

Salisbury, North Carolina
February 3, 2015

REGULAR MEETING

PRESENT: Mayor Paul B. Woodson, Jr., Presiding; Mayor Pro Tem Maggie A. Blackwell, Council Members Karen Kirks Alexander, William (Pete) Kennedy, and William Brian Miller; Interim City Manager John Sofley; 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 Councilmember Miller.

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.

CHANGES TO THE AGENDA

Mayor Woodson announced the public hearing advertised for CD-05-2014, Zaxby's, has been postponed.

He then noted the following changes to the Agenda:

Postpone – Item 11 – Council to consider adopting an Ordinance ordering the Code Services Division Manager to cause the dwelling at 233 Nesbit Drive to be repaired or vacated and closed or demolished.

Change – Item 15 to Council to go into closed session to consult with an attorney as allowed by NCGS 143-318.11(a)(3) and concerning a personnel matter as allowed by NCGS 143-318.11(a)(6).

CONSENT AGENDA

(a) **Approval of Minutes**

Approve Minutes of the Regular Meeting of January 20, 2015.

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

BYLAW REVISIONS – HURLEY PARK ADVISORY BOARD

Ms. Jane Ritchie, Landscape Architect, and Ms. Meg Dees, Foundations for the Carolinas, addressed Council regarding Hurley Park Advisory Board bylaw revisions. Ms. Ritchie explained the bylaws were originally approved in 1987, and she reviewed the proposed changes. She pointed out the name would officially change from Hurley Park Advisory Committee to Hurley Park Advisory Board. Ms. Ritchie explained the Hurley Park Advisory Committee worked to develop the gardens, and the Hurley Park Advisory Board will focus on preservation and maintenance of the park.

Ms. Ritchie referenced Section 1.01 which requested that Council consider recommendations from the Hurley Park Advisory Board for potential board members. She noted Section 1.03 limits the number of consecutive terms an officer can serve to two, three-year terms. She indicated Section 2.01, item 4 states a representative of the Hurley Park Advisory Board shall participate in the hiring process for the Park Curator and the Assistant Park Curator, with the final decision made by the City.

Ms. Ritchie reviewed Section 3.03 and noted any funds solicited and received by the Board must be contributed to the Foundation for the Carolinas for the Elizabeth Holmes Hurley Memorial Park Fund. She noted the Board is authorized to enter agreements with donors and to use funds to improve and maintain the Elizabeth Holmes Hurley Park.

Mayor Pro Tem Blackwell referenced Section 1.03 and asked if term limits apply to the Chair, Vice-Chair and Secretary. Ms. Ritchie stated that is correct, and she pointed out current officers do not have term limits. She explained the changes will affect the terms served as an officer and will not affect the terms a person can serve on the Board.

Councilmember Alexander noted the Advisory Board would like to recommend potential Board members to Council for its consideration. Ms. Ritchie added the proposed changes encourage Board and Foundation members to bring their suggestions to Council.

Ms. Blackwell asked if a member of the Hurley family must serve on the Hurley Park Advisory Board. Ms. Ritchie pointed out a member of the Hurley family has always served on the Board, but it could change in the future. She added the goal is to have a member of the Elizabeth Holmes Hurley Memorial Park Foundation Board on the Hurley Park Advisory Board, and the Foundation's representation does not have to be a member of the Hurley family.

Thereupon, Mr. Kennedy made a **motion** to adopt revisions to the Hurley Park Advisory Board bylaws. Ms. Blackwell seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Meses. Alexander and Blackwell voted AYE. (5-0)

MEMORANDUM OF UNDERSTANDING – ELIZABETH HOLMES HURLEY MEMORIAL PARK FUND

Ms. Jane Ritchie, Landscape Architect, and Ms. Meg Dees, Foundations for the Carolinas, addressed Council on behalf of Gordon and Gerry Hurley. Ms. Dees noted the last Memorandum of Understanding (MOU) between the Elizabeth Holmes Hurley Memorial Park Foundation and the City took place in 1985.

Ms. Dees explained the Foundation for the Carolinas has worked with the Hurley family to develop a succession plan for the Hurley Foundation.

