

Salisbury, North Carolina
October 20, 2020

REGULAR MEETING

PRESENT: Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Al Heggins, Council Members William Brian Miller, David Post and Tamara Sheffield; City Manager W. Lane Bailey, City Clerk Kelly Baker; and City Attorney J. Graham Corriher.

ABSENT: None.

In response to the State of Emergency declaration related to the spread of COVID-19 and to limit physical interactions and the potential spread of COVID-19 the Salisbury City Council met electronically. The meeting was called to order by Mayor Alexander at 6:00 p.m. A moment of silence was taken.

PLEDGE OF ALLEGIANCE

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

RECOGNITION OF VIEWERS

Mayor Alexander welcomed all viewers.

CHANGES MADE TO THE AGENDA

Move Agenda item 8 regarding Share 2 Care to Agenda item 9.

Move Agenda item 9 regarding "Project Hero" to Agenda item 8.

ADOPTION OF THE AGENDA

Thereupon, Councilmember Miller made a **motion** to adopt the Agenda as amended. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (4-0)

PROCLAMATIONS

Mayor Alexander proclaimed the following observance:

MAKE A DIFFERENCE DAY

October 24-25, 2020

CONSENT AGENDA

(a) Minutes

Adopt Minutes of the Regular meeting of October 6, 2020 and the Emergency meeting of October 10, 2020.

(b) Right-of-Way Encroachment- West Monroe and South Craige Streets

Approve a Right-of-Way Encroachment by TEP Fiber for the installation of directional bored duct on West Monroe and South Craige Streets per Section 11-24 (27) of the City Code.

(c) Right-of-Way Encroachment- Spruce Drive

Approve a Right-of-Way Encroachment by Hotwire Communication for the installation of directional bored duct on Spruce Drive per Section 11-24 (27) of the City Code.

(d) Recognition- Lieutenant Gregory Beam

Award Lieutenant Gregory Beam his sidearm and badge in recognition of his retirement from the Salisbury Police Department May 1, 2020.

Thereupon, Councilmember Post made a **motion** to adopt the Consent Agenda as presented. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

PUBLIC COMMENT

Mayor Alexander opened the floor to receive public comments.

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

PROJECT HERO

Rowan Economic Development Commission (EDC) Vice-President Scott Shelton presented information regarding "Project Hero." He indicated "Project Hero" is the code name for an existing company in Salisbury considering expansion. He commented if Salisbury is chosen the company would retain existing employment levels and create 30 new full time jobs with benefits over the next four years. He added the estimated investment is \$1.55 million. He noted due to the competitive nature of this project and its potential impact on the community, the EDC requests Council schedule a public hearing on November 3, 2020 to receive comments on the proposed incentives.

Mayor Pro Tem Heggins pointed out November 3 is the general election, and Council discussed options to accommodate the public hearing on November 3, 2020.

Councilmember Sheffield asked if there were any time constraints that could affect submissions to the state. Mr. Shelton noted there are no time constraints as long as the submissions indicate the intentions of the scheduled public hearing.

Councilmember Miller suggested keeping the public hearing on the November 3, 2020 agenda and reducing the number of agenda items if needed. By consensus, Council agreed. Councilmember Sheffield noted with the meetings taking place via Zoom it is more accommodating.

Thereupon, Councilmember Miller made a **motion** to set a public hearing for November 3, 2020 to receive public input regarding "Project Hero." Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

TIME CHANGE FOR THE NOVEMBER 3, 2020 COUNCIL MEETING

Council discussed options for the time change for the November 3, 2020 Council meeting. Mayor Alexander suggested the meeting take place at 5:00 p.m.

Councilmember Sheffield made a **motion** to change the originally scheduled Council meeting time on November 3, 2020 from 6:00 p.m. to 5:00 p.m. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

SHARE 2 CARE WATER AND SEWER ASSISTANCE FUND

Finance Director Shannon Moore commented staff looked at other municipalities for inspiration for a donation program for utilities assistance due to COVID-19. She commented collaboration took place between Communications, Finance, and Salisbury-Rowan Utilities (SRU) departments for branding. She noted the Share 2 Care water and sewer assistance program was created, and the City will partner with a trusted local organization to serve as a distribution medium.

Ms. Moore commented Rowan Helping Ministries will receive and distribute donations made to the Share 2 Care Fund. She added the City will receive, review, and monitor the funds on a monthly basis and transfer the restricted donations to Rowan Helping Ministries when donations reach at least \$1,000. She indicated Rowan Helping Ministries will provide an annual summary of activity in the special Share 2 Care account by July 31 of each year for the preceding July 1 through June 30 fiscal year. She noted Rowan Helping Ministries is not allowed to use any donations for administration or programming costs as it is only for water and sewer assistance for SRU customers. She pointed out either party can terminate the agreement by submitting a 30-day written notice to the other party.

