

Salisbury, North Carolina  
April 19, 2022

## **REGULAR MEETING**

**PRESENT:** Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Tamara Sheffield, Council Members Harry McLaughlin, David Post, and Anthony Smith; Interim City Manager Brian Hiatt, City Clerk Kelly Baker; and City Attorney J. Graham Corriher.

**ABSENT:** None.

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The meeting was called to order by Mayor 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.

## **CHANGES TO THE AGENDA**

Mayor Alexander noted the following change to the Agenda:

Add – Proclamation for Earth Day.

## **ADOPTION OF THE AGENDA**

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt the Agenda with the noted change. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

**NEW CITY MANAGER**

Mayor Alexander announced through the help of recruiting firm Baker Tilley the search for the new City Manager netted 62 applications that were then narrowed to the top 11 candidates based on resumes, education, values, experience and written assessments. She noted the 11 candidates were then narrowed to a diverse group of five. She stated after an extensive interview process and careful deliberation Council has unanimously selected James “Jim” S, Greene Jr. as the new City Manager.

Thereupon Mayor Alexander made a **motion** to authorize the execution of an employment agreement to appoint James “Jim” S. Greene, Jr as Salisbury City Manager, and authorize the Mayor to execute an employment agreement effective May 23, 2022. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

Mayor Alexander stated that Mr. Greene was the standout candidate who met all of the qualifications based on his education, experience, references, and values which were set out by Council. She added she is excited for Mr. Greene to work with Council and staff to implement a robust strategic plan and vision for Salisbury’s future while also addressing the challenges of growth, public safety issues, and working to establish an environment that creates opportunity for all.

Mr. Greene thanked Council for inviting him to serve as City Manager of Salisbury. He commented how excited and grateful he is to work with Council to implement their vision of a city that provides opportunities for everyone. He added that with the help of Council, staff, and the community he is confident that the challenges will be met. Mr. Greene stated he looks forward to becoming a part of a progressive city that provides high-quality services.

Councilmember Smith added that when talking with Mr. Greene about equity and inclusion he was impressed with Mr. Greene’s desire to address the institutions and cultures of organizations to ensure equitable outcomes across the City.

Councilmember McLaughlin expressed his appreciation of Mr. Greene’s desire to be involved in the community.

Mayor Pro Tem Sheffield welcomed Mr. Greene and his family and stated she is looking forward to working and collaborating with him.

**PROCLAMATIONS**

Mayor to proclaim the following observances:

EARTH DAY	April 22, 2022
NATIONAL CRIME VICTIMS’ RIGHTS WEEK	April 24-30, 2022
FINANCIAL LITERACY MONTH	April 2022
SAFE DIGGING MONTH	April 2022

**CONSENT AGENDA**

(a) Minutes

Adopt Minutes of the special meetings of January 18, 2022 and February 15, 2022, the regular meeting of April 5, 2022, and the recessed meeting of April 6, 2022.

(b) Voluntary Annexation – Harrison Road

Receive a Certificate of Sufficiency and adopt a Resolution setting the dates of the public hearing for April 19, 2022 for the voluntary annexation of Tax Map 450 Parcel 001, consisting of 134.3 acres, located on Harrison Road.

RESOLUTION SETTING THE DATE OF THE PUBLIC HEARING ON QUESTION OF THE ANNEXATION OF TAX MAP 450 PARCEL 001, LOCATED ON HARRISON ROAD, PURSUANT TO GENERAL STATUTE 160A-31.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 19-20, and is known as Resolution 2022-14.)

(c) Voluntary Annexation – Cross Drive

Receive a Certificate of Sufficiency and adopt a Resolution setting the dates of the public hearing for April 19, 2022 for the voluntary annexation of Tax Map 064 Parcel 212 located at 275 Cross Drive.