Ms. Dees reviewed the proposed changes to the MOU, and she pointed out the current MOU contains figures that are no longer accurate. She stated the Hurley Park Foundation will be terminated, and the funds will move to the Foundation for the Carolinas to create a permanent funding source for Hurley Park. She explained Gordon and Gerry Hurley will control the fund during their lifetime, and at their deaths the funds will become a permanent endowment administered by the Foundation for the Carolinas to the City to support Hurley Park.

Ms. Dees noted the MOU states the City and the Hurley family agree to equally share the annual maintenance and preservation costs of the park. She explained Gordon and Gerry Hurley request the City and the Park Foundation review expenses annually to determine a projected budget that takes into consideration requests for special projects and maintenance. She noted the City agrees to provide supervision and expertise to ensure the park is maintained and preserved.

Mayor Woodson pointed out the endowment funds will ensure the park's future. He noted the park recently expanded. Ms. Ritchie stated the recently acquired land will allow for an additional path and entrance garden. She indicated the proposed changes will ensure the park is maintained and the Hurley Foundation will be able to meet their agreement to provide funding for 50 percent of the cost of the park.

Councilmember Alexander asked if City Attorney Rivers Lawther has reviewed the proposed MOU. She asked how the MOU would affect future budgets since it does not include set funding amounts. Ms. Dees explained a yearly amount was not included in the Agreement due to inflation. She indicated City staff and the Park Foundation will meet annually to decide on a budget for the park.

Interim City Manager John Sofley noted once the base number in the MOU was reached, both parties agreed to increase funding to meet the needs of the park.

Mayor Woodson asked if the original Hurley Park budget was \$50,000. Ms. Dees explained the \$50,000 maximum budget was divided equally between the Hurley Park Foundation and the City. She noted the park's budget has exceeded \$50,000 for several years. Ms. Alexander indicated Council would determine the budget for Hurley Park during its annual budget process. Ms. Dees added past budgets for the park were determined by the City, and a bill was sent to the Hurley Park Foundation.

Councilmember Kennedy pointed out the City bears 100 percent of the responsibility of its other parks. He added the cost for Hurley Park is divided equally between the Hurley Foundation and the City. He noted the City appreciates the Hurley family's contribution to the park, which is a tremendous asset to the City.

Ms. Blackwell stated Hurley Park is the crown jewel of City parks.

Ms. Alexander stated Council appreciates the Hurley family's contributions to ensure the future funding of the park.

Mr. Kennedy noted Hurley Park is a wonderful asset to the community.

Ms. Blackwell explained the MOU requires a Park Curator and an Assistant Park Curator, and by approving the contract Council is approving both positions. Mayor Woodson asked Interim City Manager John Sofley if he is in agreement with an Assistant Park Curator. Mr. Sofley stated he was in agreement. Ms. Alexander pointed out the Hurley Foundation will cover fifty percent of the cost of the Assistant Park Curator.

Ms. Ritchie stated an Assistant Park Curator is included in the MOU, and she noted the park warrants two full-time positions. She added the language does not specify if the position is full-time or part-time.

Thereupon, Ms. Alexander made a **motion** to adopt a Memorandum of Understanding regarding the Elizabeth Holmes Hurley Memorial Park Fund. Mr. Miller seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Meses. Alexander and Blackwell voted AYE. (5-0)

Mayor Woodson thanked Ms. Ritchie and Ms. Dees for all they do for Hurley Park and the City.

HIGHLIGHTS AND GOALS – ALTERNATE METHODS OF DESIGN COMMISSION

Planning and Development Services Manager Preston Mitchell presented the Highlights and Goals of the Alternate Methods of Design Commission. He explained the Alternate Methods of Design Commission:

- Considers requests for alternate methods of compliance to certain sections of the Land Development Ordinance (LDO)
- May approve, or assist in finding, alternate ways to meet the spirit and intent of the LDO
- Does not replace the Zoning Board of Adjustment (ZBA) variances; however, the quasi-judicial process is replicated
- Members must have experience, education, or licensure in design, construction, or development

