

Salisbury, North Carolina
August 7, 2018

REGULAR MEETING

PRESENT: Mayor Al Heggins, Presiding; Mayor Pro Tem David Post; Council Members Karen Alexander, William Brian Miller, and Tamara Sheffield; City Manager W. Lane Bailey; City Clerk Diane Gilmore, 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 Heggins at 5:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Heggins led those present in the Pledge of Allegiance to the United States flag.

RECOGNITION OF VISITORS

Mayor Heggins welcomed all visitors present.

RECOGNITION – SALISBURY-ROWAN UTILITIES AND PUBLIC SERVICES

Mayor Heggins recognized Salisbury-Rowan Utilities (SRU) staff their work during the recent heavy rainfall.

SRU Director Jim Behmer commented the area received an estimated nine inches of rain over a four day period. He noted Stormwater, Public Services, and SRU staff worked continuously to assist with overflows, and he commended everyone for their help.

Stormwater Manager Chris Tester thanked everyone for their efforts to keep the City operating during the heavy rainfall.

OATH OF OFFICE – CITY ATTORNEY J. GRAHAM CORRIHER

Mayor Heggins administered the Oath of Office for City Attorney for the City of Salisbury to J. Graham Corriher as Mr. Corriher’s wife, Danielle, held the Bible. Mr. Corriher was joined by his daughter Ruby and son John Graham. Council welcomed Mr. Corriher to his new role as City Attorney.

CONSENT AGENDA

(a) Approval of Minutes

Adopt Minutes of the Special meetings of May 15, 2018, May 24, 2018, June 19, 2018, and June 26, 2018, and the Regular meeting of June 19, 2018.

(b) Budget Ordinance Amendment – Refinancing the installment for Fibrant

Adopt a Budget Ordinance amendment to the FY2017-2018 budget in the amount of \$230,000 for the General Fund and \$25,645,000 for the Fibrant Fund.

ORDINANCE AMENDING THE 2018-19 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE DEBT REFUNDING PROCEEDS.

(The above Ordinance is recorded in full in Ordinance Book No. 27 at Page No. 117, and is known as Ordinance 2018-36)

(c) Temporary Road Closure

Adopt an Ordinance declaring a temporary road closure on Main Street between Bank and Liberty Streets along Innes Street between Lee and Church Street for the 2019 Cheerwine Festival.

ORDINANCE DECLARING A TEMPORARY ROAD CLOSURE FOR A 2019 CHEERWINE FESTIVAL EVENT

(The above Ordinance is recorded in full in Ordinance Book No. 27 at Page No. 118, and is known as Ordinance 2018-37.)

(d) Right-of-way – 100 North Main Street

Approve a Right-of-Way Use Permit for a portion of the public sidewalk and parking lane of 100 North Main Street for six weeks in accordance with Section 22-50 of the City Code.

(e) Ordinance – Amending Chapter 13

Adopt an Ordinance amending Chapter 13, Article X, of the Code of the City of Salisbury relating to schedules.

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

(The above Ordinance is recorded in full in Ordinance Book No. 27 at Page No. 119, and is known as Ordinance 2018-38.)

Thereupon, Councilmember Miller made a **motion** to adopt the Consent Agenda as presented. Councilmember Alexander seconded the motion. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

RESOLUTION RECONCILIATION

Mayor Heggins presented Council a Resolution of Reconciliation. She noted the Resolution is to recognize and acknowledge the African-Americans who were lynched in Salisbury in 1906. She commented two years ago Ms. Patricia Ricks and Mr. Carl Repsher formed a committee to address the hurt and painful history related to the lynching in 1906. She recognized Dr. Susan Lee and Reverend Olen Bruner for their continued work to help reconcile healing in the community. She indicated with Council’s support the Resolution of Reconciliation could be an opportunity, as a local government, to take a step toward restorative justice.

Mayor Heggins read the proposed Resolution of Reconciliation, and she invited Dr. Susan Lee and Reverend Olen Bruner to join Council’s discussion.

Mayor Pro Tem Post stated that Council has an agenda process, and he noted one year ago two churches came together to commemorate the event. He reviewed members of Council meet a week prior to Council meetings to create an agenda. He commented an email with the Resolution was presented to Council the Friday before the Council meeting. He noted the Resolution language was not provided to the Human Relations Council (HRC), and he suggested the HRC could have reviewed the proposed Resolution. He noted he would have liked an opportunity to provide his concerns regarding the language and the City’s role in 1906. Mayor Pro Tem Post suggested deferring the proposed Resolution to the HRC.

Councilmember Alexander commented she agreed with Mayor Pro Tem Post in regards to the Resolution’s tone. She acknowledged the gentleman responsible for the lynching was tried in a court of law and found guilty. She suggested including the HRC and members who were involved with the initial reconciliation event.

Councilmember Sheffield commented she attended the Actions in Faith and Justice meeting the night before. She noted healing and truth should come from the community. She shared she supported the Resolution as a way to help the community heal and move forward as long as the information included in the proposed Resolution is accurate.

Councilmember Miller reviewed the process to submit Agenda items, and he suggested the Mayor should have presented the Resolution to Council first so members could work together and create language that all Council members could support. He commented he first heard of the Resolution on the previous Friday. He noted the HRC has a purpose to provide Council support and guidance on matters such as this. He asked if the Resolution had been provided to the HRC. Mayor Heggins noted she did not present the proposed Resolution to the HRC.

Councilmember Miller suggested HRC have an opportunity to review the Resolution of Reconciliation and return it to Council.

Mayor Heggins commented she announced at Council's July 17, 2018 meeting she would provide a Resolution to Council regarding what had occurred with the committee with Ms. Ricks and Mr. Repsher. She referred to a book titled *A Game Called Salisbury*, and she commented the book was used as a resource when the program was implemented by Ms. Ricks and Mr. Repsher.

Dr. Lee stated it is to her understanding the HRC has not worked on anything of this nature. She noted she is involved with committees that put on events that are partially funded by government and private partnerships.

Reverend Bruner noted he helped lead conversation based around the events that took place in 1906. He noted he is a member of the HRC, and he could see how the HRC could help. He asked Council to consider the proposed Resolution, if not today, then for future approval.

