely down per retired Parks and Recreation Director Toby Thorpe.

Councilmember Dry thanked the County for all their help in various initiatives and he hopes for a continued great relationship with the County in the future.

Councilmember Dry stated he wishes a great 2017 for all.

Councilmember Whitley stated that he had noticed a lot of littering on the streets lately, especially where he lives near Ridge Street.

Councilmember Whitley asked about the next steps concerning the City Streetscape. Assistant City Manager Christina Alphin came forward and stated that they are looking at new banners and the painting and stamping will be completed after the weather warms up some. She said that she will be bringing an update before Council at an upcoming meeting.

Councilmember Bramlett stated that the City of Albemarle should be considered the gateway to the Uwharrie Lakes Region. He said he would like to see a billboard with Welcome to Albemarle – Gateway to the Uwharrie Lakes Region and take advantage of our geography.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Whitley, and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to NCGS 160A-318.11 (a) (4) (5)– Economic Development 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 (a) (4) (5) – Economic Development and Real Estate and there is nothing to report at this time.

Upon a motion by Councilmember Dry, seconded by Councilmember Bramlett, unanimously carried, the meeting was adjourned to Thursday, January 5 at 6:00 pm to meet with First Tryon Advisors and for a Strategic Planning Session in the Raymond I. Allen Room at City Hall.