Mr. Mitchell presented the FY2015-2016 Goals:

- Develop an Application and Submittal Guide for prospective applicants to reduce confusion associated with the quasi-judicial process
 - Ensure simple, effective evidence submittal
 - Simplify and improve finding of fact language
- Review for possible recommendation to the Planning Board and Council all LDO design provisions eligible for alternate methods of compliance
- Conduct board training of the quasi-judicial process

Councilmember Miller asked for examples of the type of work done by the Alternate Methods of Design Commission. Mr. Mitchell referenced the Auto House, a car dealership on Jake Alexander Boulevard, which is proposing to demolish its existing building and construct a new facility. He explained the metal panel building will be constructed behind a curvilinear curtain wall. He noted design standards require the building not have exposed fasteners, but because the curtain wall will screen the front of the building, the developer is requesting to use the exposed metal fasteners. He added the Alternate Methods of Design Commission granted the request which saved the developer time and money.

Mr. Mitchell referenced the Dodge dealership across the street from the Auto House, and a proposed addition to the service area. He explained the building was constructed years ago with exposed metal fasteners. He stated the Alternate Methods of Design Commission approved those exposed fasteners for the addition because they extend from like existing material. He added this avoided a 90-day, \$1,000 Conditional District (CD) Overlay request.

Mr. Miller stated the Alternate Methods of Design Commission is another example of the City's goal to be business friendly. Mr. Mitchell stated it is important to meet State law while allowing design tweaks that do not have to go through the CD process, which saves the developer time and money.

Councilmember Alexander pointed out the Alternate Methods of Design Commission allows new types of building materials that may not have been previously used in the City.

HIGHLIGHTS AND GOALS – HOUSING ADVOCACY COMMISSION

Housing Advocacy Commission (HAC) Chair Barbara Perry, and Mr. Chris Branham, staff liaison, presented highlights and goals for the HAC. Mr. Branham explained the HAC is divided into two committees the Community Involvement and Education Committee and the Code Enforcement Committee. He noted the HAC:

- Meets monthly with staff to develop programs and receive reports regarding activities related to housing and neighborhood conditions
- Distributes educational materials to community residents summarizing the Tenant and Landlord Handbook – which clearly addresses tenant rights and tenant/landlord responsibilities
- Provides a forum for issues related to fair housing and tenant/landlord responsibilities
- Partners with neighborhood groups to improve community conditions
- Promotes efforts to improve the eviction process by amending local Ordinances to be consistent with State legislation
- Reviews and recommends changes to City Ordinances to create strengthened, common-sense, minimum housing standards
- Formulates and recommends to Council the adoption or amendment of Ordinances that will, in the opinion of the commission, improve the condition of housing and neighborhoods within the City and surrounding areas
- Directs City officials to needed enforcement of any Ordinance that may affect the quality of housing and neighborhood conditions within the City
- Promotes public interest and understanding of its recommendations, studies, and plans, and, prepares, publishes, and distributes studies and reports to advance the cause of improved housing and neighborhoods
- Conducts public meetings, hearings, community forums, and informational workshops while giving reasonable notice to the public thereof

Ms. Branham noted the FY2014-2015 Highlights:

- Recommended updates to Chapter 10 of the City Code of Ordinances, regarding Minimum Housing
 - Unsafe Conditions, 10-77
 - Adopted by Council March 2014
 - Minimum Standards, 10-78
 - Adopted by Council March 2014

- Created brochures for neighborhood groups and organizations to distribute
 - Distributed approximately 300-400 brochures to individuals, neighboring groups and local agencies
 - Posted on website
 - What to Know Before You Rent
 - Tenants Rights
 - The Role of a Landlord
 - Being a Good Tenant
- Held Fair Housing Workshop October 2014
 - Over 90 people attended
 - Highlighted the work done by the HAC
 - Discussed Fair Housing practices with speaker Willie Ratchford
 - Received 77 responses from attendees regarding current needs within the city
- Participated in BlockWork in conjunction with the Community Appearance Commission (CAC)

Ms. Perry reviewed the FY2015-2016 Goals:

