

Salisbury, North Carolina  
October 17, 2023

## **REGULAR MEETING**

**PRESENT:** Mayor Pro Tem Tamara Sheffield, Presiding; 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:** Mayor Karen K. Alexander.

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 Pro Tem Sheffield led participants in the Pledge of Allegiance to the United States flag.

Mayor Pro Tem Sheffield noted during the Busker's Bash the street lights in the pocket park on Lee Street went out making the area dark. She stated Transportation Manager Zack Lemmon came out at 11:30 p.m. and fixed the lights to ensure citizen safety. She thanked Mr. Lemmon for all he does for the City.

## **ADOPTION OF THE AGENDA**

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

## **PROCLAMATIONS**

Mayor Pro Tem to proclaim the following observance:

MAKE A DIFFERENCE DAY

October 28, 2023

## **CONSENT AGENDA**

(a) Minutes

Approve Minutes of the special meeting of October 3, 2023 and the regular meeting of October 3, 2023.

(b) Parking – Crown Point Drive

Adopt an Ordinance amending Section 13-338 (parking prohibited at all time) to add the restriction to the south side of Crown Point Drive beginning at the intersection with Carolina Boulevard and ending at the dead-end.

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

(The above Ordinance is recorded in full in Ordinance Book No. 31 at Page No. 322, and is known as Ordinance 2023-70.)

(c) Agreements – North Carolina Department of Transportation

Authorize the City Engineer to accept agreements with North Carolina Department of Transportation concerning maintenance of signs (Schedule A), markings and markers (Schedule B), traffic signals (Schedule C), and the computerized traffic signal system (Schedule D).

(d) Right-Of-Way Encroachment

Approve a right-of-way encroachment for the installation of approximately 956 linear feet of directional bore duct by Conterra in the 3400 block of South Main Street per Section 11-24(27) of the City Code and subject to an approved encroachment by the North Carolina Department of Transportation.

(e) Contract Extension – MTO, Inc.

Approve a two-year contract extension with MTO, Inc. in the amount of \$158,276.92 for one year with a price adjustment allowed in year two for facility cleaning services. Funds for the contracted service are included in the FY2023-2024 adopted budget.

(f) Approval – Purchase Order 240488

Authorize the City Manager to approve Purchase Order 240488 in the amount of \$169,000 for the purchase of used TL3 Petersen Lightning Loader and adopt a budget Ordinance amendment to the FY2023-2024 budget in the amount of \$169,000 to appropriate insurance claim proceeds.

ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE INSURANCE PROCEEDS.

(The above Ordinance is recorded in full in Ordinance Book No. 31 at Page No. 3336, and is known as Ordinance 2023-80.)

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

**PUBLIC COMMENT**

Mayor Pro Tem Sheffield opened the floor to receive public comments.

Mr. Robin Albright, Pastor Southside Baptist Church, thanked Council for approving the parking restriction on the south side of Crown Point Drive. He pointed out if cars are parked on both sides of the street it makes it difficult for larger vehicles such as delivery, fire, and garbage trucks to maneuver the narrow street.

Ms. Emily Perry read a letter she sent to City Manager Jim Greene thanking staff for its work on the Dixonville Cemetery. She pointed out retired and former staff members remained focused and engaged with the Dixonville Cemetery task force.

Mr. Gemale Black referenced an article in the *Salisbury Post* that stated the City removed benches on East Fisher and South Lee Streets due to alleged unsheltered persons using the benches for rest and shelter. He stated the removal of benches and installation of a camera in the area is not a solution that reflects the City's values, and he added the community must work together to find compassionate solutions.

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

City Manager Jim Greene explained Public Works staff reviews infrastructure throughout the City, and the benches near the Plaza were removed for routine maintenance. He indicated there was concern from local residents and businesses regarding unsheltered persons in the area. He added the community must come together to evaluate the situation and look for a holistic solution. He pointed out the Police Department's camera is moved to various locations throughout the City and will be moved to a different location this week.

