<table>
<thead>
<tr>
<th>No.</th>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>1.</td>
<td>Call to Order</td>
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<td>2.</td>
<td>Moment of Silence</td>
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<td>3.</td>
<td>Pledge of Allegiance</td>
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<tr>
<td>4.</td>
<td>Welcome to the People’s House!</td>
<td>A reminder that City Hall exists for, of and by the people of our City and is inclusive of ALL!! Council and staff are here to SERVE YOU and to create a welcoming, inclusive, safe, and thriving environment for ALL to enjoy as you live, work, play, volunteer, visit, learn and participate in decision making in our great City!!</td>
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<tr>
<td>5.</td>
<td>Adopt the Agenda</td>
<td>Adopt the Agenda for October 1, 2019.</td>
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<tr>
<td>6.</td>
<td>Proclamations:</td>
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<td></td>
<td>Fire Prevention Week October 6-12, 2019</td>
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<td>7.</td>
<td>Consent Agenda:</td>
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<td></td>
<td>(a) Minutes</td>
<td>Adopt Minutes of the Special meetings of August 27, 2019 and September 17, 2019 and the Regular meeting of September 17, 2019.</td>
</tr>
<tr>
<td>8.</td>
<td>Public Comment.</td>
<td><em>Public comment will begin following adoption of the Consent Agenda. The public sign-in sheet will remain open until the public comment period ends.</em></td>
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<tr>
<td>9</td>
<td>Incentive Grant – Project Team</td>
<td>Council to consider an incentive request in the amount of $10,000 for Project Team:</td>
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|     | Requester(s): Rowan Economic Development Commission (EDC) | a) Receive a report from Rowan EDC  
b) Hold public hearing  
c) Consider approving an incentive request in the amount of $10,000 for Project Team. |
|     | Presenter(s): Scott Shelton, VP Rowan EDC |                                                                                                           |
|   | Consolidated Annual Performance and Evaluation Report (CAPER) | Requestor(s): Community Planning Services | Council to hold a public hearing regarding the City’s FY2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER) on the use of Community Development Block Grant (CDBG) and HOME Program funds:  
|   |   | Presenter(s): Planning Director Hannah Jacobson and Community Development Corporation Director Chanaka Yatawara | a) Receive a report from staff  
b) Hold a public hearing |
|   | City Attorney’s Report. |   |   |
|   | City Manager’s Report. |   |   |
|   | Announcements. |   |   |
| (a) | Busker’s Bash will be held in downtown Salisbury Friday, October 4, 2019 from 5:00 p.m. until 9:00 p.m. The best in local talent will perform in front of participating businesses where visitors can vote for their favorite act. |   |   |
| (b) | The ninth annual BlockWork neighborhood improvement project will be held Saturday, October 26, 2019 National Make a Difference Day. This year’s event will take place on the 900 block of North Main Street. The Community Appearance Commission and the Housing Advocacy Commission are currently reaching out for volunteers to sign up for the event. Volunteers will help with exterior repairs like painting, carpentry, and landscaping. T-shirts, gloves, meals and drinks will be provided to all volunteers. The event will run from 8:30 a.m. until 4:00 p.m. For more information or to volunteer please visit salisburync.gov/BlockWork. |   |   |
| (c) | Salisbury Parks and Recreation, in partnership with Downtown Salisbury, Inc., will host the annual Halloween Fun Fest in the City Hall parking lot Saturday, October 26, 2019 from 3:00 p.m. until 6:00 p.m. Activities include carnival games, live entertainment, face painting, hay rides, haunted trolley rides, costume contest, pet costume contest and trick-or-treating with the downtown merchants from 4:00 p.m. until 5:00 p.m. All games and activities are free and open to the public. |
| 14. | Council’s Comments |
| 15. | Mayor Pro Tem’s Comments |
| 16. | Mayor’s Comments |
| 17. | Closed Session |
| 18. | Adjourn |

Council to go into closed session concerning an economic development matter as allowed by NCGS 143-318.11(a)(4) and concerning a personnel matter as allowed by NCGS 143-318.11(a)(6).
PROCLAMATION

WHEREAS, the City of Salisbury is committed to ensuring the safety and security of all those living in and visiting Salisbury; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and the majority of United States fire deaths occur at home each year; and

WHEREAS, residential fires claimed the lives of 2,630 people in the United States in 2017, and fire departments in the United States responded to 357,000 home fires according to the National Fire Protection Association (NFPA); and

WHEREAS, Salisbury residents are responsive to public education measures and are able to take action to increase their safety from fire, especially in their homes by installing smoke alarms to reduce the risk of death and should be installed in every sleeping room, outside each separate sleeping area, and on every level of the home; and

WHEREAS, Salisbury’s first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection educational opportunities and with a home fire escape plan that will provide the skill set and know-how to quickly and safely escape a home fire situation; and

WHEREAS, Salisbury residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, the 2019 Fire Prevention Week theme, “Not Every Hero Wears a Cape. Plan and Practice Your Escape!” effectively serves to remind us that we need to take personal steps to increase our safety from fire.

NOW, THEREFORE, I, Al Heggies, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM October 6 – 12, 2019 as

FIRE PREVENTION WEEK

in Salisbury, and encourage all to be aware of their surroundings, look for available ways out in the event of a fire or other emergency, respond when the smoke alarm sounds by exiting the building immediately, and to support the many public safety activities and efforts of Salisbury fire and emergency services during Fire Prevention Week 2019.

This the 1st day of October 2019.

______________________________
Al Heggies, Mayor
RECESSED MEETING OF AUGUST 20, 2019

The City Council of the City of Salisbury met at 11:00 a.m., Tuesday, August 27, 2019 in the Council Chambers in City Hall located at 217 South Main Street pursuant to the recess of the Regular meeting of August 20, 2019, with the following members being present:

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, and City Attorney J. Graham Corriher.

ABSENT: City Clerk Diane Gilmore.

