

Salisbury, North Carolina  
April 5, 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 Pro Tem Sheffield 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**

Postpone Item 7f - Council to consider approving a Right-of-Way Use Permit for the intermittent use of two parking spaces on Main Street for interior renovations to 133 South Main Street from March 22, 2022 through February 25, 2023.

Postpone Item 10 – Council to hold a public hearing for FY2022-2023 Community Development Block Grant and Home Program Funds.

**ADOPTION OF THE AGENDA**

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

**RECOGNITION – SALISBURY HIGH SCHOOL GIRL’S BASKET BALL TEAM**

Mayor Alexander and Council recognized the Salisbury High School Girls’ Basketball Team for winning the 2A State Championship.

Mayor Alexander read a Proclamation proclaiming April 5, 2022 as Salisbury High School Girls’ Basketball 2A State Championship Day and presented a framed copy of the Proclamation to Salisbury High School Principal Marvin Moore. She also recognized Head Coach Lakai Brice and Assistant Coach Andrew Mitchell.

Members of the team were Jaleiah Gibson, ShaMya Arnold, Rachel McCullough, Kiki Walker, Kyla Bryant, Icesis Nwafor, Makayla Noble, Mary Morgan, Jamecia Huntley, and Haley Dalton.

Mayor Alexander and Council congratulated the team indicating they are looking forward to another successful season.

**PROCLAMATIONS**

Mayor to proclaim the following observances:

AUTISM ACCEPTANCE MONTH	April 2022
NATIONAL CHILD ABUSE PREVENTION MONTH	April 2022
FAIR HOUSING MONTH	April 2022

**CONSENT AGENDA**

(a) Minutes

Adopt Minutes of the regular meeting of March 15, 2022, the special meetings of March 15, 2022 and March 24, 2022 and the recessed meeting of March 28, 2022.

(b) Municipal Agreement

Approve a Municipal Agreement with the North Carolina Department of Transportation in the amount of \$845,040 consisting of \$676,032 in Congestion Mitigation Air Quality (CMAQ) funds and a local match of \$169,008 for design and construction of sidewalk on Jake Alexander

Boulevard from Brenner Avenue north to existing sidewalk at the railroad crossing. The local match will be budgeted in FY2022-2023 and subsequent years.

(c) Voluntary Annexation – Harrison Road

Receive a request for voluntary annexation of Map 450 Parcel 001, located on Harrison 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-31, FOR VOLUNTARY ANNEXATION OF TAX MAP 450 PARECEL 001, 134.3 ACRES LOCATED ON HARRISON ROAD.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 17, and is known as Resolution 2022-12.)

(d) Voluntary Annexation – Cross Drive

Receive a request for voluntary annexation of Map 064 Parcel 212, located at 275 Cross Drive, 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-31, FOR VOLUNTARY ANNEXATION OF A PORTION OF TAX MAP 064 PARECEL 212, 6.943 ACRES LOCATED ON CROSS DRIVE.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 18, and is known as Resolution 2022-13.)

(e) Parking Restriction

Adopt an Ordinance amending Section 13-338 of the City Code regarding Parking Prohibited at All Times for one space on North Park Drive in accordance with a petition from Catawba College and on South Main Street to match updated traffic patterns.

ORDINANCE AMENDING CHAPTER 13, ARTICLE X, OF THE CODE OF THE CITY OF SALISBURY, RELATED TO PARKING.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 74 and is known as Ordinance 2022-21.)

(f) Right-of-Way Use Permit

Approve a Right-of-Way Use Permit for the intermittent use of two parking spaces on Main Street for interior renovations to 133 South Main Street from March 22, 2022 through February 25, 2023. *This item was postponed.*

(g) Right-of-Way Encroachment

Approve a Right-of-Way encroachment for Conterra on North Long Street and East Kerr Street for installation of directional bored and direct buried duct per Section 11-24(27) of the City Code subject to North Carolina Department of Transportation approval.

(h) Contract – SEPI, Inc.

Authorize the City Manager to execute a contract with SEPI, Inc. for an amount not to exceed \$94,500 for engineering services associated with a Pavement Condition Survey. Funds for the survey were included and approved in the FY2021-2022 budget.

(i) Utility Construction Agreement

Authorize the City Manager to approve a Utility Construction Agreement with the North Carolina Department of Transportation for the reimbursement by Salisbury-Rowan Utilities for the estimated cost of \$452,783.25 for adjusting, relocating or bettering public water and sanitary sewer utilities in conjunction with NCDOT Project U-5738 to widen Julian Road.

(j) Utility Construction Agreement

Authorize the City Manager to approve a Utility Construction Agreement with the North Carolina Department of Transportation for the reimbursement by Salisbury-Rowan Utilities for the estimated cost of \$127,074 for adjusting, relocating and bettering public water lines in conjunction with NCDOT Project B-5772 to replace the bridge on Hurley School Road.

(k) Ordinance Amendment – Rules and Regulations

Adopt an Ordinance amending Section 16-61 of the City Code regarding Rules and Regulations to set the hours of operation for Bell Tower Green Park as discussed as part of the Downtown Social District.

ORDINANCE AMENDING CHAPTER 16, ARTICLE III, OF THE CODE OF THE CITY OF SALISBURY, RELATING TO RULES AND REGULATIONS.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 75 and is known as Ordinance 2022-22.)

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt the Consent Agenda with 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. Shawn Campion addressed Council stating his support for the Right-of-Way Use permit for a dumpster to be located at the back portion of Hogan's Alley. He stated it would not consume parking and would improve dumpster access for construction crews renovating the building.

Ms. Sue McHugh addressed Council concerning the Right-of-Way Use permit. She stated 10 businesses could be negatively impacted by the location of the dumpster and construction equipment.

Ms. Wivianny Dehaas expressed safety concerns if the request for the Right-of-Way use permit is approved. She stated the location of the dumpster poses a safety threat to pedestrians and business owners.