Director of Rowan Helping Ministries Kyna Grubb thanked the City for allowing Rowan Helping Ministries to assist citizens in need. She commented this month \$7,500 has been provided to Salisbury and Landis residents. She noted Rowan Helping Ministries was awarded \$427,000 through the HOPE Program with the North Carolina Department of Recovery and Resiliency to help with both utilities and rent. She thanked the City for selecting Rowan Helping Ministries as a partner for this program.

Councilmember Post thanked Ms. Moore and Ms. Grubb for their work on the program. He noted he spoke with Mr. Ronnie Smith from the Wilson Smith Foundation. He commented Mr. Smith dedicates annual distributions as a matching program and created another non-profit called Friends of Rowan. He suggested exploring whether Mr. Smith would match funds for the Share 2 Care Program. He suggested the group collaborate and find a way to leverage donations and double the impact of the program.

Councilmember Sheffield thanked everyone who helped create this program. She also thanked Ms. Grubb for the amazing job she does at Rowan Helping Ministries. She asked how applicants applied for assistance. Ms. Grubb commented applications have to be made through the 211 system by either calling or applying online. She noted funds are awarded on a first come, first serve basis. She pointed out as of 5:00 p.m. on Tuesday, October 20, 2020 there were 139 applications in the queue. She commented the HOPE Program funding will allow Rowan Helping Ministries to help approximately 83 households.

Councilmember Sheffield asked if rental assistance would be allocated from the HOPE Program funds. Ms. Grubb noted Rowan Helping Ministries will look at how other counties are administering funds, and she added the funds have to be used by end of the year.

Councilmember Sheffield commented the number of applications that have been submitted shows how important it will be to get people to participate in the Share 2 Care Program. She noted funds will go quickly and a lot of people need assistance. She thanked the group for its work on the program.

Ms. Grubb commented the Share 2 Care Program requires the applicant to attest they have been impacted by COVID-19 through job loss or other COVID-19 related financial crisis. She noted if someone has a crisis not related to COVID-19, the applicant will need to apply through the website under the section not related to COVID-19.

Mayor Alexander thanked everyone for their hard work on the program. She added she is excited to see the groups work together and partner to leverage money for citizens. Mayor Alexander thanked the Communications Department for its work on the logo.

Mayor Pro Tem Heggins thanked Ms. Grubb for the work she does for Rowan Helping Ministries. She also thanked everyone involved in developing this program including Web and Marketing Services Coordinator Fern Blair for creating the Share 2 Care logo.

Thereupon, Councilmember Sheffield made a **motion** to adopt a Resolution establishing the “Share to Care” Fund to provide financial assistance to Salisbury-Rowan Utilities customers for water and sewer services. Councilmember Post requested an amendment be added to explore the possibility of using Friends of Rowan as a matching program. Mayor Alexander asked City Attorney Graham Corriher if Council can make the amendment. Mr. Corriher commented the idea can be explored and brought back to Council if needed. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

RESOLUTION ESTABLISHING “SHARE TO CARE” FUND TO PROVIDE FINANCIAL ASSISTANCE TO SALISBURY-ROWAN UTILITIES CUSTOMERS FOR WATER AND SEWER SERVICES.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 38, and is known as Resolution 2020-23.)

SALE OF PROPERTY – BARBOUR STREET

City Attorney Graham Corriher presented information regarding the upset bid process for the sale of Parcel 025-013 located in the 1000 block of Barbour Street. He indicated Rowan County received this offer, but the property is jointly owned by Rowan County and the City as the result of a foreclosure in the 1990s. He commented the County received an offer from Mr. Robert Polk to purchase the parcel for \$1,200 to be split between the City and the County. He explained the request is for Council to advertise for upset bids. He stated if any upset bids are received the process would start again with a new notice, and if no upset bids are received the final sale would come back to Council for final approval.

Mayor Alexander asked if the property is adjacent to Mr. Polk's property. Mr. Corriher noted Mr. Polk owns a parcel across the street and one adjacent to that parcel.

Mr. Corriher commented the offer was initially lower, and Rowan County sent information to the Tax Assessor's office and it determined a fair market price of \$1,200 to \$1,600. Mr. Polk then revised his offer to \$1,200.

Thereupon, Councilmember Miller made a **motion** to adopt a Resolution authorizing the City to receive an offer to purchase certain real property located in the 1000 block of Barbour Street and advertise the offer for upset bid pursuant to GS 160A-269. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

RESOLUTION AUTHORIZING THE CITY TO RECEIVE AN OFFER TO PURCHASE CERTAIN REAL PROPERTY LOCATED IN THE 1000 BLOCK OF BARBOUR STREET AND ADVERTISE THE OFFER FOR UPSET BID PURSUANT TO GS 160A-269.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 39-40, and is known as Resolution 2020-24)

KIVA LOAN PROGRAM

Councilmember David Post pointed out Kiva is a loan program which provides no interest, no fees, and extended grace period loans. He added most Kiva borrowers would not receive financing anywhere else and it has been found approximately 80% of the recipients learn to manage debt and grow their business.