- Partner with the CAC for BlockWork
 - BlockWork continues to be a successful community program
 - Held October 2014 in the 900 Block of West Horah Street
 - Provide support for the 2015 Blockwork
- Attend neighborhood meetings throughout the year to receive input regarding HAC issues
 - Attend monthly/quarterly neighborhood meetings to share HAC and to receive input on issues that affect each neighborhood
 - Distribute Tenant and Landlord brochures
- Pursue a stabilization project to coincide with updates to the Abandoned Housing Ordinance
 - Create a final draft of the Abandoned Property Ordinance to present to Council
 - Support property stabilization rather than demolition whenever possible
 - Request additional funds to aid the stabilization process
- Hold smaller workshops focusing on tenant and landlord topics
 - Maintenance and repair workshops for tenants, suggested practices for finding good tenants for landlords
- Set aside time during regular meetings to receive public comments
 - Allow citizens to share comments and concerns with the HAC
 - Current Agenda does not allow public comments and at times community members in the audience wish to speak

- Request an additional Code Enforcement Officer be considered in the upcoming budget
 - Multiple Ordinances have been added within the last several years while Code Enforcement staff was reduced
 - Downtown Maintenance Code
 - Boarded Up Property Ordinance
 - Stricter housing codes which require a 48-hour response time from property owners
 - Updates to the Minimum Housing Codes
 - Currently working on an update to the Abandoned Property Ordinance
 - Would like to have a more proactive approach to Code Enforcement

Ms. Perry explained the requested funding:

	<u>FY2014-2015</u>	<u>FY 2015-2016 Request</u>
Fair Housing Workshops	\$2,000	\$1,500
Yearly Meeting Costs	\$500	\$500
Material Printing	\$0	\$500
BlockWork		\$2,500
Total	<u>\$2,500</u>	<u>\$5,000</u>

Mayor Pro Tem Blackwell thanked Web and Marketing Services Coordinator Fern Blair for designing the brochures. She pointed out when the HAC was chartered it agreed to meet quarterly. She stated the HAC came back to Council and requested to meet monthly. She noted the HAC is very dedicated, and she pointed out the individual committees also meet on a monthly basis.

Ms. Blackwell stated the HAC strongly supports an additional Code Enforcement Officer, and she emphasized Code Services Manager Chris Branham had nothing to do with the request. She noted the HAC has created Ordinances that have been adopted by Council. She explained the Ordinances are then passed to a Code Enforcement office that does not have the manpower to enforce them.

Mayor Woodson noted the HAC does not believe Code Enforcement has enough manpower to enforce City Ordinances.

Councilmember Miller indicated when an idea is proposed to Council the cost associated with the idea is not always mentioned. He suggested future recommendations to Council include a commensurate cost in the discussion.

Ms. Perry pointed out the costs associated with an additional Code Enforcement Officer were included in the original HAC presentation. She stated the HAC determined it was not their place to discuss the funding so the information was removed from the presentation.

Interim City Manager John Sofley explained fiscal notes are currently used for grant funds or if the total cost of a recommendation exceeds \$100,000. He noted the cost associated with an additional Code Enforcement Officer has been mentioned but not quantified.

Mr. Miller added it would be difficult to determine the exact cost of an additional Code Enforcement Officer. He stated Council should be made aware if an item under consideration could require additional staff. He pointed out if Council passes Ordinances that creates unrealistic staff expectations, it should be included in the discussion.

Ms. Perry thanked Council for its continued support of the HAC.

Mayor Woodson thanked Ms. Perry and the HAC for all they do for the City.

HIGHLIGHTS AND GOALS – PLANNING BOARD

Mr. Carl Repsher, Planning Board Chair, and Mr. Preston Mitchell, staff liaison, presented the Highlights and Goals for the Planning Board.

