REGULAR MEETING

PRESENT: Mayor Paul B. Woodson Jr., Presiding; Council Members Mayor Pro Tem Maggie A. Blackwell, Karen Kirks Alexander, William (Pete) Kennedy, and William Brian Miller; City Manager Doug Paris; City Clerk Myra B. Heard; and City Attorney F. Rivers Lawther, Jr.

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 Woodson at 4:00 p.m. The invocation was given by Councilmember Miller.

PLEDGE OF ALLEGIANCE

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

RECOGNITION OF VISITORS

Mayor Woodson welcomed all visitors present.
CONSENT AGENDA

(a) Approval of Minutes

Approve Minutes of the Regular Meeting of July 2, 2013.

Thereupon, Ms. Blackwell made a motion to adopt the Consent Agenda as presented. Ms. Alexander seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Alexander and Blackwell voted AYE. (5-0)

LEASE-PURCHASE FINANCING OF AN OFFICE BUILDING

Assistant City Manager John Sofley addressed Council regarding the redevelopment of the 300 block of South Main Street. He explained North Carolina General Statutes allow municipalities to participate in economic development by:

- Purchasing land
- Constructing facilities
  - Buildings, parking, and utility lines
- Economic incentive grants
- Issuance of debt

Mr. Sofley indicated redevelopment of the 300 block of South Main Street will:

- Enhance development in blighted areas
- Promote private development
- Provide for a vibrant community
- Improve the quality of life in the area

Mr. Sofley reviewed Council’s vision for the 300 block of South Main Street:

- Opportunity for redevelopment of an entire downtown block
- Three components
  - Integro Technologies is under construction
  - A new parking lot will be constructed
    - Expandable for future economic development
  - Opportunity to redevelop 329 South Main Street
    - Three-story 62,000 square feet office building

Mr. Sofley indicated the Rowan-Salisbury School System has stated it will lease a building if the City builds it. He displayed drawings of the 300 block of South Main Street depicting the completed Integro Technologies Building and the proposed City Office Building. He explained the proposal before Council regards financing to construct the building.
Mr. Sofley reviewed the Economic Impact Update completed by Salisbury-Rowan Economic Development Commission (EDC) Executive Director Robert Van Geons for the 300 block of South Main Street:

- Creates approximately 123 temporary jobs
- Supports approximately 260 jobs in the local economy if the building is leased to the Rowan-Salisbury School System
- Generates approximately $1.25 million in additional retail sales
- Increases the City and County tax base
- Provides increased sales and property tax revenue
- Creates opportunities for entrepreneurial development and public/private partnerships
- Positively showcases the City as a vibrant, progressive community

Mr. Sofley noted:

- The City is permitted to engage in economic development projects including
  - Construction of new buildings and to issue debt
- The City has a proposed operational lease with Rowan-Salisbury School System that would not require approval from Rowan County

Mr. Sofley explained:

- The City is required to hold a public hearing regarding the proposed lease-purchase financing of a new office building
  - Requirement under the General Statutes
- Opportunity for public to provide comments on their support or lack of support for the project being financed and the method of financing

Mr. Sofley stated the City is proposing a lease-purchase finance under North Carolina General Statute 160A-20 for a 62,000 square foot office building. He explained the debt of the facility will be secured by the facility itself.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding the proposed lease-purchase financing of a 62,000 square foot office building.

Mr. Mark Lewis, 109 Kingsbridge Road, President of Downtown Salisbury, Inc. (DSI), stated he believes in the City, downtown and education. He pointed out supporters of the proposed office building also support the Rowan-Salisbury School System, progressive leadership, downtown and building a vibrant community. He asked those in support of the proposed office building to stand, approximately 200 citizens stood in support of the project. He indicated, as elected officials, Council’s primary mission is to build community. He noted the community wants to work with Council to build something that benefits the Rowan-Salisbury School System, downtown and the community. He pointed out the community needs leadership. He stated it is time for Council to lead, and for Council and the community to build something together.
Mr. Paul Fisher, 202 South Fulton Street, indicated he is an advocate for education. He explained education is the common denominator in any community's success and the fuel that drives economic development, creates jobs and improves quality of life. He stated communities that support education will prosper and those who do not will falter. He noted Rowan County has one of the highest unemployment rates in the State and the Nation. He added 21.5 percent of Rowan County citizens live at or below the poverty level compared to 15 percent nationally. Mr. Fisher stated some say communities cannot afford to spend more on education, but communities cannot afford to spend less because future generations will suffer. He pointed out education is the foundation for citizens and businesses in Rowan County. He indicated the proposed Central School Office Building is not the panacea for all troubles, but a great first step that will signal the County is progressive and education is a core value. He stated he is confident other capital projects and education programs will follow the proposed Central School Office Building. Mr. Fisher pointed out delaying the project will cost more as interest rates and building costs rise. He urged Council to support the proposed Central School Office Building. He referenced a quote by Benjamin Franklin, “The only thing more expensive than education is ignorance.” He added a journey of 1,000 miles begins with a single step, and it is time to take that step.

Ms. Cindy Hart, Chair Rowan County Chamber of Commerce and downtown business owner, stated the Rowan County Chamber of Commerce adopted a position statement in support of the proposed Central School Office Building. She indicated membership surveys were conducted, and education was identified as a top priority of the business community. She pointed out the community needs an exceptional School System to attract and retain businesses. She referenced a report that indicated student’s test scores were in jeopardy due to overheated conditions at the North Long Street server room. She stated the potential damage to student records is unacceptable and a central office is needed to maintain accurate information. She noted students are the reason business leaders want this issue resolved. Ms. Hart indicated the consolidation of administrative personnel to a central office will improve efficiency and reliability. She explained the Gateway Building is a symbol of economic development, and the Central School Office Building will be a symbol of quality education for all students. She stated the proposed location will have a significant impact on the downtown and Rowan County.