Dr. Brian Dehaas stated his opposition to the Right-of-Way Use permit. He added that disruptions caused by the dumpster and construction equipment could be triggering for those seeking mental health services at nearby facilities.

Ms. Whitney Peckmen asked Council to deny the request for the Right-of-Way Use permit considering the impact the dumpster could have on small business owners. She added the affected businesses depend on pedestrian traffic and easily accessible parking.

Mr. Sayed Ahmed suggested placing the dumpster on Mr. Campion's property on North Main Street instead of the back portion of Hogan's Alley.

Ms. Madeline Lia, employee at the Heart of Salisbury, spoke in opposition to the dumpster's placement due to the negative impact the location could have on her place of work.

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

### **ECONOMIC DEVELOPMENT INCENTIVE REQUEST – TRAMMEL CROW COMPANY**

Economic Development Commission Vice-President Scott Shelton asked Council to consider approving a three-year incentive grant for a real property investment by Trammel Crow Company.

Mr. Shelton stated the Trammel Crow Company (TCC) plans to acquire 96 acres of land on Henderson Grove Church Road to build a 504,000 square foot facility for distribution and/or manufacturing purposes. He commented that the project is comprised of three parcels Tax Map 407 and Parcels 014, 015, and 115.

Mr. Shelton added Parcel 407-115 has been in the City limits for years, and Council recently approved the annexation of the remaining parcels at its March 15, 2022 meeting.

Mr. Shelton stated that TCC estimates at least \$35 million will be invested for new construction. He noted due to the site lacking public water and sewer, extensions will be necessary to make the project viable. He added TCC estimates the cost of the extensions to total \$400,000.

Mr. Shelton reported TCC is requesting an incentive grant that differs from the City's standard policy. He explained with the City's current incentive policy, TCC's project would be eligible for a Level 1 grant equivalent to 75% of any new real property taxes paid to the City over a five-year period. He asked Council to consider approving a grant to TCC equivalent to 90% of any new real property taxes to be paid to the City over a three-year period. He commented using the requested grant parameters, the City would receive \$1,838,578 in net revenue over a ten-year period.

Mr. Shelton explained that TCC's incentive request would result in a smaller overall grant payment and a corresponding increase in net revenue to the City of \$264,453 over a ten-year period. He stated if a job-creating tenant occupies the building, TCC would like the City to consider offering an incentive grant to the tenant based on its taxable investments in business personal property.

Mayor Alexander convened a public hearing after due notice regarding an economic development incentive request for the Trammell Crow Company.

Mr. Chris Kouri, representative of Trammel Crow Company, thanked Council, for their time and collaboration. He stated that the project will add to the economic vitality in the City.

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

Mayor Pro Tem Sheffield asked Mr. Shelton to clarify TCC's request that Council consider offering an incentive grant based on taxable investments in personal property. Mr. Shelton noted when a job-creating tenant takes ownership they may want to come before Council to request an incentive grant for taxes on the personal property equipment.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to approve an economic incentive request for Trammell Crow equivalent to 90% of new real property taxes paid over a three year period. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

#### **FY2022-2023 COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAM FUNDS**

This item was postponed.

## LAND DEVELOPMENT DISTRICT MAP AMENDMENT – DOLLAR GENERAL

Mayor Alexander asked to recuse herself due to a personal conflict regarding the proposed Land Development District Map Amendment. Thereupon, Mayor Pro Tem Sheffield made a **motion** to recuse Mayor Alexander. Mayor Pro Tem Sheffield, Councilmembers Post, McLaughlin, and Smith voted AYE. (4-0) Mayor Pro Tem Sheffield noted Mayor Alexander is excused from Council for this particular discussion.

Planning Director Hannah Jacobson addressed Council regarding CD-07-2021, a request to rezone one parcel located at the corner of Old Mocksville Road and 7<sup>th</sup> Street Extension from Neighborhood Mixed Use (NMX) to Corridor Mixed Use (CMX) creating a Conditional District Overlay to request an exception to the Land Development Ordinance (LDO). She stated the petitioner is Teramore Development, LLC, the representative is Mr. Daniel Almazan, and the property owner is Belle Realty Development Company. She explained the request is for the construction of a Dollar General store on a portion of the site.

Ms. Jacobson indicated the neighboring zoning is General Residential-6 (GR), Rural Residential (RR), and Urban Residential-8 (UR). She noted the site's proximity to Novant Health Rowan Medical Center and Catawba College.

Ms. Jacobson explained in 2003 the 5.65 acre parcel was rezoned from Single Family-8 Residential (R-8) to Retail Trade with a General Development-A Overlay (B-RT-S). She noted the LDO was adopted in 2008 and the zoning converted to NMX with a General Development-A Overlay. She pointed out permitted uses in NMX zoning include general retail up to 10,000 square feet.

Ms. Jacobson stated the intent is to subdivide 1.67 acres with the remaining acreage undeveloped with NMX zoning. She reviewed the master plan, and she pointed out CMX zoning would allow for the development of a 10,664 square foot retail store. She commented the other major difference between NMX and CMX is the placement of the building and the location of parking. She explained in NMX zoning the front maximum setback is 10 feet which would bring the building closer to 7<sup>th</sup> Street Extension and require parking at the rear of the building. She noted under CMX zoning the maximum setback is 75 feet. She explained the developer is requesting to extend the setback to 96.31 feet to allow for parking in front of the building and increased maneuverability for vehicles.

Ms. Jacobson noted the developer is seeking additional exceptions as part of the Conditional District Master Plan, including one inner-lot connectivity point and an exception regarding the transparency of windows and doors. She explained the LDO requires 40% transparency for first floor and street facing windows and the applicant is requesting an exception to accommodate coolers and racks that will be located against the walls. She reviewed the permitted uses, and she pointed out CMX zoning allows commercial retail of 10,000 to 50,000 square feet which would accommodate the proposed retail development. She stated the petitioner is proposing a condition to restrict the use to the current proposal.