Mr. Repsher reviewed 2014 case work:

- Conditional District Overlays
 - Abbington Court
 - Holiday Inn Express
 - Rowan-Salisbury School System Administration Building
 - Yadkin Path Montessori School
 - Zaxby's Restaurant – ongoing
- Special Use Permits
 - Strata Solar – new 40 acre solar farm
 - West End Plaza
 - Livingston College Urban Farm
- Text Amendments
 - Secondary Dwelling Units – fine tuning
 - Sidewalk Program – fine tuning for industrial
 - Livingstone College Urban Farm
 - Home Occupations – ongoing
 - Downtown banners and signs – ongoing
- Rezonings
 - Faith Road Rural Residential – preservation of rural/sensitive lands
 - Jake Alexander Boulevard West GD-A removal
 - Removing barriers to development post Land Development Ordinance (LDO)
 - Former Coca-Cola Bottling Company – adaptive reuse
 - Livingstone College – adaptive reuse of former Holiday Inn

Mr. Repsher explained Planning Board goals are intended to support Council goals. He noted Planning Board goals will be finalized after Council adopts its goals. He added the Planning Board is working to establish a Goals Committee dedicated to goal development and maintenance.

Mr. Repsher then reviewed the 2015-2016 Goals:

- Provide support, guidance, and recommendations for an update to the Vision 2020 Plan
- Continue to encourage and support development of the Multi-jurisdictional I-85 Economic Development Initiative
- Partner with Council, Downtown Salisbury Inc. (DSI), and other stakeholders to develop the South Main Street Corridor Plan
 - Enhance positive activity in the area
- Begin development of an “in-house” Brooklyn-South Square Neighborhood Plan

Mr. Repsher pointed out I-85 is an important asset to the community that can increase the local tax base and economic activity and create jobs. He added the political entities within the community must work together to promote economic development. He reviewed a map and pointed out the Piedmont Crescent Mega Region, an area of local economic activity. He emphasized Salisbury and Rowan County are in the center of the Piedmont Crescent Mega Region, yet surrounding counties have higher growth rates and lower unemployment.

Councilmember Miller asked about funding and staff allocation for the Multi-jurisdictional I-85 Economic Development Initiative. Mr. Repsher stated the goal is to promote community-wide discussions that recognize large land masses along I-85 as assets for economic growth. He noted the Spartanburg, South Carolina community has benefited tremendously from the BMW plant and the jobs it created. He added additional jobs and retail development that followed the BMW plant also benefit the community.

Mr. Miller noted the local political environment is changing. He asked if the City could invite area municipalities and planning staffs to a meeting to promote the initiative. Mr. Repsher stated Rowan County Commission Chair Greg Edds is very excited about the Multi-jurisdictional I-85 Economic Development Initiative. He added the Planning Board received inquiries from other political entities along I-85 expressing an interest in the initiative. He recognized Mr. Bill Wagoner and Mr. David Post for their work on the project.

Mr. Miller stated the initiative is extremely important to the future of Rowan County. He asked if Council could communicate its desire to discuss the initiative with the County Commission. He noted Council should decide if the initiative is important and then determine what it would take to facilitate the effort. He added some people believe the initiative should originate from the public sector while others believe the private sector should take the lead. He asked where the funding would come from, and if it would hurt to let other government entities know Council is ready to talk about the initiative.

Ms. Alexander stated during her time as Planning Board Chair, it was decided Mr. Wagoner would make a presentation to the Rowan County Commission meeting to start the conversation.

Mr. Repsher stated Mr. Wagoner received little response from the County Commission. Ms. Alexander stated the time has come for the Multi-jurisdictional I-85 Economic Development Initiative, and she pointed out the Planning Board should take the lead as a grass roots effort. Mr. Repsher noted Mr. Wagoner and Mr. Post met with Commission Chair Greg Edds and Vice-Chair Jim Greene where they received positive comments regarding the initiative.

Mayor Woodson pointed out the new bridge and widened interstate makes the area more accessible for development.

Mr. Mitchell indicated Salisbury-Rowan Economic Development Commission Executive Director Robert Van Geons is interested in the initiative. He noted the desire is to make the communities within Rowan County competitive because both Cabarrus County and Davidson County are in competition with the Rowan section of I-85. He added the goal is to align resources between government entities.

Mayor Pro Tem Blackwell noted Cabarrus County won the Amazon Fulfillment Center because they had a building ready. She added the City said it could have a building built within a year while Cabarrus County had one available. She stated the time has come for the initiative.