ADOPTION OF THE AGENDA

Thereupon Councilmember Miller made a motion to amend the agenda to add consideration of a supplemental agreement with the North Carolina Department of Transportation. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

SUPPLEMENTAL AGREEMENT – BRIDGE CONNECTION AT CATAWBA COLLEGE

City Manager Lane Bailey noted an amendment to a previously approved supplemental agreement to correct the allocation of funds for a low water bridge connection at Catawba College was needed. He explained the agreement was approved
in April but the North Carolina Department of Transportation (NCDOT) reallocated the funds among the phases of the project and required the amended agreement be submitted by August 30, 2019.

Thereupon, Councilmember Miller made a motion to authorize the City Manager to execute a supplemental agreement with NCDOT to correct the original amount of funding and allocate $640,000 which includes the 20% local match to construct the low water bridge connection at Catawba College. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

CLOSED SESSION

Thereupon, Councilmember Miller made a motion to go into closed session concerning an economic development matter as allowed by NCGS 143-318.11(a)(4) and concerning a personnel matter as allowed by NCGS 143-318.11(a)(6). Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, Miller, and Sheffield voted AYE. (5-0)

RETURN TO OPEN SESSION

Councilmember Sheffield left the closed session at 2:02 p.m. and Councilmember Miller left the closed session at 2:16 p.m.

Thereupon, Mayor Pro Tem Post made a motion to return to Open Session. Mayor Heggins, Mayor Pro Tem Post, and Councilmember Alexander voted AYE. (3-0)

Mayor Heggins announced no action was taken in Closed Session.

CITY MANAGER EVALUATION

Mayor Pro Tem Post noted Council conducted the annual evaluation of City Manager Lane Bailey during closed session.

Thereupon, Mayor Pro Tem Post made a motion to provide the City Manager a 1.8% Cost of Living Adjustment and a 1.8% merit for a total 3.6% salary adjustment retroactive to July 1, 2019. He added the new salary will be $179,300. Mayor Heggins, Mayor Pro Tem Post, and Councilmember Alexander voted AYE. (3-0)
ADJOURNMENT

Motion to adjourn the meeting was made by Mayor Pro Tem Post. All Council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 2:35 p.m.

____________________________________
Al Heggins, Mayor

____________________________________
Diane Gilmore, City Clerk
REGULAR MEETING

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

ABSENT: Councilmember Tamara Sheffield and City Clerk Diane Gilmore.

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 6:07 p.m. A moment of silence was taken.

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.

CHANGES TO THE AGENDA

Mayor Heggins noted the following changes to the Agenda:

Add – Constitution Week Proclamation
Add – Quad-Centennial Anniversary of African-American Presence Day Proclamation
ADOPTION OF THE AGENDA

Thereupon, Councilmember Alexander made a motion to adopt the Agenda with the noted additions. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Miller and Alexander voted AYE. (4-0)

PROCLAMATIONS

Mayor to proclaim the following observances:

NATIONAL SUICIDE PREVENTION MONTH  September 2019
SALISBURY GO TRANSIT MONTH  September 2019
CONSTITUTION WEEK  September 17-23, 2019
QUAD-CENTENNIAL ANNIVERSARY OF AFRICAN AMERICAN PRESENCE DAY  September 13, 2019

Mayor Heggins read and presented the National Suicide Prevention Month Proclamation to Traffic Engineering Coordinator Vickie Eddleman.

Mayor Heggins read and presented the Salisbury Go Transit Month Proclamation to Transit Director Rodney Harrison and Transit staff.

Mayor Heggins read and presented the Constitution Week Proclamation to representatives from the Daughters of the American Revolution.

Mayor Heggins postponed the Quad-Centennial Anniversary of African-American Presence Day Proclamation because representatives from Hood Theological Seminary were not present to receive the Proclamation.

RECOGNITION – CATHERINE GARNER

Planning Director Hannah Jacobson explained Development Services Specialist Catherine Garner recently received the North Carolina Association of Zoning Official’s Outstanding Student of the Year Award. She noted Ms. Garner was nominated by the University of North Carolina School of Government (SOG) for her outstanding leadership skills and test scores. She added Ms. Garner is a tremendous asset to the Planning Department.

Mayor Heggins thanked Ms. Garner for all she does for the City.

City Manager Lane Bailey noted he received a letter from a developer commending Ms. Garner for her exceptional work. He added the City is very proud of Ms. Garner and her accomplishments.
CONSENT AGENDA

(a) Minutes

Approve Minutes of the Regular meetings of August 20, 2019 and September 3, 2019.

(b) Set Public Hearing – Project Team

Set a public hearing for October 1, 2019 regarding a 10% match totaling $10,000 for a Building Reuse Grant from the State of North Carolina to renovate an existing facility and create 19 new jobs.

(c) Budget Ordinance Amendment – Repairs at Hurley Park

Adopt a budget Ordinance amendment to the FY2018-2019 budget in the amount of $30,000 to appropriate revenues for various repairs at Hurley Park.

ORDINANCE AMENDING THE 2019-20 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE DONATION FOR HURLEY PARK.

(The above Ordinance is recorded in full in Ordinance Book No. 28 at Page No. 198, and is known as Ordinance 2019-47.)

(d) Right-of-Way Encroachment

Approve a right-of-way encroachment for the installation of directional bore duct on North Lee Street by Spectrum subject to conditions as allowed by Section 11-24(27) of the City Code.

(e) Speed Reduction – Dana Drive

Adopt an Ordinance amending Section 13-336 of the City Code to reduce the speed limit along Dana Drive to 25 miles per hour.

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

(The above Ordinance is recorded in full in Ordinance Book No. 28 at Page No. 199, and is known as Ordinance 2019-48.)

(f) Parking Restrictions – 100 Block of South Jackson Street

Adopt an Ordinance amending Section 13-338 and Section 13-357 of the City Code to prohibit parking on the west side of the 100 block of South Jackson Street.