Ms. Jacobson noted Planning Board held the initial courtesy hearing on February 8, 2022 with a four to three vote for recommendation of approval. She explained due to a public notice error, a second courtesy hearing was held on February 22, 2022 and the Planning Board voted unanimously to deny the request.

Mayor Pro Tem Sheffield convened a public hearing after due notice regarding CD-07-2021.

Ms. Eva Nelson stated she has lived in the area for 27 years and during that time Old Mocksville Road has not had any significant improvements. She referenced other discount stores in the area, and she commented the proposed Dollar General store is not needed.

Ms. Kathy Seybold indicated she lives .9 miles from the proposed site, and she does not support the proposed retail development which would generate additional traffic on a busy road.

Mr. Ben Fisher stated the proposal is in stark contrast to the goals of the Vision 2020 Comprehensive Plan. He added commercial development in a low density residential and rural area is inappropriate and unnecessary. He pointed out the Planning Board voted unanimously to deny the request, and he requested Council adhere to the Planning Board's recommendation.

Ms. Delaine Fowler questioned if a Dollar General store is needed in the area. She asked Council to deny the rezoning request and to consider widening Old Mocksville Road.

Mr. Jack Kribbs stated he is opposed to the construction of a Dollar General store at the proposed location. He indicated he is concerned the proposed development will pave the way for additional commercial development and increased litter and traffic in the area.

Ms. Kim Petty pointed out the five-acre parcel has room for several business which is concerning given the width of Old Mocksville Road. She added the Dollar General store will create additional traffic in the area, and she asked Council to deny the request.

Mr. Erron Towns pointed out Old Mocksville Road is narrow and the proposed development would bring additional safety concerns. He indicated if the store is allowed the wants of Dollar General will outweigh the needs of the neighborhood and the community.

Ms. Diane Fisher asked Council to deny the rezoning request which would increase the size of commercial development allowed on the property. She stated the rezoning is in contrast with the City's Vision 2020 Comprehensive Plan and appears to be spot zoning.

Mr. Robert Timberlake indicated he does not support the rezoning request. He pointed out Old Mocksville Road is below par and does not need additional traffic.

Mr. Johnny Behrooz pointed out he lives near the proposed retail development, and he is concerned about spot zoning and increased traffic. He indicated cyclists and walkers use Old Mocksville Road which is narrow and has steep drop offs.



Mr. Nathan Duggans, attorney with Tuggle Duggans in Greensboro, stated he represents Teramore Development and is available for questions.

Mr. Daniel Almazan, representative of Teramore Development, LLC, stated his company considers this location a food desert. He explained Dollar General goes to locations where traffic already exists and Old Mocksville Road and 7<sup>th</sup> Street Extension meet the traffic requirements. He pointed out 4,600 people live within one and one half miles from the proposed location and Dollar General wants to serve this community. He asked those in support of the proposed Dollar General to stand.

Mayor Pro Tem Sheffield indicated approximately 15 people stood in support of the proposed Dollar General store.

Mr. John Davenport, President of John Davenport Engineering, stated his firm conducted a traffic review of the site. He pointed out Old Mocksville Road and 7<sup>th</sup> Street Extension are maintained by the North Carolina Department of Transportation (NCDOT). He explained if the proposal is approved, NCDOT will determine if roadway improvements are required.

Mr. Ken Miller noted he works with US ISS Agency, and he conducted an impact analysis of crime and police services. He stated in his professional opinion the addition of the Dollar General store will not precipitate any appreciable crime or safety problems to the surrounding community.

Mr. Nick Kirkland, Kirkland Appraisals, indicated he was asked to prepare an impact study to determine how the proposed development would affect adjoining property values and if it is a harmonious use in its proposed location. He pointed out Dollar General stores serve as a transition between residential neighborhoods and higher density commercial uses. He commented in his professional opinion the Dollar General store would be a harmonious use in its proposed location and will not impact adjoining property values.

Mr. Justin Church, civil engineer with Blue Ridge Environmental, indicated the increased set back would allow for truck maneuverability and parking. He added the request also reduces the inner connectivity points from two to one because a second inner connectivity point would encompass the dumpster area. He added the proposal is to pay-in-lieu of sidewalks, and the company is willing to install sidewalks on the site, but there is no adjacent connectivity. He pointed out water service is available at the site and the developer is paying for an extension of public sewer along Old Mocksville Road.

Ms. Amanda Hodierna noted she is a planner and land use attorney, and she explained neighborhood supporting commercial uses are necessary.

Mr. Joe Simms, owner of Ivan's Restaurant, stated when Ivan's was annexed into the City he requested the condition of Old Mocksville Road be addressed. He noted it is important to plan for the future and the widening of Old Mocksville Road from Hawkinstown Road to the end of the City's Extraterritorial Jurisdiction Salisbury (ETJ) is needed.

Ms. Ashlee Honbarrier commented a Dollar General store is not needed in the area, and she asked Council to deny the request.

Mr. Kevin Bostic stated the proposed Dollar General store would be a convenience for the community and provide jobs for those who need them.

Ms. Juanita Kelly indicated there are elderly people in the community who would benefit from the Dollar General store at the proposed location.

Mr. Harold Snyder noted he lives near the proposed location. He pointed out the roads are dangerous and the proposed Dollar General is not needed in the area. He requested Council deny the request.

Ms. Sandra Morrow stated she lives in the area and she welcomes the proposed Dollar General store.

There being no one else to address Council, Mayor Pro Tem Sheffield closed the public hearing.

Councilmember Smith asked who the proposed Dollar General store will help, who is missing from the conversation, and who the proposal will hurt. He then asked Ms. Jacobson if she sees any incongruence to the Vision 2020 Comprehensive Plan with the development of a Dollar General store at the proposed location. Ms. Jacobson reviewed Policies N-7 and C-26 of the Vision 2020 Comprehensive Plan, and she noted neighborhood services that are designed and scaled appropriately to meet residential needs was likely the intent of NMX zoning at this location. She added there is consistency regarding the use, zoning, and intent, and Council must decide whether the proposal is designed and scaled to meet those basic needs.