Rowan County Commissioner Jon Barber, 335 Umberger Road, Mt. Ulla, stated he is excited the Integro building is under construction. He noted he attended a School Board meeting August 2011 and spoke in favor of a Central School Office Building in the 300 block of South Main Street due to the economic impact it would have downtown. He pointed out other government operations are downtown and school operations should be too. Commissioner Barber indicated he has had conversations with citizens regarding traffic congestion and parking if the Central School Office Building is constructed downtown. He stated he refers citizens to the Downtown Master Plan, and he emphasizes Council would not allow construction that conflicts with the Plan. He noted if a private business wanted to buy the block and employ 180 people, citizens would support it. He thanked Council for assuming responsibility that is not statutorily theirs and noted elected bodies have to lead, follow or get out of the way. He added he looks forward to the ground breaking ceremony because Rowan County needs a vibrant County Seat.
Dr. Alan King, 365 King Road, stated he is excited something is happening in the community. He noted when the School System merged 24 years ago a major obstacle was the location of a central office. He explained under a previous superintendent’s leadership a short term solution was devised to operate with multiple offices, and 24 years later nothing has changed. He added many plans have been considered but nothing has worked. He indicated the Rowan-Salisbury School System Administration operates in two different cities; East Spencer and Salisbury, making communication difficult. He thanked Council for its vision.

Dr. Ada Fisher, 425 West Horah Street, stated her children were educated in the Rowan-Salisbury School System, and she has served on the Board of Education. She questioned who will pay for the proposed Central School Office Building and if the building will require a bond. She noted she is opposed to the City financing a building for the School System, and she supports the Rowan County Commissioner’s position that there is not enough funding. She indicated the Rowan-Salisbury School System has lost 1,000 students since 2007. She noted construction jobs created by the project will be temporary. Dr. Fisher stated she supports downtown economic development but has concerns regarding the impact on taxpayers. She stated the School System should be required to sell vacant properties in order to contribute to the project. She asked Council to keep the taxpayers in mind.

Retired Judge Larry Ford, 207 Richmond Road, stated he supports the proposed Central School Office Building. He added Council needs to move forward with what has been started. He pointed out the project will benefit Rowan County and the City. He added Council should step up and lead the way.

Mr. William Wood, 125 Wyndam Way, stated his children were educated in the Rowan-Salisbury School System. He noted his company owns the Kress Plaza, located across the street from the Integro Technologies building under construction. He pointed out he has invested millions in the community and pays over $10,000 in property taxes annually. He asked that his tax dollars be used for this project because he supports education and economic development. He added the investment in education will give students a reason to come back to Rowan County after college.

Ms. Jayne Smith Steinberg, 411 Knollwood Avenue, stated she taught in both the City and County School Systems. She pointed out when she taught in the Long Street building years ago it was old even then. She stated people are chronically ill from working in that environment, and it is time to complete what should have been done 24 years ago. She pointed out Salisbury is the county seat and where business is conducted. She indicated it is time for the County and City to work together. She stated she is glad the City is taking the lead and looks forward to the ground breaking.

Mr. Michael Young, 117 Maupin Avenue, stated he is a downtown property owner. He noted the City’s willingness to step up and finance the Central School Office Building is progressive and insightful. He added it is a winning proposition for everyone involved, and the risk is worth the investment. He pointed out the School System, the City and downtown will benefit for decades. He stated he supports the project, and he thanked Council for taking the lead. Mr. Young provided additional written remarks to City Clerk Myra Heard.
Mr. Eddie Smith, 109 South Deerfield Circle, stated he was educated in the local School System. He indicated he supports the project and its benefits to the community. He pointed out the City has received inquiries from businesses as a result of this project. He added due to the population density, he is in favor of the downtown Central School Office Building. He noted as a downtown employee, a father, and a citizen he supports the project.

Ms. Bonnie Holder, 500 Mahaley Avenue, stated she has been employed with the Rowan-Salisbury School System since 1986 and for the last nine years worked in the Superintendents office on Ellis Street. She noted many sites have been considered for a consolidated office building. She thanked Council for its willingness to move the project forward. She added employees of the Rowan-Salisbury School System look forward to the efficiency of a consolidated administrative office. She added citizens will appreciate the economic development the project will bring.

Mr. Lou Manning, 2354 Statesville Boulevard, President of Park Avenue Neighborhood Association, stated he supports the downtown Central School Office Building. He noted there are many who just talk in the community, but not many who are doers, and Council is working for the betterment of the community.

Ms. Maia Smith, 540 Cheryl Lee Drive, stated she has owned a small business on 103 South Main Street for eight years. She thanked the City and DSI for the transformations that have taken place during that time. She noted Council needs to move forward with the project and work to make the 300 block of South Main Street vibrant. She added when the project is complete, no one will doubt education and economic development are part of our future.

