

Salisbury, North Carolina
April 17, 2012

REGULAR MEETING

PRESENT: Mayor Paul B. Woodson Jr., Presiding; Mayor Pro Tem Susan W. Kluttz, Council Members Maggie A. Blackwell, William (Pete) Kennedy, and, William Brian Miller; City Manager Doug Paris; City Clerk Myra B. Heard; and City Attorney F. Rivers Lawther, Jr.

ABSENT: None

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The meeting was called to order by Mayor Woodson at 4:00 p.m. The invocation was given by Mayor Pro Tem Kluttz.

PLEDGE OF ALLEGIANCE

Mayor Woodson led those present in the Pledge of Allegiance to the United States flag.

RECOGNITION OF VISITORS

Mayor Woodson welcomed all visitors present.

Mayor Woodson thanked firefighters for their work during the fire at Lyerly Funeral Home. He acknowledged the Lyerly Family on the loss of their business and stated he hopes the business will be ready to serve the community again soon.

CONSENT AGENDA

(a) Approval of Minutes

Approve Minutes of the Regular Meeting of April 3, 2012.

(b) Temporary Street Closure-Patriot's Flag Concourse Memorial Dedication

Close Miller Street from Jackson Street to Club Drive, Jackson Street at Lake Drive, Steel Street at Church Street, and Jackson Street at 11th Street, Tuesday, May 1, 2012 from 10:30 a.m. until 12:30 p.m. for the Patriot's Flag Concourse Memorial Dedication.

Thereupon, Mr. Kennedy made a **motion** to adopt the Consent Agenda as presented. Ms. Blackwell seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Mses. Blackwell and Klutz voted AYE. (5-0)

LAND DEVELOPMENT DISTRICT MAP AMENDMENT CD-01-2012 WESTGATE COMMONS APARTMENTS

(a) Planning and Development Services Manager Preston Mitchell addressed Council regarding rezoning approximately five acres and establishing a new conditional district overlay to permit the development of a 72-unit campus-style multi-family development. He distributed building elevation drawings to Council.

Mr. Mitchell stated the petitioner is the land owner, Childress Kline Properties, Inc. as required by the Land Develop Ordinance (LDO). He explained the Conditional District overlay must include:

- Petitioner
- Content of Petition
 - Rezoning petition
 - Master Plan
- Fair and Reasonable Conditions
 - Recommended by Planning Board
 - Adopted by City Council
 - Must be agreed-upon by petitioner

Mr. Mitchell displayed a site and overall area map. He explained the proposed site is approximately five acres and is located at the intersection of Milford Hills Road and Brenner Avenue, and adjacent to the new Aldi grocery store. He noted the Corridor Mixed Use (CMX) zoning will remain the same, and he pointed out the request is to establish a new CD overlay to allow for a campus-style development:

- Conditional District Overlay
 - Current zoning:
 - CMX
- Request:
 - Maintain CMX base district
 - Establish a new Conditional District Overlay to allow for a campus-style 72-unit multi-family development on approximately 5 acres

Mr. Mitchell explained the proposed permitted and prohibited uses:

- Proposed Permitted Uses:
 - Dwelling: multi-family, more than four units per building
- Proposed Prohibited Uses:
 - All other Permitted Uses (Permitted (P), Permitted with Standards (PS), Special Use Permit (SUP) and CD)
 - If adopted, a CD Amendment would be necessary to change the list of permitted uses

Mr. Mitchell reviewed the original site plan submitted by the applicant, and he noted the ingress and egress from the driveway at Brenner Avenue. He displayed a revised site plan provided after the initial Planning Board meeting. He explained neighbors voiced their concerns at the February 14, 2012, Planning Board meeting regarding the general development of the property. He indicated most of the concerns originated when the property was graded, which resulted in neighbors being able to see and hear the activity on Jake Alexander Boulevard. He noted prior to the February 28, 2012 Planning Board meeting, the developer revised the site plan to increase the buffering along the north property line and Milford Hills Road. He displayed comparison pictures of the original site plan and the revised site plan.

Mr. Mitchell played an on-site video showing the proposed location of Westgate Commons Apartments and its proximity to homes and businesses in the area. He pointed out the area provides many amenities to the future residents of the apartment complex including a YMCA, grocery stores, restaurants, gas stations, drug stores and banks all within walking distance. He noted the apartments will share ingress and egress with the new Aldi grocery store and future development at the shopping center. He explained in pre-application meetings with the developer, the Planning Board requested ingress and egress not be offered from Milford Hills Road in an effort to minimize the impact on the residents living in the area.