Councilmember Post referenced the discussion regarding spot zoning, and he noted the area is already spot zoned. He added the area was zoned NMX 20 years ago with the intent of it being a commercial node. He clarified both NMX and CMX zoning allow for commercial development. Ms. Jacobson agreed.

Councilmember McLaughlin asked for clarification regarding the exceptions requested by the developer. Ms. Jacobson stated the exceptions are related to the inner connectivity, the transparency of the windows, and the front setback. Mr. McLaughlin asked if the inner connectivity would affect another business that could be built behind Dollar General. Ms. Jacobson explained if another business was constructed behind Dollar General it could connect to 7<sup>th</sup> Street Extension or obtain a permit for a driveway on Old Mocksville Road.

Councilmember McLaughlin asked how many windows will be opaque. Ms. Jacobson indicated the storefront windows would be the only windows on this facade that would be transparent.

Councilmember Post pointed out the parcel is approximately five acres and the request is to rezone approximately one and one-half acres in the southwest corner leaving approximately

three and one-half acres available for future development. Ms. Jacobson agreed, and she noted beyond the Dollar General the parcel will remain NMX with a General Development A-Overlay.

Councilmember McLaughlin stated the company is willing to install sidewalks. Ms. Jacobson explained the sidewalks would be required on the street frontages for the length of the subdivided parcel on Old Mocksville Road and 7<sup>th</sup> Street Extension. Mayor Pro Tem Sheffield asked if the decision has been made regarding the sidewalks. City Engineer Wendy Brindle indicated the pay-in-lieu option was agreed upon when the item went through the Technical Review Committee (TRC). She noted there is no curb or gutter on the road which would make sidewalk installation difficult. She added staff requested the developer set up the shoulder for future sidewalk installation and the developer agreed to the request.

Councilmember Post asked if trucks will make deliveries to the Dollar General store. Mr. Almazan explained the store will receive one delivery truck per week typically between 8:00 a.m. and 10:00 a.m.

Mayor Pro Tem Sheffield asked about the traffic impact on 7<sup>th</sup> Street Extension. Mr. Davenport estimated 10% of the traffic would come from 7<sup>th</sup> Street Extension and the remaining traffic would come from Old Mocksville Road. Mayor Pro Tem Sheffield asked about the road conditions on 7<sup>th</sup> Street Extension. Mr. Davenport stated 7<sup>th</sup> Street Extension is narrow, but the pavement is acceptable. He indicated Old Mocksville Road is 18 to 19 feet wide and 7<sup>th</sup> Street Extension is 18 to 20 feet wide which is not inconsistent with secondary roads in Rowan County.

Mayor Pro Tem Sheffield stated she does not believe her role is to determine the business plan of proposed development at the location. She added Council should work to address the condition of the road and speed limit in the area.

Mayor Pro Tem Sheffield questioned the different results in the Planning Board hearings. Ms. Jacobson explained during the second hearing there was more neighborhood participation, the petition was shared, and more conversation took place regarding the condition of Old Mocksville Road.

Mayor Pro Tem Sheffield commented the five-acre parcel and the land across the street is currently zoned NMX. Ms. Jacobson agreed. Mayor Pro Tem Sheffield asked if Dollar General could build in the other areas zoned NMX if it chose a smaller footprint. Ms. Jacobson agreed, and she pointed out a general retail store between 3,500 and 10,000 square feet would require a Conditional District Overlay or a Special Use Permit in the NMX zoning district.

Councilmember Post indicated he is mindful of the emotions on both sides of the discussion. He stated the parcel is zoned for general retail and the proposed rezoning would bring fresh food and produce to the area. He pointed out the building will be away from the road and the zoning is already in place for a commercial establishment.

Councilmember McLaughlin stated he followed a tractor trailer truck and at times it crossed the yellow line due to the width of Old Mocksville Road. He added he is concerned about pedestrian safety, and he pointed out there is no lighting in the area. He commented it may be

beneficial to have the store, but there is a traffic concern. He questioned if road improvements and sidewalk installations could be considered before a vote is taken.

City Attorney Graham Corriher explained whether the road will be widened cannot be a condition of the approval. He stated Council could deny the zoning, but it could not add improving the road as a condition without showing that the development is going to increase traffic to an extent that requires widening.

Interim City Manager Brian Hiatt noted the applicant received a permit from NCDOT. He pointed out NCDOT has funds for spot intersection improvements. Councilmember McLaughlin suggested starting at the intersection. Ms. Brindle explained spot safety funding requires data to support the request. She added staff can contact NCDOT regarding the resurfacing schedule and see if widening the shoulders is an option during a normal resurfacing.

Mr. Smith stated the City Council hereby finds and determines that adoption of an Ordinance to rezone the properties described herein, is reasonable and is in the public interest. The proposal is fundamentally consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Policies N-7 and C-26. Thereupon, Councilmember Smith made a **motion** to adopt an Ordinance amending the Land Development District Map of the City of Salisbury, North Carolina, rezoning approximately 1.679 acres of the unnumbered parcel at the corner of Old Mocksville Road and 7<sup>th</sup> Street Extension (Tax Map 325 part of Parcel 005) from Neighborhood Mixed Use with a General Development A-Overlay to Corridor Mixed Use and creating a Conditional District Overlay. Mayor Pro Tem Sheffield and Councilmembers Post, and Smith voted AYE. Councilmember McLaughlin voted NAY (3-1)

ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING APPROXIMATELY 1.679 ACRES OF THE UNNUMBERED PARCEL AT THE CORNER OF OLD MOCKSVILLE ROAD AND 7<sup>TH</sup> STREET EXTENSION (TAX MAP 325 PART OF PARCEL 005) FROM NEIGHBORHOOD MIXED USE WITH A GENERAL DEVELOPMENT A-OVERLAY TO CORRIDOR MIXED USE AND CREATING A CONDITIONAL DISTRICT OVERLAY.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 76-77 and is known as Ordinance 2022-23.)

