

Salisbury, North Carolina
October 3, 2023

REGULAR MEETING

PRESENT: Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Tamara Sheffield, Council Members Harry McLaughlin, David Post, and Anthony Smith; City Manager Jim Greene, Jr., City Clerk Connie B. Snyder; 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. Councilmember Post attended the meeting via Zoom. 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:

Item 6g: Authorize the City Manager to approve Purchase Order 240432 in the amount of \$170,412.90 for the purchase of a Ford F550 regular cab bucket truck for the Transportation Department. This item was purchased on a state contract and is included in the FY2023-2024 budget.

ADOPTION OF THE AGENDA

Thereupon, Councilmember McLaughlin made a **motion** to adopt the Agenda as amended. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin and Smith voted AYE. (4-0)

Mayor Alexander noted she received a letter of gratitude from Ms. Kay Wilson regarding the service she received from the Customer Service Department. She thanked customer service staff for the excellent service they provide to citizens.

PROCLAMATIONS

Mayor to proclaim the following observances:

FIRE PREVENTION WEEK	October 8-14, 2023
CYBERSECURITY AWARENESS MONTH	October 2023

CONSENT AGENDA

(a) Minutes

Approve Minutes of the special meeting of September 12, 2023 and the special and regular meetings of September 19, 2023.

(b) Budget Ordinance Amendment – Downtown Sustainability Initiative

Adopt a budget Ordinance amendment to the FY2023-2024 budget in the amount of \$2,500 to appropriate a donation for a downtown sustainability initiative.

ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE A DONATION FROM DOWNTOWN SALISBURY, INC.

(The above Ordinance is recorded in full in Ordinance Book No. 31 at Page No. 316, and is known as Ordinance 2023-66.)

(c) Budget Ordinance Amendment – Festival De Independencia.

Adopt a budget Ordinance amendment to the FY2023-2024 budget in the amount of \$3,000 to appropriate donations for expenses related to Festival De Independencia.

ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE A PARKS AND RECREATION DONATION.

(The above Ordinance is recorded in full in Ordinance Book No. 31 at Page No. 317, and is known as Ordinance 2023-67.)

(d) Budget Ordinance Amendment – Public Art Commission

Adopt a budget Ordinance amendment to the FY2023-2024 budget in the amount of \$18,970 to appropriate revenue for the Public Art Commission.

ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE PUBLIC ARTS DONATIONS.

(The above Ordinance is recorded in full in Ordinance Book No. 31 at Page No. 318, and is known as Ordinance 2023-68.)

(e) Contract – Duke’s Root Control, Inc.

Authorize the City Manager to execute a contract with Duke’s Root Control, Inc. in the amount of \$125,350 for the Grant’s Creek sewer interceptor inspection services. The project is included in Salisbury-Rowan Utilities’ Capital Improvement Plan and funding is included in the FY2023-2024 budget.

(f) Contract – Veolia Water Technologies, Inc.

Authorize the City Manager to execute a contract with Veolia Water Technologies, Inc. in the amount of \$241,866.40 for the Water Treatment Plant Supervisory Control and Data Acquisition (SCADA) Improvements Project. The project is included in Salisbury-Rowan Utilities Capital Improvement Plan and funding is included in the FY2023-2024 budget.

(g) Approval – Purchase Order 240432

Authorize the City Manager to approve Purchase Order 240432 in the amount of \$170,412.90 for the purchase of a Ford F550 regular cab bucket truck for the Transportation Department. This item was purchased on a state contract and is included in the FY2023-2024 budget.

(h) Incentive Grant Request – Project Crowe

Receive an incentive grant request for personal property investment for “Project Crowe” and set a public hearing for October 17, 2023 to receive public input. The company is considering the 713,000 square foot building currently under construction by Crowe Holdings located on Peeler Road as a location for its new facility. The request is for a three-year incentive grant equal to 90% of the new taxes paid on the estimated \$11.92 million taxable investment. The total estimated value of the grant is \$184,376 and will be paid in annual installments for a term not to exceed three years. The Economic Development Commission plans to ask the Board of Commissioners to also consider a request at its October 16, 2023 meeting.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt the Consent Agenda as amended. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin and Smith voted AYE. (4-0)

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.

STREET CLOSURE – UNIMPROVED PORTION OF CHERRY STREET

Transportation Director Wendy Brindle noted the request before Council is to permanently close an unimproved portion of Cherry Street. She stated the parcel was owned by Southside Baptist Church and includes a home that was used as the church parsonage. She explained the church sold the parsonage and the unimproved portion of Cherry Street serves as the driveway for the home.

Ms. Brindle explained according to State Statute once the unimproved portion of Cherry Street is closed it will be divided evenly between the adjacent parcels. She noted in this case, the church granted its half to the property owner as noted on the survey. She stated Council adopted a Resolution to set the public hearing and everything has been done in accordance with North Carolina General Statute 168-299. She added Council's next step is to hold the public hearing to determine that closing the right-of-way is not contrary to the public interest and that no one will be deprived of reasonable means of ingress egress to their property. She noted after Council conducts the public hearing and if it can make the two findings it will adopt a Resolution accepting the street right-of-way and adopt an Order to close the street right-of-way.

