

Salisbury, North Carolina
October 19, 2010

REGULAR MEETING

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

ABSENT: None

The meeting was called to order by Mayor Kluttz at 4:00 p.m. The invocation was given by Councilman Kennedy.

PLEDGE OF ALLEGIANCE

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

RECOGNITION OF VISITORS

Mayor Kluttz recognized all visitors present.

ADDITIONS TO THE AGENDA

Mayor Kluttz noted the following addition to the Agenda:

Add – Proclamation for Patriot Flag Day

PROCLAMATION

Mayor Kluttz proclaimed the following observances:

PATRIOT FLAG DAY	October 20, 2010
NAACP HARVEST BANQUET DAY	October 29, 2010

CONSENT AGENDA

(a) Approval of Minutes

Approve Minutes of the Special Meeting of October 5, 2010 and the Regular meeting of October 5, 2010.

(b) Budget Ordinance

Adopt a budget Ordinance amendment to the FY2010-2011 budget in the amount of \$5,800 to appropriate Restricted Asset Forfeiture funds.

AN ORDINANCE AMENDING THE 2010-2011 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE RESTRICTED FORFEITURE FUNDS.

(The above Ordinance is recorded in full in Ordinance Book No. 22 at Page No. 96, and is known as Ordinance 2010-41.)

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

PRESENTATION - ROWAN CABARRUS COMMUNITY COLLEGE

Mr. Ray Paradowski, Rowan Cabarrus Community College (RCCC) Board of Trustees and Chair of the RCCC Bond Campaign Committee; Dr. Carol Spalding, President of RCCC; and Ms. Elana Miles, RCCC Student and past Student Government President, addressed Council regarding the upcoming Rowan County Bond Referendum for RCCC.

Mr. Paradowski introduced a video showing highlights of the programs offered through RCCC. He requested Council's endorsement for efforts to pass the Rowan County Bond Referendum November 2, 2010. Mr. Paradowski referred to an article featured in the *Salisbury Post* regarding the firefighting program and training facility on the campus. He noted there is a great need to stay up-to-date with the latest technologies so firefighters, police and rescue personal can stay up-to-date with modern changes that have taken place. Mr. Paradowski stated if the bond referendum is not passed, then firefighters and police officers will have to drive to other counties to obtain the training. He indicated that to force these public service workers to

drive out of the county for training is unacceptable. Mr. Paradowski stated a vote for the bond referendum will be a vote for each citizen, because everyone in the county utilizes the services of firefighters, police officers and rescue personnel.

Ms. Miles spoke to Council regarding how the bond referendum will affect students. She noted the student body is changing and is now comprised of women over 40 who are recreating their careers. She noted there are older students with disabilities, and one of the benefits of the bond would be for new elevators. She commented the main elevator on campus has been out of service for two weeks because it dates to 1974, and the parts for repair are hard to find. Ms. Miles noted students must walk around campus in order to get from the bottom floor to the top floor in the same building. She stated the bond is greatly needed, and indicated the Student Government Association has donated \$10,000 and 300 hours of service towards the bond campaign because it is something they all believe in. She encouraged everyone to vote "Yes" on November 2, 2010.

Dr. Spalding indicated the administration at RCCC is very proud of the students who set the pace for the bond campaign. She noted representatives have visited over 30 civic groups to provide information about the College. Dr. Spalding pointed out this is a Rowan County bond issue and is the first one since 1961 when the college was started. She noted this money will remain in Rowan County to be used for improvements for the North Campus. She stated the funds will be used for Americans with Disabilities Act (ADA) improvements, repositioning and improving the burn facility, and new instructional space. Dr. Spalding indicated there has been a 40% increase in the number of students at the College, and Rowan County students should be able to attend school here. She stated there is only one RCCC location in Rowan County, while there are four in Cabarrus County. She noted with the additional space, the college will be able to offer new health related programs that are currently at capacity.

Dr. Spalding pointed out the bond issue is on the back of the ballot and encouraged citizens to turn the ballot over in order to vote for the bond issue. She stated this bond will make a huge difference for the College and the investment is the best dollar citizens can spend. She added these improvements will allow Rowan County to remain competitive, and ensure Rowan County has a quality workforce that is up to 21st Century standards. She noted people with the least amount of education and skills are usually the first to be laid off and the last hired. She stated RCCC wants to make sure the workforce is in a position to be hired for the jobs of the future, and to be competitive for Rowan County.

Dr. Spalding stated approximately 70% of people in Rowan County have attended a class at the College or have had family members who have attended.

Mayor Kluttz recognized Fire Chief Bob Parnell and Police Chief Rory Collins.

Chief Collins stated RCCC provides the majority of training for law enforcement officers in the County. He noted the College saves the Police Department a tremendous amount of money by providing training from the beginning of a law enforcement officer's career throughout their development to retirement. Chief Collins stated if the College was not here, the officers would have to be sent out of town where overnight travel and tuition would have to be

paid. He indicated the Salisbury Police Department has spent approximately 2,800 training hours at the College just this year. Chief Collins noted the College means a great deal to law enforcement from both a monetary standpoint and a sentimental one.

Chief Parnell agreed with Chief Collins and added that 100% of the Salisbury Fire personnel, along with a large percentage of Rowan County Emergency Services personnel, are currently registered students at RCCC. He stated public safety is enhanced by what is offered by RCCC and the dedication of its faculty and staff. Chief Parnell commented an upgraded training facility is a true need and not just a desire for firefighters and rescue personnel, and the bond will allow this to happen.

Mayor Kluttz commented she thinks almost every person in Salisbury and Rowan County has been touched in some way by RCCC, and she has no doubt that the College is a tremendous asset for the community. She stated she thinks it would be criminal to have Salisbury-Rowan residents travel to another county to obtain training. She noted Council unanimously adopted a Resolution of Support at its last meeting, and she urged citizens to vote “Yes” for the bond referendum. Mayor Kluttz announced campaign signs will be available at City Hall for any citizen who would like one.

Councilman Woodson stated he has received many positive responses regarding the bond and he hopes citizens will vote and support it. He noted he and the Mayor have both been on the Board of Trustees for the College for several years, and stated the bond is needed to train people for the jobs of the future.

Councilman Kennedy commented citizens do not have to wait until November 2, 2010, and can vote early and vote “Yes” for RCCC.

Councilman Miller indicated he has already cast his ballot in support of the bond and encouraged everyone to support it. He stated he has had an opportunity to learn more about the College and how dire the need is for the facilities. He commented the economy is not great, but the needs are, and they need to be addressed now.

Mayor Pro Tem Blackwell thanked Dr. Spalding, Mr. Paradowski and Ms. Miles for providing such a clear demonstration of how the bond money will be used. She added she thinks it will encourage people to vote “Yes” for the bond.