Thereupon, Councilmember Post made a **motion** to reinstate Mayor Alexander. Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (4-0)

## **RECESS**

Mayor Alexander requested Council take a 15-minute break. The meeting reconvened at 9:30 p.m.

## LAND DEVELOPMENT DISTRICT MAP AMENDMENT – 201 LUMBER STREET

Planning Director Hannah Jacobson addressed Council regarding a Land Development District Map amendment to rezone one parcel (Map 018 Parcel 005) located at 201 Lumber Street from Light Industrial to Light Industrial creating a Conditional District Overlay to request an exception of the Land Development Ordinance (LDO). She noted the petitioner and representative is Mr. Franco Goodman, and the property owner is Goodman Lumber Company Inc.

Ms. Jacobson commented that Goodman Lumber Company is proposing a 500 square foot addition to the existing building. She explained that a rezoning request is needed due to the LDO (2.4.D.2) that indicates internal setbacks in Light Industrial zoning must be either zero or four feet. She pointed out the proposed setback case is 2.82 feet.

Ms. Jacobson stated the request is not inconsistent with the policies and vision statement of the Vision 2020 Comprehensive Plan. She noted Planning Board held a courtesy hearing on February 22, 2022 and voted unanimously to recommend approval as submitted with a motion stating the master plan is not inconsistent with the Vision 2020 Comprehensive Plan.

Mayor Alexander convened a public hearing after due notice concerning the rezoning of 201 Lumber Street.

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

Councilmember Post stated the City Council hereby finds and determines that adoption of an Ordinance to rezone the properties described herein, is reasonable and is in the public interest. The proposal is fundamentally consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan. Thereupon Councilmember Post made a **motion** to adopt an Ordinance amending the Land Development District Map of the City of Salisbury, North Carolina, rezoning approximately 7.98 acres of 201 Lumber Street (Tax Map 018 Parcel 005) maintaining the base zoning of Light Industrial and creating a Conditional District Overlay. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING APPROXIMATELY 7.98 ACRES OF 201 LUMBER STREET (TAX MAP 018 PARCEL 005) MAINTAINING THE BASE OF ZONING LIGHT INDUSTRIAL AND CREATING A CONDITIONAL DISTRICT OVERLAY.**

(The above ordinance is recorded in full in Ordinance Book No. 30 at Page No. 78-79, and is known as Ordinance 2022-24.)

## THE GABLES OF KEPLEY FARMS PHASE 6

Planning Director Hannah Jacobson addressed Council regarding reinstating Phase 6 of The Gables of Kepley Farms. She explained the request is for the revision of a previously approved

Group Development Master Plan to reinstate 10 single family lots. She stated the petitioner and property owner is Spencer Lane Construction and the representatives are Spencer and Janie Lane.

Ms. Jacobson noted the property is located in the City's Extraterritorial Jurisdiction (ETJ) and the petitioner will seek voluntary annexation. She displayed a map of the area, and she pointed out the property's location and its proximity to Faith Road. She explained in 2014 the Master Plan was revised, and she pointed out Phase 6 was omitted and the area was listed as recreation and open space. She stated the development still meets open space requirements, even if Phase 6 is reinstated.

Ms. Jacobson stated the Planning Board held a courtesy hearing on March 8, 2022 and voted unanimously to recommend approval.

Mayor Alexander convened a public hearing after due notice regarding reinstating Phase 6 of The Gables of Kepley Farms.

Ms. Janie Lane explained in 2014 Phase 6 was inadvertently excluded from the Master Plan. She thanked Council for its consideration of the request.

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

Mr. Post stated the City Council finds that the petition of the aforementioned parcel is consistent with the Salisbury Vision 2020. Thereupon, Councilmember Post made a **motion to** reinstate Phase 6 of The Gables of Kepley Farms for (10) single family lots that were originally part of the master plan approved in 2005. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

### **DOWNTOWN REVITALIZATION INCENTIVE GRANTS**

Planning Director Hannah Jacobson pointed out the Downtown Revitalization Incentive Grant program is designed to promote new development and rehabilitation with an emphasis on downtown residential units. She provided an overview of the Building Rehabilitation Grant, Residential Creation Grant, and the Fire Suppression Grant. She explained the impact of the grants from 2014 until 2021 included 11 grant projects which generated over \$12.5 million in private investment, increased tax base, and lead to additional vibrancy downtown.

Ms. Jacobson noted the total applicant funding request is \$560,000 which exceeds the \$150,000 budget for FY2021-2022.

Ms. Jacobson explained the Review Committee created a scoring rubric to calculate the funding to be awarded. Councilmember Post asked if the applicants are aware of the scoring rubric. Ms. Jacobson agreed.

Mayor Pro Tem Sheffield asked how much private investment the proposed projects would generate. Ms. Jacobson noted approximately \$9 million in private investment would be generated.

Ms. Sheffield asked about project completion timelines. Ms. Jacobson commented milestones are set in each contract and if a contract needs to be extended it must come before Council.

Mayor Alexander noted the projects must be completed to receive grant funding. Ms. Jacobson agreed.

Mayor Pro Tem Sheffield asked about the requested additional allocation of \$150,000. Ms. Jacobson noted the funds could be appropriated. Mayor Pro Tem Sheffield asked if 2020 grant funds were used. Ms. Jacobson indicated the funds were not used. Interim City Manager Brian Hiatt commented Council can amend the budget if the projects are approved. Mayor Alexander suggested allocating \$150,000 from Fund Balance this fiscal year to allow for the incentive grants to be available for upcoming proposed projects.

The Bogle Firm on behalf of Lloyd Nickerson – 106 West Innes Street

Planning Director Hannah Jacobson presented information regarding an application for assistance through the Downtown Revitalization Incentive Grant Program for a project located at 106 West Innes Street. She noted the Bogle Firm, on behalf of the property owner Lloyd Nickerson, requests up to \$70,000 to assist with the up-fit of two residential apartments. She added \$50,000 would be for building rehabilitation and \$20,000 for residential creation. She reviewed the scope of the project.