Mr. Sean Campion, 223 West Bank Street, stated he is co-owner of the Salisbury Business Center under construction and Integro Technologies. He noted Integro Technologies plans to occupy 63 percent of the Salisbury Business Center. He indicated the Salisbury Business Center is generating interest from outside of the area, and the company is actively pursuing potential tenants. He pointed out his children are educated in the Rowan-Salisbury School System, and he is an adamant supporter of the Central School Office Building which will move the School System forward. Mr. Campion indicated the project shows Council's commitment to education and will serve as a beacon for companies looking to locate and employ citizens. He stated the economy is recovering, but Salisbury and Rowan County are being bypassed. He explained Integro Technologies employs two summer interns from the Rowan-Salisbury School System. He added it is his goal to work with the Science, Technology, Engineering, and Math (STEM) program in local high schools to expose students to opportunities so they will come back after college to work in the City and invest in the community. He stated the project is needed, and he thanked Council for supporting it.

Mr. Rick Anderson McCombs, 120 South Fulton Street, owner of Sidewalk Deli, stated he was educated in the local School System. He noted he appreciates what the project will do for downtown business owners, education and the men and women who work at the Ellis and Long Street locations. He added conditions at Long Street are rough, and employees deserve a better place to work. He thanked Council for supporting the project.
Mr. Kevin Mather, 205 North Deerfield Circle, Operations Manager for Integro Technologies, explained he relocated to Rowan County 13 years ago, and his children are educated in the Rowan-Salisbury School System. He noted the proposed building is needed, and the project has been delayed long enough. He thanked Council for working to move the project forward.

Ms. JoAnn Hoty, 229 South Long Street, stated as a semi-retired educator she supports the project.

Mr. Tony Hoty, 229 South Long Street, stated he and his wife have 47 years of teaching experience between them. He noted one thing stands out, smart people with a vision build buildings for education and future generations.

Ms. Nancy Vick, 302 Windmill Ridge, noted her sons were educated in the Rowan-Salisbury School System, and one of her sons is the co-owner of the newly opened candy shop on Main Street. She stated as a former employee of the Rowan-Salisbury School System, she supports the project. She added the City is thriving in spite of what people say. Ms. Vick asked Council to stop the battle with the Rowan County Commissioners in the Salisbury Post and move forward with the building for the betterment of the community.

Mr. Jonathon Cerny, 1227 South Main Street, Chair of the Community Appearance Commission, stated he supports the project.

Mr. Pete Prunkl, 421 South Ellis Street, stated he is proud to be a resident of Salisbury, and he supports the Central School Office Building. He asked Council to begin its meetings with a moment of silence.

Ms. Sharon Gardner, 2050 Barger Road, Risk Manager for Rowan-Salisbury School System, indicated the building on Long Street is unsafe. She noted citizens are facing economic challenges, and government must provide for needs and not wants. She thanked Council for working to finance the Central School Office Building because it is desperately needed. She noted public educations starts at Administration, and employees need a safe facility to work in.

Rev. Bill Turner, local Pastor and veteran teacher, stated the proposed Central School Office Building would be a great addition to the City and bring business to the area.

Ms. Cheryl Goins, stated she lives and works at 101 South Main Street. She indicated she supports the project.

Ms. Heather Teeter, 230 West 11th Street, stated she supports the project as a parent of an exceptional child and owner of Sweet Meadow Cafe. She noted the community is growing and needs the additional support and revenue base.
Mr. Scott Teeter, 230 West 11th Street, addressed Council as a parent, downtown business owner, and school employee. He noted he grew up in Stanly County and traveled to Salisbury to make purchases. He pointed out Rowan County Commissioners want to look backward, and the City is looking forward. Mr. Teeter indicated he applauds Council's decision and asked Council to move forward with the project. He stated the City has the ability to move forward because it is in an area of growth. He referenced Cabarrus County and noted neighboring counties are growing. He stated he supports the project, and pointed out Council is planning for the future economically and educationally.

Mr. Tommy Tomlinson, 109 West Fisher Street, stated he supports the project.

Ms. Judy Howard, owner of Uncle Bucks, stated she supports the downtown Central School Office Building. She recognized three people in the audience who did not speak but supported the project.

Mr. Justin Dionne, 112 North Main Street, noted as a downtown resident and product of the School System, he supports the project. He added he runs a non-profit arts organization in downtown and looks forward to expanding the audience base and embracing new neighbors.

Mr. Pete Bogle, 1655 Country Hill Drive, Director of Building Code Enforcement for Rowan County, stated he supports the project. He noted he works with DSI, owner of the Empire Hotel. He added he has spoken with potential developers interested in the Empire Hotel due to its close proximity to the Integro Technologies Building under construction and the proposed Central School Office Building. He indicated it is a great example of economic development and how one building affects those around it. He stated, in his opinion, if the Central School Office Building is built in the 300 block of South Main Street, the Empire Hotel will have a developer within the year.

Mr. Marty Hart addressed Council representing local business owner Mr. Darren Moody, 213 South Lee Street. He noted a community will grow if investments are made. He indicated the Central School Office Building is a good proposal, and Mr. Moody and his employees see it as an investment in the future. He thanked Council for supporting the project.

Mr. Jeffery Hoy, 510 Maupin Avenue, stated he and his wife were drawn to this community by the downtown vibrancy. He noted, as a taxpayer, he is proud to support the educational system of the community. He indicated the Central School Office Building will be a powerful symbol of the community's commitment to education.

Ms. Greta Conner, 1106 Laurel Street, President of Salisbury-Rowan Retired Teachers Association, indicated she supports the project.

Mr. Bill Batterman, 812 Overhill Road, stated he is proud to be a resident of Rowan County and the City. He noted he attended a Rowan County Commissioners meeting where a Commissioner said Rowan County could not keep up with other counties. He indicated he believes the community must try. He pointed out public education has helped integrate education, and he supports the project.
Ms. Barbara Perry, 131 West Bank Street, stated she was thrilled when Integro Technologies decided to build downtown. She noted she supports the downtown Central School Office Building. She indicated she has been to meetings at City Hall, the County Office Building, as well as the Long Street and Ellis Street offices, and there is no comparison. She pointed out the project is overdue, and she thanked Council for taking a leadership role.

