



City of Salisbury

North Carolina

COUNCIL MEETING AGENDA

April 5, 2022
6:00 p.m.

The meeting will be streamed live at salisburync.gov/webcast and on the City's Twitter account. The meeting will be held in a hybrid format and the public is invited to participate virtually. *Anyone who wishes to speak via Zoom during public comment must sign-up by 5:00 p.m. on April 5, 2022 by contacting Kelly Baker at kbake@salisburync.gov.* Citizens who wish to speak in person can sign up in Council Chambers.

1. Call to order.
2. Moment of Silence.
3. Pledge of Allegiance.
4. Adoption of Agenda.
5. Council to recognize the Salisbury High School Girls' Basketball Team for winning the 2A State Championship.
6. Mayor to proclaim the following observances:

AUTISM ACCEPTANCE MONTH	April 2022
NATIONAL CHILD ABUSE PREVENTION MONTH	April 2022
FAIR HOUSING MONTH	April 2022
7. Council to consider the CONSENT AGENDA:
 - (a) Adopt Minutes of the regular meeting of March 15, 2022, the special meetings of March 15, 2022 and March 24, 2022 and the recessed meeting of March 28, 2022.
 - (b) Approve a Municipal Agreement with the North Carolina Department of Transportation in the amount of \$845,040 consisting of \$676,032 in Congestion Mitigation Air Quality (CMAQ) funds and a local match of \$169,008 for design and construction of sidewalk on Jake Alexander Boulevard from Brenner Avenue north to existing sidewalk at the railroad crossing. The local match will be budgeted in FY2022-2023 and subsequent years.
 - (c) Receive a request for voluntary annexation of Map 450 Parcel 001, located on Harrison Road, and adopt a **RESOLUTION** instructing the City Clerk to investigate the sufficiency of the request.
 - (d) Receive a request for voluntary annexation of Map 064 Parcel 212, located at 275 Cross Drive, and adopt a **RESOLUTION** instructing the City Clerk to investigate the sufficiency of the request.

COUNCIL MEETING AGENDA – PAGE 2 – APRIL 5, 2022

- (e) Adopt an **ORDINANCE** amending Section 13-338 of the City Code regarding Parking Prohibited at All Times for one space on North Park Drive in accordance with a petition from Catawba College and on South Main Street to match updated traffic patterns.
 - (f) Approve a Right-of-Way Use Permit for the intermittent use of two parking spaces on Main Street for interior renovations to 133 South Main Street from March 22, 2022 through February 25, 2023.
 - (g) Approve a Right-of-Way encroachment for Conterra on North Long Street and East Kerr Street for installation of directional bored and direct buried duct per Section 11-24(27) of the City Code subject to North Carolina Department of Transportation approval.
 - (h) Authorize the City Manager to execute a contract with SEPI, Inc. for an amount not to exceed \$94,500 for engineering services associated with a Pavement Condition Survey. Funds for the survey were included and approved in the FY2021-2022 budget.
 - (i) Authorize the City Manager to approve a Utility Construction Agreement with the North Carolina Department of Transportation for the reimbursement by Salisbury-Rowan Utilities for the estimated cost of \$452,783.25 for adjusting, relocating or bettering public water and sanitary sewer utilities in conjunction with NCDOT Project U-5738 to widen Julian Road.
 - (j) Authorize the City Manager to approve a Utility Construction Agreement with the North Carolina Department of Transportation for the reimbursement by Salisbury-Rowan Utilities for the estimated cost of \$127,074 for adjusting, relocating and bettering public water lines in conjunction with NCDOT Project B-5772 to replace the bridge on Hurley School Road.
 - (k) Adopt an **ORDINANCE** amending Section 16-61 of the City Code regarding Rules and Regulations to set the hours of operation for Bell Tower Green Park as discussed as part of the Downtown Social District.
8. Council to receive public comment. *Public comment will begin following adoption of the Consent Agenda. **Speakers who wish to speak via Zoom must sign-up before 5:00 p.m.** by contacting Kelly Baker at kbake@salisburync.gov. Citizens who are unable to speak during the meeting may submit written comments to the email above and they will be shared with Council.*
9. Council to consider an economic development incentive request for the Trammell Crow Company equivalent to 90% of new real property taxes paid over a three year period valued at \$680,022 for the construction of a 504,000 square foot facility located on Henderson Grove Church Road: (*Presenter – Economic Development Commission Vice-President Scott Shelton*)
- (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Approve an economic incentive request for Trammell Crow equivalent to 90% of new real property taxes paid over a three year period.