ORDINANCE AMENDING CHAPTER 13, ARTICLE X, OF THE CODE OF THE CITY OF SALISBURY, RELATING TO PARKING.
(The above Ordinance is recorded in full in Ordinance Book No. 28 at Page No. 200, and is known as Ordinance 2019-49.)

(g) Regulation or Unmuffled Engine Compression Brakes

Adopt an Ordinance amending Section 13-260 of the City Code to regulate unmuffled engine compression brakes in accordance with State Statute.

ORDINANCE AMENDING CHAPTER 13, ARTICLE VIII: MISCELLANEOUS DRIVING RULES OF THE CODE OF THE CITY OF SALISBURY, NORTH CAROLINA RELATING TO REGULATING UNMUFFLED ENGINE COMPRESSION BRAKES.

(The above Ordinance is recorded in full in Ordinance Book No. 28 at Page No. 201, and is known as Ordinance 2019-50.)

Thereupon, Mayor Pro Tem Post made a motion to adopt the Consent Agenda as presented. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Miller and Alexander voted AYE. (4-0)

PUBLIC COMMENT

Mayor Heggins opened the floor to receive public comments.

Ms. Vickie Eddleman thanked Mayor and Council for proclaiming National Suicide Prevention Month in the City. She pointed out the “Into the Light” walk for suicide and mental illness awareness will take place Saturday, September 21, 2019 at 6:30 a.m. She added the United Way has identified mental health as one of its top priorities for Rowan County. She stated 963 lives have been lost to suicide, mental health issues and overdose in Rowan County during the first eight months of 2019.

Mayor Heggins thanked Ms. Eddleman for highlighting the need for mental health awareness.

Ms. Tisha Bolden stated she has a problem with people dumping garbage on her property. She added there is a fire hydrant nearby that may not be accessible during an emergency because of the debris. She added she has seen City no dumping signs which look more official than the signs she has on her property. She asked Council for its help regarding the situation. She indicated she has received letters of violation for not cleaning up debris that was dumped on her property. She added she is retired and cannot afford the fines associated with the code violations.

Mayor Heggins asked if the City has a policy regarding citizens who are on a fixed income and having an issue with illegal dumping on their property. City Manager Lane Bailey indicated there is no specific policy regarding fixed income, but he will speak with Street Department staff regarding signage for the area.
Mr. Orland Carra referenced item 15A on the Agenda regarding a contract for engineering services for the Water Distribution System Master Plan project. He explained when he originally reviewed the document he thought it related to the construction contract, but realized it is for engineering services. City Manager Lane Bailey agreed, and he commented there is no construction contract associated with the item.

Mr. Geoffrey Hoy referenced a news article in the Salisbury Post regarding conferences and training events. He commended Council for allocating money so it can attend conferences and training events.

There being no one else to address Council, Mayor Heggins closed the public comment session. She thanked everyone who spoke during the public comment session.

**EMPIRE HOTEL PROJECT – PARKING AGREEMENT**

Downtown Salisbury, Inc. (DSI) Director Larissa Harper addressed Council regarding a parking space agreement for the Empire Hotel Project. She noted the project will bring over 60 market rate apartments to the City and rehabilitate a historic building with residential and commercial space.

Ms. Harper pointed out the agreement before Council is part of the modification agreement and would be approved contingent upon approval of the modification agreement with the developer. She reviewed the major points of the proposed parking agreement:

- City to provide 32 parking spaces within 900 feet of the front door
  - Specific parking spaces can be relocated
- Developer has an obligation to maintain and insure the parking
- Parking agreement is with this developer and not assignable to anyone else
- If Housing and Urban Development (HUD) loan is no longer in place, the parking agreement terminates and the developer must pay market rate for the parking spaces

Ms. Harper displayed maps of the area, and she pointed out parking areas adjacent and near the Empire Hotel. She stated there is parking behind the property, but additional parking is needed to meet the requirements of the HUD loan. She explained the drawing shows 35 parking spaces, but three existing parking spaces will be eliminated for a net gain of 32 parking spaces.

Councilmember Alexander noted citizens have expressed concern regarding the house located on the corner of Lee and Bank Streets. She asked if there is a resolution for the property.

Planning Director Hannah Jacobson stated the house at 230 South Lee Street is located in the Brooklyn South Square local historic district. She indicated the structure was presented to the Historic Preservation Commission (HPC) for demolition in March 2018 and a 365-day delay was granted, but the time has now lapsed. She explained the Certificate of Appropriateness (COA) required additional steps that had not been completed, so the demolition was delayed until the City fulfills the guidelines. Councilmember Miller asked if the house could be moved. Ms. Jacobson
explained that based on the condition of the structure moving it would be challenging and expensive.

Mayor Pro Tem Post noted the property owner put covenants on the house with the Historic Salisbury Foundation (HSF). He explained the person who inherited the property sued the HSF who agreed to remove the covenants. He explained there is asbestos in the house which hindered moving or occupying it, and he pointed out demolition will require special precautions.

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

Mr. Clyde stated he lives across the street from the property and has not been notified about the proposed parking agreement. He agreed something needs to be done about the structure located at 230 South Lee Street. He asked if the proposed parking lot includes parking spaces on this property. He pointed out under local historic district guidelines a parking lot cannot be located on a corner lot.

City Attorney Graham Corriher explained the public hearing is for the proposed parking agreement and does not deal with the property located at 230 South Lee Street. He clarified the proposed agreement does not demolish the house, it promises the City will provide 32 parking spaces within 900 feet of the front door of the Empire Hotel Project.

Councilmember Miller clarified the City has the ability to move the parking spaces. Mr. Corriher agreed, and he pointed out the City can change the location of the parking spaces as needed. Mr. Miller noted the proposal before Council assumes the demolition of the property at 230 South Lee Street will occur. He agreed with Mr. Clyde that the surrounding properties should have been notified.

Councilmember Alexander stated she had conversations with citizens who are very interested in what will happen to the property. Mayor Heggins added the presentation leads people to believe the parking spaces will be located on the lot.