**INCENTIVE GRANT REQUEST – CROWE HOLDINGS**

Economic Development Council (EDC) Vice President Scott Shelton addressed Council regarding an incentive grant for Project Crowe equal to 90% of the taxes paid on the estimated \$11.92 million investment to an existing facility. He stated the company behind Project Crowe is internationally known and is looking for a distribution center in the Southeastern United States. He commented the 700,000 square foot building under construction on Peeler Road is being considered for the project.

Mr. Shelton noted if the Salisbury location is chosen the company would create 80 jobs over the next three years. He referenced the \$73 million investment by Crowe Holdings, and he pointed out Project Crowe would invest approximately \$29 million in up-fits and \$12 million in new equipment. He added the company plans to begin operations at its chosen location in the third quarter of 2024.

Mr. Shelton asked Council to consider a three-year incentive grant for the personal property investment equal to 90% of the new taxes paid. He explained the smaller grant payment would lead to an increase in net revenue to the City of approximately \$78,787 over 10 years. He reviewed the grant term comparison for a 10-year period:

<u>Proposed Investment</u>	<u>Grant Terms</u>	<u>Grant Percentage</u>	<u>Total Grant Value</u>	<u>Total Net Revenue to City</u>
\$11.92 million	5 years	80%	\$263,163	\$225,128
\$11.92 million	3 years	90%	\$184,376	\$303,915

Mr. Shelton pointed out Rowan County Commissioners approved a five-year tax incentive grant on the real and personal property for Project Crowe and the EDC has requested assistance from the Department of Commerce to find grants for the project.

Councilmember McLaughlin asked if the jobs will be created at the beginning or near the end of the incentive grant period. Mr. Shelton stated the 80 jobs will have an average salary of \$53,000, which is above the County average. He estimated 43 jobs would be created in the first year, 13 jobs the following year, and 24 jobs will be created during the third year. Councilmember Smith asked if the work force is anticipated to come from the area. Mr. Shelton agreed.

Mayor Pro Tem Sheffield convened a public hearing, after due notice, regarding the proposed incentive grant request.

Ms. Dee Dee Wright requested clarification regarding the 10-year \$11.29 million investment generating \$304,000 additional tax revenue over 10 years and Project Crowe receiving \$184,376 over a three-year period.

Ms. Dottie Hoy reviewed the history of Crowe Holdings, and she stated it is important to know who will benefits from tax incentives.

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

City Manager Jim Greene stated the City benefits from this project through property tax and jobs. He pointed out the incentives are performance based and requirements must be met. He stated the policy allows for a longer term, but a shorter term was agreed upon that is more beneficial for the City.

Mayor Pro Tem Sheffield referenced the grant terms, and she noted over 10 years the City will receive approximately \$75,000 in additional tax revenue. Mr. Shelton explained the tenant will pay the taxes on the building and the equipment and similar terms seemed to be a reasonable solution. Mr. Greene stated the additional tax revenue is important, and he pointed out there will be an economic development impact including the creation of 80 jobs with salaries above the County average.

Councilmember Post questioned the proposed totals. Mr. Shelton explained the total revenue over 10 years is \$488,000, and he pointed out equipment depreciation was considered. He noted the company will likely invest in additional equipment after year three that will create additional tax revenue. Councilmember McLaughlin stated the jobs will create above-average salaries that can be spent in the City. Councilmember Smith indicated there is an increasing amount of unaffordability in the region and there is an opportunity to bring 80 jobs to the City that pay above the median income. He thanked Mr. Shelton and the EDC for all they do for the City.

Mr. Greene stated the City is in competition for this tenant and it is important to create a competitive package.