Mr. Mitchell explained alternate design available to CD:

- Industrial Standards of Chapter 2
- Building Orientation to Street and Recreational Open Space
- Building Materials
- Building Design Standards
- Building Dimensional Standards
- Street Cross Sections
- Street Connectivity and Stub Standards
- Parking
- Private Lighting

Mr. Mitchell stated the developer is asking for three areas of alternate design to the LDO appropriate to the campus-style development:

- Building Orientation to Street and Recreational Open Space
- Building Design Standards
- Parking

Mr. Mitchell reviewed the plan in relation to the Vision 2020 Comprehensive Plan:

- Policy N-18: As new neighborhoods are developed, a mixture of housing types, sizes, and prices shall be encouraged within the bounds of each neighborhood planning area
- Policy N-19: Higher density housing projects, such as apartment complexes and condominium developments, should be located adjoining places of work, shopping and public transit. Access to such higher density housing shall not be through a lower density housing area. Higher density housing may often act as a transitional use between offices or shops and lower density housing

Mr. Mitchell reviewed the staff and Technical Review Committee (TRC) Recommendations:

- Staff recommends that the petition is consistent with the Vision 2020 Plan
- TRC voted unanimously in favor of recommending provisional approval, subject to:
 - Addressing all technical comments
- Staff recommends a condition that passive recreational amenities be provided in recreational open space areas between buildings

Mr. Mitchell noted the Planning Board Recommendation at its February 28, 2012 meeting:

- Unanimously (9-0) recommends that the petition is consistent with the Vision 2020 Plan and recommends conditional approval of adopting the Conditional District Overlay to permit the development
 - Staff recommends a condition that passive recreational amenities be provided in recreational open space areas between buildings

Councilmember Miller asked if a park bench is a passive recreation amenity. Mr. Mitchell stated a passive recreation amenity can be a park bench, among other things.

Councilmember Kennedy asked if the current site will be cleared of all trees and if new trees will be planted. Mr. Mitchell stated the entire site will be cleared, graded, and landscaped with new landscaping. He noted the grading is required in order to direct the storm water to the north.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive public comments regarding Land Development District Map Amendment CD-02-2012.

Mr. Jud Little, 4211 Chevington Road, Charlotte, NC, stated he is the applicant for the project. He noted zoning is currently in place for the multi-family housing development that is proposed, and he pointed out the developer is asking for approval of a conditional plan. He stated the developer has made appropriate modifications to address the neighbors' concerns.

Mr. Preston Jones, 618 Milford Hills Road, stated he opposes the plan. He noted it may look good on paper, but since Aldi has opened, traffic is a major concern for the area. He referenced the field report video and explained the intersection going in and out of Aldi should be three lanes instead of two. He indicated there is a blind spot at the top of the hill on Brenner Avenue. He pointed out drivers will have to turn right out of the development, and he added during peak hours there will be high density and heavy traffic. He asked the developer to clean up the mess when the project is complete. He concluded that the Westgate Commons Apartments will not be good for the area.

Ms. Pamela Jones, 618 Milford Hills Road, stated she opposes the proposed Westgate Commons Apartments. She indicated she attended the last Planning Board meeting, and would like to know if the replacement trees will be mature. She pointed out the trees removed from the area during the grading process were mature trees. She asked if the housing will be for families only or if it will include college students. She noted water is standing in the grassy area potentially creating a mosquito problem. She indicated there is constant stream of drivers at the Westgate Commons sign turning onto Brenner Avenue which will create problems. She invited Council to view the traffic situation first-hand.

There being no one else present to address Council, Mayor Woodson closed the public hearing.

Mayor Woodson asked Mr. Mitchell to address the questions raised during the public hearing. Mr. Mitchell explained a developer has the option to preserve trees and gain credits for preservation of existing trees. He noted the plans for the Westgate Commons Apartments does not offer to preserve trees but will use all new materials. He stated the shade trees are required to be two inches in caliper, and the flowering trees must be at least six-feet tall. He stated if the new trees meet the stated requirements, they will grow rapidly and healthier than if mature trees were added.

Mr. Mitchell explained the apartments will be a tax credit project and similar to workforce multi-family with an income band. He noted the income band ranges from \$26,000 to \$42,000 per year.

Councilmember Miller stated he drives Brenner Avenue daily and is concerned by the potential blind spots. He asked City Engineer Dan Mikkelson to address the traffic concerns at the site.

Mr. Mikkelson stated any time there is a change in traffic it will potentially result in an increase in congestion. He noted the roads are intended to carry this type of traffic, and an increase in traffic does not mean a decrease in safety. He indicated if an area develops an accident pattern, staff will address the situation and recommend the needed changes.

Mr. Miller noted there is a constant stream of traffic turning from Jake Alexander Boulevard onto Brenner Avenue, and perhaps there should be a no-turn on red to break the traffic pattern. He asked who determines if this type of change is necessary.