COUNCIL MEETING AGENDA – PAGE 3 – APRIL 5, 2022

10. Council to hold a public hearing concerning the use of FY2022-2023 Federal Community Development Block Grant (CDBG) and HOME Program funds: (*Presenter — Planning Housing Planner Candace Edwards*)
 - (a) Receive a presentation from staff
 - (b) Hold a public hearing

11. Council to consider adopting an **ORDINANCE** amending the Land Development District Map to rezone one parcel located at the corner of Old Mocksville Road and 7th Street Extension from Neighborhood Mixed Use to Corridor Mixed Use creating a Conditional District Overlay to request an exception to the Land Development Ordinance: (*Presenter — Zoning Administrator Teresa Barringer*)
 - (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Issue a Statement of Consistency and Statement of Reasonableness, and consider adopting an Ordinance amending the Land Development Ordinance.

12. Council to consider adopting an **ORDINANCE** amending the Land Development District Map to rezone one parcel (Map 018 Parcel 005) located at 201 Lumber Street from Light Industrial to Light Industrial creating a Conditional District Overlay to request an exception of the Land Development Ordinance: (*Presenter – Zoning Administrator Teresa Barringer*)
 - (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Issue a Statement of Consistency and Statement of Reasonableness, and consider adopting an Ordinance rezoning the property.

13. Council to consider reinstating Phase 6 of The Gables of Kepley Farms for (10) single family lots that were originally part of the master plan approved in 2005: (*Presenter – Zoning Administrator Teresa Barringer*)
 - (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Issue a Statement of Consistency and Statement of Reasonableness, and consider reinstating Phase 6 of The Gables.

14. Council to consider requests for Downtown Revitalization Incentive Grants to assist with building rehabilitation and residential production: (*Presenter – Planning Director Hannah Jacobson*)
 - (a) Receive a presentation from staff,
 - (b) Hold public hearings and consider awarding grants for the following:
 - The Bogle Firm on behalf of Lloyd Nickerson, 106 West Innes Street
 - Josh Barnhardt, 121 West Council Street
 - G2 Downtown Holdings, Inc., 133 South Main Street
 - Rowan Helping Ministries on behalf of Shelter Ministries LLC, 317-319 East Liberty Street.
 - Todd Littleton, 117 South Lee Street

COUNCIL MEETING AGENDA – PAGE 4 – APRIL 5, 2022

15. Council to consider authorizing the City Manager to enter into a unit price contract with Asphalt Concepts for an estimated amount of \$199,239 for installation of stamped crosswalks along Innes Street between Depot and Jackson Streets and on South Long Street at Monroe Street. (*Presenter – City Engineer Wendy Brindle*)
16. Council to consider a request for a Right-of-Way Use Permit for a portion of Hogan’s Alley from April 11, 2022 to August 29, 2022 for the placement of a dumpster for interior renovations at 119 and 121 North Main Street. (*Presenter – City Engineer Wendy Brindle*)
17. Council to consider adopting an **ORDINANCE** establishing the Downtown Salisbury Social District. (*Presenter – Downtown Development Director Sada Stewart Troutman*).
18. Council to consider adopting a budget **ORDINANCE** amendment to appropriate \$207,082 from General Capital Reserve Fund and \$15,738 from Water Sewer Capital Reserve Fund for computer replacement equipment. (*Presenter – Information Technology Manager Dale Waters*)
19. Council to consider appointments to various boards and commissions.
20. City Attorney’s Report.
21. City Manager’s Report.
22. Council’s Comments.
23. Mayor Pro Tem’s Comments.
24. Mayor’s Announcements and Comments.
25. Adjourn.