Thereupon, Councilmember Post made a **motion** to award an incentive grant to Crowe Holdings equal to 90% of taxes paid on the estimated \$11.92 million taxable investment to an existing facility. The total estimated value of the grant is \$184,376 to be paid in annual installments for a period not to exceed three years. Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post and Smith voted AYE. (4-0)

### **ALLEY CLOSING – NORTH JACKSON STREET**

Transportation Director Wendy Brindle stated at a previous meeting Council adopted a Resolution of Intent to close an alley off the 800 block of North Jackson Street. She reviewed a map of the area, and she pointed out the alley and its location to North Jackson Street, West Henderson Street, and Lake Drive.

Ms. Brindle explained by State Statute once the alley is closed it will be divided equally between adjoining property owners and if a property owner has interest in the whole alley, they would negotiate with the neighbors to receive it. She stated the City follows North Carolina General Statute 160A-299 for all right-of-way closings which state closing the alley must not be contrary to the public interest, and no one should be deprived of reasonable means of ingress and egress to their property.

Ms. Brindle noted to close the alley Council must hold a public hearing, adopt a Resolution accepting the right-of-way and then adopt the Order to close the right-of-way. Councilmember Post asked if the closed alley will be reflected on the tax maps. Ms. Brindle agreed, and she stated the petitioner has interest in owning the alley which would be a civil matter between the property owners.

Mayor Pro Tem Sheffield convened a public hearing, after due notice, regarding the proposed alley closing.

Ms. Queena Tabora stated she is the petitioner to close the alley. She stated when she purchased her home it was assumed the alley was their driveway and she later found out a process was needed to close the alley. She stated North Jackson Street is narrow and there is limited room for parking. She added the alley closing would provide her family a safe place to park their cars.

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

Thereupon, Councilmember McLaughlin made a **motion** to adopt a Resolution pertaining to the proposed closing of an alley located off of the 800 block of North Jackson Street. Mayor Pro Tem Sheffield and Councilmembers McLaughlin, Post and Smith voted AYE. (4-0)

#### RESOLUTION PERTAINING TO THE PROPOSED CLOSING OF AN ALLEY LOCATED OFF OF THE 800 BLOCK OF NORTH JACKSON STREET.

(The above Resolution is recorded in full in Resolution Book No. 17 at Page No. 38, and is known as Resolution 2023-30.)

Thereupon, Councilmember McLaughlin made a **motion** to adopt an Order closing an alley located off of the 800 block of North Jackson Street. 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 Pro Tem Sheffield, and Councilmembers McLaughlin, Post 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 17, 2023.)

#### **LOCAL HISTORIC LANDMARK – WRIGHT-HOBSON HOUSE**

Planner Emily Vanek asked Council to consider adopting an Ordinance designating the Wright-Hobson House located at 302 South Fulton Street as a Local Historic Landmark.

Ms. Vanek noted the home was built in 1912 in neoclassical style and designed by architect Louis Asbury. She displayed photos of the home and stated a Local Historic Landmark is defined as a building, structure, site, or object, which may or may not be listed on the National Register of Historic Places, and is an outstanding example of a historic resource and is intended to be recognized for its architectural integrity. She commented in addition to documented special

significance, these properties maintain the highest degree of integrity and are further recognized for their rarity among properties in the City.

Ms. Vanek explained for a property to be designated as a Local Historic Landmark the property must have special significance for its historical, prehistorical, architectural, or cultural importance. She noted the Wright-Hobson House embodies the distinctive characteristics of a type, period, or method of construction that represent the work of a master, possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. She stated the proposed property must be found to have integrity in all seven aspects including, location, setting, design, material, workmanship, feeling, and association.

Ms. Vanek stated staff finds the Wright-Hobson House retains special significance and staff also finds the application retains all seven aspects of integrity. She added the house is the only red brick neoclassical home in Salisbury and was designed by Louis Asbury who was a prolific architect in Charlotte and often considered North Carolina's first professional architect.