Councilmember Miller commented he would like Council to have an opportunity for dialogue and to review and collaborate on items instead of introducing a new item to debate publicly.

Mayor Heggins noted if it is decided the Resolution be returned to a committee for review she would like it to go back to the community committee where it was established.

Mayor Pro Tem Post commented he supports the Resolution going through the HRC and Reverend Bruner's suggestion to consider approving a Resolution in the future. He indicated some people are bothered by the Resolution language and the way it was presented.

Councilmember Miller expressed he did not agree with the language that portrays the government role in the 1906 lynching. Mayor Heggins noted the government's actions are written because in 1906 the state, federal, and local governments stood by and watched the event happen.

Councilmember Sheffield asked if the Actions in Faith and Justice group was formed from the Covenant Community Connection (CCC). Dr. Lee indicated it was not. Councilmember

Sheffield asked how the Actions in Faith and Justice group came about. Dr. Lee noted a North Carolina City had a successful outcome with its reconciliation events, and Salisbury was invited by the Salem Presbyterian Regional Oversight committee on peace and justice to respond.

Reverend Olen Bruner noted last year Salem Presbytery introduced the reconciliation process to him at Trinity Presbyterian Church (USA), and it was then presented to Crown In Glory Lutheran Church.

Councilmember Sheffield commented she believes in truth, faith, healing and restorative justice, and she does not want this proposed Resolution to be forgotten. Councilmember Miller added he would like to bring a Resolution back to Council that has unanimous support and is historically accurate. He commented he understands and supports the need for the Resolution of Reconciliation to the community but would like for it to be through a process with opportunity for review.

Councilmember Alexander suggested using University of North Carolina at Chapel Hill (UNC) Historian Dr. Claude Clegg and Catawba College's Professor of History and American Cultural Studies Dr. Gary Freeze as a resource to help write the Resolution of Reconciliation.

Mayor Heggins agreed to work with a community committee to review and rewrite the Resolution.

Councilmember Miller suggested Councilmembers work together to review and make adjustments and return to Council with a Resolution all members can agree on before submitting the Resolution to a committee.

Thereupon, Councilmember Sheffield made a **motion** to table the Resolution of Reconciliation until Council's Tuesday, August 21, 2018 meeting for Council to come back and reconvene to see if there is a need to form a committee to move the Resolution forward. Councilmember Miller seconded the motion.

Mayor Heggins asked if a committee would be formed or if the Resolution would be presented to the Actions in Faith and Justice group. Councilmember Alexander commented she is in support of the Actions in Faith and Justice group helping work on the Resolution, and she asked if Dr. Clegg would be interested in having a conversation with Councilmembers as a resource.

Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield vote AYE. (5-0)

SUMMER YOUTH EMPLOYMENT CONCLUSION

Human Resources Specialist Brianna Price addressed Council regarding the Summer Youth Employment Program. Ms. Price explained every summer the City hires students, who are City residents, to participate in the eight-week program. She recognized the students who participated in the Summer Youth Employment Program:

- Mr. Ikey Harrison
- Ms. Gwen Watkins
- Ms. Zyaira Smyre
- Mr. Tyra Ward
- Ms. Tayvion Ward

Ms. Tayvion Ward addressed Council and commented she worked in Administration, Human Resources, Fibrant, Transit, Public Services, Parks and Recreation, and Planning and Code Enforcement Departments. She shared during her time with Administration Specialist Claire Karriker she enjoyed participating in community engagement, and she commented she learned that people have their own opinions. She expressed each department's jobs are not easy and the staff helps take care of everyone.

Ms. Gwendalyn Watkins shared she worked in Planning and Code Enforcement, Administration, Salisbury-Rowan Utilities (SRU), and Human Resources Departments and commented she learned the City works together to complete things correctly. She noted she enjoyed working with Administration and met the new City Attorney Graham Corriher, and she expressed she wanted to be a lawyer.

Ms. Tyra Ward shared she worked with SRU, Engineering, Parks and Recreation, and Transit Departments and commented she learned how to test the water to see if it's drinkable. She noted she enjoyed meeting new people.

Ms. Zyaira Smyre shared she worked with Human Resources, SRU, Parks and Recreation, Communications, and Engineering Departments and she commented she learned that the City works hard and has dedicated staff, volunteers, and interns. She commented she feels she has advanced her professionalism and time management skills. She noted she enjoyed meeting new people and making friends with Summer Youth Employees.

Mayor Heggins thanked the departments for their support, and she thanked Summer Youth Employees for spending the summer with the City.

PUBLIC COMMENT

Mayor Heggins opened the floor to receive public comments.

Ms. Whitney Peckman thanked Mayor for the Resolution and expressed that sometimes processes can become non-effective, and she noted the Resolutions language should be truthful.

Ms. Carolyn Logan shared a concern in regards to a letter she received pertaining to a lien on a property in the West End community. She also expressed concern for crime in the City. She asked why the West End grant is only for exterior use.

Mr. Kenneth Hardin expressed his concerns regarding the gun and gang violence in the City.

Ms. Renee MacNutt shared she was disappointed the Resolution for Reconciliation was not approved.

Mr. Tenkomenin Crowder expressed he was disappointed in Council and its reactions to the Resolution.

Reverend Latasha Wilks thanked Mayor Heggins, Reverend Bruner, and Dr. Lee for their efforts toward a Resolution for Reconciliation.

Mr. Michael Kirksey expressed his concerns regarding Council's decision to table the Resolution of reconciliation.

Ms. Pam Bloon shared she is in support of the Resolution of reconciliation.

Ms. Betty Jo Hardy commented she served on the committee that worked on the event regarding the 1906 lynching, and she shared she is in support of the Resolution.

Ms. Donna Odrosky shared she hoped the Christmas parade continues in Salisbury and Spencer.

Ms. Sharon Grant stated she is the Assistant Professor of the History of Christianity at Hood Theological Seminary, and she shared her support for the Resolution.

Ms. Susan Lee read Council content from the Equal Justice Initiative.