Ms. Miles pointed out representatives from the Student Government are transporting students to early voting sites. Mayor Kluttz thanked Ms. Miles and the students for their commitment.

Mr. Paradowski then presented Mayor Kluttz with a campaign sign and reminded everyone to turn their ballots over to vote for the bond.

PRESENTATION – ROWAN COUNTY CHAMBER OF COMMERCE

Mr. Bob Wright, President Rowan County Chamber of Commerce, and Ms. Linda Sherrill, Membership Director, addressed Council regarding the Chamber's recent membership Drive.

Mr. Wright stated the Chamber conducts an annual membership drive which is its only fundraising event. He added the membership drive is important because in addition to revenue, it provides new members for the organization and its committees and task forces.

Mr. Wright indicated this year's membership drive was very successful and the Chamber surpassed its goal by approximately 50%. He added that given the current economy, the results are thrilling and the Chamber could not have asked for better volunteer efforts.

Mr. Wright noted the Chamber asked City Manager David Treme to field a team for the membership drive. He stated the City's team was responsible for one-third of the results, having brought in approximately 50 members. Mr. Wright indicated the City won team honors as the team with the best production, and team member Len Clark, Fibrant Sales and Marketing Manager, was the top individual producer with 20 new members. Members of the City's team were Utilities Director Jim Behmer, Mr. Clark, Assistant City Manager Doug Paris, Management Services Director John Sofley, Public Information and Communications Manager Karen Wilkinson, and Facilities Maintenance Manager Deb Young.

Mr. Wright thanked Mr. Treme for his commitment to the business community and his support for the Chamber. He noted the Chamber appreciates its relationship with the City.

Ms. Sherrill commented Mr. Treme wanted to exceed his last membership drive record, and the City team greatly surpassed it. She noted the City team really cares about the business community and their efforts were greatly appreciated.

Mayor Kluttz thanked Mr. Wright and Ms. Sherrill for sharing their good news, and she congratulated Mr. Treme for his excellent work.

PUBLIC HEARING – ANALYSIS OF IMPEDIMENT OF FAIR HOUSING

Ms. Janet Gapen, Senior Planner, introduced Mr. Isaac Heard, Jr., a Consultant and Analyst in urban planning and community economic development. She noted Mr. Heard has been assisting the City in updating its Analysis of Impediments to Fair Housing Choice report.

Mr. Heard explained the report is a market evaluation of housing, particularly affordable housing for people making less than 30% of the area median income. He noted the analysis also looks at the supply, demand, and conditions that go along with housing stock.

He then reviewed the Analysis of Impediments:

- A comprehensive review of Salisbury’s laws, regulations, and administrative policies, procedures, and practices
- An assessment of how those laws, etc. affect the location, availability, and accessibility of housing
- An assessment of conditions, both public and private, affecting fair housing choice for all protected classes
- An assessment of the availability of affordable, accessible housing in a range of unit sizes

Mr. Heard then explained the Impediments to Fair Housing:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin

Mr. Heard stated that the data for the report was drawn from various sources including the American Housing Survey, Claritas, Home Mortgage Disclosure Act data, and the Federal Financial Institution’s examination. He noted that the population of Salisbury will continue to grow, and although the 2010 Census figures have not been released, through projections and analysis, Salisbury’s population is expected to grow to approximately 33,000. He then reviewed a distribution of that population:

Race	2000	2009	2014	Percent of Total Population in 2009	Percent of State Population in 2009 (North Carolina)
White	15,391	16,551	18,051	54.02%	70.04%
African American	10,081	12,004	13,092	39.18%	21.51%
Asian	371	432	471	1.41%	1.89%
Native Hawaiian or Pacific Islander	26	28	30	0.09%	0.06%
American Indian or Alaska Native	108	110	120	0.36%	1.21%
Some Other Race	347	944	1,029	3.08%	3.56%
Two or More Races	352	570	622	1.86%	1.73%
Percent of State Population in 2009 (North Carolina)					
Ethnicity	2000	2009	2014	Percent of Total Population in 2009	Percent of State Population in 2009 (North Carolina)
Hispanic	1,001	2,172	2,369	7.09%	7.39%

Mr. Heard pointed out the Hispanic population is growing in Salisbury, and the availability of housing for their incomes levels may be a concern in the future.

Mr. Heard then reviewed areas where attention needs to be given over time:

- Demand for different types of housing will be impacted by population segments entering retirement and those forming new households and joining the work force
- As the age and composition of the population changes, there will be a need for more and different types of housing especially attached housing
- Older housing will need increasing attention to maintenance and repair, and some will need to be replaced
- While there is enough housing for the population today, there is a mismatch between household incomes and housing prices
- There are not enough housing units affordable for households earning less than \$25,000, and the problem is likely to get worse in the future

Mr. Heard discussed housing affordability in Salisbury:

- The Fair Market Rent (FMR) for a two-bedroom apartment in Salisbury is \$658
- In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,193 monthly or \$26,320 annually
- Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$12.65 per hour
- A minimum wage worker earns an hourly wage of \$6.55
- In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 77 hours per week, 52 weeks per year
- Or, a household must include 1.9 minimum wage earner(s) working 40 hours per week, year-round in order to make the two bedroom FMR affordable

Mr. Heard noted one factor affecting housing affordability is the age of a house because there are often lead-based paint hazards which can increase the cost because of the cost of remediation.

Construction Year	Housing Units	Housing with Lead-Based Paint	
		Units	Percent
Total	8,141	6,676	82%
1960 to 1979	3,421	2,600	76%
1940 to 1959	3,021	2,779	92%
Before 1940	1,699	1,495	88%

Mr. Heard stated there is the potential for up to 8,100 existing houses in Salisbury to present a lead poisoning hazard to their inhabitants.

Mr. Heard discussed foreclosures and noted they cause people to compete for housing when they were appropriately housed before foreclosure. He explained that people who have been through foreclosure must now compete with households with lower incomes. He noted there are several issues that are worth paying attention to regarding foreclosures:

- There is a modest but troubling correlation between these areas and concentrations of low income and minority populations
- Salisbury has already identified a number of priority areas in which they intent to focus their efforts to address housing quality and affordability concerns

Mr. Heard then provided the Potential Corrective Recommendations and the Analysis of Impediments proposed action to address the Impediment:

