REGULAR MEETING

PRESENT:  Mayor Karen Kirks Alexander, Presiding; Council Members Kenneth Hardin, William Brian Miller, and David Post; City Manager W. Lane Bailey; Deputy City Clerk Kelly Baker, and City Attorney F. Rivers Lawther, Jr.

ABSENT:  Mayor Pro Tem Maggie A. Blackwell and City Clerk Myra B. Heard.

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The invocation was given by Councilmember Miller. The meeting was called to order by Mayor Alexander at 5:00 p.m.

PLEDGE OF ALLEGIANCE

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

RECOGNITION OF VISITORS

Mayor Alexander welcomed all visitors present.

CHANGES TO THE AGENDA

Mayor Alexander noted the following change to the Agenda:

Add — Council to go into a closed session concerning a personnel matter and as allowed by NCGS143-318.11(a)(6).
RECOGNITION – JAKE ALEXANDER, III

Mayor Alexander recognized Mr. Jake Alexander III for his service as a member of the North Carolina Department of Transportation (NCDOT) Board of Transportation. She read a proclamation honoring Mr. Alexander for his service and presented him with a framed copy.

Mr. Alexander thanked Council for the recognition, and he noted his family has a long history of public service.

CONSENT AGENDA

(a) Approval of Minutes


(b) Temporary Road Closure – South Main Street

Adopt an Ordinance declaring a temporary road closure for South Main Street between Innes and Bank Streets Saturday, June 3, 2017 from 8:00 a.m. until 5:00 p.m. for the Gallery Gallop Festival.

ORDINANCE DECLARING A TEMPORARY ROAD CLOSURE FOR A GALLERY GALLOP FESTIVAL.

(The above Ordinance is recorded in full in Ordinance Book No. 26 at Page No. 35, and is known as Ordinance 2017-20.)

(c) Budget Ordinance Amendment – Main Street Solutions Fund Grant

Adopt a budget ORDINANCE amendment to the FY2016-17 budget in the amount of $200,000 to appropriate a Main Street Solutions Fund grant from the North Carolina Department of Commerce to Rowan Investment Company for the Morgan Ridge Brewery and Railwalk Café.

ORDINANCE AMENDING THE 2016-2017 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE INSURANCE PROCEEDS.

(The above Ordinance is recorded in full in Ordinance Book No. 26 at Page No. 36, and is known as Ordinance 2017-21.)

Thereupon, Mr. Hardin made a motion to adopt the Consent Agenda as presented. Mr. Miller seconded the motion. Messrs. Hardin, Miller, and Post, and Ms. Alexander voted AYE. (4-0)
FIBRANT ADVISORY COMMITTEE

Mayor Alexander indicated during its Retreat Council discussed appointing a Fibrant Advisory Council to meet with Council in closed session to review three proposals received for Fibrant. She provided the following names for consideration:

- Mr. Nelson Murphy
- Mr. Steve Fisher
- Mr. Greg Alcorn
- Mr. Dyke Messinger
- Mr. John Ketner
- Ms. Dari Caldwell
- Mr. Teross Young
- Mr. Matt Barr
- Dr. Jimmy Jenkins
- Mr. Luke Fisher

Thereupon, Mr. Post made a motion to appoint to the Advisory Committee for Fibrant. Mr. Hardin seconded the motion. Messrs. Hardin, Miller, and Post, and Ms. Alexander voted AYE. (4-0)

Mayor Alexander explained staff received letters of interest from citizens to serve on the Fibrant Advisory Committee. She noted Council reviewed the applicants and decided to limit the Advisory Committee to 10 members.

Councilmember Post suggested if the Committee remains in place beyond its immediate task the application process should be more transparent. He pointed out citizens questioned why applications for the Committee were not available to the public. Mayor Alexander clarified the Fibrant Advisory Committee is a temporary committee and not a board that will continue to meet.

City Manager Lane Bailey indicated he anticipates the Committee’s function will be completed within a three month period. He noted the Committee has a tentative schedule to meet with Council Wednesday, April 12, 2017 at 7:00 p.m. for an informational meeting and to meet with prospective vendors Thursday, April 13, 2017 from 7:30 a.m. until 3:30 p.m.