Ms. RaKiyah Reeves commented the City needs a place to strategize to help people come together.

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

RECESS

Mayor Heggins made a **motion** to take a ten minute recess and all Councilmembers in attendance agreed unanimously to recess.

The meeting reconvened at 7:34 p.m.

RESOLUTION – UPSET BID PROCESS FOR SALE OF 110 NORTH MAIN STREET PROPERTY

City Manager Lane Bailey commented staff has questions regarding the property at 110 North Main Street and asked that this item be tabled for two weeks.

This item was postponed.

RESOLUTION – UPSET BID PROCESS FOR SALE OF 600 BLOCK OF SOUTH CLAY STREET PROPERTY

City Engineer Wendy Brindle stated that in August 2017 there were 30 parcels of property owned by the City available to be sold through the upset bid process. She mentioned letters were mailed to adjacent property owners and some sites were posted for sale. She noted the parcel located in the 600 Block of Clay Street near Fred M. Evans Pool and Martin Luther King Junior Avenue received an offer in the amount of \$10,000, and she indicated the property’s tax value is \$22,000. She mentioned the bid was submitted by the daughter of the adjacent property owner. She noted if Council proceeds with the offer a Resolution would need to be adopted to start the upset bid process. She added the Engineering Department will notice the process once they receive the 5% deposit from the person submitting the offer and will allow 10 days for additional sealed bids to be received. She commented if there are no additional offers within the 10 day period staff will present the offer to Council for acceptance or rejection.

Mayor Pro Tem Post asked if this is the first time the property has been for sale. Ms. Brindle agreed. Mayor Pro Tem Post asked if a professional had looked at the property to indicate a fair tax value amount. Ms. Brindle commented professional evaluations have not taken place on most of the vacant parcels that do not include a structure.

Councilmember Sheffield asked if the City receives taxes from the property. Ms. Brindle commented the parcel is currently owned and maintained by the City and no tax revenue is received.

Thereupon, Councilmember Miller made a **motion** to adopt a Resolution supporting upset bid parcels for 018 048 located in the 600 block of South Clay Street. Councilmember Alexander seconded the motion. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

RESOLUTION SUPPORTING UPSET BID PROCESS FOR THE SELL OF PARCEL NO. 018 048 LOCATED IN THE 600 BLOCK OF SOUTH CLAY STREET

(The above Resolution is recorded in full in Resolution Book No. 15 at Page No. 26-27, and is known as Resolution 2018-18.)

RESOLUTION – MASTER LEASE FOR EMPIRE HOTEL PROJECT

Planning Director Janet Gapen addressed Council regarding a Master Lease Agreement for the Empire Hotel. She noted the Empire Hotel is located in the 200 block of South Main Street. She displayed a diagram of the property, and she pointed out the means of ingress, egress and parking associated with the building. She added the project is a \$16 million to \$17 million investment with over 102,000 square feet of proposed mixed-use space that includes 62 apartments and 29,000 square feet of commercial space. She stated the historic rehabilitation project includes the former Montgomery Ward Building which is approximately 13,000 square feet of commercial space.

Ms. Gapen reviewed the project timeline, and she stated the Real Estate Sales Option Contract was signed in August 2016. She noted in March 2018 an Economic Benefits Analysis was presented to Council. She added opportunities for public information and feedback and five open house events have taken place since August 2016. She commented the open house events included a tour of the building and were well attended.

Ms. Gapen reviewed the proposed Master Lease:

- The City guarantees the lease for a portion of the commercial space in the former Montgomery Ward building for 10 years to the developer
 - \$12 per square foot for 13,319 square feet
 - Approximately \$160,000 per year
- The City can use the space or it will receive reimbursement if the area is sub-leased
 - Construction must be completed by 2021
- Master Lease must receive Local Government Commission (LGC) approval
- Master Lease helps to fill a gap in project financing
 - Developer is pursuing other financings to complete the project

Ms. Gapen stated the developer is financing the project through a lender that is working with the United States Department of Housing and Urban Development (HUD). She explained HUD only underwrites or guarantees residential projects, and the City's Master Lease of the former Montgomery Ward Building will help provide the guarantee required by the lender for the commercial space. She added the Montgomery Ward space must be kept in its current configuration to preserve the open footprint of the former department store.

Ms. Gapen stated the funding for the proposed Master Lease would come from repurposing a portion of the existing Downtown Revitalization Grant Programs. She pointed out a tax increase would not be needed for the project. She noted \$80,000 in funding would come from the combined budgets of the Downtown Development Department and Downtown Salisbury, Inc. (DSI) and \$80,000 would be repurposed from existing Downtown Revitalization Grant Programs.

Ms. Gapen the reviewed the economic benefits of the project:

- \$118,000 total anticipated annual revenue
 - \$61,000 property tax revenue

- \$15,000 Municipal Service District (MSD) property tax revenue
- \$32,000 sales tax revenue
- \$10,000 other revenue
- 90 temporary construction jobs projected
- 101 permanent jobs projected
 - Resulting from surrounding new businesses
- Annual sales revenue that could be generated per resident in the downtown area
 - Approximately \$10,000 to \$16,000 annually at market-rate lease
 - Based on the work of Donovan Rypkema, Principal of Place Economics

Mayor Heggins asked if Council received a copy of the parking study. Ms. Gapen noted the parking study was completed by the City's Engineering Department and limited to the area around the Empire Hotel. City Manager Lane Bailey stated Council received a copy of the parking study and explained staff is working toward a more in-depth parking study that will be given to Council when it is complete. He added the initial parking study was completed over one year ago to show there is sufficient parking for the proposed redevelopment.

Mayor Pro Tem Post asked for clarification regarding the City's obligation if construction is not completed by 2021. Mr. Bailey noted the City would not have an obligation if the project is not completed before 2021. Councilmember Miller added the Certificate of Occupancy (COA) must be issued for the lease to be effective.

Councilmember Sheffield asked about the 10-year window. Councilmember Miller explained the 10-year window counts as a revenue stream that can be underwritten and will give the project an opportunity to succeed. He added funding from the City will fill the gap between the cost to renovate and the value of the property and will provide funding in case the area cannot be leased. He indicated funding from the City will provide the developer an opportunity to obtain financing for the project and the lease provides the City an opportunity to not participate if the project is fully leased. Councilmember Sheffield stated the 10-year window has to do with financing options. Councilmember Miller agreed.