Mr. Mikkelson explained Jake Alexander Boulevard is a State-maintained road and Brenner Avenue is a City-maintained road and in this situation, Traffic Engineer Wendy Brindle would work with the North Carolina Department of Transportation (NCDOT) to determine if changes are needed. He pointed out the City is constantly working with NCDOT to make adjustments to traffic signals and intersections throughout the City. He explained staff will observe the situation and make changes to improve traffic flow as actual problems arise.

Councilmember Blackwell asked if an accident has to occur to warrant changes in traffic pattern. Mr. Mikkelson noted accidents are a reason to make changes to traffic patterns. He added staff cannot predict an accident will happen just because there is an increase in the volume of traffic.

Mr. Miller stated there is a process the City can use to make changes to traffic patterns if needed. He noted he hopes if the project is approved, staff will have a study period to determine and address changes that have occurred in the traffic patterns. Mr. Mikkelson agreed.

Mr. Miller stated he is in favor of the petition, and he pointed out it is a well-designed plan. He noted multi-family units need to go into commercial nodes as opposed to less dense areas. He indicated the location is perfect for this type of development and traffic is the only concern. He explained there is a tax credit process that requires compliance, and he added it is

not just an approval but will require annual compliance checks. He noted credits can be taken away if the rules are not followed.

Mr. Mitchell explained the developer is hiring a management firm to manage the property. He noted the firm manages another multi-family development in town that is very successful.

Councilmember Kennedy stated he has empathy for Mr. and Mrs. Jones, but the area is already zoned for apartments. He explained the change the developer is requesting will allow campus-style buildings instead of buildings that face the street. He noted the apartments will be an asset to the City by increasing the tax base and adding 72 customers to the City's water and sewer service, and possibly Fibrant. He indicated he supports the project, and staff will work to alleviate the traffic concerns.

Mayor Pro Tem Kluttz agreed with Councilmember Kennedy. She stated she supports the project, and she noted it is an appropriate development for the site and will be environmentally friendly. She pointed out the location will allow people to walk to surrounding businesses instead of driving. She noted anticipated traffic problems should not determine if an area is developed, and she pointed out any traffic problems that occur will be addressed.

Councilmember Blackwell stated she supports the project. She indicated the user-friendly complex and campus-style will create a village atmosphere for residents. She noted left turns out of the development are difficult, and she pointed out there are no crosswalks in this area. She explained two or three intersections in this area are listed among the top five intersections for accidents. She pointed out the area is not pedestrian friendly, and it is incumbent upon Council to recognize something needs to be done to ensure pedestrian safety. She noted she has been told Jake Alexander Boulevard is a State-maintained road, but there are crosswalks on Innes Street and Main Street, and she thinks Council can add crosswalks if it really wants. She challenged Council to take care of pedestrians by adding the needed crosswalks.

Ms. Blackwell addressed rumors that the Westgate Commons Apartments will be public housing. She noted the apartments will have an income band, but will not be public housing. She explained police, firefighters, and teachers qualify for these apartments based on the income range provided by the developer. She added young professionals and those starting their careers need affordable housing, and the Westgate Commons Apartments can meet their needs.

City Manager Doug Paris asked Council for permission to conduct a workshop with residents in this area who would use the crosswalks to see what the City can do. Mayor Woodson agreed.

Ms. Blackwell stated the City Council hereby finds and determines that adoption of an Ordinance to rezone the property as described herein and by establishing a Conditional District Overlay is consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan, and that adoption of the Ordinance is reasonable and in the public interest. Thereupon, Ms. Blackwell made a **motion** to adopt an Ordinance amending the Land Development Ordinance

and the Land Development District Map of the City of Salisbury, North Carolina, by rezoning approximately 5 acres to establish a conditional district overlay to permit the development of a 72-unit campus style multi-family development; identifying the development documents; identifying permitted uses; identifying development conditions; providing an effective date; and other purposes. Mr. Miller seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Mses. Blackwell and Kluttz voted AYE. (5-0)

AN ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE AND THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, BY REZONING APPROXIMATELY FIVE ACRES TO ESTABLISH A CONDITIONAL DISTRICT OVERLAY TO PERMIT THE DEVELOPMENT OF A 72-UNIT CAMPUS-STYLE MULTI-FAMILY DEVELOPMENT; IDENTIFYING THE DEVELOPMENT DOCUMENTS; IDENTIFYING PERMITTED USES; IDENTIFYING PERMITTED USES; IDENTIFYING DEVELOPMENT CONDITIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(The above Ordinance is recorded in full in Ordinance Book No. 23 at Pages No. 19-21, and is known as Ordinance 2012-13.)