Thereupon, Mr. Post made a motion to schedule a meeting for the evening of April 12, 2017 from 7:30 p.m. until 9:30 p.m. as a debriefing opportunity for the Fibrant Advisory Committee and to continue the meeting on April 13, 2017 from 7:30 until 3:30 to meet the three parties that have expressed an interest in providing private sector services to Fibrant at 1 Water Street. Mr. Hardin seconded the motion. Messrs. Hardin, Miller, and Post, and Ms. Alexander voted AYE. (4-0)
UPDATE – SALISBURY POLICE CHIEF

Police Chief Jerry Stokes stated he attended the Commission on Accreditation for Law Enforcement Agency (CALEA) hearing March 25, 2017, along with Lieutenant Andy Efird and Accreditation Manager Diana Gonzalez. He noted the Salisbury Police Department was unanimously re-accredited for the next four years.

Chief Stokes noted staff continues to receive applications for police officers, and the number of positions for the oral panel interview has increased to 16. He stated 14 applicants attended the latest testing period, and he pointed out 3 of the 14 applicants were police officers with 3 to 10 years of experience. He commented the Police Department is ahead of its hiring goal for the year, and there could be a surplus of applicants for the remaining vacant positions.

Chief Stokes announced the Gang Resistance and Education Training (GREAT) camp sessions will take place July 10-14, 2017 and August 14-18, 2017. He added Master Police Officer Ann Cooper is coordinating the applications and will work with the Sheriff’s Department on their camps.

Chief Stokes indicated Alcoholic Beverage Control (ABC) and Federal Bureau of Investigation (FBI) agents worked with City officers over the weekend to make several arrests. He added the Police Department will conduct additional operations to enhance enforcement efforts.

Councilmember Hardin asked how often the Police Department receives its accreditation. Chief Stokes explained past accreditations were for three years, but CALEA has changed its guidelines and accreditation to four year periods. He explained each year the Police Department will provide information to CALEA prior to the cumulative final review. Mr. Hardin asked about the review process. Chief Stokes noted CALEA has 200 standards regarding areas such as prisoner handling and how information is retained and reported within the Police Department. He noted the Police Department must provide policy outlines and proof that polices are carried out to meet CALEA’s standards.

Mr. Hardin asked if the Police Department has a means to offer a continuous state of readiness to provide information to CALEA. Chief Stokes stated he believes this is why CALEA changed its process and now requires the information be provided annually.

Mr. Hardin thanked Captain Melonie Thompson, Lieutenant Joe Miller, Police Officer Joseph Martinez, Fire Chief Bob Parnell, and Communications Director Linda McElroy for their help with a neighborhood clean-up that took place in the West End community.
COMMUNITY JOB FAIR

Human Resources Specialist Brianna Price and Rowan Works Director of Business Development Kendall Henderson provided details regarding the 4th annual Community Job Fair to be held Wednesday, April 19, 2017 at the West End Plaza. Ms. Price noted the employer panel will take place from 9:00 a.m. until 10:00 a.m. and the job fair will be held from 10:30 am until 1:30 p.m.

Ms. Henderson stated prospective employees can attend employment information sessions to be held at the NC Works Career Center located at 1904 South Main Street. She indicated Salisbury Transit will provide free transportation to the workshops where participants will learn to prepare a resume, sharpen their interview skills, and optimize the job fair experience. She noted participants will be allowed to enter the job fair early.

Councilmember Post commented potential employers want to know the area has a workforce that will meet their needs. Ms. Henderson explained there is a need to bring awareness and visibility to available local jobs and to encourage the North Carolina Manufacturers Institute (NCMI) to help fill those jobs. She added companies will only consider relocating to the area if it has the talent they need.

Mr. Post asked how many companies are attending the job fair and how many are based in Rowan County. Ms. Price noted 25 companies are scheduled to attend the job fair, and the majority are local companies. She pointed out potential employers must have current job openings to participate in the job fair.

Councilmember Hardin asked if on-site hiring will take place. He added there is a need for caution when addressing the skills of prospective employees. He commented companies can train employees, and he indicated citizens will be discouraged from attending the job fair if they do not think they will be considered for employment. Ms. Price noted some companies may hire onsite while other companies will bring paper applications for completion.

Councilmember Miller encouraged those attending the job fair to also attend the workshops. He pointed out workshop participants will receive support to help prepare them for the job fair, allow for early attendance, and increase the likelihood of employment.

Ms. Dee Dee Wright explained the workshops provide direction that prospective employees need. She added most employers do not hire on the spot, but will need to do review the applications they receive.

Mayor Alexander asked if NCMI graduates will attend the job fair. Ms. Henderson noted NCMI graduates can attend the job fair, but she pointed out most NCMI graduates are trained for employment with a particular employer.

Mr. Hardin indicated he would like to know how many job fair participants are interviewed and hired. Ms. Wright stated the data that is captured at the job fair will be shared with Council.
Mr. Post commented the process to hire the next Salisbury-Rowan Economic Development Commission (EDC) Executive Director has been narrowed to two candidates, and he noted a new director should be in place soon. He pointed out the compensation will be different than prior compensation, and he noted the City may be asked to contribute additional funding for the executive director’s salary.