Councilmember Sheffield asked who will be responsible for finding the retail tenants. Ms. Gapen stated the developer will recruit a tenant for the space, and the City and DSI will support the developer's efforts. Councilmember Miller pointed out activity in the building will generate interest in the space, and he noted if the space is occupied it will make the other spaces more attractive. Mayor Pro Tem Post asked if there are incentives for the developer to lease the space and what protections the City will have if it subleases the space.

City Attorney Graham Corriher noted the developer is appointed as the real estate agent for the project and can find tenants for the space. He added the developer is required to give the City notice of who will occupy the building and the City has 30 days to object to a proposed tenant for reasons that are stated in the agreement. He pointed out the City can use the space or it can propose potential tenants to the developer. He indicated the developer has a right not to sublease under the proposed agreement.

Mayor Pro Tem Post asked what protection the City has if the developer does not find a tenant. Mr. Corriher explained other than the developer having an interest in filling the space he does not know of any protection for the City. He explained the lease is for 10 years, and the City would be obligated unless a sublease is in place. Mayor Pro Tem Post noted under the terms of the lease the City has authority to sublease the space to a tenant of its finding. Mr. Corriher pointed out the City can use the space or it can pose a tenant to the developer.

Mayor Heggins asked if the proposed lease would need to be discussed in closed session before Council takes a vote on the item. Mr. Corriher noted Council will need a brief update that might be appropriate for closed session. Mayor Heggins stated a vote to adopt the Resolution will be taken once Council returns from closed session.

(b) Mayor Heggins convened a public hearing, after due notice thereof, to receive comments regarding a Master Lease for the Empire Hotel Project.

Ms. Judy Klusman addressed Council on behalf of the DSI Board and DSI President Greg Shields. She stated the redevelopment of the Empire Hotel is critical to the City and its citizens, and she asked Council to support the proposed Master Lease that should generate over \$100,000 of tax revenue annually for the City and Rowan County with no additional tax burden to citizens. She noted the apartments will create additional downtown spending and additional jobs for citizens.

Ms. Renee McNutt asked for clarification regarding the DSI Board and the proposed Master Lease. Mayor Heggins explained the DSI Board is an independent board and not under the City. Ms. McNutt asked if the City will be leasing a property it is already paying for through a DSI stipend. Mayor Pro Tem Post stated the developer is buying the building, and the City will no longer have to pay the interest on the note.

Mayor Heggins commented when the building is sold to the developer the money will go to the DSI Board. She stated once DSI sells the building the City will lease the downstairs space until it is occupied. City Manager Lane Bailey clarified the proceeds from the sale will be used to pay off the note. Councilmember Alexander pointed out the new owner is asking the City to fill the financing gap for the 13,000 square feet commercial space with a lease that is approximately the same amount of money the City was appropriating to DSI. Mr. Bailey indicated the \$160,000 would only be utilized if the space is not leased.

Mr. Bailey noted two developers were interested in the property, and both indicated they would need approximately the same funding to finance the project. He stated he spoke to members of the business community who did not think the other plan that used gifts and grants to make up the difference was feasible. Mayor Pro Tem Post pointed out the developer is asking the City to guarantee the lease of the space is not unusual for this type of mixed-use lending.

Ms. Karen Hobson, Executive Director of Historic Salisbury Foundation, stated the Empire Hotel is a downtown landmark. She referenced her experience in real estate, and she indicated the terms of the proposed Master Lease are reasonable. She noted the Historic Salisbury Foundation

supports the Master Lease of the Empire Hotel Project, and she asked Council to approve the request.

Mr. Davis Cooke, DSI Board Member and downtown property owner, pointed out when the property is sold it will have an estimated tax base of \$61,000. He noted the City will not be making the annual payment of approximately \$100,000 and it will receive \$61,000 in property tax revenue. He added if the City does not sell the property it will continue to be responsible for the debt without the increased tax base. He asked Council to support the proposed Master Lease for the Empire Hotel Project.

Mr. Gus Andrews, former Rowan County Commissioner, stated citizens are concerned about a project that creates additional burdens on taxpayers if the developer goes bankrupt. He asked Council to make sure it understands the item before it takes a vote. He questioned the interest in the commercial use of this building in comparison to the rest of downtown. He referenced the market study, and he asked Council to study the project closely before it makes a decision.

Ms. Diane Young, downtown property owner, noted the Empire Hotel has negatively affected the downtown for years. She stated the proposed Master Lease for the Empire Hotel is a creative way to close the financing gap. She asked Council to support the proposed Master Lease for the Empire Hotel Project.

Mr. Tim Proper, downtown resident and DSI Treasurer, stated DSI will no longer be responsible for the debt service payment when the property is sold. He added in 2021 DSI will have an additional \$20,000 to promote the downtown. He stated the DSI Board supports the proposed Master Lease, and he asked Council to approve the Resolution.

Mayor Pro Tem Post referenced the \$118,000 tax revenue benefits, and he questioned if not having to make the debt service payment would increase the economic benefit to the City to approximately \$200,000. Councilmember Miller agreed, and he pointed out the debt service payment being offset is also subject to the possibility of a lease payment. Mayor Pro Tem Post noted if the benefit is \$200,000 and the City has to make a \$160,000 lease payment it would still be \$40,000 ahead. Councilmember Miller agreed with Mayor Pro Tem Post.

Councilmember Sheffield asked when the City will receive tax revenue from the proposed project if it is approved. Ms. Gapen explained the Empire Hotel becomes private property at closing at its current tax value and approximately 18 months later the tax base will be much higher. Ms. Sheffield noted as the property is developed it will be revaluated and the tax value will increase. Mr. Bailey noted the revaluation will take place January 1 of each year and the tax assessor will look at the project each year of construction.