Mr. Miller added the initiative will require resources and staff time, and he noted those decisions are made by elected officials. He explained if the Planning Boards of Rowan County and its municipalities come together they cannot vote to make things happen. He emphasized Council must support the initiative and be a part of the discussion as it builds momentum.

Councilmember Kennedy stated Council can think about directions for the initiative at its Retreat.

Mayor Woodson thanked Mr. Repsher and members of the Planning Board for all they do for the City.

HIGHLIGHTS AND GOALS – TRANSPORTATION ADVISORY BOARD

East Spencer Mayor Barbara Mallet, Chair of the Transportation Advisory Board (TAB), and Mr. Rodney Harrison, staff liaison, presented the Highlights and Goals for the TAB. Ms. Mallet reviewed the Goals:

- Goal 1 – Consistently provide exceptional service to all customers
 - Establishing partnerships:
 - East Spencer
 - Human Services Agencies
 - Automated Vehicle Location (AVL) – Real-time tracking
 - Summer intern

- Goal 2 – Evaluate fixed routes for efficiency, effectiveness and ways to expand routes and services
 - County and City Local Coordinated Plan
 - Five-year Community Transportation Service Plan
 - Focus on Julian Road and Wallace Commons
- Goal 3 – Better marketing of the public transit system by “telling the story through a benefits campaign” to local elected bodies and the community
 - Outreach Programs
 - Halloween Funfest
 - Touch-A-Truck
- Goal 4 – Improve transit connectivity inside and outside the City by focusing on connecting customers to places:
- Goal 5 – Maintain transit infrastructure and improve the aesthetic appeal of shelters, bus stops, benches, and signs:
 - Shelters installed
 - North Main Street
 - East Spencer partnership

Ms. Mallet reviewed ridership data, and she pointed out ridership was up in 2011 and 2012 due to free bus rides offered on ozone action days. She noted ridership for Americans with Disabilities Act (ADA) decreased due to stricter screenings to determine qualification:

	<u>Fixed Route</u>	<u>ADA</u>
FY2014	165,956	5,741
FY2013	191,981	5,594
FY2012	231,136	5,450
FY2011	220,278	7,292
FY2010	182,294	7,587
FY2009	176,856	8,381
FY2008	170,521	8,664

Ms. Mallet commended the City bus drivers on the marvelous job they do every day moving people throughout the community.

Councilmember Kennedy thanked Ms. Mallet for serving as Chair of the TAB while also serving as Mayor of East Spencer.

Mayor Woodson noted transit service is coming to Julian Road and Wallace Commons. Mr. Kennedy asked if the new route would serve the Medical Center on Julian Road. Mr. Harrison noted the new route will serve the Medical Center on Julian Road, Wallace Commons, and the medical centers on Jake Alexander Boulevard.

Mayor Woodson thanked Ms. Mallet and Mr. Harrison for their service on the TAB.

HIGHLIGHTS AND GOALS – ZONING BOARD OF ADJUSTMENT

Mr. Frank Thomason, Zoning Board of Adjustment (ZBA) Chair, and Mr. David Phillips, staff liaison, presented the Highlights and Goals for the ZBA.

Mr. Thomason reviewed the responsibilities of the ZBA:

- To hear and decide appeals from any order, decision, determination, or interpretation made by the Administrator pursuant to or regarding these regulations
- To hear and decide appeals from any order, decision, determination, or interpretation made by the Technical Review Committee (TRC) or the Historic Preservation Commission (HPC) pursuant to or regarding these regulations
- To hear and decide petitions for variances from the requirements of these regulations
- To change the use of or expand certain nonconformities

Mr. Thomason reviewed the 2014 Highlights:

- Held one meeting

Mr. Thomason reviewed the 2015 Goals:

- Continue training ZBA members as workshops become available
- Schedule training seminar for Board members regarding quasi-judicial and legislative proceedings

Mayor Pro Tem Blackwell asked Mr. Phillips if it would be possible to change the terms of membership from years of service to number of meetings. Mr. Phillips stated staff will review the ZBA terms.