Ms. Harper identified City lots that could meet the requirements for the 32 parking spaces. She clarified the request is to consider the parking agreement. Ms. Alexander stated she is fine with the proposed agreement as long as there is no reference to where the parking spaces will be located. Mr. Corriher explained the agreement does not reference the location of the proposed parking spaces only that they be located 900 feet from the front of the Empire Hotel.

Mayor Heggins pointed out if Council is to consider an agreement that states the parking spaces must be located within 900 feet, it should know the areas where the parking spaces could be located.

Mr. Miller stated the vacant lot and surface parking that already exists could be included in the parking agreement. He commented the parking situation can be resolved, but it does address the status of the house which will need to be demolished. He pointed out the property that the house is located on could be used as green space instead of parking.
Mr. Miller explained the issue before Council is the 32 parking spaces within 900 feet of the Empire Hotel, and he pointed out what is being discussed does not designate where the parking spaces will be located. He explained the parking spaces are a condition of HUD financing and without the parking spaces the project will cease. He pointed out if the project does not take place the City will maintain the parking spaces. He noted the City is not designating parking spaces and it will follow its rules.

Mayor Heggins stated it is important for citizens to know where the parking spaces will be located. Mr. Miller pointed out any surface or vacant lot that is owned by the City could be a potential lot for the proposed parking spaces.

City Engineer Wendy Brindle stated staff considered several area including the vacant lot behind Salisbury Business Center. She noted lots located further west were eliminated. She indicated she provided the drawing in question, and she explained the sketch was used to determine reasonable budgeting costs. Mr. Post noted the sketch was helpful to Council. Ms. Alexander agreed, and she pointed out the sketch brought the questions to mind.

There being no one else to address Council, Mayor Heggins closed the public hearing. She thanked staff for its presentation.

Mr. Miller indicated the proposed parking agreement is critical for the Empire Hotel development, but it means nothing if the development does not take place. He stated the City must follow its policies regarding local historic districts.

Thereupon, Councilmember Miller made a motion to approve the proposed agreement contingent upon approval of new incentive terms in the Modified Development Agreement substantially in the form submitted to Council. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Miller, Alexander voted AYE. (4-0)

**LAND DEVELOPMENT ORDINANCE TEXT AMENDMENT 05-2019**

Zoning Administrator Teresa Barringer stated the proposed text amendment was brought to Council at a previous meeting, and Council recommended staff meet with Councilmember Alexander to discuss architectural design. She noted staff met with Ms. Alexander and developed a new plan that was unanimously supported by the Planning Board.

Ms. Barringer explained the proposal before Council is Land Development Ordinance (LDO) Text Amendment (TA) LDOTA-05-2019 which affects Chapters 5.16 and 5.17 Dimensional Standards and Chapter 6.5.C General Building Requirements. She reviewed the proposed changes regarding accessory structures, garden structures, and accessory garden features.

Ms. Barringer noted Chapter 6.5.C Section 2 addresses accessory structures, including but not limited to enclosed or non-enclosed storage structures, detached garages and may include garden structures or garden features. She pointed out Item A includes previously adopted text regarding pergolas located in the front yard having a 200-foot minimum setback. She pointed out
the proposed text in Item 2 identifies accessory garden structures such as gazebos, pergolas and other walled garden structures, but does not include green houses or storage structures. She noted the size has been reduced to 5% of the square footage of the primary structure for residential properties and would be limited to the exterior street side yard subject to a minimum 10-foot setback from the right-of-way. She added the front yard was eliminated from the proposal.

Ms. Barringer stated the commercial industrial requirements are also 5% of the square footage of the primary structure to the exterior street side yard. She pointed out the structures would not be allowed in the front yard unless it meets the 200-foot setback. She added the setback requirements for commercial would be a minimum of 20 feet from the public right-of-way. She commented the structure cannot encroach on any City or North Carolina Department of Transportation (NCDOT) sight triangle.

Ms. Barringer indicated item C was added to Chapter 5.16.C to identify accessory garden features such as arbors or trellis. She added the proposal includes a size requirement of no more than 5% of the square footage of the primary structure, but can be allowed in the front or exterior street side yard five-foot from the public right-of-way. She reviewed the building and type standards.

Councilmember Miller pointed out the Hospice House has a gazebo in the front year, and he asked if the gazebo was permitted through a Conditional District (CD) process. Ms. Barringer explained it was a part of the CD process, but it was not done as an exception because it came in after the CD was approved. She noted the text amendment that identifies the 200-foot setback from the right-of-way of the primary structure made it possible. Mr. Miller asked how the proposal would affect the Hospice House. Ms. Barringer explained it does not create a conflict.

Mr. Miller asked if a structure, such as a gazebo in the front of an apartment complex, could be requested with a CD. Ms. Barringer explained the LDO contains specific provision in the CD process that are pertinent to what can be considered. She added she does not know if accessory structures would be included. Mr. Miller noted it would be by approval not by right. Ms. Barringer agreed.

Ms. Alexander explained when the item was addressed different sizes of lots and various zoning classifications were considered.

Mayor Heggins thanked Ms. Alexander and staff for their work on the proposal.

(b) Mayor Heggins convened a public hearing, after due notice thereof, to receive comments regarding Land Development Ordinance Text Amendment 05-2019.

There being no one to address Council, Mayor Heggins 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 reasonable, in the public interest, and consistent with the Vision 2020 Comprehensive Plan relative to continually refining the policies and provisions of the development
process and finding creative solutions for unique properties while protecting neighborhood interests. Therefore, I move to adopt an Ordinance amending Chapters 5 and 6 of the Salisbury Land Development Ordinance, of the City of Salisbury, North Carolina. Thereupon, Mr. Miller made a motion to adopt an Ordinance amending Chapters 5 and 6 of the Salisbury Land Development Ordinance, of the City of Salisbury, North Carolina. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Miller and Alexander voted AYE. (4-0)

ORDINANCE AMENDING CHAPTERS 5 AND 6 OF THE SALISBURY LAND DEVELOPMENT ORDINANCE, OF THE CITY OF SALISBURY, NORTH CAROLINA.