Mr. Gianni Moscardini, local business owner, DSI Board member and Promotion Committee Chair requested Council approve the Master Lease for the Empire Hotel Project. He stated if the lease is approved he would like to present Council a request from the Promotion Committee for additional funding to promote the downtown area. Councilmember Miller noted if

the building is sold and the City does not have to pay the lease there would be more resources to promote downtown.

Mr. Steve Fisher, CEO and Chairman F&M Bank, stated he has been involved in the project since its inception. He indicated the developer has had great success in other places. He added the numbers have been reviewed and it is a great opportunity to fill the financing gap and create a beautiful environment in the south end of the City. He asked Council to approve the request.

Ms. Cheryl Goins, downtown property and business owner, asked Council to approve the Master Lease for the Empire Hotel Project.

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

Mayor Heggins stated a vote will not be taken at this time because of legal issues that need to be addressed in closed session. Councilmember Miller asked if Council could proceed with its comments.

Mayor Pro Tem Post pointed out the comments from the community are mostly in support of the project. He added the money coming in will exceed the money going out. He noted worst case scenario is the City will continue to pay and have an \$18 million investment in the downtown.

Councilmember Alexander stated she supports the Master Lease for the Empire Hotel Project. She explained the City can make the debt service payment and have the property continue to deteriorate or spend the money and have a private developer invest \$18 million in the community. She referenced the growth that took place in Kannapolis when it made a huge investment in its downtown.

Councilmember Sheffield thanked everyone who has been involved in the project. She added without knowing what information Council will be given in closed session it is a good investment and would be a great way to promote the south end of the City.

Councilmember Miller stated he also supports the Master Lease for the Empire Hotel Project. He pointed out the lease is for 13,000 square feet of the project and the City's commitment is for a defined time. He added the City is not obligated to buy the building or take over the financing and would only be required to lease the space if another tenant is not found.

Councilmember Miller noted the City's obligation would be limited, and he added the community stated there was not enough public input when Fibrant was established. He indicated the City has been deliberate in its effort to provide an opportunity for citizen input, tours, and question and answer sessions to make sure the public understands what is being discussed. He commented downtown apartment units fill quickly when they become vacant. He stated there is a desire for additional downtown apartment units and this project will work to meet the need. He added he supports the Proposed Master Lease for the Empire Hotel Project.

Mayor Heggins stated communication is important so citizens understand the benefits of a vibrant growing downtown to the entire City. She added it is a wonderful opportunity and she hopes Council receives good news in closed session.

LANDMARK DESIGNATION – EMPIRE HOTEL AND BLOCK MONTGOMERY WARD DEPARTMENT STORE

City Planner Kyle Harris presented to Council the Empire Hotel and Block and the Montgomery Ward Department Store to be designated with the Local Historic Districts and Landmarks, and he added Salisbury has one landmark and five local historic districts. He reviewed landmark qualifications can include buildings, structures, sites, areas, or objects deemed by the area's local preservation commission to be of special sufficiency in terms of historical and pre-historical architectural or cultural importance that retain the integrity of design, setting and workmanship, materials, and feeling of association. He reviewed landmark property owners are eligible to apply annually for a 50% property tax deferral for as long as the property's important historic features are maintained. He indicated the Empire Hotel is not earning revenue and will see an additional 50% on Municipal Service District (MSD) tax revenue. He noted the Empire Hotel is located in the downtown local historic district and its exterior is protected by historic guidelines. He reviewed the City has no jurisdiction over historic properties and a landmark designation would ensure that the City can preserve the interior characteristic features.

Mr. Harris commented the Empire Hotel's façade exemplifies the Beaux Arts style which experienced rapid growth and prosperity in the 20th century. He noted the Historic Preservation Commission (HPC) determined the Empire Hotel meets all landmark criteria and the exterior and interior are architecturally distinctive. He noted the building is proposed for redevelopment using tax credits and needs to comply with the Secretary of the Interior Standards. He clarified the scope of the requested designation includes the entire block as a local historic landmark. He noted the local HPC approved a pre-application in December 2017, and staff received and submitted a research report from the applicant to the Preservation Office in Raleigh. He commented the State Historic Preservation Office (SHPO) returned a positive letter of comment noting the property did exemplify Beaux Arts style, and the Empire Hotel's importance to Salisbury's growth. He reviewed in April 2018 the Salisbury HPC approved that the property met the significant and integrity criterion.

Councilmember Miller asked if the landmark applies to all three buildings. Mr. Harris agreed. He clarified the designation applies to certain interior features and for the Montgomery Ward space would include art deco railing, mezzanine, and staircase. He noted the Empire Hotel's interior features include the front hallway, doorways, and the ballroom and its features.

(b) Mayor Heggins convened a public hearing, after due notice thereof, to receive comments regarding a Landmark designation as the Edgar S. Temple House.

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

Councilmember Sheffield thanked Mr. Harris for his work and she asked about the denial of the Block by the North Carolina Department of Natural and Cultural Resources (NC DNCR) March 6, 2017. Mr. Harris noted that in March 2018 SHPO did not deny but reviewed the designations interior and exterior perimeters and justification regarding the inclusion of the Empire Hotel and the Montgomery Ward Department Store. He commented the architectural historian who worked for the developer revised the report to meet SHPO recommendations. Mr. Harris stated the letter from SHPO was dated incorrectly and should read March 6, 2018.

Councilmember Sheffield asked how a 50% deferral would impact the tax values in the City. Mr. Bailey commented the \$67,000 property tax amount assumes the historic designation tax deferral.

Mayor Heggins asked City Attorney Graham Corriher about voting on the landmark Resolution. Mr. Corriher suggested waiting to vote on the Landmark Ordinance until after closed session when Council makes a decision regarding the Master Lease Resolution.

RESOLUTION TO ESTABLISHING A FAIR HOUSING TASK FORCE

Planning Director Janet Gapen presented Council a Resolution to establish a Fair Housing Task Force committee, and she noted the Task Force would include members from the Human Advocacy Committee (HAC), Human Relations Committee (HRC), the Salisbury Community Development Committee (CDC), and at-large seats. Ms. Gapen commented the Task Force would allow members to collaborate over a period of time in order to make the best recommendations to Council to further the City's efforts to promote Fair Housing.