Ms. Thomasina Paige, 311 Mitchell Avenue, stated she supports the project. She challenged citizens to become involved so the City can grow responsibly.

Mr. Ted Goins, Lutheran Services of Carolinas 1416 South Martin Luther King Jr. Avenue, downtown business owner and resident, stated he strongly supports the downtown Central School Office Building. He pointed out it is an example of local ingenuity to address a desperate need in the community.

Ms. Libby Post, 225 Stonewall Road, stated she works at Long Street office. She recognized three employees in the audience in support of the downtown Central School Office Building. She noted it is heartwarming to hear the response from the community. She added it is the right thing to do for employees and the students they serve. She thanked Council for its vision and pointed out administrative employees look forward to working downtown.

Mr. Dick Huffman, 228 West Bank Street, pointed out the need for a Central School Office Building is undeniable. He added the inefficiency of operating out of three facilities is obvious. He stated the Central School Office Building, in its downtown location, will provide jobs and economic opportunity. He referenced the old coliseum in Charlotte and noted it was in the county and did little to boost economic development. He pointed out the new coliseum was built in downtown Charlotte and within one year condominiums, restaurants, shops and bars were built in the vicinity. He indicated the General Service Accounting Office determined Federal employees spend an average of $5,041 per year in the downtown central business district when they are located downtown. He pointed out if the Central School Office Building is built downtown, it will have a great impact on downtown businesses. He thanked Council for supporting the project.

Mr. Jim Carli, 419 South Ellis Street, stated he moved to Salisbury for business 32 years ago. He noted he is in favor of the project, and he thanked Council for its support.

Ms. Dee Dee Wright, 418 South Caldwell Street, quoted Mr. Fredric Douglas, “Without vision the people will perish.” She explained she wears a turtle everyday because risks must be taken in life and to move ahead, a turtle must stick its neck out. She noted she supports the downtown Central School Office Building.

Mr. Acey Worthy, 321 East Bank Street, stated he supports the project.
Mr. R.W. Brown, 815 West Thomas Street, retired educator, stated he returned to the City after 32 years of teaching. He acknowledged the talent and resources in Rowan County, but added he is surprised by the arrested development and the animosity between the County and the City. He suggested the School Board publicize the functions of a central office. He stated he supports the downtown Central School Office Building.

Mr. Ken Goforth, 197 Hoof Print Trail, Mt. Ulla, stated he is an 18-year maintenance employee of the Rowan-Salisbury School System and currently serves as Vice-President of the North Carolina Public School Maintenance Association. He indicated he has visited many of the 115 School Systems in North Carolina, and the Rowan-Salisbury School System should be proud of its schools. He pointed out several schools are less than 15 year old and most have had renovations, or updates in the past 18 years. He added the Long Street facility is a maintenance nightmare. He noted the Rowan-Salisbury School System needs an administration building that is efficient and has room for staff and public meetings. Mr. Goforth stated a good leader makes decisions based on need, opportunity, planning and finance. He indicated the office is outdated and inefficient, the opportunity is there, the interest rate is low, and contractors are available for competitive bids. He added the plan is in place, and it is time to act.

Ms. Nan Long, 419 Eastwood Drive, stated she is scared to attend School Board meetings at the Long Street Facility. She added she cannot imagine what it is like to maintain the building or work there.

Dr. Mary Frances Edens, 619 Laurel Valley Way, indicated she spent 30 years in education, and she supports this project. She thanked Council for its vision.

Mr. Mike Howard, 199 Elrosa Road, indicated he supports the project and agrees with the previous speakers. He explained he works in the Long Street facility and has witnessed its conditions firsthand. He thanked Council for its support and willingness to listen to the community.

Mr. Gene Miller, 105 Travis Lane, stated he has worked for a Central School Office Building for the last six or seven years. He thanked Council for taking the initiative and seeing the benefits of a downtown central office. He noted people will look back on this day as the beginning of something really good.

Mr. L.A. Overcash, Landis, Board of Education Member, indicated it is time for a Central School Office Building. He thanked Council for taking the initiative and pointed out Rowan County Commissioners have let Rowan County citizens down.

Ms. Dottie Hoy, 510 Maupin Avenue, thanked Council for stepping up in support of this project.

Ms. Iwana Ford, 207 Richmond Road, indicated she could echo everything that has been said. She noted she wishes the best for all, but noted it cannot happen without education. She thanked Council for its support of the project.
Ms. Kay Wright Norman, 155 Dove Lane, Board of Education Member, stated she has been on the Board for 18 years, and the Central School Office Building has been discussed the entire time. She noted it is time for the discussion to stop and the work to begin. She thanked Council for its support.

Mr. Jim Duncan, 115 Wellington Drive, thanked Council for supporting the project.

Mr. Andy Story, 130 West Colonial Drive, stated he supports the project, and he thanked Council for its consideration.

Mr. Robin James noted he supports the project.

Mr. Rick Parker, 150 Dove Lane, explained he appreciates the work Council has put into this project. He added there are citizens in this community who have foresight and will not give up.

Ms. Emily Perry, 101 Tree Top Court, thanked Council for its wisdom and vision regarding the Central School Office Building. She stated she attended Lincoln Elementary School, Price High School and graduated from Boyd Col High School. She noted Salisbury has come a long way and will go further. She thanked Council for its vision for the community.