Mayor Alexander convened a public hearing, after due notice, regarding the proposed street closing.

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

Thereupon, Councilmember Smith made a **motion** to adopt a Resolution pertaining to the proposed closing of an unimproved portion of Cherry Street located off of the 500 block of Morlan Park Road. The closing is not contrary to the public interest and no one will be deprived of reasonable means of ingress and egress to their property. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin and Smith voted AYE. (4-0)

RESOLUTION PERTAINING TO THE PROPOSED CLOSING OF AN UNIMPROVED PORTION OF CHERRY STREET LOCATED OFF OF THE 500 BLOCK OF MORLAN PARK ROAD.

(The above Resolution is recorded in full in Resolution Book No. 17 at Page No. 37, and is known as Resolution 2023-29.)

Thereupon, Councilmember McLaughlin made a **motion** to adopt an Order closing an unimproved portion of Cherry Street. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin and Smith voted AYE. (4-0)

(The above Order is recorded in full at the Register of Deeds and maintained in the City Clerk's Alley Closing File dated October 3, 2023.)

VOLUNTARY ANNEXTION – 1810 ENON CHURCH ROAD

Planning and Neighborhoods Director Hannah Jacobson addressed Council regarding the voluntary satellite annexation of 40.31 acres, located on 1810 Enon Church Road and identified as Tax Map 329 and Parcels 030 and 385, effective October 3, 2023. She noted the parcels to be annexed are located in the northwest quadrant of the intersection of Woodleaf and Enon Church Roads.

Ms. Jacobson stated the parcels are in the City's Extraterritorial Jurisdiction (ETJ) just outside the City limits. She indicated an application has been filed to rezone the property to General Residential (GR-6) which would allow townhomes.

Mayor Alexander convened a public hearing, after due notice, regarding the voluntary annexation of 1810 Enon Church Road.

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

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt an Ordinance to extend the corporate limits of the City of Salisbury, North Carolina, to include 40.31 acres, identified as Tax Map 329 Parcels 030 and 385 located at 1810 Enon Church Road, effective October 3, 2023. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin and Smith voted AYE. (4-0)

ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF SALISBURY, NORTH CAROLINA, TO INCLUDE 40.31 ACRES, IDENTIFIED AS TAX MAP 329 PARCELS 030 AND 385 LOCATED AT 1810 ENON CHURCH ROAD, EFFECTIVE OCTOBER 3, 2023.

(The above Ordinance is recorded in full in Ordinance Book No. 31 at Page No. 319-321, and is known as Ordinance 2023-69.)

HALL GYM ROOF

Public Works Director Chris Tester addressed Council regarding contracts with Garland/DBS, Inc. in the amount of \$26,003.34 for the purchase of materials and with GMG Roofing in the amount of \$43,012 for the installation of the single story roof on the east side of Hall Gym. He stated the roof over the east wing of Hall Gym was installed in 2001 and has

exceeded its life expectancy. He added the replacement is part of the revitalization plan for the gym. He indicated GMG Roofing submitted the lowest bid at \$43,012. He pointed out materials for the project will be purchased directly from Garland under OMNIA, a government approved cooperative purchasing contract. He added the total project cost is \$69,015.34.

City Manager Jim Greene noted roof replacement is very expensive and there are limited contractors to do the work. He thanked staff for its work to get the roof replaced at the lowest possible cost.

Councilmember McLaughlin asked about the life expectancy of the new roof. Mr. Tester explained by using the co-op the City will receive a one-year installation warranty and a 15-year material warranty. Councilmember Post asked if the roof for Hall Gym is included in the budget. Mr. Tester agreed. Councilmember Smith asked about the timeline for the project. Mr. Tester stated the project should be completed in time for basketball season.

Thereupon, Councilmember McLaughlin made a **motion** to authorize the City Manager to execute contracts with Garland/DBS, Inc. in the amount of \$26,003.34 for the purchase of materials and with GMG Roofing in the amount of \$43,012 for the installation of the single story roof on the east side of Hall Gym. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin and Smith voted AYE. (4-0)

CONCORD GROVE SEWER INFRASTRUCTURE IMPROVEMENTS

Salisbury-Rowan Utilities (SRU) Assistant Director Jason Wilson stated Ellis Land Investment Company is proposing a residential development in the town of China Grove. He stated the property will be annexed into the town limits and SRU water and sewer will serve the site. He explained a 4,000 foot gravity sewer extension is possible, but the developer has requested to construct a lift station force main in lieu of that gravity extension. He explained it has been challenging for the developer to obtain access to private parcels. He noted staff agreed to offer the option for a lift station and force main scenario provided the developer compensates the City for 10 years of operating and maintenance cost at \$20,000 per year for a total of \$200,000. He indicated approximately 272 single family residential lots are being proposed for this development.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to authorize the City Manager to execute an agreement with Ellis Land Investment Company, LLC in the amount of \$200,000 for the Concord Grove sewer infrastructure improvements. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin and Smith voted AYE. (4-0)

CITY MANAGER'S COMMENTS

(a) Knuckle Boom Truck Purchase

City Manager Jim Greene stated the City is having difficulty purchasing equipment. He stated a knuckle boom truck was wrecked and staff is considering using the insurance proceeds to

purchase a knuckle boom truck with low mileage that is in better condition than the one involved in the accident. He pointed out the item would be brought to Council for consideration at its October 17, 2023 meeting. He indicated with Council's approval he would like to send a letter indicating the City's intent to purchase the equipment.