Ms. Gapen commented the Task Force would review the City's current Fair Housing programs and she noted the committee would implement new projects such as community outreach efforts to address Fair Housing concerns and researching surrounding cities to help address Fair Housing needs. She added the Task Force would develop a process to improve complaint referrals to State agencies for investigations and compile information for Council recommendations. Ms. Gapen mentioned the work is scheduled to be completed by April 30, 2019.

Mayor Heggins asked for clarification regarding the committee to only consist of ten members. Ms. Gapen reviewed 10 to 15 members is a typical range for a workable committee. Mayor Heggins asked Council to consider 15 committee members for more diversity in the at-large seats, and she noted seats are made up by three HRC members, three HAC members, and one CDC member. Council agreed. Councilmember Miller commented it is important to have diversified ideas with a variety of perspectives. Ms. Gapen agreed.

Mayor Heggins suggested the Task Force have a discussion on what would be the best process for the City to facilitate Fair Housing complaints to State agencies or receive the complaints within the City, and she suggested the Task Force to have the ability to explore the best needs for the community. Mayor Pro Tem Post stated the City should have records of the complaints and added reports should go to Code Enforcement. Attorney Graham Corriher clarified in order for the City to receive and conduct an investigation under Fair Housing laws, the City

would need to become certified. He noted he would return to Council and work with the Fair Housing Task Force to determine if certification is an option for the City. Mayor Heggins agreed.

Councilmember Sheffield asked about criteria for at-large appointments. She asked if the Task Force would have a Council liaison and she expressed she would volunteer. Councilmember Miller agreed, and he shared he served on HAC and a Council Committee. He pointed out that Committees would recommend three members to serve in the at-large seats, and he suggested the Task Force Committee could make seat recommendations. Mayor Heggins suggested that the Task Force Committee not include Councilmembers in order to allow Committee members to have open discussion at their meetings. Councilmember Sheffield suggested a Council liaison could help bridge communication between Fair Housing Task Force. Mayor Heggins commented staff could report to Council. Councilmember Miller suggested allowing Councilmembers to serve if they express an interest. Ms. Gapen reviewed Council has served both ways and she noted special purpose committees have a limited term and expire once completed. She noted Council liaisons have served on those special purpose committees in the past. Councilmember Alexander agreed that a Council liaison is not needed. Mayor Pro Tem Post noted meetings are open to the public. City Manager Lane Bailey advised an issue might evolve if three members of Council attend and participate in meetings.

Attorney Graham Corriher reviewed open meeting laws, and he noted when three or more members of Council participate in a meeting it could create a quorum which would then become a public meeting. He noted if Council created a Fairing Housing Task Force it would be considered a public body and would need notice of meetings. Mr. Corriher added the Chair of the Task Force committee can allow the public to participate but is not required to do so.

Mayor Heggins asked Ms. Gapen for the Resolution to be revised to reflect the number of board members, how at-large members are appointed, and to allow the Task Force to make recommendations regarding records of complaints. Ms. Gapen agreed. She noted conversation will be held with the HAC and HRC to determine a process for at-large appointments, roles, and areas of particular interest, and she added she will return to Council with recommendations.

Mayor Pro Tem Post asked if HRC and HAC members who serve on the Task Force can appoint designees. Mayor Heggins suggested designees are not needed. Mayor Pro Tem Post asked if HAC, HRC, and at-large members would increase by one because of the additional 6 members. Mayor Heggins agreed, and she noted the committee should be a total of 16 members.

Mayor Pro Tem Post asked who would review and make program recommendations. Ms. Gapen commented the Task Force would make those recommendations to Council. Councilmember Miller asked for Ms. Gapen to redraft the Resolution and present Council.

Mayor Pro Tem Post asked Mayor Heggins if the Fair Housing Task Force committee would receive records of complaints. Mayor Heggins disagreed, and she asked for the Fair Housing Task Force to return to Council with recommendations on how the Fair Housing complaints will be handled.

BID WITHDRAW – SALCOA CONTRACTING INCORPORATED

City Engineer present Council with a request for a bid withdraw from Salcoa contracting pursuant to NCGS 143-129.1. She noted a quasi-judicial process and will need to be sworn-in.

(a) Swearing In

Mayor Heggins indicated anyone who wished to speak for or against this item must be sworn in, and she asked those who would like to speak to come forward. City Clerk Diane Gilmore administered the oath to the following:

Ms. Wendy Brindle
Mr. Danny Powell
Mr. Kevin May
Ms. Diane Gibbs

(b) Ex Parte Disclosure

Mayor Heggins asked Council members if anyone had knowledge of this case that he or she wishes to disclose. Councilmembers indicated no discussion.

City Engineer Wendy Brindle explained the case before Council is for bids received on July 12, 2018 for the construction to Fire Station 6. She noted bids opened on July 12, 2018 and Salcoa Contracting Incorporated was the apparent low bidder. She reviewed a letter from Ramsey Burgin Smith Architects (RBSA) on July 18, 2018 that verified the bids. She indicated Salcoa submitted a request to withdraw its bid on July 13, 2018 which then made Holden Construction Company the next lowest bidder. She referenced the form of proposal and indicated Salcoa listed a \$5,997,700 bid. She noted Salcoa provided alternates one through seven in the amount of \$376,000 that should have been included in its base bid amount. She reviewed once the additional alternates were added to its base bid Salcoa was no longer the lowest bidder. She referenced North Carolina General Statute (NCGS) 143-129.1 states if the bidder submits credible evidence that the mistake was clerical Council can grant a withdrawal without the loss of a 5% bid bond. She commented Salcoa could lose an estimated \$300,000 if Council determines Salcoa should honor its bid.

Mr. Danny Powell, owner of Salcoa Contracting, indicated the company submitted a written mistake for the bid. He introduced Mr. Kevin May as an estimator for Salcoa's contracting. Mr. May shared he had a misunderstanding of what was required for alternate number eight, and he commented amounts should have been included in the base bid.

Mayor Pro Tem Post asked if Salcoa did not want the bid at the initial bid amount submitted. Mr. Powell agreed. City Attorney Corriher commented once a bid is withdrawn the company is no longer in consideration regardless of the amount.