Ms. Jacobson explained the proposed project would provide a private investment of approximately \$240,000, \$17,198 in City tax revenue, and \$4,206 in Municipal Service District (MSD) tax revenue over an estimated 10-year period. She noted the project score was 10. She stated the applicant's incentive request is \$70,000, and the Review Committee's recommendation is \$18,500.

Mayor Alexander convened a public hearing after due notice regarding a Downtown Revitalization Incentive Grant with a building rehabilitation and residential production project located at 106 West Innes Street.

Dr. Lloyd Nickerson noted interest in the grants came about when the floor fell through in the building and the barbershop had to relocate. He noted repairs were made with help from the Bogle Firm, and he commented he will continue to receive assistance from them with renovations. He thanked Council for its consideration of the grant request.

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

Thereupon, Mayor Pro Tem Sheffield made a **motion** to approve a Downtown Revitalization Incentive Grant of up to \$18,500 to assist with a building rehabilitation and residential production project located at 106 West Innes Street. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

Josh Barnhardt – 121 West Council Street

Planning Director Hannah Jacobson presented information regarding an application for assistance through the Downtown Revitalization Incentive Grant Program for a project located at 121 West Council Street. She noted applicant Mr. Josh Barnhardt requests up to \$150,000 to assist with the rehabilitation and up-fit of 12 residential apartments and climate controlled basement storage. She added \$50,000 would be for building rehabilitation and \$100,000 for residential creation. She reviewed the scope of the project.

Ms. Jacobson pointed out Mr. Barnhardt has been awarded a \$150,000 grant in federal funds through the City's Paul Bruhn Historic Preservation Grant which is similar to the Building Rehabilitation Grant. She added he has also been awarded a \$5,000 Innes Street Facade Grant for cleaning the exterior limestone of the building.

Ms. Jacobson explained the proposed project would provide a private investment of approximately \$2.9 million which does not include the cost of the building, \$208,684 in City tax revenue, and \$51,040 in Municipal Service District (MSD) tax revenue over an estimated 10-year period. She noted the project score was 34. She stated the applicant's incentive request is \$150,000, and the Review Committee's recommendation is \$62,000.

Mayor Alexander convened a public hearing after due notice regarding a Downtown Revitalization Incentive Grant with a building rehabilitation and residential production project located at 106 West Innes Street.

Mr. Josh Barnhardt thanked Council for the incentive grant it awarded two years ago for the renovations at Barnhardt's Jewelry Store. He commented doing the renovations to that building encouraged him to renovate buildings full time. He noted he looks forward to bringing 12 apartments to the downtown area.

Councilmember McLaughlin asked about the timeframe of the project and the demographics of residents who will live in the apartments. Mr. Barnhart point out the top section of the building should be completed this summer, and all construction should be completed in September or October. He indicated he has several tenants already signed on with the majority of those being aged 65 years or older.

Ms. Wivianny Dehaas stated she received her incentive grant two years ago to renovate the building for her Heart of Salisbury studio. She asked Council to approve the request.

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

Councilmember McLaughlin asked Dr. Nickerson about the timeframe for completion of the project. Dr. Nickerson commented the project is underway and should be completed in the summer with one person already interested in a unit.



Thereupon, Mayor Pro Tem Sheffield made a **motion** to approve a Downtown Revitalization Incentive Grant of up to \$62,000 to assist with a building rehabilitation and residential production project located at 121 West Council Street. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

G2 Downtown Holdings, Inc. – 133 South Main Street

Planning Director Hannah Jacobson presented information regarding an application for assistance through the Downtown Revitalization Incentive Grant Program for a project located at 133 South Main Street. She noted applicant G2 Downtown Holdings, Inc. requests up to \$120,000 to assist in the production of seven new apartments and the renovation of two street-fronting commercial spaces. She added \$50,000 would be for building rehabilitation and \$70,000 for residential creation. She reviewed the scope of the project.

Ms. Jacobson pointed out G2 Downtown Holdings, LLC was previously awarded a \$150,000 grant in federal funds through the City's Paul Bruhn Historic Preservation Grant.

Ms. Jacobson explained the proposed project would provide a private investment of approximately \$2.4 million, \$172,704 in City tax revenue, and \$42,240 in Municipal Service District (MSD) tax revenue over an estimated 10-year period. She noted the project score was 50. She stated the applicant's incentive request is for \$120,000, and the Review Committee's recommendation is \$91,500.

Mayor Alexander convened a public hearing after due notice regarding a Downtown Revitalization Incentive Grant with a building rehabilitation and residential production project located at 133 South Main Street.

Ms. Cora Greene with G2 Downtown Holdings, Inc. pointed out their completed projects in downtown have helped move the City forward. She noted the company looks forward to restoring one of Salisbury's iconic treasures to provide vibrant living in the community. She thanked Council for its consideration of the grant approval.

Councilmember McLaughlin asked about the timeframe for completion of the project. Ms. Green noted project completion is scheduled for February 2023. Mr. McLaughlin asked the market demographic for the seven units. Mr. Bill Greene noted mixed ages in the 55 years of age range are the market demographic for the units. He added three units have been leased including a tenant for the storefront other than Thread Shed.

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

Thereupon, Mayor Pro Tem Sheffield made a **motion** to approve a Downtown Revitalization Incentive Grant of up to \$91,500 to assist with a building rehabilitation and residential production project located at 133 South Main Street. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

Rowan Helping Ministries on behalf of Shelter Ministries LLC – 317-319 East Liberty Street.

Planning Director Hannah Jacobson presented information regarding an application for assistance through the Downtown Revitalization Incentive Grant Program for a project located at 317 and 319 East Liberty Street. She noted Rowan Helping Ministries on behalf of Shelter Ministries of Rowan County requests up to \$150,000 to assist in the new construction, historic rehabilitation and residential production project. She added \$50,000 would be for building rehabilitation and \$100,000 for residential production. She reviewed the scope of the project.