Mr. Walter Wall, 1075 Glennfield Drive, stated he is proud of Council. He thanked Council for its vision and hard work.

Ms. Julie Fuller, 425 South Fulton Street, owner Innes Street Drug, stated she and her husband Mr. Mike Fuller support the project. She added it will be good for downtown businesses.

Mr. Victor Wallace, 1110 Confederate Avenue, explained the Wallace family has worked downtown for 150 years. He stated location is critical, and the building should go downtown. He added the proposed building will support other development along South Main Street. He thanked Council for its work on the project.

Mr. Johnny Safrit, 213 Statesville Boulevard, stated the commitment is to education. He noted he supports the project and the downtown location. He added the Central School Office Building proves the City is committed to education and progress.

Ms. Ann Steele, Trinity Oaks, noted she chose to live in the City because of its atmosphere and forward thinking citizens. She explained she taught school for 30 years in a variety of places and a thriving community with good schools is paramount.

Ms. Dawn Fox, Ms. Deb House and Mr. Larry Petrea, 110 South Long Street, members of the Rowan-Salisbury School System Technology Department, addressed Council regarding the Central School Office Building. Ms. Fox indicated there have been numerous network and technology issues working out of multiple outdated facilities, and she looks forward to the new Central School Office Building. She thanked Council for its support.
Ms. Debbie Isely, 1633 Creeks Church Road, Cleveland, noted progress is critical. She pointed out she works at 110 South Long Street, and it is not a safe environment. She thanked Council for its vision and noted the Central School Office Building is a win-win for employees, the School System, citizens and the City.

Ms. Meredith Honeycutt, five year employee of the Rowan-Salisbury School System at 110 South Long Street, thanked Council for its work to bring the Central Office to downtown.

Ms. Lynn Mauldin, 13 year employee of the Rowan-Salisbury School System at 110 South Long Street, thanked Council for having faith in the School System and working to give the administrative employees a Central Office of which they can be proud.

Ms. Alisha Burnette, Rowan-Salisbury School System employee, thanked Council for its support.

Ms. Mary James, 727 South Fulton Street, expressed her support of the Central School Office Building.

Ms. Tara Trelxler, 115 Midsail Road, stated there is a need for consolidation. She noted as Chief Financial Officer of the Rowan-Salisbury School System it will be much more efficient to operate one office instead of five. She thanked Council for its support and the professional way it conducts business.

Ms. Julie Morrow, 110 South Long Street, Assistant Superintendent of Curriculum, explained the directors under her supervision are in five different locations making communication extremely difficult. She added the Central School Office Building will lead the School System in the right direction.

Ms. Christy Row, Executive Director of Human Resources Rowan-Salisbury School System, recognized 12 Human Resources Department employees in the audience in support of the project. She thanked Council for its partnership and support of education.

Ms. Pam York, 215 North Hamby Street, Rockwell, employee at South Long Street, stated her children are educated in the Rowan-Salisbury School System, and she supports the downtown Central School Office Building.

Ms. Lisa Wear, Director of Horizons Unlimited, stated the Central School Office Building in its downtown location will bring a hub of innovation and opportunity. She noted it will be a place where educators and leaders can come together to plan for student success. She thanked Council for supporting the project.

Dr. Judy Grissom, Superintendent Rowan-Salisbury School System, 1350 Potneck Road, stated she supports the project which has been discussed for over 20 years. She thanked Council for working to make it happen. Dr. Grissom noted she will retire soon and will not work in the building, but it will benefit future generations.
Mr. Charles Black stated he has been annexed into the City for approximately six years and is glad to see his tax money is going for a worthwhile cause.

Ms. Robin Rollins, 205 Gold Hill Avenue, Rockwell, stated she works at the South Long Street office. She noted she supports the project, and she thanked Council for seeing the need.

Dr. Richard Miller, Rowan-Salisbury School Board Chair, 480 Beck Road, stated he retired after 41 years working as an advocate for public school systems. He noted his children were educated in the Rowan-Salisbury School System. He pointed out he operates a business that pays taxes to the City and the County. He thanked Council for having foresight to bring the School Board a developer who proposed a $1 million grant to the project. He explained the initial project would not have cost taxpayers any additional money when it was proposed due to consolidation of the buildings. Dr. Miller noted without Council the School System would not be where it is today. He pointed out the project that would not have cost additional money will now cost $8 million because the initial plan was rejected by the County. He thanked everyone who addressed Council, and urged Council to move quickly and make this project happen. Dr. Miller pointed out approximately 20,000 students are waiting for a core center that will support 35 locations and 3,000 employees. He pointed out the City Council and the School Board understands the project is good for the community. He noted the School System is one of the few entities that represent all of the Rowan-Salisbury community. He stated 24 years is long enough to wait, and it is the right time to do the right thing for the students, staff and the community.

Citizens who spoke in favor of the Central School Office Building placed a brick to build a wall beside the Council dais as a symbol of their support for the proposed building.

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

Mayor Woodson thanked everyone who voiced their opinion regarding the Central School Office Building. He noted it is a tough decision for Council because it requires a risk. He indicated Council believes the Central School Office Building will benefit the entire community. He pointed out when citizens show their support for an item it makes the decision easier for Council.