LAND DEVELOPMENT DISTRICT MAP AMENDMENT LDOZ-01-2012

(a) Planning and Development Services Manager Preston Mitchell addressed Council regarding rezoning approximately two-acres from Institutional Campus (IC) to Corridor Mixed-Use (CMX). He explained this is a base district rezoning to rezone Fire Station 1 and the new Rowan County Emergency Medical Services (EMS) Station. He displayed a map of the petition area, and he noted the location along East Innes Street, Clay and Council Streets, and Shaver Street.

Mr. Mitchell stated the current zoning is Institutional Campus (IC). He explained when the Land Development Ordinance (LDO) was adopted in 2008, a new zoning map was created. He indicated the new map converted 16,000 parcels to the new LDO zoning classifications. He noted the IC zoning is better suited for large-scale institutions such as Catawba College rather than small urban-scale sites. He displayed a map of the area zoning and noted the CMX and UR8 zoning surrounding the area.

Mr. Mitchell displayed an on-site video of the property. He explained the City is initiating the change to CMX, the predominant commercial zoning in the area, to make the zoning in the area consistent and to allow the Fire Department and the EMS station to improve their property.

Mr. Mitchell reviewed the LDO Provisions:

- Permitted Uses
- Building Types
- Recreational Open Space
- Landscaping
- Signage

Mr. Mitchell noted the staff recommendations:

- Petition is not inconsistent with the Vision 2020 Plan
- Recommend approval of rezoning request to Corridor Mixed-Use (CMX)

Mr. Mitchell reviewed the Planning Board recommendation from its February 14, 2012 meeting:

- Board voted unanimously (9-0) to recommend approval and stated that the petition is not inconsistent with the goals, objectives, and policies of the Vision 2020 Plan

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding Land Development District Map Amendment LDOZ-01-2012.

There being no one present to address Council, Mayor Woodson closed the public hearing.

Mr. Miller stated the City Council hereby finds and determines that adoption of an Ordinance to rezone the property as described herein is not inconsistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan, and that adoption of the Ordinance is reasonable and in the public interest. Thereupon, Mr. Miller made a **motion** to adopt an Ordinance amending the Land Development District Map of the City of Salisbury, North Carolina, by rezoning approximately two from Institutional Campus (IC) District to Corridor Mixed-Use (CMX) District. Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Mses. Blackwell and Klutz voted AYE. (5-0)

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, BY REZONING APPROXIMATELY TWO ACRES FROM INSTITUTIONAL CAMPUS (IC) DISTRICT TO CORRIDOR MIXED-USE (CMX) DISTRICT.

(The above Ordinance is recorded in full in Ordinance Book No. 23 at Pages No. 22-23, and is known as Ordinance 2012-14.)

CONNECT SUSTAINABLE COMMUNITIES PROGRAM

Statesville Mayor Pro Tem Michael Johnson, Vice-Chair of Centralina Council of Governments (COG), and Ms. Rebecca Yarborough, CONNECT Senior Advisor, addressed Council regarding the CONNECT Sustainable Communities Grant. Mr. Johnson explained COG received a \$4.9 million Housing and Urban Development (HUD) Sustainability Grant.

Mr. Johnson noted the challenges communities face today:

- Planning appropriately for dramatic growth within the region, while maintaining community character

- Meeting infrastructure needs, water and sewer, while controlling the cost of government
- Unemployment; need for worker training, jobs and housing that will attract and retain young people
- Difficulty attracting businesses, need to revitalize old industrial and commercial areas
- Lack of regional information and tools for decision-making
- Shared limited water resources
- Continuing to build a vibrant community for our children and grandchildren

Mr. Johnson explained working together on solutions to CONNECT our future will:

- Grow jobs and the economy, improve quality of life, control cost of government
- Promote communities, counties, businesses, educators and others coming together across jurisdictional borders
- Funded by a \$4.9 million HUD Sustainable Communities Grant and \$3 million committed local in-kind match; three-year process
- Create a regional strategic framework using best practices to help communities and organizations address challenges
- Engage local governments, other public and private partners, and local residents across the 14-county grant area
- Based on the Region’s CONNECT Vision (2008)

Mr. Johnson indicated a strategic framework could help by:

- Finding ways for communities to grow but still keep community character intact
- Getting the right partners on board to ensure others outside your community know and understand your community’s vision, and how it relates to their plans
- Bringing inside and outside experts together to develop strategies for problems communities share
- Helping to maintain or strengthen local agriculture and farms
- Better aligning regional job growth strategies with local planning
- Identifying ways to stretch infrastructure dollars

Mr. Johnson reviewed the two-state region which includes 14 counties and more than 100 municipalities. He explained the 2011 HUD Grant is one of 30 awarded in U.S., and one of a few fully funded 2011 HUD Grants. He identified the participants in CONNECT Our Future:

- Consortium – Local governments, business, non-profits come together to guide the process in development of a regional strategic framework
- Region’s Public – Provides input and feedback throughout the process in development of strategic framework
- CCOG and Catawba Regional COG (CRCOG) – Facilitate the process, providing staffing and program support

