

Salisbury, North Carolina
November 3, 2020

REGULAR MEETING

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

ABSENT: None.

In response to the State of Emergency declaration related to the spread of COVID-19 and to limit physical interactions and the potential spread of COVID-19 the Salisbury City Council met electronically. The meeting was called to order by Mayor Alexander at 5:00 p.m. A moment of silence was taken.

PLEDGE OF ALLEGIANCE

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

RECOGNITION OF VIEWERS

Mayor Alexander welcomed all viewers.

CHANGES TO THE AGENDA

Mayor Alexander noted the following change to the Agenda;

Add – Announcements for the Holiday Night Out and Small Business Saturday to Agenda Item 13.

ADOPTION OF THE AGENDA

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

PROCLAMATIONS

Mayor Alexander proclaimed the following observances:

INTERNATIONAL SURVIVORS OF SUICIDE LOSS DAY	November 21, 2020
SMALL BUSINESS SATURDAY	November 28, 2020
INDIAN AND NATIVE AMERICAN HERITAGE MONTH	November 2020

CONSENT AGENDA

(a) Minutes

Adopt Minutes of the Regular meeting of October 20, 2020.

(b) Parking Prohibited – 600 Block of West Liberty Street

Adopt an **ORDINANCE** amending Chapter 13, Article X of the City Code of Ordinances related to parking prohibited at all times for the south side of the 600 block of West Liberty Street.

Item (b) was removed from the Consent Agenda to be added to the Agenda of a future City Council Meeting.

(c) Right-of-Way Use Permit– North Main Street

Approve a Right-of-Way Use Permit for the use of two parking spaces located adjacent to 112 North Main Street until December 18, 2020 for restoration and clean-up from a fire.

(d) Equipment Surplus

Adopt a **RESOLUTION** declaring certain equipment surplus and authorizing disposition by electronic auction.

RESOLUTION AUTHORIZING SALE OF SURPLUS PROPERTY WITH THE POTENTIAL VALUE OF \$30,000 OR MORE.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 41, and is known as Resolution 2020-25.)

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

PUBLIC COMMENT

Mayor Alexander opened the floor to receive public comments.

Mr. Scott Austin stated he signed up to speak regarding the item that was removed from the Agenda.

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

PROJECT HERO

Rowan Economic Development Commission Vice President Scott Shelton indicated Project Hero involves an existing employer in Salisbury that has been operating for several years. He stated the company is considering its Salisbury facility or a site in Tennessee for expansion. He added if Salisbury is chosen for the expansion the company will keep existing employees, add 30 new jobs over the next four years, and it will invest approximately \$1.5 million in new construction and equipment for the facility.

Mr. Shelton indicated the company will invest approximately \$1.5 million in the project and will increase the City's tax base. He explained the company is requesting a level one, five-year grant from the City that will be equivalent to 75% of the increased tax revenue they would generate or the amount they would pay in new taxes. He added the company will get 75% of the taxes paid for five years. He explained over the next 10 years the City is projected to collect approximately \$112,000 in new revenue from Project Hero and provide an incentive grant that would total \$42,000 over five years. He added the City would retain approximately \$70,000 in new revenue.

Mr. Shelton stated he will be working closely with the state of North Carolina on the project and will be completing a One North Carolina Grant Application for \$80,000. He indicated the grant would be a discretionary cash grant that will allow the state to respond quickly to job creation projects. He explained if the grant is awarded it would be awarded to the City, and the City would disperse the funds to the company upon meeting job creation and wage requirements. He indicated if Council decides to pursue the incentive it would need to authorize the submission of the One North Carolina grant application and authorize the Mayor, City Manager, and staff to execute the grant application documents. He mentioned the grant from the state will require a 50% local match of \$40,000 which will be satisfied when the City awards the level one grant.

Mr. Shelton indicated the company will also pursue a Building Reuse Grant from the state in the amount of \$120,000 which the City would need to apply for on the company's behalf. He mentioned it is also recommended that the City consider hiring a grant administrator for the building reuse grant which will cost approximately \$6,000. He explained the grant will require a 5% local match which the City would satisfy through the remnants of the level one grant. He indicated the company will also seek assistance from County Commissioners on the project who will be holding a public hearing November 16, 2020 to consider awarding a level one grant for the project estimated at approximately \$38,000.

Mr. Shelton stated he would like Council to consider awarding a level one grant for Project Hero and authorize the submission of a Building Reuse Grant application to the state of North Carolina, hire a grant administrator for the grant, and authorize the Mayor, City Manager, and staff to execute the grant documents. He added he would also like Council to consider authorizing the submission of a One NC Grant application to the state and authorize the Mayor, City Manager, and staff to execute the grant documents. He indicated Project Hero is an opportunity to support a valued employer and recommended Council approve the request.

Councilmember Post asked how likely the company is to consider Salisbury over other potential sites. Mr. Shelton stated the company is committed to doing what is best for the business and would prefer to expand in Salisbury if possible.

Mayor Alexander convened a public hearing, after due notice thereof, to receive comments regarding Project Hero.

There being no one to address Council, Mayor Alexander closed the public hearing and indicated the public will be able to provide comments on the proposed incentives for a 24 hour period from the close of the hearing.