(The above Ordinance is recorded in full in Ordinance Book No. 28 at Page No. 202-207, and is known as Ordinance 2019-51.)

CONDITIONAL DISTRICT OVERLAY CD-03-2019 – ROWAN MEDICAL CENTER

Development Services Specialist Catherine Garner stated the conditional district rezoning on Lincolnton Road began in 2018. She added the proposal is for a 16,148 square foot medical center with a request to rezone the parcel from General Residential Use (GR) to Residential Mixed-Use (RMX), and adopt a Conditional District (CD) Overlay to tie the plan to the parcel. She indicated only the proposed structure can be constructed on the property and the applicant has not requested special exemptions or conditions.

Ms. Garner pointed out the rezoning area, and she presented an outline of the proposed project area. She commented the parking lot will not have direct access onto neighborhood streets. She added additional landscaping is required to serve as a buffer to the surrounding neighborhoods. She reviewed elevation drawings, and she noted the proposed structure will look similar to existing buildings in the area.

Ms. Garner commented staff determined the proposed development is not inconsistent with Vision 2020 Plan and is consistent with Policies C-3, C-12, and C-17 of the Vision 2020 Plan. She added the Planning Board met on August 27, 2019, held a public hearing and voted unanimously that the request is not inconsistent with the Vision 2020 plan policies.

Mayor Pro Tem Post referred to Planning Board minutes and asked about a fence. Ms. Garner indicated a fence is shown on the site plan to provide an additional buffer to neighbors, and she noted staff expects the fence to be built since it is included in the plan.

(b) Mayor Heggins convened a public hearing, after due notice thereof, to receive comments regarding Conditional District Overlay CD-03-2019.

Mr. Andrew Pitner stated he is a member of the Fulton Heights Neighborhood Association subcommittee that met with RoMed Medical. He added the committee is pleased with the proposal. He referred to the proposed site plan, and he noted sidewalks should be included in the plan.
Ms. Dottie Hoy pointed out she is the president of Fulton Heights Neighborhood Association and appreciates the developers meeting with the association. She added she is pleased with the landscaping to be installed instead of a fence.

Mayor Pro Tem Post asked if the neighborhood prefers a fence or a wall of trees. Ms. Hoy commented the trees will not be very big to begin with. She added she does not have a personal opinion, and she suggested the property owners present could share their opinions.

Mr. Rob Watson commented he met with Mr. Andrew Pitner and the committee who requested a fence rather than a wall to stop the egress of pedestrians onto Wiley Avenue.

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

Mayor Heggins asked about including sidewalks in the site plan. Ms. Garner referred to City Attorney Graham Corriher regarding the authority the City has to regulate existing development. She commented the development was constructed in 2004, prior to the adoption of the Ordinance. Mayor Heggins asked if Policy C-14 was included in the Vision 2020 Plan which references bicycle and pedestrian facilities. Ms. Garner explained since it was not a major component in the proposed project it was not included, but could be added to the project. Mayor Heggins noted the City wants to be a pedestrian and bicycle friendly community. Mr. Corriher noted the CD is only for the parcel and the property owner would have to agree to the sidewalk addition.

Councilmember Miller asked about a sidewalk replacement fund and if the City has the resources to fill in the spaces that are left in the sidewalk as a City obligation. City Engineer Wendy Brindle explained the pay-in-lieu fund is based on specific zones, and she added there are funds available in the zone.

Councilmember Alexander asked if the request for sidewalks would only include Lincolnton Road. Ms. Brindle commented she was unsure of the available funds in the zone, and she noted staff could look into the cost to extend the sidewalks. Mr. Miller suggested if sidewalks are added a crosswalk should be included to facilitate pedestrian crossing.

Mayor Heggins read a statement of consistency and recommendation, “the Salisbury City Council hold a public hearing and reviewed the petition and associated Master Plan on September 17, 2019. The Council finds that the use is consistent with the Salisbury Vision 2020 Comprehensive Plan, is reasonable, and in the public interest because the proposed development is compatible with the existing development and adjoining commercial areas. Policy C3: the proposed new development will be pulled up to the street on Lincolnton Road; Policy C-12: proposed new development is located at the edge of residential areas and existing commercial areas of similar usage and Policy C-17.”

Mr. Miller asked about adding Policy C-14. Mr. Corriher indicated the sidewalk was included in the design of this project.
Mr. Miller commended the parcel owners for working with the neighbors to make the development happen.

Councilmember Alexander stated the City Council hereby finds and determines that adoption of an Ordinance to rezone the single parcel described herein from General Residential 6 to Residential Mixed-Use district; and establishing a Conditional District Overlay for the parcel is reasonable and in the public interest. The proposal is fundamentally consistent with the Vision 2020 Comprehensive Policies C3: new development in or adjoining an older commercial area should be compatible with existing desirable development within its vicinity. Compatibility criteria shall include size, scale, massing, fenestration, rhythm, setback, materials, context, and landscaping; Policy C-12: new infill development across the front street face of existing, over-designed parking lots shall be encouraged; and Policy C-17: large-scale commercial uses shall be located on the corners of neighborhood planning areas. Thereupon, Mr. Miller made a motion to adopt an Ordinance amending the Land Development Ordinance and the Land Development District Map of the City of Salisbury, North Carolina, rezoning one parcel from General Residential to Residential Mixed-Use and apply a Conditional District Overlay to the subject parcel, approximately 1.038 acres, at 1027 Lincolnton Road establishing a Conditional District Overlay to permit the development of a two-story 16,148 square foot medical office center. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Miller and Alexander voted AYE. (4-0)

ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE AND THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING ONE PARCEL FROM GENERAL RESIDENTIAL TO RESIDENTIAL MIXED-USE AND APPLY A CONDITIONAL DISTRICT OVERLAY TO THE SUBJECT PARCEL, APPROXIMATELY 1.038 ACRES, AT 1027 LINCOLNTON ROAD ESTABLISHING A CONDITIONAL DISTRICT OVERLAY TO PERMIT THE DEVELOPMENT OF A TWO-STORY 16,148 SQUARE FOOT MEDICAL OFFICE CENTER.