Mayor Woodson thanked Mr. Thomason and members of the ZBA for the important service they provide to the community.

POOL HALL PERMIT – MS. MARY JANE KOTSALIS

Salisbury Police Captain Melonie Thompson addressed Council regarding an application for a pool hall permit for Ms. Mary Jane Kotsalis, owner of The Carriage Room located at 2141 Statesville Boulevard.

Capt. Thompson noted a site inspection was conducted January 22, 2015, and the property was found to be clean and sanitary. She stated as part of the investigation a limited review of Ms. Kotsalis' background was conducted, and the establishment and Ms. Kotsalis meet the criteria required by City Code.

Capt. Thompson stated the establishment is for-profit and will be open seven days a week. She noted the business will operate three pool tables, and the regulations for operating a pool hall have been explained to Ms. Kotsalis.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding the issuance of a pool hall permit for Ms. Mary Jane Kotsalis.

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

Councilmember Miller asked if a pool hall permit is renewed when a business has a new owner. Capt. Thompson explained when a business has a new owner a new pool hall permit is required because the background check is conducted on the new owner and the business.

Thereupon, Mr. Miller made a **motion** to issue a permit for Ms. Mary Jane Kotsalis to operate a pool hall located at 2141 Statesville Boulevard. Ms. Alexander seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Mses. Alexander and Blackwell voted AYE. (5-0)

RESOLUTION OF SUPPORT – ROWAN-IREDELL HAZARD MITIGATION PLAN

Rowan County Emergency Services Director Frank Thomason and Fire Chief Bob Parnell addressed Council regarding the Rowan-Iredell Hazard Mitigation Plan. Chief Parnell explained the plan was put together by a third party with input from community leaders and approval from the State.

Mr. Thomason noted the plan was originally adopted in 2005 under a mandate from the Federal Emergency Management Association (FEMA). He explained Rowan County and its municipalities developed the five-year plan. He stated the plan was renewed in 2010 and has been updated for renewal in 2015. He added each update is guided by a task force, and the current task force had approximately 70 members.

Mr. Thomason pointed out the plan is multi-county as encouraged by Federal and State government. He explained the plan:

- Ensures participating jurisdictions eligibility for FEMA Federal funding
 - Hazard Mitigation Grant Program
 - Pre-disaster Mitigation Program
 - Flood Mitigation Assistance Program
- Allows the County to apply for Federal and State Disaster Assistance Funds

Chief Parnell stated the area received reimbursement for several storms including Hurricane Hugo, the ice storm of 2013, and tornado activity in Rowan County that did not affect the City.

Councilmember Kennedy asked if there were plans that included more than two counties. Mr. Thomason stated there were other multi-county plans, and he pointed out being able to partner with one county created a more comprehensive plan.

Thereupon, Mr. Kennedy made a **motion** to adopt a Resolution adopting the Rowan-Iredell Hazard Mitigation Plan. Ms. Blackwell seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Mses. Alexander and Blackwell voted AYE. (5-0)

RESOLUTION TO ADOPT THE ROWAN-IREDELL HAZARD MITIGATION PLAN.

(The above Resolution is recorded in full in Resolution Book No. 15 at Page No. 1, and is known as Resolution 2015-01)

233 NESBIT DRIVE TO BE REPAIRED OF VACATED AND CLOSED OR DEMOLISHED

This item was postponed.

RESOLUTION OF SUPPORT – NORTH CAROLINA’S PRESERVATION TAX CREDIT PROGRAM

Planning and Development Services Manager Janet Gapen stated the Resolution before Council is based upon a template circulated by the North Carolina Downtown Development Association. She noted the Resolution is part of a growing grass-roots effort to restore the North Carolina Historic Rehabilitation Tax Credit Program that the State General Legislature allowed to sunset in 2014.

Ms. Gapen indicated the State Historic Tax Credit Program has been extremely important to the City, its downtown, and historic neighborhoods. She noted the effort emphasizes historic rehabilitation of old buildings as an economic development tool to grow small business and create jobs, which build the tax base and keep tax rates low. She explained the North Carolina Historic Tax Credit Programs were used by 90 of the State’s 100 counties.