RESOLUTION SETTING THE DATE OF THE PUBLIC HEARING ON QUESTION OF THE ANNEXATION OF 275 CROSS DIVE, PURSUANT TO GENERAL STATUTE 160A-31.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 21, and is known as Resolution 2022-15.)

(d) Voluntary Annexation – Innovations Logistics Center

Receive a request for voluntary annexation of Innovations Logistics Center, Tax Map 408 Parcel 030 and Tax Map 410 Parcels 001, 019, 029, 112, and 124, located off of Peeler Road and adopt a Resolution instructing the City Clerk to investigate the sufficiency of the request.

RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58.1, FOR VOLUNTARY ANNEXATION OF 64.316 ACRES, LOCATED OFF PEELER ROAD AND IDENTIFIED ON TAX MAP 408 AS PARCELS 030 AND ON TAX MAP 410 AS PARCELS 001, 019, 029, 112 AND 124.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 22, and is known as Resolution 2022-16.)

(e) Contract Extension – Interim City Manager

Approve a contract extension for Brian Hiatt to serve as Interim City Manager and advisor to the new City Manager through June 30, 2022.

City Clerk Kelly Baker corrected public hearing dates under items (b) and (c) to May 3, 2022.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt the Consent Agenda with the noted change. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

**PUBLIC COMMENT**

Mayor Alexander opened the floor to receive public comments

Mr. Jonathan Barbee addressed Council regarding the adoption of the Land Development Ordinance amendment allowing for a new Dollar General store to be constructed on Old Mocksville Road. He stated he is concerned about stormwater runoff if a large parking lot is constructed on the site.

Mr. Alfred Wilson asked Council to consider granting a right-of-way use permit for intermit parking in front of the Bell Block Building due to interior construction.

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

**VOLUNTARY ANNEXATION – OXFORD STATION**

City Engineer Wendy Brindle addressed Council regarding the voluntary annexation of Oxford Station consisting of 79.521 acres on Tax Map 321 Parcel 079 located on Old Mocksville Road. She commented, if approved, the annexation would have an effective date of April 19, 2022. She pointed out the proposal is for a contiguous annexation for a 246 single-family subdivision.

Ms. Brindle stated the proposal was approved by the Technical Review Committee (TRC) and during the meeting the developers addressed comments regarding North Carolina Department of Transportation (NCDOT) requirements for Old Mocksville Road. She stated a left turn lane will be required to access the subdivision, and Old Mocksville Road will be widened at the intersection. She pointed out there will be a right turn taper into the subdivision.

Mayor Alexander convened a public hearing after due notice regarding the voluntary annexation of Oxford Station.

Mr. Andrew Grant, Civil Engineer with BGE, noted he is available to answer any questions Council may have regarding the proposal.

Councilmember McLaughlin asked about the price range of the homes. Mr. Grant stated market research will dictate the home prices. He noted the development will provide one and two story homes in the \$300,000 price range.

Councilmember Post asked about the lot sizes. Mr. Grant noted the lots will be a minimum of 55 feet wide with a minimum lot area of 5,500 square feet in accordance with the existing General Residential (GR-6) zoning. He pointed out the average lot is 55 square feet by 120 square feet. Mr. Post asked about the square footage of the homes. Mr. Tim Sheehy with Meredith Homes stated the square footage of the homes ranges from 2,100 to 3,000 square feet.

Councilmember McLaughlin asked if the proposal will include sidewalks. Mr. Sheehy noted the project will include sidewalks along the frontage of Old Mocksville Road.

Councilmember Post asked how many access points the development will have onto Old Mocksville Road. Mr. Sheehy explained the development will have an entrance on Old Mocksville Road and a connection to Rugby Road. Mr. Post asked if conversations have taken place with NCDOT regarding widening the road beyond the subdivision. Ms. Brindle noted staff reached out to NCDOT Division Engineer Pat Ivey who explained NCDOT is able to maintain the road, but the property lines go to the center of the roadway. She explained widening the road with a resurfacing project could be done, but NCDOT would have to purchase right-of-ways.