(The above Ordinance is recorded in full in Ordinance Book No. 28 at Page No. 208-209, and is known as Ordinance 2019-52.)

PARKING RESTRICTIONS – 700 BLOCK OF HOLMES STREET AND THE 600 BLOCK OF WEST KERR STREET

Traffic Engineering Coordinator Vickie Eddleman noted emergency services evaluated the 700 block of Holmes Street and the 600 block of West Kerr Street and concluded multiple vehicle parking hinders the access of larger emergency vehicles to the area. She reviewed the proposed parking restrictions on Holmes and West Kerr Streets. She indicated more cars were parking on the opposite side of Holmes Street where the requested restriction will take place. She added the proposal extends parking restrictions for the remainder of the block on West Kerr Street. She stated notifications were mailed to property owners and letters were hand delivered to residents, and she added staff will continue to work with neighbors as the needs arise.
Councilmember Miller pointed out large trucks can go down the street, so fire trucks should be able to maneuver as well. Mayor Pro Tem Post noted the large trucks do not have to make the turn on to Holmes Street and they continue traveling straight. Ms. Eddleman stated staff has received several complaints from West Kerr Street residents regarding truck drivers asking residents to move their vehicles so they can maneuver the street.

Thereupon, Mayor Pro Tem Post made a motion to adopt an Ordinance amending Chapter 13, Article X, of the Code of the City of Salisbury, relating to parking. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Miller and Alexander voted AYE. (4-0)

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

(The above Ordinance is recorded in full in Ordinance Book No. 28 at Page No. 210, and is known as Ordinance 2019-53.)

CITY ATTORNEY’S REPORT

(a) Neumiller vs. City of Salisbury

City Attorney Graham Corriher reported dismissals were filed in the matter of Neumiller verses the City of Salisbury. He noted the matter was settled for $39,000 and the claims were dismissed.

(b) November Election Ballot

City Attorney Graham Corriher noted the ballot amendment passed by Council will appear on the November election ballot. He stated he worked with the Board of Elections to streamline the language so voters would understand what they are voting on. He shared the verbiage with Council.

CITY MANAGER’S REPORT

(a) Water Distribution Master Plan

City Manager Lane Bailey noted the Water Distribution Master Plan will help with planning purposes for Salisbury-Rowan Utilities (SRU). He added it is a multi-year project and will not be completed within the current fiscal year.

Thereupon, Councilmember Alexander made a motion to authorize the City Manager to execute an agreement with Hazen and Sawyer in an amount not to exceed $292,000 for engineering services associated with the Water Distribution System Master Plan project. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Miller and Alexander voted AYE. (4-0)
ANNOUNCEMENTS

(a) Historic Preservation Incentive Grant Applications

Communications Specialist Kaisha Brown announced applications for the 2019-2020 Historic Preservation Incentive grants are now available. These matching grants are available on a competitive basis for exterior projects on owner-occupied houses in one of Salisbury’s four residential historic districts: North Main Street, Brooklyn South Square, West Square and Ellis Graded School. To receive an application or ask questions about eligibility please call 704-638-5212. Applications are due by September 27, 2019.

(b) Brewbury Fest

Communications Specialist Kaisha Brown announced Brewbury Fest will be held in downtown Salisbury beginning with a craft beer crawl to participating businesses on Friday, September 20, 2019 from 5:00 p.m. until 9:00 p.m. Brewbury Fest continues on Saturday, September 21, 2019 with a craft beer festival at the Historic Depot from 3:00 p.m. until 8:00 p.m.

(c) Busker’s Bash

Communications Specialist Kaisha Brown announced Busker’s Bash will be held in downtown Salisbury Friday, October 4, 2019 from 5:00 p.m. until 9:00 p.m. The best in local talent will perform in front of participating businesses where visitors can vote for their favorite act.

(d) BlockWork

Communications Specialist Kaisha Brown announced the ninth annual BlockWork neighborhood improvement project will be held on Saturday, October 26 – National Make a Difference Day. This year’s event will take place on the 900 block of North Main Street. The Community Appearance Commission and the Housing Advocacy Commission are currently reaching out for volunteers to sign up for the event. Volunteers will help with exterior repairs like painting, carpentry, and landscaping. T-shirts, gloves, meals and drinks will be provided to all volunteers. The event will run from 8:30 a.m. until 4:00 p.m.

COUNCIL COMMENTS

Council had no comments,

MAYOR PRO TEM COMMENTS

Mayor Pro Tem Post had no comments.
MAYOR’S COMMENTS

Mayor Heggins thanked staff for its excellent work and congratulated Catherine Garner again for being an outstanding student. She thanked Council for its work tonight and all it does for the City.

ADJOURNMENT

Motion to adjourn the meeting was made by Councilmember Miller. All Council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 7:43 p.m.

__________________________
Al Heggins, Mayor

_______________________________________
Diane Gilmore, City Clerk
SPECIAL MEETING

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

ABSENT: Councilmember Tamara Sheffield and City Clerk Diane Gilmore.

Mayor Heggins and members of City Council met in a Special session in Council Chambers at City Hall located at 217 South Main Street. The meeting began at 5:00 p.m.

ADOPTION OF THE AGENDA

Thereupon Mayor Pro Tem Post made a motion to adopt the agenda as presented. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, and Miller voted AYE. (4-0)

CLOSED SESSION

Thereupon, Mayor Pro Tem Post made a motion to go into closed session concerning an economic development matter as allowed by NCGS 143-318.11(a)(4). Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, and Miller voted AYE. (4-0)

RETURN TO OPEN SESSION

Thereupon, Councilmember Miller made a motion to return to Open Session. Mayor Heggins, Mayor Pro Tem Post, and Councilmembers Alexander, and Miller voted AYE. (4-0)
Mayor Heggins announced no action was taken in Closed Session.