- Impediment 1: Racial/Ethnic and Income Concentration
 - The City of Salisbury should remain vigilant in efforts to promote fair housing practices while minimizing or eliminating any discrimination in housing practices whenever they are identified throughout the City
- Impediment 2: Affordable Housing Stock for Households Earning less than \$25,000 Annually
 - Working with local banks and in conjunction with the Salisbury Community Development Corporation (CDC), the City should expand the scope of the existing affordable housing rehabilitation and construction programs to more closely meet the needs of the existing and projected population. Similarly, efforts should be made to identify and apply subsidies (rental and ownership) for those households that are cost burdened, i.e. are paying more than 30 percent of their income for housing
- Impediment 3: VisitAbility
 - The City of Salisbury should adopt a “VisitAbility Policy” calling for new housing construction in the City that uses public financial assistance to meet minimal visitability standards, if the current local and state building codes are not adequate
- Impediment 4: Emergency Shelters
 - The Land Development Ordinance should be amended to include a definition of emergency shelters and be incorporated as a use classification and treated similar to other use classifications with similar characteristics
- Impediment 5: Transitional Housing
 - The Land Development Ordinance should be amended to include a definition of transitional housing and be incorporated as a use classification and treated identically to similar single-family residential and multi-family residential uses
- Impediment 6: Rehabilitating Existing Housing
 - The City of Salisbury should actively pursue the local application of the North Carolina Rehabilitation Code, in order to reduce the costs of maintaining and improving older housing stock

- Impediment 7: Conventional Home Loan Financing
 - The City of Salisbury should engage lending institutions to evaluate home mortgage lending patterns and practices by race/ethnicity in each census tract in the residential credit market to determine if there is a pattern and practice of discriminatory lending and/or redlining taking place in the city
- Impediment 8: Fair Housing Coordination
 - The City of Salisbury should activate and utilize the Fair Housing Committee of the Human Relations Council as soon as possible to undertake fair housing education and outreach. The City should also establish a broader framework to facilitate coordination and communication between housing partners and agencies working within the city

Mr. Heard noted in the past there has been a Fair Housing Committee as part of the Human Relations Council, and there has been a conversation about bringing the Committee back into the process. He stated there have been approximately four issues of fair housing complaints brought forward to the City over the past several years, and he commended Council for the good record. He noted there needs to be a person or group who can stand in Council's stead to be in contact with people who have questions or complaints regarding fair housing.

- Impediment 9: Minority Homeownership
 - The City of Salisbury should continue to promote and invest in homeownership opportunities in areas with substantial minority populations

Mr. Gapen reviewed the schedule for the Analysis and adoption of the final report:

August 3, 2010	Initial public hearing
September 21, 2010	Council update/set public hearing
October 8, 2010	Draft Report available (30-day public review) <ul style="list-style-type: none"> • City Hall, 217 South Main Street • Rowan Public Library • www.salisburync.gov
October 19, 2010	Public Hearing
November 16, 2010	City Council Consideration

Mr. Gapen noted that if citizens want to comment on the Report they can submit written comments to Community Planning Services, 217 South Main Street, or through email at jgape@salisburync.gov. She noted that citizens are also encouraged to complete a Housing Survey which is available on the City's website. She indicated citizens can also call 704-638-5230 to have a survey mailed to them. She pointed out the survey is anonymous and only takes a few minutes to complete.

Mr. Gapen reviewed staff's outreach efforts in regards to the survey:

- City Council
- Access16
- Public Hearing Notice
- 132 North Main Street – Customer Service

- Community Meetings:
 - Neighborhood Leaders Alliance (September 17, 2010)
 - Human Relations Council (September 23, 2010)
 - West End Community Organization (September 27, 2010 and October 18, 2010)
 - Park Avenue Neighborhood (September 13, 2010 and October 11, 2010)
 - Salisbury Neighborhood Action Group (SNAG) (October 6, 2020)
- Facebook and Twitter

Councilman Woodson noted the minimum wage shown in Mr. Heard's report has been increased from \$6.55.

Mayor Kluttz convened a public hearing, after due notice and advertisement thereof, to receive comments on the Analysis of Impediments to Fair Housing.

Dr. Ada Fisher, 425 West Horah Street, stated she is interested in public housing, especially as it affects the poor. She commented that she has seen minority communities displaced, and when that happens housing is not put back into those communities, and the people who were there do not always get first priority for the replacement houses. She asked that there be a plan in place for the people being displaced before they are removed from where they are. She stated the placement of group homes in communities affects housing because it decreases the perceived value of properties, and brings an element of children into a community who do not live there. She noted that many of these children have prison records the community is not aware of, and it affects neighborhood schools. Dr. Fisher stated that utilities are a vital part of what affects housing. She stated that part of the housing discussion must be, not whether a person can afford a home, but if they can they afford the cost of living in a home.

Mr. Rodney Queen, 2925 7th Street Extension, stated in 2007, when the economy was booming, 25% of the children in Salisbury were below the poverty level and he feels sure this has not improved with the current economy. He stated for many of these children the parents are socially and academically illiterate. He commented he doubts banks have discriminated in their loan processes, but it is difficult for citizens with low incomes to afford housing in the City. He referred to a recent article in the *Salisbury Post* that exposed terrible living conditions and noted this is a way of life for many who are socially illiterate and do not review housing standards. Mr. Queen indicated in his building experience, he has placed many minorities who were not credit worthy into houses, and with patience and work they made improvements, and eventually qualified for a loan. He stated the process proved that with caring support and guidance positive changes can be made and a better lifestyle can be offered to those who want the support and guidance. Mr. Queen stated because of the economy many good families and hard workers have lost their houses and have to live in substandard housing. He cautioned Council in regards to a Housing Committee, that it does not place a great hardship on the poor. He stated the City needs to look at ways to help people, and not place hardships on those who cannot handle additional hardships. He noted the Mayor has a great love for the City, and her concern for the needy is what makes her a great leader.

Mr. William Peoples, 522 North Fulton Street, stated he is a member of the Salisbury-Rowan Human Relations Council (HRC) and the members have complained that they are a “do-nothing” board. He noted they are supported by City Council and the Board of Commissioners, but do not have the power to enforce fair housing complaints. He questioned the report that stated there have been four housing complaints in the past few years, and stated that he has handled complaints through the National Association for the Advancement for Colored People (NAACP). Mr. Peoples stated if there are housing complaints the HRC cannot enforce them, and the citizens do not know who can do anything about the complaints. He commented he would like to see the City spend more money in partnership with the Community Development Corporation to build affordable housing. He noted it is something that is doable and needs to be done. He stated if Salisbury is to be the gem leaders want it to be, all of the neighborhoods have to be brought to equal standing. He challenged Council to not just discuss housing needs, but to do something about it.

Ms. Catherine Rivens, 719 Brookmont Avenue, stated she is Chair of the Fair Housing Committee for the Human Relations Council and is insulted that the Committee is considered inactive. She stated the Committee has tried for several years to determine just what it can do, but it has no power. She indicated the Committee has talked with other organizations and recently had a speaker from the City of Raleigh’s Human Resources Office come speak to their Committee, but the Committee still feels it has no power. She stated it is up to the City Council and County Commissioners to help the Committee, rather than making it look like the Committee is doing nothing, when it is trying.