Mr. Johnson identified the Consortium:

- Composed of more than 100 public, private, non-profit member organizations
- Guides process to develop a regional strategic framework, including public engagement and blueprinting process to develop a preferred future scenario
- Consortium Teams work in specific program and support areas such as: economic development, housing, energy, air quality, public health, food systems and logistics, public engagement, blueprinting and inclusivity

Mr. Johnson explained how the Consortium will do its work:

- Help to develop and support public engagement at the beginning, end, and throughout the process
- Consortium Program Teams will work with local government, non-profit, business representation, develop components of the strategic framework based on public engagement, information provided by Consortium partners, data collected, computer modeling and best practices
- The Public — participates in forums throughout the region to help develop the strategic framework components and reviews final product
- Consortium Forums — review and integrate the Program Teams' work
 - The Program Forum provides technical review
 - The Policy Forum of elected officials and CEOs provides policy review
 - The full Consortium produces final consensus recommendations
- Council and CCOG and CRCOG Boards will provide quality control

Mr. Johnson reviewed the Connect Consortium Work Flow and the CONNECT Program and Support Teams. He noted the Consortium Member Benefits:

- Working together with other communities that share challenges to identify and implement strategies for success in community revitalization, jobs, housing, etc.
- Ensuring community's needs, plans and perspectives are incorporated into the regional strategic framework
- Accessing national best practices and learning opportunities as part of a learning network open to Consortium members
- Qualifying for bonus points and special recognition on related Federal grants
- Building an ongoing relationship for problem-solving with Federal, State, Local governments

Mr. Johnson noted the process for CONNECT Our Future:

- Spring/Summer 2012 — Start-up, data collection, public engagement
- Fall/Winter 2012 — Public engagement, identifying measures important to people in the region
- 2013-2014—Public engagement, creating and evaluating alternative futures, selecting preferred scenario; final regional strategic framework and next steps

Mr. Johnson indicated Council can join the Consortium and become involved by:

- Approving the Consortium agreement and returning it to CCOG
- Appointing representatives to the Consortium (staff and elected officials)
- Identifying the Program Teams it is interested in and participating in them
- Coming to Consortium meetings and getting involved!

Mr. Johnson asked Council to adopt the Consortium Agreement and make appointments to the Consortium. He noted the appointments will include an elected official and senior staff member, and up to three alternates for both positions.

Mayor Woodson asked if the meetings will be held throughout the 14 counties. Mr. Johnson stated it has not yet been decided, but the meetings may rotate throughout the region.

Mayor Woodson suggested supporting the agreement and making Council and staff appointments once the details are complete.

Thereupon, Ms. Kluttz made a **motion** to authorize the Mayor to execute an agreement to support and participate in the CONNECT Sustainable Communities Program. Mr. Miller seconded the motion. Councilmember Miller noted he believes in collaboration. He asked how the \$4.9 million grant will be allocated over time, and how the program will carry-on after the grant is completed. Mr. Johnson stated he will provide a financial schedule to Council.

Messrs. Kennedy, Miller, and Woodson, and Meses. Blackwell and Kluttz voted AYE.
(5-0)

BRIDGE REPLACEMENT ON WEST INNES STREET OVER GRANTS CREEK

City Engineer Dan Mikkelson addressed Council regarding replacement of the bridge on West Innes Street over Grants Creek. He stated the North Carolina Department of Transportation (NCDOT) is planning to replace the existing bridge in approximately two years. He explained NCDOT’s standard operating procedure requires a Municipal Agreement with the City to ensure planning has been coordinated with local priorities. He noted NCDOT has requested the City adopt an agreement that takes into consideration the City's transportation plan.

Mr. Mikkelson stated NCDOT has agreed to provide a Texas Classic Bridge rail on the new bridge. He explained this bridge rail has more character than is typically installed, and includes sidewalks on both sides of the bridge structure. He noted there will not be sidewalks approaching the bridge from either direction, and he pointed out sidewalks could be installed at a later date as a separate project.

Mr. Mikkelson noted travel lanes on the current bridge are 11-feet wide, and he pointed out the NCDOT standard travel lane is 12-feet wide. He stated NCDOT has agreed to narrow the appearance of the travel lane in an effort to slow traffic coming into the City and the Catawba College Campus. He explained the width of the pavement will remain the same but the travel

lane will appear to be more narrow. He noted the new bridge will have a wide paved shoulder to accommodate bicycle lanes in the future.

Mr. Mikkelson indicated NCDOT has agreed to design the bridge to allow the Greenway trail to pass under it in the future. He stated the bridge design is not complete at this time, but will be completed as part of a design build project. He noted more detail regarding the design of the bridge will be available at a later date.