**ADJOURNMENT**

Motion to adjourn the meeting was made by Mayor Pro Tem Post. All Council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 6:06 p.m.

____________________________________
Al Heggins, Mayor

_______________________________
Diane Gilmore, City Clerk
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category: ☐ Public  ☐ Council  ☐ Manager  ☐ Staff

Requested Council Meeting Date: October 1, 2019

Name of Group(s) or Individual(s) Making Request:  Rowan EDC

Name of Presenter(s):  Scott Shelton

Requested Agenda Item: Council to schedule a public hearing to consider an incentive request for ‘Project Team’ for Tuesday, October 1, 2019.

Description of Requested Agenda Item: Project Team proposes a projected investment in the City of Salisbury of approximately $340,478 in real and personal property. Project Team also proposes to retain existing employment levels and create 19 additional jobs. The proposed incentive consists of $10,000 as a local grant match for a Building Reuse Grant that the project will receive from the State of North Carolina.

Attachments:  ☑ Yes   ☐ No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

The City’s obligation for this project would be limited to $10,000, which has not been budgeted. If the State grant is awarded, Council would need to appropriate Fund Balance to cover this expenditure. If the State grant is not awarded, the City will incur no obligation.

Action Requested of Council for Agenda Item: Set a public hearing for Tuesday, October 1, 2019 to consider an incentive request for Project Team.

Contact Information for Group or Individual:  Scott Shelton  (704.637.5526 / scott@rowanedc.com)

☐ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☐ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

S. Wade     
Finance Manager Signature

Anne Berg    
Department Head Signature

Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date****

For Use in Clerk’s Office Only

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
Dear Mayor Heggins,

Over the past month, the Rowan EDC has been working with the City’s staff on ‘Project Team.’ The company behind ‘Project Team’ is Team Chevrolet Buick GMC Cadillac (Team Automotive Group), which currently employs 81 people in our community. The company has leased 316 & 322 Depot Street in Downtown Salisbury. Team Automotive Group plans to convert the property, which is included on the National Register of Historic Places, into space for an inbound / outbound call center, accounting offices and executive offices.

Team Automotive Group plans to create 19 full-time jobs by the end of 2020 as part of this project. It is estimated that the project will also lead to the creation of an additional 25 indirect jobs according to the Economic Policy Institute. The company will also invest $400,240 in new equipment and improvements to the building. All building improvements should be completed by the end of 2019.

The Rowan EDC is working with Team Automotive Group to pursue a $100,000 Building Reuse Grant through the State of North Carolina. This grant can help the company with planned electrical, plumbing, HVAC and roof improvements.

Building Reuse Grants are formally awarded by the Rural Infrastructure Authority, which meets every two months. Their next meeting is scheduled for October 17th. The Building Reuse Grant program also requires a match from the local municipality. We have been informed that the local match for ‘Project Team’ will be $10,000. Cities and Counties typically use this local match to cover the cost of a grant administrator for the project.

The chart below is an updated estimate of the tax revenue that would be generated by the project. The investment timeline is based on the information recently provided to the Rowan EDC by the company and the Economic Development Partnership of North Carolina.

<table>
<thead>
<tr>
<th>(Substantial Construction Completed by December 31, 2020)</th>
<th>FY 20-21</th>
<th>FY 21-22</th>
<th>FY 22-23</th>
<th>FY 23-24</th>
<th>FY 24-25</th>
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<tr>
<td>Calendar Year</td>
<td>2019</td>
<td>2020</td>
<td>2021</td>
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<tr>
<td><strong>Total Capital Investment</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Total planned amount of Expansion project</td>
<td>$360,240</td>
<td>$370,240</td>
<td>$380,240</td>
<td>$390,240</td>
<td>$400,240</td>
</tr>
<tr>
<td>City Tax Rate</td>
<td>0.7196%</td>
<td>0.7196%</td>
<td>0.7196%</td>
<td>0.7196%</td>
<td>0.7196%</td>
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<tr>
<td><strong>City Tax Revenue</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Taxable Capital Investment times City Tax Rate</td>
<td>$2,592</td>
<td>$2,664</td>
<td>$2,736</td>
<td>$2,808</td>
<td>$2,880</td>
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<tr>
<td><strong>Local Grant Match</strong></td>
<td>$10,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>City Net Revenue</strong></td>
<td>($7,408)</td>
<td>$2,664</td>
<td>$2,736</td>
<td>$2,808</td>
<td>$2,880</td>
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</table>
Modeled with a 10-year horizon, the City of Salisbury would stand to collect an estimated $28,082, disburse the $10,000 grant match and retain an estimated $18,082 of new revenue.

On behalf of the Rowan EDC, I respectfully request that the City Council consider awarding the $10,000 local grant match for ‘Project Team.’ Approval of this match would give us an opportunity to demonstrate local support for this project as well as improve the overall condition and appearance of one of the City’s historic downtown buildings.

Please do not hesitate to contact me with any questions you may have, and thank you for considering this matter.

Yours truly,

Scott Shelton
Vice President

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<td>$2,880</td>
<td>$2,880</td>
<td>$2,880</td>
<td>$2,880</td>
<td>$18,082</td>
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Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  □ Public  □ Council  □ Manager  □ Staff

Requested Council Meeting Date:  10/01/2019

Name of Group(s) or Individual(s) Making Request:  Community Planning Services

Name of Presenter(s):  Hannah Jacobson, Planning Director | Chanaka Yatawara, CDC Director

Requested Agenda Item:  Council to receive a report and hold a public hearing regarding the City’s FY 2018-2019 Consolidated Annual Performance & Evaluation Report (CAPER) on the use of Community Development Block Grant (CDBG) & HOME Program funds from the U.S. Department of Housing & Urban Development (HUD).