City Clerk Myra Heard stated Council received 21 letters and emails in support of the Central School Office Building. She noted it was requested that 3 of the letters be read at the Council meeting. She read letters in support of the project from:

- Mr. Ralph Ketner, 300 North Fulton Street
- Mr. Edward Norvell, 414 West Fisher Street
- Mr. Fred Stanback, Jr., 507 West Innes Street

Ms. Heard read a letter delivered by Salisbury Post Publisher Greg Anderson, who expressed his support and endorsement of the agreement between the City and the Board of Education.
Mayor Woodson thanked everyone who took the time to write a letter or email in support of the project.

Mayor Pro Tem Blackwell read a list of citizens who submitted letters to Council:

- Mr. Fred Stanback
- Ms. Valerie Belk
- Mr. Luke Fisher
- Ms. Ruth Boger
- Ms. Tesa Jackson
- Mr. Rhodes Wooley
- Mr. Ralph Ketner
- Ms. Carol Hatley
- Mr. Nathan Curry
- Mr. Warren Robertson
- Mr. Mike Fuller
- Ms. Robin Rollins
- Mr. Bob Lambrecht and
- Mr. Jon Planovsky
- Mr. Scott Robinson
- Ms. Glenda Dyson
- Ms. Gyndelan Jackson
- Ms. Pam Coffield
- Mr. Jim Steele
- Mr. Edward Norvell
- Ms. Gwenn Matthews
- Mr. Greg Ratt
- Mr. Greg Anderson
- Mr. Danny Fisher

Councilmember Miller stated Council has supported the project from the beginning. He explained economic development and job creation are positive, but Council must also consider what the project will cost taxpayers and the impact to the community. He noted, in his opinion, the impact to the City is far less than the positive aspects of the project. He indicated this project makes sense, and he believes private investment follows public investment. Mr. Miller pointed out the Integro investment proves this. He noted Mr. Bogle stated there is serious interest in the Empire building, and if that building is redeveloped the project will be worth it. He pointed out if the community wants progress it has to put the right people in office to make progress happen. He stated he has children in the Rowan-Salisbury School System, and he is a product of the School System. He indicated the project will improve the School System from the core out, and he supports the project.

Ms. Blackwell stated this is an exciting time to serve on Council. She thanked citizens for taking time to speak and pointed out it is a vital part of the democratic process. She noted, of all of the issues that she has dealt with as a member of Council, this one has generated the most citizen input. She indicated there has been an overwhelming outpouring of thanks and support from citizens from all over the County. She stated Council received a letter from a teacher who moved to Rowan County and noted her negative perception of the County when she saw the interview location on Long Street. She pointed out Council wants to attract the best teachers, because the students and community are worth it. Ms. Blackwell explained buildings are like clothing, the exterior gives an indication of the pride a person has in themselves. She indicated City Hall is simple and strong, yet the stone exterior gives an impression of safety and security. She added the County Administration Building commands respect. She pointed out institutional buildings should be permanent and strong and convey a message of respect. She noted the discussion is not about a new central office, but the first central office for the School System. She explained governments around the world invest for the sake of economic development. Ms. Blackwell stated instead of building a Business Park and waiting for tenants to come, Council is suggesting investing in a building for a committed tenant which makes the investment more
secure. She encouraged all elected officials to put personal agendas aside and work for the betterment of the community. She added it is an opportunity to improve education and promote economic development in a single initiative, and Council must move ahead with the project.

Councilmember Alexander thanked citizens for their input. She stated she is happy to be in a position of service to the community when she receives this type of support. She noted investment in a community is key to its future success. She indicated not planning is a plan, and it is important citizens realize there is a Master Plan in place. She noted plans are a powerful tool in evaluating what needs to be done. Ms. Alexander stated through innovation, collaboration and cooperation the critical needs for education will be met. She pointed out for a city of 33,000 and a budget of $36 million to leverage $13 million in economic development, it is impressive. She thanked the citizens for their support and noted she supports the project.

Mayor Woodson stated he has served on Council for 16 years and a Central School Office Building has been discussed for 10 years. He thanked staff for working with Council to make it happen and noted it is needed for economic development and a vibrant community. He asked Councilmember Kennedy to speak last since he is the senior member of Council and a former educator.

Councilmember Kennedy stated the City is not the same as it was 20 years ago, and it is because citizens have supported Council's vision. He noted he always waits to hear from citizens before deciding how to vote, and they have spoken loud and clear, the Central School Office Building is something citizens want. He stated he supports the project and looks forward to construction of the building.

Thereupon, Mr. Kennedy made a motion to direct staff to move forward with financing and to work with the Rowan-Salisbury School System on finalizing the proposed lease agreement. Ms. Alexander seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Alexander and Blackwell voted AYE. (5-0)

Mayor Woodson thanked everyone who attended the meeting to voice their opinion regarding the Central School Office Building.

LAND DEVELOPMENT TEXT AMENDMENT LDOTA-01-2013 TO AMEND CHAPTER 12 SIGNS

Planning and Development Services Manager Preston Mitchell explained the information before Council is a portion of a text amendment that began in September 2012. He noted a Resolution of Legislative Intent was adopted by Council which allowed staff to establish a Special Committee to draft language addressing three particular areas of the Sign Ordinance and the Land Development Ordinance (LDO). He noted the committee consisted of:
- Community Appearance Commission (CAC)
  - Mr. Jon Cerny and Ms. Barbara Perry
- Design Review Advisory Committee (DRAC)/Historic Preservation Commission (HPC)
  - Ms. Anne Lyles and Ms. Debbie Lesley
- Planning Board
  - Ms. Karen Alexander and Mr. David Post

Mr. Mitchell noted the committee reported to Council at its March 2013 meeting, and the proposed changes were referred to the Planning Board. He explained the Planning Board and the Technical Review Committee (TRC) reviewed the proposed language. He noted the committee is still working on issues related to electronic signs but is prepared to move forward with language regarding political signs.