Councilmember Alexander asked if Salcoa would have been the second lowest bidder if the alternate number eight amount was added Salcoa's initial base bid. Mr. May agreed and

clarified if he had included alternate number eight into Salcoa's base bid the company would have been \$16,000 to \$17,000 higher than the current second lowest bidder.

Councilmember Miller stated, based on the evidence presented, Council finds the following:

Representatives of Salcoa Contracting, Inc., ("Salcoa") appeared before the Salisbury City Council, during its regular meeting, and, pursuant to N.C. Gen. Stat. § 143-129.1, sought approval to withdraw its bid for Fire Station 6 without forfeiture of the bidder's security. Based on the evidence presented at the hearing from City staff and from representatives of Salcoa, the City Council makes the following Findings of Fact:

1. Salcoa's bid was timely submitted in good faith.
2. All of the bids, including Salcoa's, were opened on July 12, 2018.
3. On July 13, 2018, Salcoa notified the City in writing that it was requesting withdrawal of its bid.
4. In its request, Salcoa represented to the City that it "did not include the dollar amounts of alternate number 8 in [its] base bid price, as the contract documents indicated."
5. Alternate No. 8 included a list of generic items required by the contract documents. Contractors were allowed to propose substitute items that might have been more or less expensive than the generic items required by the contract. Contractors were required to calculate and include in their base bid the amount for Alternate Number 8, and were to list in Alternate Number 8 whether non-generic items increased or decreased the amount of the base bid.
6. Salcoa calculated the amount for Alternate Number 8 based on the value of generic items listed, listed the value of the generic items, but failed to include the total value (\$376,000) in its base bid.
7. As a result of this error, Salcoa's bid was the lowest bid received by the City. If the error had been accounted for in the bid, Salcoa's bid would not have been the lowest bid received by the City.

Based on the foregoing findings of fact, the City Council makes the following Conclusions of Law:

1. Salcoa's bid was submitted in good faith.
2. The price bid was based upon a mistake, which constituted a substantial error.
3. The error was clerical in nature as opposed to an error in judgment and was an unintentional and substantial arithmetic error.
4. The request to withdraw the bid was made in writing to the City within seventy-two (72) hours of the bid opening and prior to the award of the contract.
5. The base bid price submitted was based upon a mistake, which constituted substantial error. Additionally, Salcoa's bid calculation error was clerical in nature as opposed to a judgment error and was actually due to an unintentional and substantial arithmetic error.
6. The error can be clearly shown by objective evidence drawn from inspection of the original work papers, documents or materials used in the preparation of the bid.

Now, Therefore, the Salisbury City Council, pursuant to N.C. Gen. Statute. § 143-129.1, hereby allows Salcoa Contracting, Inc., to withdraw its bid for Fire Station 6 without forfeiture of the bidder's security.

Thereupon, Councilmember Miller made a **motion** that the suggested findings support the general requirements as required by the North Carolina General Statute 143-129.1. Mayor Pro Tem Post seconded the motion. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

Thereupon, Councilmember Miller made a **motion** to approve Salcoa Contracting Incorporated bid withdraw for the construction of Fire Station #6. Councilmember Alexander seconded the motion. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

RESOLUTION TO APPROVE BIDS FROM HOLDEN BUILDING COMPANY

City Engineer Wendy Brindle presented Holden Building Company as the apparent low bidder for the construction of Fire Station #6 and asked for Council's consideration to direct staff to start the process for the financing of Fire Station 6, name the City's authorized representative, and set a public hearing. She noted once bids were received, alternates one, three, six, and eight were accepted as part of the project with a bid of \$6,420,500, and she noted staff has asked for the ability to source financing for \$8 million.

Finance Director Shannon Moore stated the request must be submitted to the Local Government Commission (LGC) to approve financing and service fees.

Mayor Pro Tem Post asked if the additional seven items indicated by Holden Building Company is included in its base bid. Ms. Brindle agreed.

Thereupon, Councilmember Miller made a **motion** to award a contract with Holden Building Company in the amount of \$6,420,500 regarding Fire Station Number 6 construction. Mayor Pro Tem Post seconded the motion.

City Manager Lane Bailey commented the bid amount exceeds Capital Improvement Plan (CIP) budgeted amounts, and he noted the CIP has been adjusted to provide coverage. Ms. Moore commented the CIP includes a \$5 million expenditure for the construction of Fire Station 6.

Councilmember Miller suggested approaching the construction with a mindset to keep expenses as low as possible, and he noted otherwise the City would have to restart the LGC process. Mr. Bailey reviewed some funds have been spent to acquire the property and design fees.

Mr. Bailey commented after a conversation with the Architect Bill Burgin he suggested delaying Fire Station 3 construction's until 2023.

Mayor Pro Tem Post stated interest rates, construction cost, and tariffs are a concern for

construction. Mr. Bailey noted interest and construction rates play a role in the cost for Fire Station 6 construction but tariffs do not and he commented it could affect the future construction of Fire Station 3. He indicated the City would be in a reevaluation year FY19-20.

Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

Thereupon, Councilmember Miller made a **motion** to adopt a Lease Purchase Resolution for filing an application with the Local Government Commission and financing of acquisition, construction, and equipping of Fire Station #6. Mayor Pro Tem Post seconded the motion. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

LEASE PURCHASE RESOLUTION FOR FILING AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION AND FINANCING OF ACQUISITION, CONSTRUCTION, AND EQUIPPING OF FIRE STATION #6

(The above Resolution is recorded in full in Resolution Book No. 15 at Page No. 32, and is known as Resolution 2018-21.)

Thereupon, Councilmember Miller made a **motion** to set a public hearing for Tuesday, August 21, 2018 to receive public comments regarding the construction of Fire Station #6. Mayor Pro Tem Post seconded the motion. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

REPORT – CODE ENFORCEMENT ABATEMENTS

This item was postponed.