Mr. Titus King, Rowan County, commented that when it comes to housing he hopes new housing will not just be apartments. He stated he thinks young black men are turned away from banks for reasons others may not be turned away for and the City has to do better. He stated that for the poor population to do better they have to see other people do better. He commented he thinks only a certain number of people progress in our community. He stated older houses cannot have the same enforcements on them as new houses. Mr. King commented sometimes people are afraid to call on police officers because the officers have attitudes when they come into certain areas of the City. He noted more money needs to be put into public assistance, and he feels more is done for women than for young men. Mr. King stated if the problem is not addressed everyone will be affected.

There being no one else present to speak, Mayor Kluttz closed the public hearing.

Mayor Kluttz noted that no action was required from Council today.

Councilman Kennedy commented that he is serving his seventeenth year on City Council and he can affirm that great strides have been made in improving housing for citizens. He noted that the economy has caused the efforts to slide backwards, but it is not because Council is not trying. He stated that several neighborhoods such as the West End, Park Avenue and Jersey City have been targeted and the City is still making progress. He noted he thinks foreclosures are a part of the problem and he is concerned about banks that continue to force people from their homes. Mr. Kennedy indicated there are funds available in North Carolina to help people facing foreclosure, and citizens can go to www.ncforeclosureprevention.gov to find additional information.

Councilman Miller noted the Community Development Corporation (CDC) was mentioned several times during the comments. He stated it is his understanding there are funds available for more affordable housing, but the issue is finding qualified people who are willing to go through the requirements for eligibility. He stated he would like to hear what other communities are doing to create more candidates for the affordable housing. Mr. Miller indicated he knows other communities have offered affordable housing and there must be best practices in place that the City can learn from to move forward.

Mr. Heard responded he previously served as a director of the largest community development corporation in Charlotte and the same issues were addressed. He noted not only must funding for new housing construction be offered, but also for providing rental housing. He stated the existing inventory of affordable houses must also be maintained so that the houses do not fall out of the inventory because the price of renovation or maintenance drives the price to become a cost burden. He added there is an issue with how banks deal with foreclosed units, and if the units can be available for populations at risk. Mr. Heard commented many of the larger cities are not always more successful than smaller cities, and indicated the CDC in Salisbury is doing an excellent job with the resources available to it.

Mr. Kennedy stated when the CDC was first established banks participated through down-payment assistance to place people into homes, but now what is needed from Council is jobs.

Mayor Kluttz thanked Mr. Heard for his report, and noted that citizens can voice their concerns by writing or calling Council.

PUBLIC HEARING – CHOICE NEIGHBORHOOD PLANNING GRANT APPLICATION

Community Planning Services Director Joe Morris and Mr. Sam Foust, Executive Director of the Salisbury Housing Authority, addressed Council regarding a Choice Neighborhood Planning grant.

Mr. Morris reviewed information on the Choice Neighborhood Grant:

- Builds on the HOPE VI Grant Program
- Includes public housing sites and surrounding neighborhoods
- Encourages cooperation and collaboration between housing agencies, local governments and area residents

He noted the major points associated with the grant are:

- Transform housing
- Involve residents
- Ensure long-term viability
- Promote self-sufficiency

- Partner with local educators
- Preserves affordable housing
- Service coordination
- Track displaced tenants
- Meet fair housing and accessibility requirements

Mr. Morris indicated that tracking displaced tenants is a key component and requirement of the grant. He noted people leave public housing for a variety of reasons, and Mr. Foust has assured him that the program will give first-choice to those residents who live within public housing.

Mr. Morris indicated the grant program is structured around three central points and their associated components:

- Housing
- People
- Neighborhoods
 - Sustainability
 - Access
 - Energy Efficiency
 - Transportation
 - Education
 - Broad-band technology

Mr. Morris stated staff has worked with the Housing Authority, Community Development Corporation (CDC), and local architects to put together the application for the grant. He stated the grant sets out a one and one-half year long planning process, with an emphasis on planning. He indicated there are no development considerations at this point, but only developing planning capacity and determining what needs to be done. Mr. Morris stated if the grant should be received, the planning process would begin in January 2011. He then reviewed the planning activities for the Grant:

Planning Activities	Start	End	Critical Milestones
Organization Meetings	1/2011	2/2011	
Information/Data Collection and Review	2/2011	6/2011	
Resident and Community Workshops on Needs	2/2011	6/2011	Need Prioritized – 7/2011
Stakeholder and Provider Development	4/2011	9/2011	Partners Identified – 10/2011
Status Updates with Residents and Community	5/2011	12/2012	
Site Studies and Technical Review	2/2011	10/2011	Site Selection – 11/2011
Public Housing Design Charrettes	1/2012	3/2012	
Conceptual Design and Community Planning	3/2012	4/2012	

Plan Review – Residents, Community, Partners	5/2012	6/2012	Plan Complete – 7/2012
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Mr. Morris reviewed the proposed budget for the grant:

\$170,000	Choice Grant
<u>\$181,200</u>	Cash/In-Kind
\$351,200	Total

Mr. Morris noted the amount to be included from the City is currently included in the Community Development Block Grant (CDBG) program for the West End Neighborhood, and the in-kind services will be by both City staff and the Housing Authority.

Mr. Morris described the West End Community and noted the boundary is a CDBG and United States Housing and Urban Development (HUD) recognized neighborhood boundary. He noted this is the area being studied for the grant, and the City will partner with the Salisbury Housing Authority, Salisbury Community Development Corporation (CDC), Livingstone College, Head Start, VA Hospital and others for the planning grant. He reiterated the grant is a planning grant, and noted that a second component of the Choice Neighborhood Program deals with implementation, but the City is not yet to that point. He added the City will be applying for funds for planning purposes, which will hopefully be in advance of an implementation grant.

Mr. Morris reviewed a neighborhood meeting schedule to discuss the grant:

- October 5, 2010 – Civic Park Apartment Residents
- October 12, 2010 – West End Neighborhood Association
- October 19, 2010 – Salisbury City Council Public Hearing

Mr. Foust stated staff has been working collaboratively on the grant application, and he thanked the Planning staff for their work.

Mayor Kluttz convened a public hearing, after due notice and advertisement thereof, to receive comments on the Choice Neighborhood Planning Grant application.

Ms. Dee Dee Wright, 418 South Caldwell Street, commented she had questioned Mr. Morris regarding the boundaries of the West End community and stated she still has concerns about the boundaries. She noted she is not sure this is the area where this needs to go given the limited amount of inclusion. She stated the neighborhood is known as the West End Community Organization (WECO). She indicated in regards to Project Choice, the Jesse Jackson townhouses in Greenville, South Carolina took advantage of the program to develop a depressed area, and she wanted to share this with Mr. Morris. She stated she is concerned with how the West End has been pigeon-holed and she is not sure it will take the turn they want it to take. She commented she believes the West End is divided by Main Street.

