

REGULAR MEETING CITY COUNCIL

January 17, 2017

The City Council of the City of Albemarle met in a regular session on Tuesday, January 17, 2017 at 7:00 p.m. in the Council Chambers of City Hall. Mayor Ronnie Michael presided, and the following Councilmembers were present, to-wit: Mayor Pro Tem Martha Sue Hall, Bill Aldridge, Chris Bramlett, Benton H. Dry II, Martha E. Hughes, Dexter Townsend and Chris Whitley. Absent, none.

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Mayor Michael called the meeting to order.

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The Mayor and City Council presented a City of Albemarle retirement certificate to Paul "Allen" Thompson. Mr. Thompson retired after 31.083 years of service with the City and held the position of Underground Supervisor in the Electric Division of the Public Utilities Department upon his retirement.

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The Mayor and City Council presented NC League of Municipalities retirement resolutions. The City submits names of recent retirees each year to the NCLM and these are considered at the annual meeting.

The following retired City employees received retirement resolutions presented by the Mayor from the League at the 2016 annual conference: Steve Bailey, Susan Bailey, Becky Blalock, Connie Haithcock, John Welsh, and Keith Wolf.

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Upon a motion by Councilmember Hughes, seconded by Councilmember Hall, and unanimously carried, the minutes of the January 3 regular session was approved as amended and January 3 closed session and January 5 adjourned session minutes were approved as submitted.

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Rudolph and Rosa Jones, 434 Goodloe Dr., Charlotte, NC, came before City Council to request a peddler license. Council reviewed their application, background check and items they will serve from their menu. They will also be running the miniature

golf course while serving snowballs, etc. from their food mobile at 1240 East Main Street. They may decide to serve hotdogs and will get a health inspection for this when needed.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, and unanimously carried, the City Council approved a peddler license for Rudolph and Rosa Jones to sell snowballs, ice cream, etc. on private property located at the Good-O located at 1240 East Main Street and them getting health inspection approval from Stanly County to serve hotdogs hopefully by June.

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Ms. Kathy Faircloth, Distribution Project Specialist and Mr. Jimmy Bowen, Construction Project Coordinator, came before City Council to provide an update on the Piedmont Natural Gas line replacement project in Albemarle. City Council reviewed a document describing current projects and their status.

Ms. Faircloth stated that PNG projects on 2<sup>nd</sup> and 4<sup>th</sup> Streets which involve 116 replacement services will be completed by March 31. Also the Section 35 project which involves 173 replacement services will be completed by March 31 also. Mr. Bowen stated that PNG projects on Charter Street with 6 replacement services will be completed by June 30 and the streets which Council reviewed with 245 replacement services will be completed by October 31 this year. The City Manager asked if they would begin other projects in the City after the completion of those currently underway. Ms. Faircloth indicated they would have additional projects over the next several years, as they are trying to upgrade aging infrastructure throughout their system.

They answered any questions that Council had. They also provided a document describing current projects and their status.

Mayor Michael thanked Ms. Faircloth and Mr. Bowen for coming tonight with this update.

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The Mayor and City Council received a copy of the December Monthly Departmental Reports and asked if anyone had any questions.

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The Mayor and City Council considered a proposed Waste Management Solid Waste and Recycling Contract. It was noted that the proposal reviewed is to provide the same level of services the City current receives from Waste Management with the addition

of curbside recycling for a period of 7-years. Assistant City Manager Christina Alphin provided an overview of the key points and changes in the new proposal that City Council should be aware of. The proposal has been reviewed and negotiated extensively between the City and Waste Management and is at the point where City Council can consider adoption of the new agreement.

The City Manager and Assistant City Manager Christina Alphin answered any questions that Council had. Ms. Alphin noted the addition of an annual E-Cycling of electronics and a shredding event that Waste Management will host in the fall for residents. She also clarified information on yard waste and modifications to the white good collection where customers now do not have to call for white goods to be picked up at the curb. Also, there will be a 2.5% increase annually at the contract anniversary starting July 1, 2018.

Mr. Stan Joseph Manager, Community and Municipal Relations and Jeff Edwards, District Manager with Waste Management were in attendance and Mr. Joseph answered any questions Council had.

Upon questioning, Mr. Joseph stated that Waste Management will advertise the recycling and shredding events via the City website and the City's Facebook page. Mr. Joseph stated that he is excited about the recycling project and new contract with the City of Albemarle and their continued partnership.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Dry, and unanimously carried, the City Council approved a Waste Management Solid Waste and Recycling Contract beginning July 1, 2017 until June 30, 2024.

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The Mayor and City Council reviewed the Site Plan for the Wiscasset Sports Complex. The City engaged Alfred Benesch & Company to confirm that the conceptual layout of the Wiscasset Sports complex will actually work and fit on the land we have available. They have completed a survey and have provided a design that will work and includes all the ball fields we had hoped for as well as the skate park. City Council should consider approval of this design so that Benesch can work on construction.

Retired Parks and Recreation Director Toby Thorpe came forward and answered any questions concerning the size of the fields required.

The Mayor asked for one vote to encompass the following:

- 1) Council approval for Smoke Stack Assessment
- 2) Council approval of design
- 3) Council approval for subsurface investigation

4) Council approval of structural investigation of office building

Upon a motion by Councilmember Dry, seconded by Councilmember Hall, and unanimously carried, the City Council approved the Benesch design for the Wiscasset Sports Complex by Alfred Benesch & Company as follows:

- 1) Council approval for Smoke Stack Assessment
- 2) Council approval of design
- 3) Council approval for subsurface investigation
- 4) Council approval of structural investigation of office building

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The Mayor and City Council considered a request of Piedmont Natural Gas for an easement across City property on Shankle Street that is the former electrical substation property. This is a permit for part of the Section 30 project. This is a very narrow street with limited right of way, which is why they are requesting an easement from the City. PNG is requesting a 5-foot wide easement with the line to be installed no more than 3-feet from the existing street travel surface.