Mr. Mikkelson stated there is no cost to the City at this time. He explained if NCDOT determines additional bridge length is required to accommodate the future Greenway trail, the City will be given the option to pay for the additional cost or withdraw the request.

Mr. Mikkelson noted there will be a detour during the construction phase but the details are not available. He indicated he has spoken with Fire Chief Bob Parnell who stated the current bridge serves as the primary response route for three neighborhoods from Fire Station 3. He stated staff recommends working with NCDOT to determine if assistance is available to help relocate equipment from Station 3 to a temporary location during the detour phase.

Mayor Woodson asked about the time frame for the bridge replacement. Mr. Mikkelson stated in approximately two years construction should begin and will last for approximately one year.

Thereupon, Mr. Miller made a **motion** to authorize the Mayor and City Clerk to execute a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) regarding replacement of the bridge on West Innes Street over Grants Creek. Mr. Kennedy seconded the motion.

Councilmember Kennedy stated staff should ask NCDOT to shorten the timeframe for the bridge construction. Mr. Mikkelson noted the time frame is only an estimate.

Messrs. Kennedy, Miller, and Woodson, and Meses. Blackwell and Klutz voted AYE.
(5-0)

COMPREHENSIVE TRANSPORTATION PLAN AND STREET INDEX

City Engineer Dan Mikkelson addressed Council regarding the Comprehensive Transportation Plan (CTP) and Street Index. He stated staff is preparing to recommend changes to the CTP that will then go through the public review process.

Mr. Mikkelson noted the changes are an endeavor of the Metropolitan Planning Organization (MPO). He explained the City is one of 12 organizations that participate in the MPO for Rowan County and Cabarrus County.

Mr. Mikkelson explained the CTP was expanded in 2011 to include other forms of transportation:

- Highway
 - Thoroughfare plan
 - 30 years or older
- Transit & Rail
 - Transit: 5-yr plan
 - Rail: 1994 plan
- Bicycle
 - 2009 plan
 - 2012 Complete Streets
- Pedestrian
 - 2010 LDO sidewalk program
 - 2012 Complete Streets

Mr. Mikkelson noted the CTP consist of:

- Four maps representing five modes of transportation
- Existing and Future Transportation Facilities
- Long-range planning
- Fiscally unconstrained

Mr. Mikkelson reviewed an existing highway map formerly known as the Thoroughfare Plan. He explained the currently adopted Thoroughfare Plan illustrates:

- Major Thoroughfare
 - Primary duty: carry traffic
 - NCDOT maintenance
 - TIP funding
- Minor Thoroughfare
 - Carry traffic and provide access to adjacent property
 - City maintenance
 - Local funding

Mr. Mikkelson displayed a map of existing roads staff recommends be designated Major and Minor Thoroughfares. He explained the staff recommendations are an acknowledgement of existing traffic patterns, and he pointed out Thoroughfare designation will not change the traffic patterns. He noted staff is requesting some roads be removed from the Thoroughfare Plan due to lack of through-traffic.

Mr. Mikkelson explained for every Thoroughfare there is a Street Index entry. He noted the Street Index illustrates:

- Future Cross-section and future right-of-way width for each thoroughfare segment
- Coordination with private development
- Complete list at: www.crmppo.org under Draft CTP Index

Mr. Mikkelson explained the New “Complete Streets” Cross-sections:

- Includes bicycle and pedestrian accommodations in street design
- Improves inter-modal planning
- Coordinates land-use planning with transportation-planning
- Allows 11-foot lanes in urban areas

Councilmember Miller asked Mr. Mikkelson how the 11-foot lanes in urban areas will affect Innes Street and left turns on the square. Mr. Mikkelson stated instead of NCDOT requiring 12-foot lanes, it may accept 11-foot lanes, which would add flexibility regarding left turns at the Square.

Mr. Mikkelson noted staff recommended updates to the CTP require a public review process that is being administered by the MPO. He reviewed a schedule of the public review process:

- Public Comment: month of April 2012
- Public Workshop: April 17, 2012
- Final Technical Coordinating Committee (TCC) recommendation: May 16, 2012
- Technical Advisory Committee (TAC) adoption: May 23, 2012

Mr. Mikkelson noted citizens who have questions regarding the changes within the City limits may contact him at 704-638-5206 or dmikk@salisburync.gov.

BOARDS AND COMMISSIONS

Greenway Committee

Upon a **motion** by Mr. Woodson, seconded by Mr. Miller, and with Messrs. Kennedy, Miller and Woodson and Meses. Blackwell and Klutz voting AYE, the following appointment was made to the Greenway Committee:

Mr. Greg Philpot

Term Expires 3/31/15

PUBLIC COMMENTS

Mayor Woodson opened the floor for public comment.