Ms. Jacobson pointed out the project is anticipated to receive \$400,000 from the City through HOME-ARP funds, and she noted the allocation will be brought to Council in the summer.

Ms. Jacobson explained the proposed project would provide a private investment of approximately \$3 million, but would provide no City tax or Municipal Service District (MSD) tax revenue due to the applicant's non-profit status. She noted the project score was 44. She stated the applicant's incentive request is \$150,000, and the Review Committee's recommendation is \$80,500.

Mayor Alexander convened a public hearing after due notice regarding Downtown Revitalization Incentive Grant with a building rehabilitation and residential production project located at 317 and 319 East Liberty Street.

Ms. Kyna Grubb, Rowan Helping Ministries, thanked Council for its support and partnership especially during the pandemic to help the community in need. She noted she is excited about the new project, and she stated construction should begin in July and the building should be operational by September 30, 2023. She presented an overview of the plans for the proposed project.

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

Thereupon, Mayor Pro Tem Sheffield made a **motion** to approve a Downtown Revitalization Incentive Grant of up to \$85,500 to assist with a building rehabilitation and residential production project located at 317-319 East Liberty Street. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

Todd Littleton – 117 South Lee Street

Planning Director Hannah Jacobson presented information regarding an application for assistance through the Downtown Revitalization Incentive Grant Program for a project located at 117 South Lee Street. She noted applicant Todd Littleton requests up to \$70,000 to assist with the production of two new apartments and the renovation of street-fronting commercial space. She added \$20,000 would be for the residential creation and \$50,000 for the building rehabilitation. She reviewed the scope of the project.

Ms. Jacobson explained the proposed project would provide a private investment of approximately \$580,000, \$36,555 in City tax revenue, and \$8,940 in Municipal Service District (MSD) tax revenue over an estimated 10-year period. She noted the project score was 26. She stated the applicant's incentive request is \$70,000, and the Review Committee's recommendation is \$47,500.

Mayor Alexander convened a public hearing after due notice regarding a Downtown Revitalization Incentive Grant with a building rehabilitation and residential production project located at 117 South Lee Street.

Mr. Todd Littleton, the owner of 117 South Lee Street, noted the historic value of the property, and he added he is excited to bring the building back to life.

Councilmember McLaughlin asked about the timeframe for completion of the project. Mr. Littleton noted renovations should be completed within six to 12 months.

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

Thereupon, Councilmember Post made a **motion** to approve a Downtown Revitalization Incentive Grant of up to \$47,500 to assist with a building rehabilitation and residential production project located at 117 South Lee Street. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

### **CONTRACT – ASPHALT CONCEPTS**

City Engineer Wendy Brindle presented information regarding stamped crosswalks. She noted in 2015 the City partnered with the North Carolina Department of Transportation (NCDOT) and Metropolitan Planning Organization (MPO) for a safety study. She noted the plan recommended crosswalks be made more visible along the corridor by installing stamped sidewalks. She added stamped sidewalks were installed on Innes Street during the resurfacing project with NCDOT. She noted the stamp product the City uses must be installed on new asphalt. She pointed out stamped crosswalks were installed on Martin Luther King, Jr Avenue when Long Street was resurfaced by NCDOT. She commented the recommendation is to implement the stamped crosswalks from Depot Street to the Bell Tower Green Park at Jackson Street, in addition to the location at the City's pool for crosswalks and five handicap ramps.

Ms. Brindle commented bids were opened on March 10, 2022 with the lowest bid received from Asphalt Concepts. She indicated the project is anticipated to begin April 11, 2022 to be completed by June 15, 2022.

Mayor Pro Tem Sheffield asked if work will be completed downtown. Ms. Brindle agreed, and she noted the contractor will begin at Depot Street and end at Jackson Street. Mayor Pro Tem Sheffield asked about plans for consideration of the Cheerwine Festival. Ms. Brindle noted staff will work to add considerations into the contract to include a break in work during the Cheerwine Festival.

Thereupon, Councilmember Post made a **motion** to authorize the City Manager to enter into a unit price contract with Asphalt Concepts for an estimated amount of \$199,239 for installation of stamped crosswalks along Innes Street between Depot and Jackson Streets and on South Long Street at Monroe Street. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

### **RIGHT-OF-WAY USE PERMIT – HOGAN’S ALLEY**

City Engineer Wendy Brindle presented information regarding the request for a Right-Of-Way Use Permit for a portion of Hogan’s Alley for placement of a dumpster during interior renovations of 119 and 121 North Main Street between April 11, 2022 and August 29, 2022. She noted an addition to the request includes four parking spaces for storage of a materials lift for roof replacement and intermittent use of the alley for the lift to place materials on the roof through April 12, 2022.

Ms. Brindle noted the requested location for the dumpster includes part of the corner of property that is owned by the owner of the 119 and 121 North Main Street and a public access road. She noted the alternate location is on North Main Street, and the area for the materials lift is a public lot. She added Hogan’s Alley is a pedestrian alley with no vehicular access from North Main Street, but vehicles can enter from Lee Street to go into the parking lot.

Ms. Brindle displayed pictures of the dumpster, and she pointed out where the property line is located. She indicated the five-foot minimum walk way for pedestrians to enter and exit the alley is met and no businesses are blocked by the dumpster. She added the footage from the fire connection was deemed safe by the Fire Marshall.

Councilmember McLaughlin asked if the dumpster will be placed on the street and if there would be any safety concerns. Ms. Brindle noted the Ordinance was designed for the dumpster to be placed along Main Street in parking spaces and there are requirements the contractors have to meet. Mr. McLaughlin asked if there has been discussion of placing the dumpster at one location and allowing it to be moved to the other proposed location depending on the work being completed. Ms. Brindle noted Council can request the dumpster be located at either location.