Ms. Vanek noted that the Landmark Proposed Designation report proposes the entire house exterior, accessory structure, and site be included in the designation. She stated no portions of the interior are included in the designation report. She explained since the property is within the West Square Local Historic District, the exterior of all buildings and site features will be subject to the Certificate of Appropriateness process and the Local Historic Design Standards.

Ms. Vanek commented the homeowner completed the pre-application, which was reviewed by the Historic Preservation Commission (HPC) at its May 11, 2023 meeting, and the commission found the Local Historic Landmark pre-application for the Wright-Hobson House to qualify as a Local Historic Landmark. She added the report was submitted to the State Historic Preservation (SHPO) for its review and comment, and on July 27, 2023, SHPO's response was received and provided to the applicant. She noted at its September 14, 2023 meeting the HPC found the Wright-Hobson House retains special significance for its architectural and cultural importance and it satisfies all seven aspects of integrity.

Councilmember Post asked how many neoclassical-style homes are in the City of Salisbury. Ms. Vanek stated there is one other neoclassical home on the corner of South Fulton and Fisher Streets.

Mayor Pro Tem Sheffield convened a public hearing, after due notice, regarding the proposed local historic landmark designation of the Wright-Hobson House.

Ms. Karen Hobson asked Council to designate the Wright-Hobson House as a Local Historic Landmark. She displayed photos of the home and noted the homes special significance. She also provided history on Architect Louis Asbury's notable work.

Ms. Karen Lilly-Bowyer spoke in favor of designating the Wright-Hobson House as a Local Historic Landmark.

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

Thereupon, Councilmember Post made a **motion** to adopt an Ordinance designating the Wright-Hobson House located at 302 South Fulton Street in Salisbury, North Carolina as a Local Historic Landmark. Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post and Smith voted AYE. (4-0)

ORDINANCE DESIGNATING THE “WRIGHT-HOBSON HOUSE”, LOCATED AT 302 SOUTH FULTON STREET IN SALISBURY, NORTH CAROLINA, AS A LOCAL HISTORIC LANDMARK.

(The above Ordinance is recorded in full in Ordinance Book No. 31 at Page No. 323-325, and is known as Ordinance 2023-71.)

### **HOUSING STRATEGY SURVEY**

Planning and Neighborhoods Director Hannah Jacobson provided an update to Council regarding a community survey that will contribute to developing the 10-Year Housing Strategy. Ms. Jacobson noted in January Council prioritized creating a 10-year Housing Strategy for 2023 and Thomas P. Miller and Associates were selected to assist with the project. She stated staff has been meeting with consultants frequently, and consultants have been working to research data and evaluate previous housing plans.

Ms. Jacobson explained next steps for the 10-Year Housing Strategy include launching a community-wide survey to understand more about citizens' experiences and opinions regarding housing. She noted postcards and flyers will be distributed around the community in English and Spanish with instructions on accessing the survey. She added the survey is primarily online, but paper copies will be available at various locations across the City and upon request. She stated the housing survey can be accessed through the QR code on the flyer, and citizens can also access the survey on the City Website. She added paper copies can be requested by calling 704-638-5230.

Ms. Jacobson noted citizens could spread the word by sharing posts on social media accounts inviting colleagues, friends, and acquaintances to take the survey. She stated citizens can also share the survey with neighborhood groups, places of worship, professional associations, civic groups, and school groups.

### **BOARDS AND COMMISSIONS**

#### **Parks and Recreation Advisory Board**

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



Mr. Dana Grubb

Term Expires 3/31/2025

Rowan Tourism Board

Upon a motion by Mayor Pro Tem Sheffield. Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following appointments were made to the Rowan Tourism Board:

Ms. Krista Sullivan

Term Expires 3/31/2025

Ms. April Saylor

Term Expires 3/31/2025

**CITY MANAGER'S COMMENTS**

(a) Livingstone College Homecoming Events

City Manager Jim Greene pointed out the Livingstone College homecoming game will take place Saturday with other planned events including a concert after the game. He indicated the Police and Fire Departments are working closely with Livingstone College regarding the events, and he thanked both departments for all they do to keep citizens safe.