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

Thereupon, Councilmember Post made a **motion** to adopt an Ordinance to extend the corporate limits of the City of Salisbury, North Carolina, to include 79.521 acres, Tax Map 321 Parcel 079, Oxford Station, located on Old Mocksville Road.

Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)  
ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF SALISBURY, NORTH CAROLINA, TO INCLUDE 79.521 ACRES, TAX MAP 321 PARCEL 079, OXFORD STATION, LOCATED ON OLD MOCKSVILLE ROAD.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 87-89 and is known as Ordinance 2022-27.)

## **RIGHT-OF- WAY USE PERMIT – 133 SOUTH MAIN STREET**

City Engineer Wendy Brindle addressed Council regarding a request for a Right-of-Way Use Permit for the intermittent use of two parking spaces adjacent to 133 South Main Street for interior renovations. She stated Mr. Alfred Wilson is currently using the private lot behind the building for the dumpster and construction vehicles, and he will need the use of two parking spaces on Main Street.

Ms. Brindle explained Mr. Wilson is proposing to use two parking spaces in front of 133 South Main Street as necessary on Wednesdays and Thursdays. She stated Mr. Wilson received permission from the neighboring business at 127 South Main Street to use two parking spaces on Mondays and Tuesdays. She noted the parking spaces will not be used on Fridays or weekends. She added Mr. Wilson is requesting the permit through July 19, 2022. She commented the applicant anticipates needing the parking spaces past July 19, 2022, but he wanted to give Council an opportunity to review the progress. She added staff will come back before Council if an additional request is needed. She stated no work will be completed during the Cheerwine Festival.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to approve a Right-of-Way Use Permit for the intermittent use of two parking spaces on Main Street adjacent to 133 South Main Street for interior renovations. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

## **UPDATE – FISHER STREET BRIDGE**

Assistant Public Works Director Chris Tester provided an update on the status of the Fisher Street Bridge. He displayed photographs from the 2020 inspection report, and he pointed out the required repairs.

Mr. Tester stated Fisher Street Bridge is one of five bridges maintained by the City. He explained the bridge is constructed of timber with steel I-beams over the railroad tracks, and it is one of three bridges located in a historic district. He added the North Carolina Department of Transportation (NCDOT) contracts bridge inspections, and the City has a municipal agreement to use this contract. He noted the inspection report provides direction for repairs and staff to acquire the permits and right-of-entry agreements that are needed.

Mr. Tester explained significant deterioration of the steel I-beams became visible after the bridge decking was removed. He stated to ensure public safety it was decided the bridge would remain closed until it could be inspected by a consulting engineer. He noted the analysis indicated the deterioration to the I-beams had reduced the bridge load rating to four tons which is unsafe for vehicular traffic. He indicated the estimated cost to return the bridge to a safe vehicular rating is approximately \$900,000, which has been requested in the FY2022-2023 budget.

Mr. Tester displayed photographs of the deteriorating I-beams, and he pointed out Public Works, Engineering, Planning, Downtown Development, and Communications staff have formed a task force to expedite a plan of action. He stated Communications and Public Works staff have

met with owners of properties adjacent to the bridge to ease concerns related to the project. He indicated Engineering staff is working on a traffic study to determine the vehicular impact, and Planning staff is working to establish alternative plans to a vehicular bridge. He pointed out Downtown Development, Planning, and Communications staff are working on public engagement to share plans and a vision for the future of the bridge.

Mr. Tester noted staff met with Noble and Kelsey Funeral Home to address their concerns regarding the bridge closure. He explained when their limousine enters their driveway from Lee it drags on the pavement. He stated the driveway was reconfigured to meet the needs of the funeral home.