Councilmember Post asked if the dumpster will be placed at the location continually or sporadically. Ms. Brindle noted it was not specified in the request. Mr. Post asked for staff’s recommendation. Ms. Brindle noted staff recommends it would be less intrusive to pedestrian traffic and vehicles in the back of the building to place the dumpster where it is proposed. She noted the Ordinance was designed to allow renovation in the downtown area.

Councilmember Post asked about a business stating their sales were down 80%. Ms. Wivianny Dehaas with Heart of Salisbury commented her walk in business revenue has decreased 80% during the past two weeks the dumpster has been in place.

Mayor Pro Tem Sheffield noted when Barnhardt’s Jewelry Store and Heart of Salisbury were renovating she lived in the adjacent building. She pointed out the area was very busy, but it

was a short time of inconvenience for those renovation projects to take place to improve the downtown.

Ms. Brindle noted the Cheerwine Festival will take place in May, and she asked if Council would like to place restrictions on the dumpster placement. Councilmember Post agreed, and he stated no dumpster, materials lift, or work should be conducted during that time.

Mayor Alexander noted she suggested to Downtown Development Director Sada Stewart the idea of a screen that could go on the end of the dumpster to make it more appealing.

Thereupon, Councilmember Post made a **motion** to approve a request for a Right-of-Way Use Permit for a portion of Hogan's Alley from April 11, 2022 to August 29, 2022 for the placement of a dumpster for interior renovations at 119 and 121 North Main Street, the use of four parking spaces for storage of a materials lift for roof replacement, and intermittent use of alley for lift to get materials to roof from now until April 12, 2022. Maintaining a 5 foot required for pedestrian access through Hogan's Alley, minimum five foot clearance around Fire Department connection and access to adjacent businesses shall not be blocked. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

### **DOWNTOWN SALISBURY SOCIAL DISTRICT**

Downtown Development Director Sada Stewart presented information regarding the Downtown Salisbury Social District request. She pointed out the updated district map includes changes Council requested to reduce the district to highlight bars and restaurants who indicated the Social District would positively influence their business.

Ms. Stewart noted changes in the hours of operations for the Social District at the Bell Tower Green Park include a 5:00 p.m. closing time Sunday through Saturday between November 1 and March 1 and a 6:00 p.m. closing time Sunday through Saturday between March 2 and October 31 to create a more family friendly atmosphere at the park.

Councilmember Post asked if Bell Tower Green Park is open all the time. Ms. Stewart Troutman commented the Bell Tower Green Park is open from 12:00 p.m. until 12:00 a.m. Sunday through Saturday, but only a part of the Social District during specified hours.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt an Ordinance amending Chapter 22 of the Code of Ordinances of the City of Salisbury to designate social districts. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

### **ORDINANCE AMENDING CHAPTER 22 OF THE CODE OF ORDINANCES OF THE CITY OF SALISBURY TO DESIGNATE SOCIAL DISTRICTS.**

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No.80-85 and is known as Ordinance 2022-25.)

## **COMPUTER EQUIPMENT REPLACEMENT**

Information Technology Manager Dale Waters requested Council consider adopting an Ordinance to amend the Budget Ordinance for computer replacement equipment.

Councilmember Post asked how many computers will be replaced. Mr. Waters noted 185 computers City-wide are in need of replacement with 92 of those being past due for replacement.

Councilmember McLaughlin asked if there will there be a waiting period to receive the computers. Mr. Waters noted there will be a 30 to 60 day turnaround once the order is placed, and he added the computers should be in before the end of the fiscal year.

Thereupon, Councilmember Smith made a **motion** to adopt an Ordinance amending the 2021-2022 budget Ordinance of the City of Salisbury, North Carolina to appropriate Fund Balance for computer equipment.

Councilmember Smith amended his **motion** to adopt an Ordinance amending the 2021-2022 budget Ordinance of the City of Salisbury, North Carolina to appropriate General Capital Reserve Fund Balance and Water Sewer Capital Reserve Fund Balance for computer equipment. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE FUND BALANCE FOR COMPUTER EQUIPMENT.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 86 and is known as Ordinance 2022-26.)

Mayor Pro Tem Sheffield thanked Mr. Waters for the great work he does for the City.

## **BOARDS AND COMMISSIONS**

### **Tree Board**

Upon a motion by Councilmember Smith. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following appointment was made to the Tree Board:

Mr. Joe McKinney

Term Expires 3/31/2025

## **CITY ATTORNEY'S REPORT**

City Attorney Graham Corriher had nothing to report to Council.

## CITY MANAGER'S REPORT

Interim City Manager Brian Hiatt pointed out Council needs to schedule a closed session, and he suggested Council recess until April 6, 2022 at 11:30 a.m. He asked Council if that date and time worked and if the meeting would take place virtually or as a hybrid meeting. Mayor Alexander suggested the closed session meeting take place virtually.

## COUNCIL COMMENTS

Councilmembers had nothing else to report to Council.

## MAYOR PRO TEM'S COMMENTS

Mayor Pro Tem Sheffield congratulated the Rowan Economic Development Commission and China Grove regarding the economic announcement and job creation with the Macy's fulfillment center coming soon.

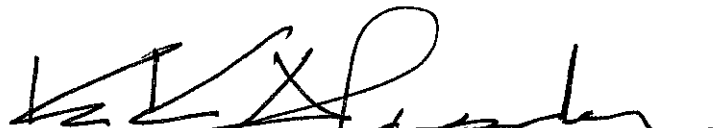
## MAYOR'S ANNOUNCEMENTS AND COMMENTS

Mayor Alexander thanked the Public Works Department that handled a water leak over the weekend. She noted the citizens were impressed with how quickly staff arrived and handled the situation.

## RECESS

Thereupon, Councilmember Post made a **motion** to recess the meeting until Wednesday, April 6, 2022 at 11:30 a.m. via Zoom. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers Post, Sheffield and Smith voted AYE. (5-0)

The meeting was recessed at 11:40 p.m. until April 6, 2022 at 11:30 a.m. by virtual means.



Karen Alexander, Mayor



Kelly Baker, City Clerk