Dr. Ada Fisher, 425 West Horah Street, stated she has volunteered with children who drop out of school, and many of them come from the area being proposed for replacement. She

noted the Project Hope projects are fabulous, but they decimate the population that is already there. She stated the people who live in the communities are not necessarily brought back to the new housing. She commented she does not think it is possible to have 100 units of housing in this area and questioned what will happen to the people who live in this area. Dr. Fisher stated this is an opportunity for the City to do something unique and creative. She expressed concern about the number of unwed mothers in the community, and thinks it would be interesting to have a limited amount of housing given to youth who have children, but want to go to school. She stated this would be an opportunity to elevate education and turn people's lives around. She noted there are a lot of good people in public housing communities and the City needs to make sure they are safe. She stated everyone will benefit and grow when the community is uplifted.

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

Mayor Kluttz stated she is very excited about this grant opportunity. She stated the City has an excellent Housing Authority and CDC, and she is very grateful for all that they do. She noted one agency works with home rentals and the other home ownership, and this is a unique project to bring them together in collaboration. She commented in this economy not everyone can afford housing, and housing must be available for everyone. Mayor Kluttz noted City funds are very tight and to have this opportunity to receive funds for planning purposes is wonderful. She stated it is very exciting that the current residents have the opportunity for input. She added there will be plenty of time and opportunities for public input, and she thinks the grant is very exciting for the City.

Councilman Miller commented, as he understands the process, the City will be submitting an application and if approved, it will move to the next step which requires one and one-half years of study, input, and collaboration to determine what benefits the community best. He added he does not see a negative in trying to improve a situation, and having outside funds help pay for the study for improvements.

Mayor Kluttz stated she agrees with the concerns regarding displacement and she would not support a program if it were to rid people of places to live. She noted what she understands from those involved in the process is that this is something that will make people's lives better.

Councilman Woodson commented the issue is not just getting people in houses that can afford payments, but people who can afford utilities and the costs to live in the house.

Mayor Pro Tem Blackwell noted, in addition to the cooperation of the various agencies working on the application, the City is also taking a major step because most of the cities applying for the grant are larger cities. She lauded staff and Mr. Foust for the courage to pursue the grant.

Councilman Kennedy commented that a Choice Neighborhood grant is more than housing, and includes education and infrastructure and will be a great effort for the City.

Thereupon, Mr. Kennedy made a **motion** to authorize the City Manager to submit an application for a Choice Neighborhood Planning Grant as a co-applicant with the Salisbury Housing Authority. Mr. Woodson seconded the motion. Messrs. Kennedy, Miller, Woodson, and Mses. Blackwell and Kluttz voted AYE. (5-0)

Mayor Kluttz thanked staff for taking on this extra work and Mr. Foust for bringing the idea and indicated Council looks forward to the days to come.

LDOTA-09-2010 – WIRELESS TELECOMMUNICATION FACILITIES

(a) Mr. Preston Mitchell, Senior Planner, addressed Council regarding Land Development Ordinance text amendment LDOTA-09-2010, Wireless Telecommunication Facilities. Mr. Mitchell indicated the petition is a request to transfer language regarding wireless telecommunication facilities from the City Code into the Land Development Ordinance (LDO). He stated there are currently two conflicting Ordinances for wireless telecommunication facilities, and this amendment will take the language from the City Code, transfer it into the LDO, and repeal the City Code Ordinance, so there will be one Ordinance regarding wireless telecommunication facilities.

Mr. Mitchell reviewed the petition:

- Request to “transfer” the following City Code section to the LDO
 - Location of Facilities
 - Lot Size and Setbacks
 - Co-Location
 - Balloon Test
- Request to adjust Public Notification requirements for the required Special Use Permit
- Request to transfer all associated fees from Wireless Ordinance to Fee Schedule

Mr. Mitchell indicated the Planning Board unanimously supported the amendment at its September 28, 2010 meeting.

(b) Mayor Kluttz convened a public hearing, after due notice thereof, to receive comments on the proposed LDOTA-09-2010.

Dr. Ada Fisher, 425 West Horah Street, stated she does not think the citizens have a good understanding of what Fiber To The Home means. She indicated she does not feel Fibrant will save her money, when compared to Time Warner Cable. Ms. Fisher asked if Fibrant customers have been notified of the emergency channels. She pointed out she thinks Fibrant is a great idea.

Mr. Bonnie Newell, 19423 Callaway Hills, Davidson, North Carolina, stated she is with the Berkeley Group and came before Council several weeks ago regarding the cell tower at Catawba College. She indicated that Mr. Preston Mitchell and Mr. David Phillips have done a great job trying to make it easier for cell tower developers to come into the City. She pointed out

the City currently has two different Ordinances, which makes wireless telecommunications facilities difficult to develop in the City. She thanked Council for its time and consideration.

Mr. Titus King, East Spencer, asked if the City pays for Fibrant when it is installed on personal property. He indicated any business with the City should have simple language everyone can understand.

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

Mr. Mitchell indicated the Ordinance in this amendment is regarding wireless telecommunication facilities for cellular telephones. He pointed out the Fibrant fiber technology the City has embarked on is for cable television, internet, and home phone service, and this is a separate issue. Mr. Mitchell stated the proposed Ordinance is not applicable to the end user, but is an Ordinance for those building cell phone towers.

Mayor Kluttz apologized if there was confusion regarding this topic on the Agenda. She pointed out the topic is regarding an amendment to change the wording of the Ordinance regarding cell towers.

Councilman Miller asked how this amendment impacts the cell tower at Catawba College, previously approved by Council. Mr. Mitchell stated Council has only approved the Special Use Permit for the cell tower at Catawba College, however because there are duplicate Ordinances, Development Services is required to uphold both Ordinances until one is repealed.

Mr. Miller indicated he feels this will clarify and improve the current Code.

(c) Councilman Miller stated the City Council hereby finds and determines that adoption of an Ordinance to amend the Land Development Ordinance of the City of Salisbury as underlined or stricken herein, 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, Mr. Miller made a **motion** to adopt an Ordinance amending Section 3.3 and Section 15.3 of the Land Development Ordinance of the City of Salisbury, North Carolina related to Wireless Telecommunication Facilities. Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, Woodson, and Mses. Blackwell and Kluttz voted AYE. (5-0)

Mayor Kluttz thanked the Planning Board for its work regarding this matter.

AN ORDINANCE AMENDING SECTION 3.3 AND SECTION 15.3 OF THE LAND DEVELOPMENT ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA RELATED TO WIRELESS TELECOMMUNICATION FACILITIES.

(The above Ordinance is recorded in full in Ordinance Book No. 22 at Page No. 97-106, and is known as Ordinance 2010-42.)