Mr. Tester reviewed future visions and options:

- Replacement with a bridge that meets current design standards
  - This option would raise the height and extend the bridge to meet railroad standards taking up the usage of certain properties
  - Very expensive option
- Replace the steel I-beams and perform necessary repairs to return the bridge to a safe vehicular rating
  - Funds will be included in the FY2022-2023 budget
  - Process can take up to two years
- Determine an alternative plan that maintains historic integrity while implementing creative solutions such as a pedestrian-only bridge
- Solicit ideas from the community
- Staff will continue its collaborative planning effort to encourage community involvement and report the findings back to Council

Mr. Tester displayed an artist rendering of a pedestrian-only bridge.

Councilmember Smith asked if there is a timeline for the community outreach. Planning Director Hannah Jacobson stated staff will reach out in the coming weeks, and she pointed out the bridge spans multiple neighborhoods and it is important to reach the community at large.

Interim City Manager Brian Hiatt stated staff wanted to make sure Council was aware of the results of the study and the condition of the bridge before the process begins.

Councilmember Post asked staff for its recommendation. Mr. Tester recommended seeking public input. He pointed out the bridge is unsafe for vehicular traffic and was never rated for fire or trash trucks. He noted a single vehicle could cross the bridge, but if it passed another vehicle it would be overweight. He added modernizing the bridge is probably not the best option due to the effect it would have on the neighboring properties. Mayor Alexander noted it would make some of the properties inaccessible. Mr. Tester agreed, and he added the properties would have to be purchased by the City.

Mr. Tester noted staff to make the public aware of why the repair was taking longer than anticipated and to discuss with Council the possibility of converting it to a different type of community asset.

Mayor Pro Tem Sheffield stated it will be a long time before the bridge is reopened. Mr. Tester agreed, and he noted it will take time to work through the process once a decision is made.

Mayor Alexander thanked Mr. Tester and Ms. Jacobson for their presentation.

## **UPDATE – POLICE DEPARTMENT**

Police Chief Jerry Stokes reviewed the Police Department staffing, crime statistics and provided an update of the planning phase of the Byrne Criminal Justice Innovation Grant.

Chief Stokes reviewed the historic perspective of staffing and turnover rates since 2016, and he pointed out the current sworn demographics.

Chief Stokes provided information regarding homicide, rape, robbery, aggravated assault, total violent crimes and shots fired calls for 2022. He reviewed property crimes including burglary, motor vehicle theft, larceny, larceny from motor vehicle, arson, and total property and part 1 crimes totals. He indicated the department is seeing crime totals decrease from 2021.

Chief Stokes compared robbery, shooting, and assault gun crimes since 2018, and he noted a decrease in gun crimes for 2022.

Chief Stokes stated the opioid epidemic is escalating, and he noted the number of overdoses are increasing each month. He added through a search warrant, the Police Department seized 76 grams of fentanyl which equates to 38,000 potentially lethal doses. He noted heroin is not causing the opioid epidemic, it is fentanyl and methamphetamine.

Chief Stokes reviewed information regarding the Byrne Criminal Justice Innovation (BCJI) Grant. He noted the grant is for the WEST END (West End Salisbury Transformed Empowered Neighborhood Development) from the Department of Justice Assistance Grant (JAG). He indicated the \$800,000 grant is a three-year award with no requirement of local matching funds, but it requires significant commitment to the program from staff. He added staff is in the BCJI Grant planning phase which takes up to six months and planning for a meeting of initially identified stakeholders for the Community Violence Intervention (CVI) Committee.

Councilmember McLaughlin asked about community partnerships with the Police Department. Chief Stokes stated the Police Department has partnerships with the Bureau of Alcohol, Tobacco, and Firearms and Explosives (ATF), Homeland Security, the Department of Justice (DOJ), the Sheriff's Department, School Resource Officers, Post Overdose Response Team at the Health Department, the Health Department, the NAACP with Cease Fire, Shop with A Cop, the Police Department Advisory Board, other municipalities and others.



Councilmember Smith asked if there has been a reduction in crime in the surrounding municipalities. Chief Stokes noted he has not met with the police chiefs in surrounding municipalities or heard their statistics.