Public Works Director Chris Tester referenced the wrecked knuckle boom truck, and he explained the insurance company has confirmed that the truck is a total loss. He stated the City will receive an insurance check for \$165,800. He indicated through the rental process to cover the truck the Fleet Department discovered a used 2022 rental knuckle boom truck that could be purchased for \$169,000.

Mr. Tester explained State Statute allows an exemption to procurement for the purchase of a used apparatus. He added taxes and tags will be \$5,206 and the Fleet Department located budget savings to cover this cost. He asked Council to consider allowing staff to extend a letter of intent to purchase the truck. By consensus, Council agreed for staff to send a letter of intent to purchase the truck.

Mayor Alexander asked about the savings for purchasing a used truck verses a new truck. Mr. Tester stated a new truck would be priced between \$300,000 and \$350,000 and subject to availability. Mayor Alexander asked about the vehicle's mileage. Mr. Tester stated the truck to be purchased has 12,844 miles on it and the one that was wrecked had 72,763 miles on it.

(b) Miller Recreation Center Reopening

City Manager Jim Greene recognized Parks and Recreation and Public Works staff for its work on the Miller Recreation Center. He stated a reopening took place on Saturday and a lot of improvements have been completed.

COUNCIL COMMENTS

Councilmember Smith noted he is excited about the Salisbury Youth Council (SYC) who elected its officers last week. He noted an induction ceremony will take place tomorrow, and he thanked the advisors for all they do for the SYC members.

MAYOR PRO TEM'S COMMENTS

Mayor Pro Tem Sheffield stated YSUP Rowan is a youth substance use prevention organization, that has partnered with, Rowan County Health Services, the Centers for Prevention Services, Healthy Rowan, and the Waterworks Visual Arts Center to create an art contest around anti-vaping. She added the contest is for Rowan County high school students and the entry deadline is October 30, 2023. She commented for additional information contact pa@ysuprowan.org or amy.smith@rowancountync.gov.

MAYOR'S ANNOUNCEMENTS AND COMMENTS

Mayor Alexander thanked everyone who participated in the Year of the Trail and Move with the Mayor events that took place on Saturday.

(a) 13th Annual BlockWork

Mayor Alexander announced the 13th annual BlockWork neighborhood improvement project will take place Saturday, October 28th in the 200 and 300 blocks of Lloyd Street in the West End neighborhood. The Community Appearance Commission and Housing Advocacy Commission are seeking volunteers to help with exterior home repairs. T-shirts, gloves, meals and drinks will be provided. Sign up to volunteer by visiting www.salisburync.gov/Blockwork by Friday, October 20th.

(b) Salisbury Sculpture Show

Mayor Alexander announced the Salisbury Sculpture Show, hosted by the Public Art Commission, is returning for its 16th year: Neighborhoods can apply to host a sculpture in the upcoming sculpture show by completing an online application at www.salisburync.gov/NeighborhoodSculpture. Selected neighborhoods will display a sculpture from April 2024 until March 2025. There is no fee to apply. Applications are due by December 22nd. Artists are invited to submit their outdoor pieces for consideration in the art installation program by Friday, December 22nd. Work from individuals and teams will be considered; student work is encouraged. The application fee is \$30. For more information or to apply visit www.salisburync.gov/Sculptureshow.


(c) Cultivating Community Conversations

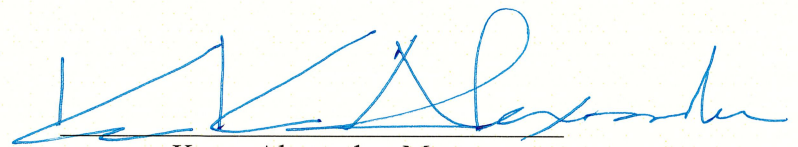
Mayor Alexander announced the Salisbury Police Department will host Cultivating Community Conversations at First Calvary Baptist Church, located at 432 South Long Street, Tuesday, October 10th, at 5:30 p.m. The event will feature engagement between police officers and the community. The public is invited to attend. Food will be served.

ADJOURNMENT

Motion to adjourn the meeting was made by Councilmember McLaughlin. Mayor Alexander, Mayor Pro Tem Sheffield and Councilmembers McLaughlin and Smith voted AYE. (4-0)

The meeting was adjourned at 6:35 p.m.


Connie B. Snyder, City Clerk


Karen Alexander, Mayor