LDOTA-10-2010 – MAJOR AUTO REPAIR IN THE DMX DISTRICT

(a) Mr. Preston Mitchell, Senior Planner, addressed Council regarding Land Development Ordinance text amendment LDOTA-10-2010, Major Auto Repair in the Downtown Mixed-Use (DMX) District. Mr. Mitchell indicated the petition is a request to allow major auto repair in the downtown district. He reviewed the petition:

- Request to add Major Auto Repair as primary use in the DMX
- Minor Auto Repair/Maintenance is currently permitted as a primary use
- Major Auto Repair
 - Painting
 - Bodywork
 - Mechanical (engine, transmission) rebuilding
 - Major overhaul of all components

Mr. Mitchell indicated the petition was received from Mr. Red Humphries, who wants to relocate his vehicle restoration company from Charlotte to Salisbury. He displayed an aerial photograph of the property indicating its location at 215 East Innes Street. Mr. Mitchell stated Mr. Humphries is requesting to conduct major auto repair at this location, which is within the DMX.

Mr. Mitchell stated the Technical Review Committee (TRC) and Planning Board unanimously supported the request.

Mr. Mitchell reviewed the proposed language of the text amendment:

- Add Major Auto Repair as primary use Permitted with Standards (PS) in the DMX
- Standards for DMX and HB
 - All work shall be conducted indoors within an enclosed building
 - When abutting a residential district, hours of operation shall not exceed 10:00 p.m.

Mr. Mitchell stated staff believes this is an opportunity for Mr. Humphries to restore a downtown building and bring his business to the community.

(b) Mayor Kluttz convened a public hearing, after due notice thereof, to receive comments on the proposed LDOTA-10-2010.

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

Councilman Woodson stated he would like to see the building rehabilitated and he supports the request.

Mayor Pro Tem Blackwell stated she is not sure it has been specified, but the letter that was written on Mr. Humphries' behalf notes the business specializes in antique vehicles.

Councilman Miller indicated he is in favor of new businesses coming to Salisbury, new jobs being created in the community, and buildings being renovated, but he questions if this business should be in the central business district of Salisbury. He pointed out that this amendment will not only affect this building, but will also affect the entire DMX district. He noted he is not opposed to the request, but questioned if this is the highest and best use of the property. Mr. Miller asked Mr. Mitchell what conversation occurred at the Planning Board level about this being in the central business district. Mr. Mitchell responded that a small portion of the discussion regarded the central business district, and the majority of the conversation centered on this particular location and what Mr. Humphries will be bringing to Salisbury. Mr. Mitchell pointed out the conversation regarding the central business district occurred at the TRC where it was recognized that there could possibly be other individuals who want to bring these types of businesses into the DMX district. Mr. Mitchell indicated there was an initial recommendation of the TRC to find a way to support Mr. Humphries business type. Mr. Mitchell pointed out staff was unable to write an Ordinance specifically for a business that does not exclude others, and decided that repairs occurring indoors, within a fully enclosed building, could be permitted in the DMX.

Mr. Mitchell noted that the history of most cities, including Salisbury, shows that industry occurred downtown, and he indicated downtown is a mixed-use development that mixes office, residential, dining, entertainment, and industry.

Mr. Miller pointed out that Firehouse Urban Lofts is less than 100 yards from this site, and a 10:00 p.m. close time for an auto repair business could impact those residents. He indicated he thinks this type of business is better suited in the industrial areas. Mr. Miller stated he cannot support the request because of its location.

Mr. Woodson stated he would support the request if the time is changed to 8:00 p.m. or 9:00 p.m. to protect residents of the neighborhood.

Mr. Kennedy indicated he supports the location of the request, but the closing time of the business is an issue, and he would prefer the closing time be changed to 8:00 p.m.

Ms. Blackwell indicated she supports a change in the time, but pointed out no local residents were present at the public hearing to express concern.

Mr. Miller stated he would not be opposed to a Council Committee to give Council the benefit of further discussion regarding this issue.

Mayor Klutz pointed out that she is concerned about rushing into a decision when it affects the entire downtown area. She asked for volunteers for a Council Committee. Councilmen Miller and Woodson volunteered to serve on a Council Committee to review the request.

Mr. Woodson stated the neighborhood should receive notification regarding the request.

Therefore, Mr. Kennedy made a **motion** to appoint Councilmen Miller and Woodson to a Council Committee to discuss LDOTA-10-2010. Ms Blackwell seconded the motion. Messrs. Kennedy, Miller, Woodson, and Mses. Blackwell and Kluttz voted AYE. (5-0)

Mr. Mitchell, in response to neighborhood notification, indicated the request is a text amendment and the neighbors in the area were notified through notices posted in the Salisbury Post, rather than at the specific site as it would be with a rezoning.

Mr. Miller stated that the formation of a Council Committee is not to dishonor the recommendations, but he thinks Council needs additional time and information before making a decision.

ORDER – ENTERPRISE SYSTEM REVENUE REFUNDING BONDS

Ms. Teresa Harris, Budget and Performance Management Manager, addressed Council regarding an Order authorizing the issuance and sale of Combined Enterprise System Revenue Refunding Bonds. Ms. Harris stated Council approved a Resolution to begin the process of refunding three series of Revenue Bonds at its September 7, 2010 meeting. She indicated the next step in the process is to adopt a Bond Order, which authorizes the following:

- Confirms that City Council authorized the filing of an application with the Local Government Commission (LGC)
- Directs the LGC to sell the Series 2010 Bonds at private sale without advertisement
- Determines the Series 2010 Bond not to exceed \$24,900,000
- Confirms that drafts of the Sixth Supplemental Trust Agreement, Escrow Deposit Agreement, Bond Purchase Agreement, and Preliminary Official Statement were presented to City Council
- Authorizes the City Manager or the Management Services Director to execute and deliver the Purchase Agreement in substantially the form presented
- Approves the Sixth Supplemental Trust Agreement, Escrow Deposit Agreement, and Preliminary Official Statement
- Authorizes the Mayor, City Manager, Management Services Director, City Attorney, and City Clerk to execute documents required for issuance of bonds

Councilman Kennedy asked if the City is saving money by issuing the bonds. Ms. Harris responded there will be a savings of approximately \$100,000 per year for the Water/Sewer Fund.

Thereupon, Kennedy made a **motion** to approve an Order authorizing the issuance and sale by the City not to exceed \$24,900,000 combined Enterprise System Revenue Refunding Bonds, and authorizing the execution and delivery of certain documents in connection therewith. Mr. Miller seconded the motion. Messrs. Kennedy, Miller, Woodson, and Mses. Blackwell and Kluttz voted AYE. (5-0)

BRENNER AVENUE RAILROAD CROSSING

Mr. Dan Mikkelson, Engineering and Development Services Director, addressed Council regarding the Brenner Avenue Railroad Crossing. Mr. Mikkelson displayed a map depicting the site, and noting its location in relation to Jake Alexander Boulevard and Statesville Boulevard. He indicated that the North Carolina Department of Transportation (NCDOT) and Norfolk Southern Railroad has offered to upgrade the automatic cross-arms on Brenner Avenue to a 4-quadrant gate system. He stated the installation of the gate is at no cost to the City, but will require Council's permission because the street is City-maintained. Mr. Mikkelson indicated the City will incur half the annual maintenance cost of the 4-gate system, which is approximately \$1,900, an increase from the \$1,200 maintenance cost of the 2-gate system. He stated staff recommends approval of the 4-gate system.