Councilmember Post pointed out Kiva provides loans that range from \$1,000 to \$15,000 and those loans could lead to other opportunities from humanitarian funders, banks, and Small Business Administration (SBA) loans.

Councilmember Post noted the Kiva model includes funders, hubs, and trustees. He added the funders could be foundations, local governments, local corporations, and banks that pay Kiva \$25,000 yearly. He added hubs provide marketing, Capital Access Manager (CAM), servicing, and connecting to trustees. He commented trustees provide technical assistance that is crucial for strengthening small businesses. He shared examples of how Kivas have been set up.

Councilmember Post explained the proposed local model of Kiva is for Rowan County and the City of Salisbury to act as funding partners to provide \$25,000 to start the Kiva platform. He noted the trustee would be local non-profit and private investors to match those funds, along with a board of 10 to 15 members from the community who would provide technical assistance. He commented the hub would be from the Self-Help Credit Union to provide the Capital Access Manager. He pointed out the tentative name for the non-profit is Piedmont Opportunity Funding.

Mr. Pete Teague explained he developed a relationship with the Self-Help Credit Union at Livingstone College and after speaking to them for the opportunity in Salisbury, they are favorable to be the hub and have one of their staff members be the Capital Access Manager. He noted Self-Help Credit Union is a financial institution that has expertise in banking and understands underwriting. He noted since a branch will be coming to Salisbury they will market their services as a missional approach to assist individuals and help small business thrive.

Councilmember Post added the Self-Help Credit Union believes this is the best model. He added their mission is to help lenders that would otherwise not qualify for financing to get it at the Kiva level which will help them grow into a business large enough that they can finance it. He pointed out Kiva has a two for one matching program.

Councilmember Post pointed out Kiva holds training in November and April and has offered to have a special session for Salisbury in late February. He added a representative from the Self-Help Credit Union will attend along with Mr. Teague and himself if allowed. He noted Kiva Piedmont North Carolina should launch in March or April 2021. He indicated Salisbury and Rowan County would be the smallest Kiva partner and there has been discussion with Statesville as well. He noted there approximately 20 Kiva hubs in the United States and the City would be the only one in the Southeast.

Mayor Alexander commented Kiva is a great concept that could provide better funding than with the Rowan Innovation, Development, Entrepreneurship, and Acceleration (IDEA) Center which required a significant investment. She added this would be a great contributor to help small business owners, start-up businesses, women in business, minorities, and so many others in the community. She thanked Councilmember Post and Mr. Teague for bringing Kiva to Council.

Councilmember Sheffield asked if any action is needed. Councilmember Post commented no action is needed at this time in order to wait for the training in February to learn more information. He added action may need to be taken in mid-January.

BOARDS AND COMMISSION APPOINTMENTS

Rowan Economic Development Commission

Upon a motion by Councilmember Post and upon a roll call vote. Mayor Alexander, Mayor Pro Tem Heggins, and Councilmembers Miller, Post, and Sheffield voting AYE, the following appointment was made to the Rowan Economic Development Commission.

Ms. Kristin Dillard

Term Expires 12/31/2023

CITY ATTORNEY'S REPORT

City Attorney Graham Corriher had nothing to report to Council.

CITY MANAGER'S REPORT

City Manager Lane Bailey had nothing to report to Council.

COUNCIL COMMENTS

Councilmember Sheffield requested the residential two-way parking near Livingstone area be reviewed. She indicated she has received concerns regarding parking and congestion in the area.

Councilmember Sheffield congratulated Salisbury Police Department Lieutenant Gregory Beam on his retirement from the Police Department.

Councilmember Sheffield pointed out the BlockWork event will take place October 24-25, 2020, and she encouraged everyone to volunteer. She noted COVID-19 safety precautions will be in place.

Councilmember Sheffield announced Rowan-Cabarrus Community College (RCCC) is hosting a Diversity, Equity and Inclusion Conference. She added the deadline to register for the free conference has been extended through October 23, 2020. She noted citizens can visit www.rccc.edu/diverstyandinclusion to register or to find additional information.

MAYOR PRO TEM COMMENTS

Mayor Pro Tem Heggins thanked Councilmember Sheffield for announcing the Diversity, Equity, and Inclusion Conference. She thanked staff for all they do for the City. She also thanked Councilmember Post for bringing information regarding Kiva to Council.

MAYOR'S COMMENTS

Mayor Alexander thanked staff and Council for giving selflessly during COVID-19. She noted everyone has done a great job of adapting and working with Rowan County.

ADJOURNMENT

Motion to adjourn the meeting was made by Councilmember Post. All Council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 7:20 p.m.



Karen Alexander, Mayor



Kelly Baker, City Clerk