BOARDS AND COMMISSIONS

Alternate Methods of Design Commission

Upon a motion by Mayor Pro Tem Post, seconded by Councilmember Miller. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voting AYE, the following appointment was made to the Alternate Methods of Design Commission for a term to begin August 7, 2018:

Mr. Jon Palmer

Term Expires 3/31/21

CITY ATTORNEY'S REPORT

City Attorney Graham Corriher thanked Council for allowing him to serve the City and the formal swearing-in ceremony.

CITY MANAGER'S REPORT

City Manager Lane Bailey commented City Clerk Diane Gilmore would send Council members a poll for possible meeting dates regarding Council's request for a joint meeting with Salisbury-Rowan Board of Education.

ANNOUNCEMENTS

Communications Director Linda McElroy announced the U.S. Department of Justice Programs (DOJ), Diagnostic Center will provide City Council a review of the Salisbury Police Department assessment in a Special Meeting Tuesday, August 14, 2018 at 10:00 a.m. in Council Chambers located in City Hall, 217 South Main Street.

Communications Director Linda McElroy announced the U.S. Department of Justice Programs (DOJ), Diagnostic Center will provide the public an overview of training and technical assistance review of the Salisbury Police Department Tuesday, August 14, 2018 from 5:30 p.m. until 8:00 p.m. at the Salisbury Civic Center, 315 Martin Luther King Jr. Avenue. This forum will provide a summary of the findings, recommendations, and provide a question and answer opportunity for members of the community.

Mayor Heggins recognized Ms. Tammy Pinkston and Mr. Rocky Cabagnet would help initial organization for a parade in Spencer and Salisbury. She encouraged citizens to meet at 1300 West Bank Street. Mayor Pro Tem Post commented Mr. Cabagnet would help organize the non-profit group but would not be a lead for parade details.

MAYOR'S COMMENTS

Mayor Heggins asked if Council would consider holding its comments due to the time, and she suggested Council move into closed session. Councilmembers agreed.

CLOSED SESSION

Mayor Heggins requested a motion to go into closed session.

Thereupon, Councilmember Miller made a **motion** to go into closed session to consult with an attorney as allowed by NCGS 143-318.11 (a)(3). Mayor Pro Tem Post seconded the motion.

Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

RETURN TO OPEN SESSION

By consensus, Council agreed to return to open session.

Mayor Heggins announced no action was taken in closed session.

EMPIRE HOTEL PROJECT

City Attorney Graham Corriher explained the unresolved issues on the Agenda were the Resolutions related to the Empire Hotel documents and the Empire Hotel historic covenant issue. He explained the lease is for the City, Downtown Salisbury, Inc. (DSI) and the developer to enter. He clarified there are three parties to the four total agreements that make up the Empire Redevelopment Project. He added the City is approving the lease as it relates to the City and sending it to the LGC for approval. He noted the lease includes the rental agent agreement by incorporation, and he explained two documents are part of the lease that make up the first Resolution.

Mr. Corriher stated the second Resolution is triggered by the first Resolution and if approved the City would be a party in the real estate sales contract and new development agreement. He added Council would authorize Mayor Heggins to enter into the agreements after the LGC approves the lease and the other parties sign.

Mr. Corriher noted the historic covenants are unrelated to the agreements and it makes sense to approve it last.

Thereupon Councilmember Miller made a **motion** to adopt a Resolution authorizing the filing of an application for approval by Local Government Commission pursuant to North Carolina General Statutes 159-148. Mayor Pro Tem Post seconded the motion. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR APPROVAL BY LOCAL GOVERNMENT COMMISSION PURSUANT TO NORTH CAROLINA GENERAL STATUTES 159-148.

(The above Resolution is recorded in full in Resolution Book No. 15 at Page No. 28-29, and is known as Resolution 2018-19.)

Thereupon Councilmember Miller made a **motion** to adopt a Resolution authorizing the City to execute the amended and restated real estate sales contract and revised development agreement upon approval by the Local Government Commission of related development

agreements. Mayor Pro Tem Post seconded the motion. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

RESOLUTION AUTHORIZING THE CITY TO EXECUTE THE AMENDED AND RESTATED REAL ESTATE SALES CONTRACT AND REVISED DEVELOPMENT AGREEMENT UPON APPROVAL BY THE LOCAL GOVERNMENT COMMISSION OF RELATED DEVELOPMENT AGREEMENTS.

(The above Resolution is recorded in full in Resolution Book No. 15 at Page No. 30-31, and is known as Resolution 2018-20.)

Mayor Heggins then asked for a motion regarding the landmark designation for the Empire Hotel and Block – Montgomery Ward Department Store.

Thereupon Councilmember Miller made a **motion** to adopt an Ordinance designating the Empire Hotel and Block – Montgomery Ward Department Store, located at 214 South Main Street, in Salisbury North Carolina as a Historic Landmark. Councilmember Alexander seconded the motion. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

ORDINANCE DESIGNATING THE EMPIRE HOTEL AND BLOCK – MONTGOMERY WARD DEPARTMENT STORE, LOCATED AT 214 SOUTH MAIN STREET, IN SALISBURY NORTH CAROLINA AS A HISTORIC LANDMARK.

(The above Ordinance is recorded in full in Ordinance Book No. 27 at Page No. 120-123, and is known as Ordinance 2018-39)

HOTWIRE LEASE – AMENDMENT TWO

City Attorney Graham Corriher noted Council needs to consider the second amendment to the Hotwire Lease. He explained a couple of issues arose during the transition of the lease.

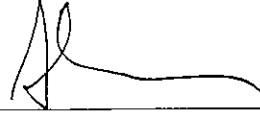
Thereupon Mayor Pro Tem Post made a **motion** to adopt a Resolution to Amendment 2 to the Fibrant System Lease and that it be attached to the record. Councilmember Miller seconded the motion. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

RESOLUTIONS TO APPROVE AMENDMENT NO. 2 TO FIBRANT SYSTEM LEASE.

(The above Resolution is recorded in full in Resolution Book No. 15 at Page No. 33-35, and is known as Resolution 2018-22.)

ADJOURNMENT

Motion to adjourn the meeting was made by Councilmember Miller seconded by Mayor Pro Tem Post. All Council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 11:38 p.m.



Al Heggins, Mayor



Diane Gilmore, City Clerk