Mayor Pro Tem Blackwell asked for clarification regarding updating the technology of the system. Mr. Mikkelson indicated the update involves the circuitry that will be used for the system. Ms. Blackwell asked if vehicle detection technology is included in the 4-quadrant gate system. Mr. Mikkelson indicated there is technology that controls the cross-arms depending on the speed of the oncoming train, but he cannot be certain if the vehicle detection technology is included in the 4-quadrant system that will be installed on Brenner Avenue.

Thereupon, Mr. Woodson made a **motion** to authorize the North Carolina Department of Transportation and Norfolk Southern Railroad to perform work in the Brenner Avenue right-of-way to upgrade existing railroad cross-arms. Mr. Miller seconded the motion. Messrs. Kennedy, Miller, Woodson, and Mses. Blackwell and Kluttz voted AYE. (5-0)

STAFF REPORT – EAST INNES STREETScape ENHANCEMENT PROJECT

Ms. Lynn Raker, Urban Design Planner, updated Council regarding the East Innes Streetscape Enhancement Project. Ms. Raker reviewed photographs of areas along East Innes Street that depicted streetscape upgrades since 2004, and she indicated medians and sidewalks were installed in 2006. She pointed out that from the generosity of Salisbury citizens and private donors, the City was able to carry out improvements in addition to what the North Carolina Department of Transportation (NCDOT) plan entailed. She stated additional improvements included planted medians, decorative light posts, and landscape buffer. Ms. Raker indicated most of the improvements are in the area from the I-85 interchange to Arlington Street. She noted the flood events of 2008 and 2010 did not severely damage the improvements, making it feasible to continue the plantings that were originally planned for that area. She indicated the next phase will be to continue the landscape buffer strip, install plantings in the area where the Firestone is located, and install control access fencing, which is required by NCDOT, near the Shell Service Station and Verizon Store. Ms. Raker pointed out that owners of these properties are participating in the process, and providing easements to allow these improvements.

Ms. Raker reviewed budget information regarding the East Innes Streetscape improvements:

Revenue	
Margaret C. Woodson Foundation	\$ 25,000
F&M Bank	10,000
Blanche and Julian Robertson Foundation	100,000
JF Hurley Foundation	5,000
Salisbury Community Foundation	60,000
SCF – James F. & Geraldine T. Hurley III Advised	100,000
SCF – Holmes Investment Company Donor Advised	25,000
SCF – William & Nancy Stanback Donor Advised	10,000
Total Private Donations	\$335,000
NCDOT Enhancement Fund	30,000
Total Revenue	\$365,000

Expenses	
Decorative Street Lights	\$ 89,000
Decorative CA Fencing (ease of interchange)	20,000
Firestone Easement Curb and planting preparation	7,000
Irrigation in medians and rights-of-way	10,000
Median and right-of-way landscaping	30,000
3-year maintenance of landscaping	19,000
Miscellaneous maintenance expenses	5,000
Subtotal Expenses	\$180,000
Current Revenue Balance	\$185,000

Phase 2 Expenses	
Shell, etc. curb and preparation	\$ 20,000
Decorative CA fencing	14,000
Shell, Verizon, etc. planting	17,000
Contingency	5,000
Project Estimate	\$56,000
NCDOT Enhancement Fund	(20,000)
Estimated deduct from Revenue Balance	\$36,000
Projected Revenue Balance	\$149,000

Mayor Klutz indicated citizens and foundations of the community are very generous, and stated often citizens do not realize that not all improvements are paid for with tax dollars. She pointed out Salisbury is very fortunate, because the City could not afford these improvements without private funding.

Councilman Miller asked if Ms. Raker could explain the remnant parcels on the east side of East Innes Street. Ms. Raker indicated the remnant parcels on the east side of the interchange are owned by NCDOT, and were up for bid several years ago, and all bids were too low and

rejected by NCDOT. She stated that in conversations with NCDOT it was discussed that the City could obtain a private appraisal and assist with the cost of advertising the re-bid of the property. She pointed out the two parcels were appraised at approximately \$200,000, and NCDOT is asking approximately \$900,000 for the three parcels. Ms. Raker indicated she has since discovered there may be environmental issues with the property, and is unsure of what improvements can be made. She stated staff is open to further discussions with NCDOT regarding acquisition of the property

Ms. Blackwell asked how the \$200,000 appraisal compares to the bids that were submitted. Ms. Raker indicated \$200,000 is twice the submitted bid for the property, and she pointed out the City's bid was approximately \$108,000, and the low bid was approximately \$102,000.

STAFF REPORT – PARK AVENUE STREETScape ENHANCEMENT PROJECT

Ms. Lynn Raker, Urban Design Planner, updated Council regarding the Park Avenue Streetscape Enhancement Project. Ms. Raker indicated the City conducted a strategic redevelopment in the Park Avenue neighborhood, which resulted in a plan that was published and approved in 1998. She stated a result of the plan was the rehabilitation of old buildings and the redesign of Cannon Park into a recreational park. Ms. Raker pointed out through private donations, improvements were made to develop the appearance and function of Tar Branch. She stated the public sector was involved in rehabilitating 511 Park Avenue, 523 North Long Street, 512 Park Avenue, and properties in the 200 block of North Shaver Street and East Cemetery Street through Community Development Block Grant (CDBG) funding. She noted a public-private partnership helped rehabilitate apartments in the 400 block of Park Avenue, and improve the properties at 429, 600, and 424 Park Avenue. She noted these improvements led to private investment in the neighborhood, which was the ultimate goal of the plan.

Ms. Raker stated members of the Park Avenue Redevelopment Corporation have approached staff to assist with streetscape enhancements in the Park Avenue neighborhood. She indicated simple improvements can be made to help the Park Avenue Redevelopment Corporation, one of which is to create a Gateway affect in the area leading to Park Avenue. Ms. Raker displayed photographs depicting an area on Park Avenue facing Long Street, indicating where tree plantings and hedge removal would improve the area near Chandler Concrete. She pointed out Chandler Concrete is delighted and cooperative concerning the improvements to the area. She stated the neighborhood would like to install crosswalks at the Long Street and Park Avenue intersection. She noted she discussed the installation of the crosswalk with Ms. Wendy Brindle, Traffic Engineer, who discussed this issue with NCDOT, and they are willing to work with the City regarding the crosswalk. Ms. Raker indicated funding for these improvements is available from a previously awarded Robertson Foundation Grant.