**BUDGET – COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAM FUNDS**

Community Planning Services Director Janet Gapen and Senior Planner Kyle Harris provided a brief overview of the Community Development Block Grant (CDBG) and HOME programs. Mr. Harris noted CDBG funds are available citywide except for the public infrastructure for neighborhoods funds which are limited to West End, Jersey City, East End and Park Avenue neighborhoods. He commented a public input meeting was held February 16, 2017 at the West End Business and Community Center, and he indicated 10 people attended the event and provided feedback.

Mr. Harris reviewed the estimated funding for the coming fiscal year:

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<td>CDBG</td>
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<td>HOME Program</td>
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<tr>
<td>Program Income</td>
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<td><strong>Total</strong></td>
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Mr. Harris pointed out the estimate is based on the current funding received, and he indicated there is uncertainty about the future of program. He reviewed previous funding trends and he noted a possible funding decrease for the coming fiscal year.

Mr. Harris then reviewed the CDBG proposed budget:

- **Housing Activities**
  - Owner-occupied Rehabilitation $128,833.20
  - Emergency Rehab $90,000.00
  - **$118,833.20**

- **Infrastructure Activities**
  - West End Sidewalk Project $40,000.00
  - **$40,000.00**

- **Public Services (15% cap)**
  - Rowan Helping Ministries $16,412.50
  - Family Crisis Council $10,380.00
  - Community Care Clinic $8,005.00
  - Salisbury Youth Employment $5,202.50
  - Gateway Freedom Center $3,500.00
  - **$43,500.00**
• Program Administration (20% cap) $59,582.00
• Debt Service-Park Avenue Center $40,994.80
  Total CDBG Funds $302,910.00

Mr. Harris reviewed the HOME Investment Partnership Program proposed budget:

• Owner-occupied rehabilitation $90,084.00
• Program Administration $5,405.00
  Total HOME Program $95,489.00

Combined Total
CDBG and HOME Programs $398,399.00

Mr. Harris noted a public input session was held February 16, 2017, and a public hearing was held February 21, 2017. He stated the CDBG and HOME Program budget will be published April 9, 2017 for a 30-day public review, and then the final documents will be submitted to the United Stated Department of Housing and Urban Development (HUD).

Councilmember Post asked for clarification regarding the rehabilitation and resale of properties purchased with CDBG and HOME Program funds. Ms. Gapen explained the funds are used to purchase and rehabilitate vacant property to resell with the proceeds reinvested into the program. Mr. Post asked if the program income includes estimated funds from the sale of rehabilitated property. Ms. Gapen agreed, and she explained the program receives income from the sale of property and the repayment of loans.

Mr. Post asked if the program recovers what is spent on rehabilitation. Ms. Gapen clarified the goal is to break-even, and she explained the property could sell slightly below or above what was initially invested.

Councilmember Miller reminded Council the Green Hills community needs to be addressed. He also asked about the debt for the Park Avenue Community Center. Ms. Gapen noted the debt will be paid in 2022.

Mr. Miller stated the Detroit Land Bank is a model that is being used by the City of Detroit. He suggested the program be examined to see how it works and if a similar program could benefit the City. Ms. Gapen noted staff is exploring additional funding options and tools to deal with dilapidated housing.

City Manager Lane Bailey pointed out Code Enforcement Administrator Mandy Edwards has a plan to address some of the City’s housing issues. He suggested Ms. Edwards bring her ideas before Council.

Thereupon, Mr. Miller made a motion to approve the FY2017-2018 budget for Community Development Block Grant and HOME program funds. Mr. Post seconded the motion. Messrs. Hardin, Miller, and Post, and Ms. Alexander voted AYE. (4-0)
GUIDELINES FOR PUBLIC COMMENT

Mayor Alexander noted Council received a packet that included public comment information Council agreed upon at its last meeting. She noted public comments will remain at 6:00 p.m. and will include a sign-in sheet. She added anyone who yields their time must also sign in for public comments.

Councilmember Miller referenced his time on the Planning Board, and he stated additional time should be granted at the discretion of the Chair. Councilmember Post agreed with Mr. Miller, and he commented additional time should not be automatically granted because someone yields their time.

Councilmember Hardin stated he is opposed to any revisions to public comment. He pointed out public comment needs discipline, structure, and order, but Council must be consistent.

Mr. Post pointed out when he and Mr. Hardin were elected there was one public comment session per month. He noted public comment has been moved to each meeting.