Ms. Gapen pointed out adoption of the Resolution allows the City to join municipalities across the State to support reinstatement of the Tax Credit Program.

Mayor Woodson noted the loss of the tax credits affects the entire State.

Thereupon, Ms. Blackwell made a **motion** to adopt a Resolution supporting North Carolina’s Historic Preservation Tax Credit Programs. Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Mses. Alexander and Blackwell voted AYE. (5-0)

RESOLUTION SUPPORTING NORTH CAROLINA’S HISTORIC PRESERVATION TAX CREDIT PROGRAMS

The above Resolution is recorded in full in Resolution Book No. 15 at Page No. 2-3, and is known as Resolution 2015-02)

Councilmember Alexander recognized Mr. Gray Stout who sent the information to Council for its consideration. She noted a committee was formed that put together an event to include North Carolina Secretary of Cultural Resources Susan Kluttz. She commended Mr. Paul Fisher, Ms. Paula Bohland, Ms. Mollie Ruff, Mr. Brian Davis, and staff members Lynn Raker, Janet Gapen and Catherine Garner for their work on the project.

Mayor Woodson asked if the event will take place on Monday, February 9, 2015. Ms. Alexander stated that is correct. Mayor Woodson stated it will be a great event that will hopefully help convince the Legislation to reinstate the tax credits.

INTERIM CITY MANAGER'S COMMENTS

(a) **Goals**

Interim City Manager John Sofley stated the Boards and Commission goals presented over the last three meetings will be included in Council's Retreat notebook. He pointed out these are available as information to help as Council makes decisions whether to pursue requested projects. He added if Council decides to move forward with a project, both funding and staff time will be made available.

(b) **HVAC at Hall Gym**

Interim City Manager John Sofley noted work has begun on the HVAC system at Hall Gym. He added the work will be completed before summer.

(c) **Roof Issues at Price High School**

Interim City Manager John Sofley announced roof issues were identified at Price High School, and a contract has been awarded to replace the roof and guttering.

MAYOR'S ANNOUNCEMENTS

(a) **Brownfields Meeting**

Mayor Woodson announced a Brownfield meeting will be held Thursday, February 5, 2015 at 5:30 p.m. at City Hall, 217 South Main Street.

CLOSED SESSION

Mayor Woodson requested Council go into a closed session to consult with an attorney as allowed by NCGS 143-318.11(a)(3) and concerning a personnel matter and as allowed by NCGS143-318.11(a)(6).

Thereupon, Ms. Blackwell made a **motion** to go into closed session. Ms. Alexander seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Meses. Alexander and Blackwell voted AYE. (5-0)

RETURN TO OPEN SESSION

Thereupon, Mr. Miller made a **motion** for Council to return to open session. Ms. Alexander seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Meses. Alexander and Blackwell voted AYE. (5-0)

Mayor Woodson announced no action was taken in closed session. He noted Council is moving forward with the City Manager selection process and have several strong candidates who are currently serving as managers in local government. He stated Council is assessing these applications and due to the request for confidentiality by some of the top candidates, Council has decided to take a direct approach and hold closed session interviews rather than an Assessment Center. He added Council looks forward to sharing more information as it progresses.

RECESS

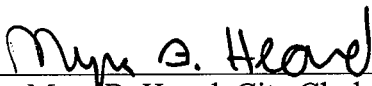
Mayor Woodson asked for a motion to recess the meeting until Friday, February 6, 2015 at 2:30 p.m. in Council Chambers at City Hall, 217 South Main Street.

Thereupon, Ms. Blackwell made a **motion** to recess the meeting until Friday, February 6, 2015 at 2:30 p.m. in Council Chambers at City Hall, 217 South Main Street. Ms. Alexander seconded the motion. Messrs. Kennedy, Miller and Woodson and Meses. Alexander Blackwell voted AYE. (5-0)

The meeting was recessed at 9:00 p.m.



Paul B. Woodson, Jr., Mayor



Myra B. Heard, City Clerk