Mayor Kluttz stated these improvements are a wonderful use of the funding.

Councilman Woodson indicated the Park Avenue has greatly improved, and he thinks it is a great success for the City.

APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS

This item was postponed.

PUBLIC COMMENT

Mayor Kluttz opened the floor to receive public comment.

Mr. William Peoples, 522 North Fulton Street, stated he is concerned about Council's closed session. He indicated he is upset because for the last 10 years the City's youth have complained about a lack of recreation in the City. He pointed out the \$300,000 investment in the property that will be discussed during Council's closed session should be invested into the youth of this community. He stated the City has purchased multiple properties in the City and some are currently vacant. He indicated that these City-owned properties are shrinking the tax revenue for the City. Mr. Peoples asked if the purchase of this property is in the best interest of the City.

Ms. Dee Dee Wright, 418 South Caldwell Street, stated she is concerned with the hiring process of the City, and indicated she knows two individuals who have applied for positions. She stated one of the individuals received a response regarding the need for grant funding, and the other position is the Purchasing Manager position which still has not been filled. Ms. Wright stated she is also concerned with the City Manager's promotion of an Assistant City Manager without advertisement.

Mr. Titus King, 108 Railroad Street, East Spencer, stated parks should have shelters near basketball courts for protection from the elements. He indicated parks should be family-oriented to help build the family structure.

There being no one else to address Council, Mayor Kluttz closed the public comment session.

COMMENTS FROM THE CITY MANAGER

(a) Update regarding Bank Street Bridge and Ryan Street Sidewalk Project

Mr. Dan Mikkelson, Engineering and Development Services Director, stated there are two construction projects in the City that will involve street closures. He indicated the Bank Street Bridge construction will require the bridge to be closed for one month. He noted the bridge closure will be limited to daytime closures during the remainder of October, and will close completely beginning November 1, 2010. He pointed out staff is currently notifying property owner of the closure.

Mr. Mikkelson indicated during the installation of sidewalks on Ryan Street, the street will be closed to through traffic for three weeks. He pointed out property owners will have access to their properties.

(b) Update regarding United Way Campaign

City Manager David Treme stated that each year the City participates in the United Way Campaign, and has close associations with the different agencies that provide services to the citizens of the City. He asked Mr. Zack Kyle, Human Resources Director, to give Council an update regarding the campaign.

Mr. Kyle indicated this year's campaign was very successful despite the current economic situation. He noted the City has raised \$65,277.67, which is an increase from last year's donation. He stated the employees efforts are greatly appreciated, and their ability to donate speaks well of them.

Mayor Kluttz thanked the employees for their donations to the United Way.

Mr. Treme pointed out the per capita giving of City employees is \$120.88. He stated City employees appreciate the United Way and the services they provide. He indicated he is very proud of the employees who took the time and effort to donate.

(c) Incentive for Vacant Buildings

City Manager David Treme stated during the Future Directions and Goal Setting Retreat, there was discussion regarding the proliferation of large box buildings that have become vacant. He indicated although this issue was not a stated goal, it is an issue Council wanted to address. He noted several of these buildings are in disrepair, and are adjacent to the City's Urban Progress Zone that has been identified by the Department of Commerce.

Mr. Treme stated during conversations with Mr. Robert Van Geons, Executive Director of the Salisbury-Rowan Economic Development Commission, it was recommended that the City consider adopting a policy that could stabilize these buildings by offering a 25% incentive to renovate the property, and make permanent improvements. He requested Council allow staff to proceed with reviewing this grant incentive and come back with a proposal for consideration at Council's next meeting. He stated he feels this is a small amount to put into a business that can provide 15 to 20 jobs for citizens. Mr. Treme noted a prospect interested in one of the vacant buildings, is also interested in Fibrant, and he indicated broadband drew the prospect to this community. He stated this grant could give the City a tool to entice businesses to the area.

Mayor Kluttz stated that in a letter from Mr. Van Geons he indicated that currently buildings outside the City limits are eligible to apply for CDBG funds to rehabilitate vacant, industrial buildings through the Reuse and Restoration Program. She pointed out as an Entitlement City, Salisbury gets direct funding from CDBG, which makes the City ineligible for the Reuse and Restoration Program. She stated she thinks when companies are recruited to locate in Salisbury, the City is at a disadvantage because of its ineligibility for the Reuse and Restoration Program incentive. Mayor Kluttz noted the buildings are vacant, becoming eyesores, and she thinks it would be worthwhile to consider the program.

MAYOR'S ANNOUNCEMENTS

(a) Meet Your Neighbor Public Forum

Mayor Kluttz announced the Covenant Community Connection will host a Meet Your Neighbor public forum Tuesday, October 19, 2010 at 7:00 p.m. at Livingstone College, Tubman Little Theater, 701 West Monroe Street.

(b) Brick Street Concert Series

Mayor Kluttz announced The Brick Street Concert Series on Fisher Street will present the Billy Joel/Elton John Tribute Show Thursday, October 21, 2011 at 7:30 p.m.

(c) Fall Spruce-Up Week

Mayor Kluttz announced the Community Appearance Commission and the Public Services Department will sponsor a Fall Spruce-up Week October 18-23, 2010 for all residents within the City limits. The Public Services Department will provide special trash collection service throughout the week. Please call Public Services at (704) 638-5260 to have your appliances and tires without rims picked up. Place additional trash at the curb on your regular collection day. Groups may pick up large bags and gloves for clean-up efforts from the Public Services Department, 529 North Fulton St.

(d) Halloween Funfest

Mayor Kluttz announced the Salisbury Parks and Recreation Department in partnership with Downtown Salisbury, Inc. will host Halloween Funfest Saturday, October 30, 2010 from 3:00 p.m. until 6:00 p.m. in the First Bank parking lot on West Innes Street. Participants can enjoy trick or treating with downtown merchants, hayrides, games, entertainment, and a costume contest.

(e) Salisbury Customer Service Center Ribbon Cutting

Mayor Kluttz announced a ribbon cutting ceremony for the newly constructed Salisbury Customer Service Center located at 1415 South Martin Luther King Jr. Boulevard will be held Tuesday, November 2, 2010 at 3:00 p.m.

CLOSED SESSION

Mayor Kluttz asked for a motion to go into closed session to discuss the acquisition of property located at 530 East Innes Street, as allowed by NCGS 143-318(a)(5).

Thereupon, Woodson made a **motion** to go into closed session as stated. Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, Woodson, and Mses. Blackwell and Kluttz voted AYE. (5-0)

RETURN TO OPEN SESSION

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

Mayor Kluttz announced that no action was taken during Closed Session.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Woodson, seconded by Mr. Kennedy. All council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 7:09 p.m.

Susan W. Kluttz, Mayor

Myra B. Heard, City Clerk