Mr. Lenny Wolf and Mr. Sam Warlock, Milford Hills, addressed Council regarding recent break-ins in the Milford Hills neighborhood. Mr. Wolf stated the neighbors have organized a Neighborhood Watch Program. He noted the initial meeting consisted of approximately 80 neighbors. He explained the group initially covered two streets, but has increased its efforts to include six streets. He stated when break-ins occur in the neighborhood,

the Neighborhood Watch Program should be notified by the Police Department. He pointed out additional street lights are needed on East Colonial Drive.

Mr. Sam Warlock, Chair of the Milford Hills Neighborhood Watch Program, stated there are four C's to the program: communication, cooperation, collaboration and commitment. He noted the group is working with the Police Department and Officer Anne Cooper. He stated the program consists of 70 to 80 neighbors who are actively participating in the Neighborhood Watch Program. He stated as a result of the program, neighbors are communicating and watching out for each other. He noted the group looks forward to working with the City in the future.

Mayor Woodson stated Council is committed to the safety of the City's neighborhoods. He noted there are many requests for streetlights, but pointed out funds have been cut from the budget for the last two years. He indicated Council will review street light funding during the upcoming budget meetings.

Mr. Warlick stated seven citizens have committed to purchasing neighborhood watch signs for the Milford Hills neighborhood.

Ms. Terrie Maston of Waste Pro Inc., informed Council that through the Purchasing Department WastePro has bid on the City's recycling program. She noted Waste Pro was the low bidder if the City chooses to utilize the cart method of recycling. She indicated Waste Pro has been in North Carolina for approximately two years, and is a \$400 million company that serves eight southeastern states. She stated Waste Pro is proud to be in North Carolina and would be delighted to serve the local community.

There being no one else present to speak, Mayor Woodson closed the public comment session.

CITY MANAGER'S COMMENTS

(a) Recycling Contract

City Manager Doug Paris stated the City's recycling contract is up for renewal. He noted staff is reviewing the bids and developing a recommendation for Council to review in May. He indicated there is an opportunity to make recycling more customer-friendly and to increase the recycling rate while decreasing the amount of recyclables in the trash system.

(b) Annual Budget

City Manager Doug Paris informed Council that staff is working on its annual budget. He noted reducing the back-log of street lights will be reviewed in May 2012. He explained storm water is an unfunded mandate from the Federal government that must also be addressed in this year's budget.

(c) Local Preservation Issues

Community Planning Services Director Joe Morris addressed Council regarding two local preservation issues.

Mr. Morris stated Norfolk Southern Railroad has advised staff it is interested in demolishing the old Freight Depot in Yadkin Junction. He noted the Railroad has submitted an application for a Certificate of Appropriateness (COA) from the Historic Preservation Commission (HPC) for demolition. He explained the legal counsel for the Railroad is of the opinion it is not subject to local preservation standards and City Ordinances since it is a Federally-regulated transportation entity. He indicated an application was submitted, and the item was placed on the last Historic Preservation Commission meeting Agenda. He pointed out no one from the Railroad was present for the meeting, so the item was deferred. He noted the City is in contact with the State Historic Preservation Office. He explained the building is located in the Historic Railroad Corridor District and the Municipal Service District and ultimately the decision to demolish may be brought before Council.

Mr. Morris informed Council staff has received complaints regarding raccoons at the Blackmer House on Fulton Street. He noted Code Enforcement has been in contact with Mr. Blackmer, who has hired someone to trap the raccoons. He explained Mr. Blackmer is inquiring about potential redevelopment of the site. He stated there was been discussion regarding City-initiated demolition of the property, but upon consultation with the City Attorney, the COA that had been issued to Mr. Blackmer is non-transferrable to the City. He noted if the City chooses to pursue demolition of the property, it would require a COA from the HPC.

Mr. Morris stated the State Historic Preservation Office is very interested in the potential demolition of the old Freight Depot due to the historic significance of the building. He explained the outcome of the case will be crucial to the preservation community across North Carolina.

Councilmember Miller asked, in regards to the Street lighting issue, if staff can examine ways to take advantage of technological advances designed to lower utility costs. Mr. Paris explained the City is required to work with Duke Energy on its street lighting system. He recommended using \$36,000 proposed in the coming fiscal year's budget to catch-up on the street light back-log and then approaching Duke Energy regarding street light improvements. Mr. Miller asked if municipal rates increased significantly in the last few years. Mr. Paris noted the last two rate increases have created a huge burden for the City. Mr. Miller stated it may be worthwhile to discuss other options as opposed to just adding street lights.

Mayor Woodson stated the storm water issue has been pending for several years and must be addressed at a substantial cost to the City.

(d) Rowan County Commissioners Meeting

City Manager Doug Paris stated he and Police Chief Rory Collins attended the Rowan County Commission meeting Monday, April 16, 2012 and another meeting at 11:00 a.m. today.