Upon a motion by Councilmember Hall, seconded by Councilmember Aldridge, and unanimously carried, the City Council approved a request of Piedmont Natural Gas for a 5-foot wide easement across City property with the gas line to be installed no more than 3-feet from the existing street travel surface on Shankle Street.

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The Mayor and City Council considered setting a public hearing concerning the purchase of property for Economic Development under N.C.G.S. 158 – 7.1 - Local Development. This would be to consider purchasing a 282.58 tract of land for \$1,808,512. The hearing would be February 6, 2017 at 7:00 p.m. in the Council Chambers at City Hall. The land will be developed by the City into a Corporate Center to attract business and industry to create jobs. It was noted that this land is located south of US Hwy 24/27 and is adjacent to the City and accessible by Henson Road and US Hwy 52 Business South. The funds to purchase this land will be borrowed. Subject to consideration of input from the public during this hearing, it is the intention of the City Council to approve the purchase of the land

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council approved setting a public hearing to consider the purchase of property for economic development for a Corporate Center to

attract business and industry to create jobs and be held on February 6, 2017 at 7:00 p.m. in the Council Chambers at City Hall.

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It was the consensus of City Council to table Ordinance 17-01 concerning establishing no parking at all times on the west side of Depot Street and a portion of the east side of Depot Street. Staff will further review and police will monitor Depot Street and staff will then report back to Council with results.

City Council requested that staff remove the existing no parking signs on Depot Street.

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The Mayor and City Council asked Planning and Development Services Director Kevin Robinson about rusted out old vehicles on Depot Street which may represent a nuisance as defined by ordinance. Mr. Robinson will be looking into this and bring a report back to Council.

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The Mayor and City Council considered attendance at the Chamber of Commerce Annual Meeting which will be held on Wednesday, February 22 from 11:30 to 1:00 at CHS Stanly in Albemarle.

All Councilmembers confirmed except Councilmember Hall and Dry and Ms. Hall will let the City Manager know.

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The Mayor and City Council considered attendance at the Centralina COG Creative Solutions for Thriving Communities Conference on April 6 in Mooresville at the Charles Mack Citizen Center from 8:45 a.m. to 3:45 p.m. Registration is \$99.00 per person.

It was noted that early registration is until March 21, 2017 and City Council asked this be placed back on the agenda closer to the registration deadline for consideration once again.

Councilmembers Bramlett and Whitley confirmed attendance at the Centralina COG Creative Solutions for Thriving Communities Conference on April 6.

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Mayor Michael stated that in the next month, the City Council will participate with students with Youth in Government from Albemarle Middle School and also 3<sup>rd</sup> and 4<sup>th</sup> graders from East Albemarle Elementary School will attend Council several meetings to read papers they have written on chosen topics.

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The City Manager stated that he had spoken with Pastor Bill Baldwin concerning Harvest Church using the auditorium at Central School apartments. The City Manager stated he had drafted the agreement between the City and Harvest Church, but the church members feel there will be issues involving sound and that this may create a problem for residents. They will not be using the auditorium starting in February and hopefully will find a different location. If they do not find a venue, they may come back to the City and may request the City modify the agreement.

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Councilmembers Townsend thanked staff and Council for attending the Dr. Martin Luther King, Jr. breakfast this past Saturday at the EE Waddell Community Center.

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Councilmember Aldridge thanked Councilmember Townsend for all his hard work on the Dr. Martin Luther King, Jr. breakfast this past Saturday.

Councilmember Aldridge thanked all employees who were working during the recent snow/ice storm and what a great job to everyone.

Councilmember Aldridge congratulated Kellie Pickler on being placed in the NC Music Hall of Fame and also to Bob Harris, the "Voice of the Blue Devils" being a Hall of Fame-inducted play-by-play announcer for Duke University men's basketball and football teams. He also congratulated Denico Autry, football star graduating from Albemarle High School and now playing for the Oakland Raiders.

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Councilmember Hall thanked Police Chief Bowen and staff for taking care of the panhandling in the island at the intersection of NC Hwy. 24-27 and Leonard Avenue and noted he is looking at possible revisions to our Ordinances on this issue.

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Councilmember Bramlett stated that Stanly County is doing a great job renovating the old City Annex for the museum. The Stanly County Historical Society is very pleased.

Councilmember Bramlett stated the Stanly County Historical Society and the Stanly County Museum will have their first event for 2017 on January 31 at the Uwharrie Conference Center beginning at 6:30. The program will showcase the gold mining history in NC.

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The Mayor stated that the ADDC would like to tear down the building behind Market Station. The Historic Resources Commission is now looking at this. He asked if Council has any thoughts toward helping fund this initiative. He further stated Council may have to step forward in funding this.

There was no consensus by City Council on supplying funds to move forward with this initiative.

Planning and Development Services Director Kevin Robinson came forward and stated that the inside of this building is okay compared to the condition of the outside. The HRC members are looking at options for a building use if any.

Mr. Robinson answered any questions that Council had.

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Upon request of the Mayor, the City Attorney stated that he is working on the closing of the Helms property on Pee Dee Avenue for the City by January 31.

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Upon a motion by Councilmember Aldridge, seconded by Councilmember Hall, and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to NCGS 160A-318.11 (a) (3) & (5) – To consult with City Attorney 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) (3) & (5) – To consult with City Attorney and real estate and there is nothing to report at this time.

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