Councilmember Smith asked what factors are driving the reduction of crime in the community. Chief Stokes noted he does not know the factors, however it is a socio-economic issue. He added he has seen shifts in crimes taking place, but is too soon to tell what the factors may be.

Councilmember McLaughlin asked how the Cheerwine Festival will affect the Police Department's staffing. Chief Stokes noted there will be collaboration with Rowan County Sheriff's Department and other surrounding Police Departments. He noted the challenge of special events with short staffing also creates more overtime available than employees want to work.

Interim City Manager Brian Hiatt noted the Police Department's staffing issue is not necessarily monetary, but quality of life for employees if they are required to work more overtime than they want to work. He added this is an issue to consider in order to develop ideas on how to address them.

#### **BOARDS AND COMMISSIONS**

No appointments were made to Boards and Commissions.

#### **CITY ATTORNEY'S REPORT**

City Attorney Graham Corriher had nothing to report to Council.

#### **CITY MANAGER'S REPORT**

Interim City Manager Brian Hiatt had nothing to report to Council.

Mayor Alexander thanked Mr. Hiatt for the great work he has done for the City.

#### **COUNCIL COMMENTS**

Councilmember McLaughlin noted he would like to see the City move forward in residential and commercial growth to bring residential inclusiveness to everyone in the community. He added he would like to see alternatives to the pay-in-lieu sidewalk program, and would like to see more sidewalks and bike lanes in the community.

Mayor Alexander suggested the Planning Department address Council regarding the pay-in-lieu sidewalk program.

Councilmember Post thanked Interim City Manager Brian Hiatt for the work he does for the City, and he also thanked him for being willing to extend his contract to help incoming City Manager Jim Greene as he transitions to the City.

Councilmember Post stated he resented a public comment regarding Mayor Alexander's son being a part of the Dollar General project. He stated Mayor Alexander recused herself from that item and had no communication with other Councilmembers regarding the proposal.

### **MAYOR PRO TEM'S COMMENTS**

Mayor Pro Tem Sheffield pointed out Interim City Manager Brian Hiatt has been invaluable to the City especially with his willingness to continue his work to see the City through the budget process.

Mayor Pro Tem Sheffield commented a sunrise service took place at the Bell Tower Green Park provided by the downtown church community, and she noted the park brings great things and people to the community.

Mayor Pro Tem Sheffield welcomed Mr. Jim Greene as the new City Manager.

### **MAYOR'S ANNOUNCEMENTS AND COMMENTS**

Mayor Alexander thanked Council for its hard work during the hiring process for the City Manager and reaching a unanimous decision hiring the new City Manager Jim Greene, Jr. She welcomed Mr. Greene and his wife Laura to the City.

### **CLOSED SESSION**

Thereupon, Mayor Pro Tem Sheffield made a **motion** to Council to go into closed session concerning acquisition of property as allowed by NCGS 143-318.11(a)(5). Mayor Alexander, Mayor Pro Tem Sheffield and Councilmembers McLaughlin, Post and Smith voted AYE. (5-0)

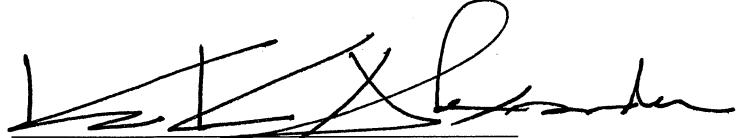
### **RETURN TO OPEN SESSION**

Council returned to open session, and Mayor Alexander indicated no action was taken during closed session.

**ADJOURNMENT**

Motion to adjourn the meeting was made by Councilmember Post. Mayor Alexander, Mayor Pro Tem Sheffield and Councilmembers McLaughlin, Post and Smith voted AYE. (5-0)

The meeting was adjourned at 8:50 p.m.



Karen Alexander, Mayor



Kelly Baker, City Clerk