He noted the County has applied for a grant from the State that requires City agreement by the end of the month in order for the County to receive the funding. He stated the County Commissioners met today and changes were made to the proposed agreement regarding consolidation of 911 services. He noted he received a revised version from County Manager Gary Page, but he asked Mr. Page to resend the document with the changes highlighted so Council can compare the changes to the original agreement. He indicated he is looking for direction from the Mayor and Council regarding meeting to discuss the proposed agreement next week.

Councilmember Blackwell asked what will happen if the City and County cannot reach an agreement. Mr. Paris indicated the County stands to lose \$1.2 million, \$700,000 from the State and \$500,000 from the City regarding the level of service agreement Council desires for the community.

Mayor Woodson noted if the City and County cannot agree by the end of month the County will not receive \$700,000 from the State and the City will not provide the \$50,000 per year for five years for the consolidation. He noted the City will retain the current level of service. Mr. Paris stated staff has moved quickly as a courtesy to County staff and worked together to craft an agreement acceptable to public safety professionals.

By consensus, Council agreed to meet Monday, April 23, 2012 at 2:00 p.m. to review the final version of the agreement from Rowan County.

MAYOR'S ANNOUNCEMENTS

(a) **Champion After Schools Award**

Mayor Woodson acknowledged Mayor Pro Tem Klutz for receiving the Champion After School Award at a ceremony in Charlotte today. He congratulated her on all of her accomplishments.

(b) **Spring Spruce-up Week**

Mayor Woodson announced the Community Appearance Commission and the Public Service Department will sponsor Spring Spruce-up Week April 16-20, 2012. Please call 704-638-5260 for more information or to arrange special trash collection.

(c) **Earth Night Out!**

Mayor Woodson announced Downtown Salisbury, Inc. will host Earth Night Out! Friday, April 20, 2012 from 5:00 p.m. until 9:00 p.m. in downtown Salisbury.

(d) Touch a Truck

Mayor Woodson announced the Salisbury Parks and Recreation Department will hold the 6th annual Touch a Truck event Saturday, April 21, 2012 from 10:00 a.m. until 1:00 p.m. at the First Bank Parking Lot located at 215 West Innes Street.

(e) Patriots Flag Concourse and Memorial

Mayor Woodson announced a dedication ceremony for the Patriots Flag Concourse and Memorial will be held Tuesday, May 1, 2012 at 11:00 a.m. at City Park at the corner of North Jackson Street and West Miller Street. Parking will be available at Lake Drive with shuttle service to the ceremony. Handicapped parking will be available near the City Park Tennis Courts on West Miller Street.

(f) Neighborhood Leaders Alliance Meeting

Mayor Woodson announced the Neighborhood Leaders Alliance of the Community Appearance Commission will meet Thursday, May 3, 2012 at 4:00 p.m. at One Water Street.

(g) Boards and Commissions

Mayor Woodson announced the City of Salisbury is seeking citizens who have an interest in serving on one of the City's Boards and Commissions. ETJ seats are currently available on the Planning Board and the Zoning Board of Adjustment. ETJ seats are open to citizens who live in the one mile area outside the City limits. Information regarding the Boards and Commissions and applications are available online at www.salisburync.gov under the Boards and Commissions tab. Applications are also available at the City Clerk's Office located at 217 South Main Street, or by calling 704-638-5224.

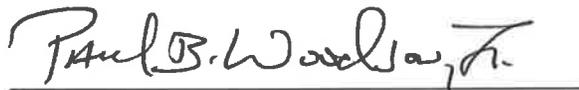
(h) National Make a Difference Day

Mayor Woodson announced the City won a \$10,000 grant and a National Make A Difference Day Award. He stated along with Urban Design Planner Lynn Raker and Community Appearance Chair Barbara Perry, he will go to Washington, D.C. to receive the award. He noted he will be speaking at a White House neighborhood revitalization and volunteerism event.

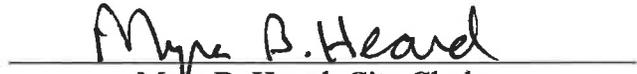
RECESS

Mayor Woodson asked for a motion to recess the meeting until Monday, April 23, 2012 at 2:00 p.m. in Council Chambers in City Hall, 217 South Main Street, Salisbury, North Carolina.

Thereupon, Ms. Blackwell made a motion to recess the meeting until April 23, 2012 at 2:00 p.m. in Council Chambers in City Hall. Ms. Kluttz seconded the motion. Messrs. Kennedy, Miller, Woodson and Mses. Blackwell and Kluttz voted AYE. (5-0)



Paul B. Woodson, Jr., Mayor



Myra B. Heard, City Clerk