Mr. Mitchell reviewed existing Land Development Ordinance (LDO) provisions and State law regarding political signs:

<table>
<thead>
<tr>
<th>Maximum Sign Area</th>
<th>Existing LDO Provisions</th>
<th>State Law</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Right-of-Way</td>
<td>5 square feet</td>
<td>6 square feet</td>
</tr>
<tr>
<td>First Date to Place</td>
<td>4 weeks before election date</td>
<td>Yes (State roads)</td>
</tr>
<tr>
<td>Date to be Removed</td>
<td>10 days after election</td>
<td>30 days before early voting</td>
</tr>
<tr>
<td>Permitted Height (above road)</td>
<td>--</td>
<td>September 18, 2012</td>
</tr>
<tr>
<td>On Private Property</td>
<td>Yes, only</td>
<td>--</td>
</tr>
<tr>
<td>Distance to Road Edge</td>
<td>--</td>
<td>3 feet</td>
</tr>
</tbody>
</table>

Mr. Mitchell noted the committee worked to match the City’s LDO provisions with State Law. He reviewed the proposed changes to the LDO Provisions:

<table>
<thead>
<tr>
<th>Maximum Sign Area</th>
<th>Proposed LDO Provisions</th>
<th>State Law</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Right-of-Way</td>
<td>No (City streets) No Change</td>
<td>Yes (State roads)</td>
</tr>
<tr>
<td>First Date to Place</td>
<td>30 days prior, not 4 weeks prior</td>
<td>30 days before early voting</td>
</tr>
<tr>
<td>Date to be Removed</td>
<td>10 days after election</td>
<td>10 days after election</td>
</tr>
<tr>
<td>Permitted Height (above road)</td>
<td>No Change</td>
<td>42 inches</td>
</tr>
<tr>
<td>On Private Property</td>
<td>Yes, including polling locations during polling</td>
<td>--</td>
</tr>
<tr>
<td>Distance to Road Edge</td>
<td>No Change</td>
<td>3 feet</td>
</tr>
</tbody>
</table>

Mr. Mitchell noted the Planning Board convened on June 25, 2013 and recommend unanimous approval of the petition for political signs only.
(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding Land Development Ordinance Text Amendment LDOTA-01-2013 to amend Chapter 12, Signs, as it relates to political signs.

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

Mr. Miller stated the City Council hereby finds and determines that adoption of an Ordinance to amend the Land Development Ordinance of the City of Salisbury as underlined or stricken herein is not inconsistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan and that adoption of the Ordinance is reasonable and in the public interest. Thereupon, Mr. Miller made a motion to adopt an Ordinance amending Section 12.9 (Special Sign Provisions) of the Land Development Ordinance of the City of Salisbury, North Carolina related to political signs. Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Mses. Alexander and Blackwell voted AYE. (5-0)

ORDINANCE AMENDING SECTION 12.9 (SPECIAL SIGN PROVISIONS) OF THE LAND DEVELOPMENT ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA RELATED TO POLITICAL SIGNS.

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 167, and is known as Ordinance 2013-32)

LAND DEVELOPMENT DISTRICT MAP AMENDMENT LDOZ-03-2013 CONNOLLY JULIAN PROPERTIES, LLC

Planning and Development Services Manager Preston Mitchell addressed Council regarding Land Development district map amendment LDOZ-03-2013. He stated the petitioner is Connolly Julian LLC, Lazy 5 Veterinary Hospital, located on South Main Street.

Mr. Mitchell displayed an aerial photograph and noted the property is south of Parkdale Mills. He displayed street view photographs of the existing facility and a small single story home adjacent to the Lazy 5 Veterinary Hospital. He explained the petitioner purchased the single story home located at 2910 South Main Street, and it will be moved from the site. He explained the petitioner is proposing to consolidate their property and expand their facility.

Mr. Mitchell noted the single-family home is zoned Commercial Mixed-Use (CMX) but is surrounded by Highway Business (HB). He pointed out since the single-family residence has been purchased and the property lines dissolved, the zoning needs to be cleaned up to make the entire block HB.

Mr. Mitchell noted the Planning Board recommends unanimous approval of the petition.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding Land Development district map amendment LDOZ-03-2013.
There being no one to address Council, Mayor Woodson closed the public hearing.

Ms. Alexander stated the City Council hereby finds and determines that adoption of an Ordinance to rezone the property as described herein is not inconsistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan, and that adoption of the Ordinance is reasonable and in the public interest. Therefore, Ms. Alexander made a motion to adopt an Ordinance amending the Land Development District Map of the City of Salisbury, North Carolina, by rezoning one parcel, 2910 South Main Street, from Corridor Mixed-Use (CMX) District to Highway Business (HB) District. Mr. Miller seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Mses. Alexander and Blackwell voted AYE. (5-0)

ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, BY REZONING ONE PARCEL, 2910 SOUTH MAIN STREET, FROM CORRIDOR MIXED-USE (CMX) DISTRICT TO HIGHWAY BUSINESS (HB) DISTRICT.

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 168, and is known as Ordinance 2013-33)

RESOLUTION – “YARN-FORWARD”

Mayor Pro Tem Blackwell stated Rowan County Commissioners requested the City Council endorse the “Yarn-Forward” rule in the Trans-Pacific Free Trade Agreement. She noted she researched the bill, and it would prevent countries from sending textiles to other countries and then to the United States to circumvent tariff agreements. She explained it will require direct importation and exportation.