Police Chief Patrick Smith thanked Livingstone College Police Chief Dr. Reginald Roberts for his assistance regarding the upcoming events. He noted Fire Captain Adrian Gantt and Police Sargent Adam Bouk have worked closely with Dr. Roberts regarding setting up mutual aid agreements with outside sources and with an operational plan for citizen's safety. He added the City will also partner with mutual aid from other agencies due to the anticipated 8,000 to 10,000 participants. He added there will be an increase of police officers along with assistance from other agencies to patrol neighborhoods and handle any issues that may arise.

(b) City Council Special Meeting

City Manager Jim Greene asked Council to consider a Special Meeting on October 25, 2023 regarding state funding for the purchase of a new apparatus for the Fire Department. He indicated there may be a price increase on November 1, 2023. He stated staff will continue to have conversations regarding state funding. He added the proposed meeting could begin at 4:00 p.m. due to other meetings that evening. He noted the meeting should be short and will only include one item.

**COUNCIL COMMENTS**

Councilmember McLaughlin thanked Planning and Neighborhoods Director Hannah Jacobson for her work on the housing survey. He noted the surveys will help to determine housing needs, and he asked for everyone to get involved in the process.

Councilmember Post referenced the events taking place in Israel and Gaza, and he shared he has relatives that live there. He noted the conflict is not of the people, it is with the leaders and is a sad situation. He added he hopes all will pray especially for the innocent victims.

Councilmember Smith pointed out violence has come from overseas to the United States and synagogues across the Country are being threatened. He indicated the community needs to be attentive so violence does not spread into our community.

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

Mayor Pro Tem Sheffield noted early voting will begin October 19, 2023 and will end November 4, 2023. She stated citizens should reach out to the Boards of Elections with any questions they may have.

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

(a) 13<sup>th</sup> Annual BlockWork

Mayor Pro Tem Sheffield announced the 13<sup>th</sup> annual BlockWork neighborhood improvement project will take place Saturday, October 28<sup>th</sup> 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](http://www.salisburync.gov/Blockwork) by Friday, October 20th.

(b) Salisbury Sculpture Show

Mayor Pro Tem Sheffield announced the Salisbury Sculpture Show, hosted by the Public Art Commission is returning for its 16<sup>th</sup> year. Artists are encouraged to submit their best outdoor sculptures to be in the show. Neighborhoods can apply to host a sculpture by completing an online application at [www.salisburync.gov/NeighborhoodSculpture](http://www.salisburync.gov/NeighborhoodSculpture). The deadline for both artists and neighborhoods is December 22, 2023. For more information or to apply visit [www.salisburync.gov/Sculptureshow](http://www.salisburync.gov/Sculptureshow).

(c) City Council Meeting

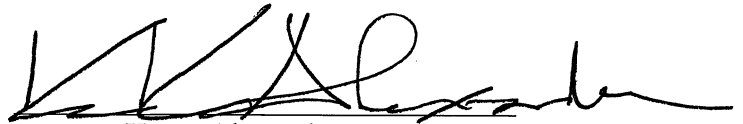
Mayor Pro Tem Sheffield announced the next regularly scheduled meeting of City Council will be held Wednesday, November 8, 2023 at 6:00 p.m. The meeting has been rescheduled to accommodate the November 7 election.

Mayor Pro Tem Sheffield read a statement from Council regarding the events taking place throughout the world.

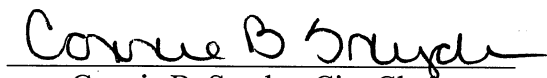
**ADJOURNMENT**

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

The meeting was adjourned at 7:31 p.m.



Karen Alexander, Mayor



Connie B. Snyder, City Clerk