Mr. Hardin stated his opposition began when Council addressed the latest revisions to the public comment period. He added he is opposed to anything that could limit the voice of citizens.

Mr. Post suggested a change in the language regarding sign up. Mayor Alexander clarified the sign up period is between 5:00 p.m. and 6:00 p.m. Mr. Post suggested the language state, “will be available until the public comment session begins.

Thereupon, Mr. Post made a motion to change the wording of the proposed Resolution to strike “beginning 6:00 p.m.” Mr. Miller seconded the motion. Messrs. Miller, and Post, and Ms. Alexander voted AYE. Mr. Hardin voted NAY. (3-1)

Thereupon, Mr. Post made a motion to adopt a Resolution establishing rules of procedure for public comment periods as amended. Mr. Miller seconded the motion. Messrs. Miller, and Post, and Ms. Alexander voted AYE. Mr. Hardin voted NAY. (3-1)

RESOLUTION ESTABLISHING RULES OF PROCEDURE FOR PUBLIC COMMENT PERIODS.

(The above Resolution is recorded in full in Resolution Book No. 15 at Page No. 5-6, and is known as Resolution 2017-04.)

PUBLIC COMMENTS

Mayor Alexander opened the floor to receive public comments.

Ms. M.T. Sidoly stated the new season of This Old House is being filmed in Detroit and it went into great detail regarding the Detroit Land Bank. She noted the second Stop the Violence
Summit was held the past Saturday, and she commented Mayor Pro Tem Maggie Blackwell, Police Chief Jerry Stokes, and a female police officer attended the summit.

Ms. Carolyn Logan commended Mr. Hardin for his community efforts. She referred to money that was allocated for gang violence, and she questioned how the money was used. She commented she does not see anything more important than using the allocated money to fight gang violence.

Mayor Alexander asked City Manager Lane Bailey if he had any comment regarding grants to address gang violence. Mr. Bailey noted he would need additional information from Ms. Logan to respond. Mayor Alexander stated Mr. Bailey will contact with Ms. Logan for clarification.

Councilmember Hardin clarified Ms. Logan may be referring to a Project SAFE grant the City received seven or eight years ago for $224,000. He noted Livingstone College also received a grant for $330,000 dollars and a portion of the grant was earmarked for gang activity and gang prevention in the West End community. He added he thinks Ms. Logan is requesting an itemization of how the City spent the funds it received. Mr. Bailey stated he will give the information to Ms. Logan.

Mr. Bailey stated during Council’s Retreat Police Chief Jerry Stokes mentioned funding a Project SAFE position that was previously funded by a grant. He explained the grant ended and the City and County did not continue its funding. He noted Council recently approved funding the City’s portion of the proposed Project SAFE Coordinator position, and he added he anticipates the County will also approve its portion of the funding. He commented it has not been decided if the position will report to the Rowan County Sheriff Department or the Salisbury Police Department.

Mr. Hardin pointed out $224,000 is a significant amount of money, and he asked where the money was absorbed. Mr. Bailey clarified it was a grant and when the grant was eliminated the revenue source went away. He added that stream of money is not continuing to come into the City. Mr. Hardin sated he would like an itemized audit of the police and gang related grants and how the funds were spent. Mr. Bailey added he cannot imagine the money being spent outside of its purpose with the regulations associated with the grant. He noted he will have the Finance Department research the grant funding.

Councilmember Miller indicated he remembered a police athletic league and Reading Rowan Initiative that may have used the funds. Mr. Hardin indicated he would like specific information about expenditure of the gang grant funds.

Mr. Miller stated he has a high degree of confidence that if funds were earmarked for a specific purpose they were used for that purpose. He added he knows there was significant energy spent on Project SAFE and Project SAFE Neighborhoods.

Mr. Hardin stated he is comfortable with Mr. Bailey’s recommendation to let the Finance Department research how the money was spent. He asked what the City has received in grants from 2004-2014 and how has the money has been spent. Mayor Alexander asked staff to check the records and bring a report back to Council.
Councilmember Post pointed out grants are audited and if funds are not used appropriately the grant can be taken away.

Mr. Bailey noted staff will gather the information to Council, and he indicated he would be surprised if grant money was used for anything other than its intended purpose. Mr. Miller agreed.

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

BOARDS AND COMMISSIONS

There were no appointments.

