

Salisbury, North Carolina  
September 15, 2020

## **REGULAR MEETING**

**PRESENT:** Mayor Karen K. Alexander, Presiding; Council Members William Brian Miller, David Post and Tamara Sheffield; Assistant City Manager Zack Kyle; City Clerk Kelly Baker; and City Attorney J. Graham Corriher.

**ABSENT:** Mayor Pro Tem Al Heggins and City Manager W. Lane Bailey.

In response to the State of Emergency declaration related to the spread of COVID-19 and to limit physical interactions and the potential spread of COVID-19 the Salisbury City Council met electronically. The meeting was called to order by Mayor Alexander at 6:00 p.m. A moment of silence was taken.

## **PLEDGE OF ALLEGIANCE**

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

## **RECOGNITION OF VIEWERS**

Mayor Alexander welcomed all viewers.

## **ADOPTION OF THE AGENDA**

Thereupon, Councilmember Sheffield made a **motion** to adopt the Agenda as presented. Upon a roll call vote Mayor Alexander voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (4-0)

**PROCLAMATIONS**

Mayor Alexander proclaimed the following observances:

HISPANIC HERITAGE MONTH	September 15-October 15, 2020
CONSTITUTION WEEK	September 17-23, 2020
FIRE PREVENTION WEEK	October 4-10, 2020

Mayor Alexander noted the proclamations will be posted to the City’s website for viewing.

**CONSENT AGENDA**

(a) Minutes

Adopt Minutes of the Special meeting of August 31, 2020.

(b) Ordinance-Rowan Woodland Apartments

Adopt an Ordinance extending the corporate limits of the City of Salisbury to include 22.414 acres, Tax Map 330, Parcel 151, Rowan Woodland Apartments, LLC.

ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF SALISBURY, NORTH CAROLINA, TO INCLUDE 22.414 ACRES, TAX MAP 330 PARCEL 151, ROWAN WOODLAND APTS, LLC.

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 73-74, and is known as Ordinance 2020-46.)

(c) Ordinance- West Innes Street and Church Street

Adopt an Ordinance amending Chapter 13, Article X, of the City Code relating to No Right Turns on Red for the intersection of West Innes Street and Church Street.

ORDINANCE AMENDING CHAPTER 13, ARTICLE X, OF THE CODE OF THE CITY OF SALISBURY, RELATING TO NO RIGHT TURN ON RED.

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 75, and is known as Ordinance 2020-47.)

(d) Right of Way Encroachment- North Main Street

Approve a Right-of-Way Encroachment by AT&T for the installation of directional bored duct on North Main Street near Liberty Street per Section 11-24 (27) of the City Code and subject to North Carolina Department of Transportation (NCDOT) concurrence.

(e) Agreement- W.K. Dickson & Co.

Authorize the City Manager to execute a Task Order to an existing Professional Services Agreement with W.K. Dickson & Co., Inc. for an amount not to exceed \$107,920 for engineering services associated with the McCoy Road Culvert Replacement.

Thereupon, Councilmember Miller made a **motion** to adopt the Consent Agenda as presented. Upon a roll call vote Mayor Alexander voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (4-0)

**PUBLIC COMMENT**

Mayor Alexander opened the floor to receive public comments.

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

**UPDATE-STORMWATER SERVICES CIP MASTER PLAN**

Assistant Public Works Director Chris Tester stated in January 2019 Public Works and Salisbury-Rowan Utilities (SRU) worked jointly on an on-call engineering statement of qualifications. He explained as a result of the process HDR Engineering, Inc. was selected to perform a Capital Improvement Project (CIP) study and assist stormwater staff in the development of a CIP Program to address future water quality and flooding concerns.

HDR Engineering, Inc. Project Manager Damian Gaiski-Weitz reviewed efforts that were taken to develop a Stormwater CIP Program for the Public Works Department. He explained the Master Plan will identify new projects and cost-effectively manage stormwater across the City.

Mr. Gaiski-Weitz displayed information regarding the importance of stormwater management. He stated heavy amounts of rainfall can impact a community through water pollution and flooding. He explained water pollution is caused when stormwater moves quickly across the ground and pollutants are washed into creeks and streams. He added flooding will occur when stormwater systems become overwhelmed and cannot convey the amount of runoff that is received. He explained flooding can be caused by several factors including piping that is too small to route the water that has to flow through it. He presented photographs of flood events and explained the possible causes. He stated there is a failure to recognize the importance of maintaining stormwater assets. He explained a failed pipe can cause water to flow into unexpected areas such as streams and rivers, causing them to overflow and affect surrounding infrastructures.

Mr. Gaiski-Weitz indicated risk management is an important aspect of stormwater management. He stated it is not feasible to prevent all flooding, and when designing stormwater assets there are risk levels based on the type of structures that are built and the cost of the project. He explained flood mitigation for property within a flood plain is costly and can be managed by

preventing development within these areas. He indicated the City has encountered 100-year storms which has caused flooding throughout the City. He presented a map identifying the 100-year flood plains within the City. He explained a 100-year storm is an amount of rainfall that in any given year has a 1% chance of occurring. He added the flood plain map is a helpful tool to manage the risks associated with rainfall.

Mr. Gaiski-Weitz stated the best way to identify new projects is through citizen communication. He explained citizens can share concerns regarding flooding they have observed or sinkholes which can indicate a condition issue or stream bank erosion. He pointed out condition issues may signify a pipe is likely to fail and create inadequacy to convey stormwater. He noted capacity issues are created when a stormwater system is under-sized for the amount of rainfall flowing through the pipes. He pointed out maintenance issues can cause storm water systems to fail when inlets become clogged or filled with leaves and debris. He added a blocked inlet may result in water overflowing onto roadways creating additional problems. He pointed out stream bank erosion is a large contributor to pollution and involves the washing away of sediment, soil, and contaminants which can negatively impact a stormwater system.