CITY ATTORNEY'S REPORT

City Attorney Graham Corriher had nothing to report to Council.

CITY MANAGER'S REPORT

City Manager Lane Bailey stated there has been an increase in COVID cases within the organization as well as the community. He strongly encouraged everyone to wash hands regularly, wear a mask, and to wait six feet apart. He stated staff will be working remotely and using text, phone calls, emails, zoom, skype, and other forms of communication that do not require physical contact. He explained customer service operations will be altered and the One Stop Development shop will be open by appointment only. He encouraged those needing permits to use email and phone calls. He added after notice has been given, the Customer Service Center lobby will be closed with the drive-through service open for citizens. He urged customers to use electronic forms of payment until further notice.

COUNCIL COMMENTS

Councilmember Post asked if the City is continuing to assist a developer who was denied a proposal to build homes in Salisbury. City Manager Lane Bailey stated staff is working with the developer and Council will be given an update.

Councilmember Sheffield indicated polls are open until 7:00 p.m. She encouraged those who have not voted to vote.

Councilmember Sheffield thanked the City Manager for reminding everyone of the social responsibilities regarding preventing the spread of COVID. She indicated many beloved citizens have passed away due to COVID related complications. She urged everyone to follow CDC guidelines to prevent more lives from being affected.

Councilmember Miller agreed with Councilmember Sheffield. He stated our actions have the potential of affecting others. He encouraged everyone to take proper precautions during the holiday season to prevent the spread of COVID.

Councilmember Post indicated Salisbury-Rowan Utilities (SRU) had been recognized as one of the best utility systems in the nation. He thanked SRU for a job well done.

MAYOR PRO TEM COMMENTS

Mayor Pro Tem Heggins urged everyone to exercise their right to vote. She indicated it is also important for everyone to protect themselves, their families, and the community by following guidelines to mitigate the spread of COVID-19.

MAYOR'S COMMENTS

Mayor Alexander acknowledged SRU for its achievement of surpassing federal and state drinking water standards in 2019. She explained SRU competed with 6,000 utility companies around the country and is in the top 55 companies. She thanked SRU for doing a great job and congratulated them on their accomplishments.

Mayor Alexander announced the following events:

(a) **Holiday Night Out**

Mayor Alexander announced Downtown Development Department and Downtown Salisbury Inc. will host a Holiday Night Out on Friday, November the 27th, 2020 from 5:00 p.m. to 8:00 p.m. Downtown shops and restaurants will stay open late to offer the best options for the perfect holiday gift. There will be live music, snow flurries, holiday lights, and carolers strolling

throughout downtown. For more information contact Latoya Price at (704) 637-7814 or latoya.price@salisburync.gov.

(b) Small Business Saturday

Mayor Alexander announced Downtown Development Department and Downtown Salisbury Inc. will host Small Business Saturday on November 28, 2020. Everyone is encouraged to support your neighbors by shopping in-store, online, and dining in our downtown with downtown merchants to celebrate the season. For more information contact Latoya Price at (704) 637-7814 or latoya.price@salisburync.gov.

Mayor Alexander stated the North Carolina League of Municipalities is in the process of completing policy goal setting for 2021. She explained she participated in the process on behalf of the City and the top concerns were water and sewer systems and how to help communities that are having issues, affordable housing and blighted housing issues, revenue replacement opportunities due to COVID-19, racial justice and equity, economic development and jobs, workforce development, transportation, and infrastructure. She added many participants expressed interest in working with the North Carolina Department of Transportation to create new revenue sources in transportation due to the introduction of electric vehicles and the need for alternative forms of revenue outside of gas tax. She asked Council to share concerns they would like to bring to the League of Municipalities. She added the process will be complete by the end of November.

Mayor Alexander agreed with Council in that wearing a mask and following preventive guidelines to stop the spread of COVID is important. She indicated it is everyone's responsibility to comply with recommendations to wear a mask, wash your hands and wait six feet apart.

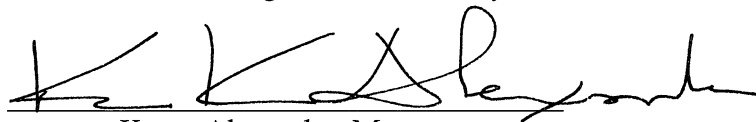
Councilmember Miller asked if Council will be involved in the parade this year. City Manager Lane Bailey indicated due to COVID the parade will be reversed and instead of people watching the parade they will be able to drive through town which will have floats set up and decorated in holiday décor. He noted the parade will take place the Wednesday night before Thanksgiving. He stated he will notify Council of ways they can be involved and everyone will be updated as information becomes available.

RECESS

Motion to recess the meeting was made by Councilmember Miller. He noted the meeting will recess until Thursday, November 5, 2020 at 6:00 p.m. and a link to access the meeting will be posted on the City's website. He added the meeting will also be streamed live at www.salisburync.gov/webcast. All Council members in attendance agreed unanimously to recess. The meeting was recessed at 5:44 p.m.



Kelly Baker, City Clerk



Karen Alexander, Mayor