CITY MANAGER’S COMMENTS

(a) Downtown Salisbury, Inc. Executive Director Position

City Manager Lane Bailey explained Downtown Salisbury, Inc. (DSI) has an interim director and with the vacancy staff has had discussion with the DSI Board regarding converting the position under the City structure. He explained the DSI Board would remain in place as a non-profit, but staff would be under the umbrella of City government. He added the position would benefit from the North Carolina retirement system and the City’s healthcare plan which would help increase the applicant pool. He stated the DSI board would like to pursue the option, and he asked Council to consider granting him the authority to move forward to negotiate and execute an agreement with the DSI board. He pointed out the proposed position will be included in the recommended budget to be presented in May. He added the interim director would remain in place until the position is filled.

Thereupon, Mr. Miller made a motion to authorize the City Manager to enter into negotiations with the DSI Board regarding making the DSI Executive Director position a paid staff position of the City of Salisbury government structure. Mr. Hardin seconded the motion.

Councilmember Post stated he thinks it is a good idea, but he noted he has received pushback from members of the community who do not like the idea. He asked if the DSI Executive Director’s office would be located in a City facility. Mr. Bailey stated it would, and he noted it would allow better administrative support for the position. He noted if the recommendation is approved it is anticipated the City’s Parks and Recreation Department would take over some of the special events that DSI currently conducts downtown.

Mr. Bailey indicated discussions have been ongoing since DSI’s Executive Director resigned. Councilmember Miller stated he and Mr. Bailey brought the ideal to the table, but he noted it was the DSI Board’s decision to move forward. Mr. Bailey noted there have been discussions with North Carolina Main Street Director Liz Parham who stated the partnership would
create the most sustainable outcome. Mr. Miller commented the desired outcome is this should free additional resources for marketing which should help merchants in a significant way.

Mr. Post asked if Municipal Service District (MSD) tax would still be applicable to the merchants. Mr. Miller indicated the MSD tax would still be used specifically for marketing downtown. Mr. Miller explained DSI’s budget is comprised of the MSD tax appropriation and the City’s appropriation. He commented the City appropriation would support the salary, and the MSD tax appropriation would go toward marketing the downtown and downtown events.

Messrs. Hardin, Miller, and Post, and Mses. Alexander voted AYE. (4-0)

**MAYOR ’S ANNOUNCEMENTS**

(a) **Special Event Permit Committee**

Councilmember Miller noted the Special Event Permit Committee will meet Wednesday, April 5, 2017 at 5:30 p.m. at the Park Avenue Community Center. He added he hopes the Committee will be close to bringing a recommendation back to Council. He thanked staff for its support for the Committee.

(b) **Boards and Commissions**

Councilmember Post noted an opening on the Community Appearance Commission and an applicant to fill the empty space.

(c) **“Community Action Planning Sessions”**

Mayor Alexander announced Salisbury citizens, in partnership with the City of Salisbury, Rowan County and Rowan Salisbury School Board representatives, will begin a series of “Community Action Planning Sessions” over the next six weeks. The sessions will be held at the following dates and locations:

- Thursday, April 6, 6:00 p.m. – 8:00 p.m. at Livingstone College
- Saturday, April 8, 10:00 a.m. – 12:00 noon at the Civic Center
- Saturday, April 29, 10:00 a.m. – 12:00 noon J.F. Hurley YMCA

All citizens who are dedicated to working towards a better Salisbury are encouraged to attend one or more of the sessions. Childcare will be provided at April 8 and April 29, 2017 sessions. Details will be shared via social media, flyers, Nextdoor.com and Nixle.
11th Annual Touch a Truck

Mayor Alexander announced Salisbury Parks and Recreation will hold its 11th Annual Touch a Truck event Saturday, April 22, 2017 from 10:00 a.m. until 1:00 p.m. in the City Hall parking lot at 217 South Main Street. Participants will have an opportunity to have a hands-on, up close and personal education experience with a wide variety of vehicles including dump trucks, monster trucks, a helicopter, ambulances, and more. The event is free and open to the public.

CLOSED SESSION

Mayor Alexander requested Council go into a closed session concerning a personnel matter and as allowed by NCGS143-318.11(a)(6).

Thereupon, Mr. Post made a motion to go into closed session concerning a personnel matter and as allowed by NCGS143-318.11(a)(6). Mr. Hardin seconded the motion. Messrs. Hardin, Miller and Post, and Ms. Alexander voted AYE. (4-0)

RETURN TO OPEN SESSION

Thereupon, Mr. Post made a motion for Council to return to open session. Mr. Miller seconded the motion. Messrs. Hardin, Miller and Post, and Ms. Alexander voted AYE. (4-0)

Mayor Alexander noted no action was taken in closed session.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Post seconded by Mr. Miller. All council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 7:50 p.m.

Karen Kirks Alexander, Mayor

Kelly Baker, Deputy City Clerk