Mr. Gaiski-Weitz indicated historical data pertaining to citizen concerns were mapped into a Geographic Information System (GIS) interface to create a heat map which identifies areas of concern within the City. He stated a review of the heat map indicated the challenges the City is facing are not necessarily flood plain related. He explained several concerns have been condition or capacity related in areas lacking creeks and streams.

Mr. Gaiski-Weitz pointed out a CIP Program will reduce flood damage, decrease disruption to the public, and improve stormwater management within the City. He indicated the CIP Program is long-term and will not cure all of the City's problems at once. He explained the concept of the plan is to continually improve stormwater management through assessing the condition and adequacy of the stormwater system. He added the plan will serve as a guideline for future stormwater planning efforts and water quality planning recommendations.

Councilmember Miller asked if the greatest need for the City relative to its infrastructure system has been identified. Mr. Tester indicated multiple needs have been identified during the planning process that will be prioritized in Phase 2.

Councilmember Miller asked if the flood event in Wellington Hills was caused by a large amount of rain falling within a short time period or the result of a pipe malfunction. Mr. Tester stated according to the Engineering Department and Rowan County Emergency Services the flood event in Wellington Hills was the result of rainfall which exceeded a 100-year storm. He explained stormwater systems are not designed for 100-year storm events and will not eliminate flooding. He added the intent of a stormwater system is to provide quantity control and lessen the impact of flooding in a community.

Mayor Alexander asked if recommendations will be integrated within the Land Develop Ordinance (LDO) and require developers to build outside of flood plains or build underground cisterns. Mr. Tester stated the City's Engineering Department follows North Carolina Flood Plain Regulations which include standards for development within a flood plain. He added the LDO

contains stormwater quality aspects and in the future staff will present stormwater recommendations to add to the LDO.

Councilmember Sheffield asked for an update on stormwater projects that were approved in the budget. She added she would like the public to understand the need for a Stormwater CIP Program and how the approved stormwater projects will affect current flood challenges. Mr. Tester stated two stormwater projects were approved in the budget and the project on Sunset Drive has undergone investigative work and tree clearing. He added contractors for the project received a notice to proceed and are in the process of creating a schedule. He noted the project on McCoy Road is projected to start in spring 2021, and he is working with City Attorney Graham Corriher to acquire easements for the project.

## **BOARDS AND COMMISSION APPOINTMENTS**

### **Rowan County Tourism Board**

Administrative Services Director and City Clerk Kelly Baker indicated the Rowan County Tourism Board has requested Council to consider appointing Ms. Sada Stewart and reappointing Mr. Stephen Kidd to the board.

Thereupon, Councilmember Post made a **motion** to appoint Ms. Sada Stewart and reappoint Mr. Stephen Kidd to the Rowan County Tourism Board. Upon a roll call vote Mayor Alexander voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (4-0)

Mr. Stephen Kidd  
Ms. Sada Stewart

Term Expires 03/31/2022  
Term Expires 03/31/2022

## **CITY ATTORNEY'S REPORT**

City Attorney Graham Corriher had nothing to report to Council.

## **CITY MANAGER'S REPORT**

Assistant City Manager Zack Kyle had nothing to report to Council.

## **ANNOUNCEMENTS**

### **(a) 2020 CENSUS**

Mayor Alexander stated the City of Salisbury continues to encourage all residents to complete the 2020 Census either online at [2020Census.gov](https://2020census.gov), by telephone at 844-330-2020, or by

mail before the deadline of September 30, 2020. Responding accurately to the Census will provide millions of federal funds for needed programs in Rowan County such as schools, hospitals, employment initiatives, drug rehabilitation and roadway construction. An undercount would mean a loss for the state of \$74 billion over the next 10 years. An undercount could also result in overcrowding in our schools due to an inaccurate count of school-aged children, loss of necessary health programs, or delayed road rehabilitation. All responses will be confidential by law. Please visit [2020Census.gov](http://2020Census.gov) for more information.

(b) Historic Preservation Incentive Grant Applications

Mayor Alexander announced applications for the 2020-2021 Historic Preservation Incentive Grants are now available. These matching grants are available on a competitive basis for exterior projects on owner-occupied houses in Salisbury's four residential local historic districts: North Main Street, Brooklyn South Square, West Square and Ellis Street Graded School. Applications are due by September 25, 2020. To receive an application or inquire about eligibility, please call 704-638-5212.

**COUNCIL COMMENTS**

Councilmember Post stated a Kiva program may be coming to Salisbury. He explained Kiva is a nonprofit financial organization that will serve minority businesses. He indicated he has spoken with personnel from various organizations regarding assistance with starting the Kiva program for the residents of Salisbury.

**MAYOR PRO TEM COMMENTS**

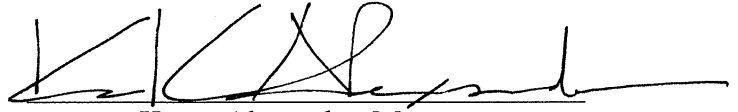
Mayor Pro Tem Heggins was not in attendance.

**MAYOR'S COMMENTS**

Mayor Alexander indicated the City will receive an additional \$200,000 in Community Development Block Grant (CDBG) funds from the Housing and Urban Development (HUD). She added Council will work to determine the recipients for the funds.

**ADJOURNMENT**

Motion to adjourn the meeting was made by Councilmember Post. All Council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 7:00 p.m.



Karen Alexander, Mayor



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Kelly Baker, City Clerk