Mayor Woodson stated he supports the bill which will give countries that have a better standard of living an opportunity to import textiles without putting other companies out of business.

Councilmember Miller noted he does not see this as a role of Council, but in the spirit of cooperation with Rowan County Commissioners, he will offer support.

Councilmember Kennedy stated he will support the bill.

Councilmember Alexander indicated she supports the bill because it offers protection from monopolies and gives other countries a chance to sell their goods.

Ms. Blackwell agreed with Ms. Alexander and noted it promotes fair competition, particularly from the western hemisphere.
Thereupon, Ms. Blackwell made a motion to adopt a Resolution supporting the “Yarn-Forward” Rule in the Trans-Pacific Partnership Free Trade Agreement. Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Alexander and Blackwell voted AYE. (5-0)

RESOLUTION SUPPORTING THE “YARN-FORWARD” RULE IN THE TRANS-PACIFIC PARTNERSHIP FREE TRADE AGREEMENT.

(The above Resolution is recorded in full in Resolution Book No. 14 at Page No. 18, and is known as Resolution 2013-12)

APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS

Alternate Methods of Design Commission

Upon a motion by Ms. Alexander, seconded by Mr. Miller, and with Messrs. Kennedy, Miller, and Woodson, and Ms. Alexander and Blackwell voting AYE, the following appointment was made to the Alternate Methods of Design Commission:

Mr. Bill Wagoner Term Expires 03/31/15

Upon a motion by Ms. Blackwell, seconded by Mr. Kennedy, and with Messrs. Kennedy, Miller, and Woodson, and Ms. Alexander and Blackwell voting AYE, the following appointment was made to the Alternate Methods of Design Commission:

Mr. Rodney Queen Term Expires 03/31/14

Mayor Pro Tem Blackwell noted there are two alternate positions available: one for the Alternate Methods of Design Commission and one for the Zoning Board of Adjustment. She encouraged all citizens interested in serving to apply.

PUBLIC COMMENTS

Mayor Woodson opened the floor to receive public comment.

There being no one to speak, Mayor Woodson closed the public comment session.
CITY MANAGER’S COMMENTS

(a) Street Closure – Salisbury Criterion Bike Races

Police Chief Rory Collins stated the Police Department received an application for the annual Salisbury Criterion Bike Races. He noted the applicant is Mr. Neil Boyd, owner of Charlotte Sports Cycling. He explained the first race is schedule for Thursday, August 1, 2013 from 4:30 p.m. until 10:30 p.m. and will take place on multiple streets within northern downtown. He noted the second race is scheduled to take place Sunday, August 4, 2013 from 7:30 a.m. until 5:00 p.m. around City Park. He stated both races have been conducted at the locations for multiple years. He stated businesses that may be impacted have been contacted, and door to door notifications were handed out at City Park. He noted the Police Department will accommodate residents who need access to their homes. Chief Collins indicated permission has been granted by the North Carolina Department of Transportation (NCDOT), and the Police Department approved the application. He stated the presentation is for Council’s information.

(b) Klumac Road Update

City Manager Doug Paris stated at its last meeting Council raised concerns regarding the Klumac Road project and its effect on local businesses. He asked Interim City Engineer Wendy Brindle to address Council.

Ms. Brindle stated the at-grade railroad crossing at Klumac Road was closed permanently May 13, 2013. She explained the North Carolina Department of Transportation’s (NCDOT) contractor is working in the vicinity of A Avenue preparing the road bed for a railroad track detour. She stated the Railroad will build a detour track in August or September 2013 so the underpass that will align with Mooresville Highway can be built. She noted Klumac Road will be realigned to go under the underpass and align with Mooresville Highway/Highway 150. She indicated the work is expected to be complete in 2016.

Ms. Brindle explained when NCDOT closed Klumac Road it set up several road closures. She noted one of the major road closures is at Klumac Road and Jake Alexander Boulevard. She indicated the businesses in the area were concerned that people did not know they were open. She stated staff spoke with NCDOT and received approval to install non-standard signs to identify businesses are open, along with modified road closed signs to indicate the closure is one-mile ahead.

Ms. Brindle noted she spoke to the local businesses affected by the road closure. She stated most of the businesses indicated they were never really impacted by the road closure, but two businesses still have minor concerns, and staff is in contact with them. She pointed out business owners indicated the signs are helping.

Mayor Woodson thanked Ms. Brindle for working with the business owners.
MAYOR’S ANNOUNCEMENTS

(a) Krazy Night Out

Mayor Woodson announced Downtown Salisbury Inc. will host Krazy Night Out Friday, July 19, 2013 from 5:00 p.m. until 9:00 p.m. in downtown Salisbury.

(b) “Movies in the Park”

Mayor Woodson announced the Salisbury Parks and Recreation Department will host “Movies in the Park” at City Park Friday, August 2, 2013. Pre-movie activities begin at 8:00 p.m. The movie will begin at approximately 8:45 p.m. Bring a blanket or chair to watch the featured movie “Madagascar 3.” The free event is sponsored by Fibrant and open to the public. He noted there is a new larger screen with a great sound system.

RECESS

Motion to recess until Tuesday, July 30, 2013 at 10:00 a.m. in Council Chambers at City Hall, 217 South Main Street was made by Mr. Kennedy seconded by Ms. Blackwell. Messrs. Kennedy, Miller, and Woodson, and Ms. Alexander and Blackwell voted AYE. (5-0)

The meeting was recessed at 7:10 p.m.

Paul B. Woodson, Jr., Mayor

Myra B. Heard, City Clerk