Description of Requested Agenda Item:

Performance Report Summary

The City of Salisbury receives federal formula funds annually from the U.S. Department of Housing & Urban Development (HUD). As a condition of receiving these funds, the City is required each year to develop a Consolidated Annual Performance & Evaluation Report (CAPER) that outlines how closely actual CDBG program outcomes aligned with the goals and objectives established and approved by Salisbury City Council and articulated in the City’s Annual Action Plan (AAP).

This CAPER covers the period between July 1, 2018 and June 30, 2019. The goals and objectives for this reporting period were established in the FY 2018-2019 Action Plan, adopted by City Council on June 5, 2018. During this period, the City received the following Federal formula funds:

- Community Development Block Grant (CDBG) .................................................. $304,883.00
- HOME Investment Partnerships Program (HOME) ............................................. $152,778.00

The FY 2018-2019 Action Plan is available online at www.salisburync.gov/housing.

The following goals and objectives were established for this reporting period:

Goal 1: Affordable Housing – Rehabilitation of Existing Units: Due to the advanced age of the current housing stock, the City of Salisbury has placed a high priority on rehabilitating existing homes, allowing residents to have safe, affordable, and stable living environments.

- Objective 1.1: Owner-Occupied Rehabilitation
  Goal Outcome Indicator: 4 units of homeowner housing rehabilitated

Goal 2: Public Facilities & Improvements: Provide improvements and updates to aging infrastructure.

- Objective 2.1: Public Infrastructure Improvements
  Goal Outcome Indicator: 25 households assisted through the creation or improvement of public infrastructure in the West End Neighborhood
Goal 3: Public Services: Partner with public service agencies that provide assistance to and meet specific needs of residents of the City of Salisbury.

- Objective 3.1: Provision of Public Services
  Goal Outcome Indicator: 150 persons assisted with non-housing public service benefits; and 150 persons assisted with homelessness prevention.

Goal 4: Fair Housing: Remove or ameliorate barriers to affordable housing choice.

- Objective 4.1: Update Analysis of Impediments to Fair Housing Choice Report
  Continue the City’s commitment to affirmatively furthering fair housing.

The FY 2018-2019 CAPER demonstrates that the City of Salisbury has met or exceeded its target outcomes pertaining to each of the above goals for the 2018-2019 reporting period. Of special note was City Council’s landmark move to establish a Fair Housing Committee (FHC) to make permanent Salisbury’s commitment to affirmatively further fair housing and to address impediments to fair housing choice. The City also completed construction of new sidewalks on Old Plank Road in the West End, improving safety for neighborhood residents and Livingstone College students. Full accomplishments are outlined in the attached CAPER.

Public Comment Period

Citizens are invited to review the CAPER. Comments can be provided during an open public comment period which will begin on September 23 and conclude on October 8. The full report is available for public inspection at the following locations:

- Salisbury City Hall, 217 South Main Street
- Salisbury City Office Building, 132 North Main Street
- West End Business & Community Center, 1400 West Bank Street
- Rowan Public Library, 2nd Floor Reference Desk, 201 West Fisher Street
- Salisbury-Rowan Community Action Agency, 1300 West Bank Street
- Salisbury Civic Center, 315 South MLK Jr. Avenue
- Online: [www.salisburync.gov/housing](http://www.salisburync.gov/housing)

More information about the CDBG Program is available at [https://www.hudexchange.info/programs/cdbg/](https://www.hudexchange.info/programs/cdbg/).

More information about the HOME Program is available at [https://www.hudexchange.info/programs/home/](https://www.hudexchange.info/programs/home/).

Attachments: □ Yes □ No

- Draft FY 2018-2019 CAPER

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

This report is for information purposes. All advertising expenditures have been budgeted.

Action Requested of Council for Agenda Item: No action is requested at this time other than conducting a public hearing.

Contact Information for Group or Individual: Kyle Harris, Community Planning Services, (704) 638-5324, kharr@salisburync.gov.
☐ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☒ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

_________________________________________  _________________________________
Finance Manager Signature                  Department Head Signature

_________________________________________
Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date****

For Use in Clerk’s Office Only

☐ Approved  ☐ Declined

Reason:
City of Salisbury, North Carolina

Community Development Block Grant (CDBG)

Consolidated Annual Performance & Evaluation Report (CAPER)
FY 2018-2019

This report describes investments in community & neighborhood development projects and related efforts that were accomplished in FY 2018-2019 toward achieving the objectives described in Salisbury’s 2015-2019 Consolidated Plan & 2018-2019 Action Plan.

City of Salisbury Community Planning Services
P.O. Box 479 • Salisbury, North Carolina 28145-0479
Kyle Harris • (704)-638-5324 • kharr@salisburync.gov • www.salisburync.gov/housing
Pictured: Example of New Affordable Housing Construction by the Salisbury Community Development Corporation (CDC), South Jackson Street, Salisbury.
2018-2019 Action Plan Goals

The 2018-2019 Action Plan identifies goals and outcomes promulgated in the Consolidated Plan. This plan included the four (4) goals outlined below, addressing community needs related to fair housing, affordable housing, housing stabilization, and non-housing community development activities, including the provision of public services and public infrastructure improvements.

Goal 1: Affordable Housing – Rehabilitation of Existing Units: Due to the advanced age of the current housing stock, the City of Salisbury has placed a high priority on rehabilitating existing homes, allowing residents to have safe, affordable, and stable living environments.

- Objective 1.1: Owner-Occupied Rehabilitation
  Goal Outcome Indicator: 4 units of homeowner housing rehabilitated

- Was the above objective met?

Yes. In FY 2018-19, four (4) owner-occupied rehabilitation projects were completed and one (1) purchase/rehab/resale project was completed. The majority of beneficiaries were minority households ranging from 1-3 persons in size. Three (3) beneficiaries are categorized as Very Low Income households and two (2) beneficiaries are categorized as Low Income households, based on HUD’s FY 2019 Income Limits Documentation System.

Goal 2: Public Facilities & Improvements: Provide improvements and updates to aging infrastructure.

- Objective 2.1: Public Infrastructure Improvements
  Goal Outcome Indicator: 25 households assisted through the creation or improvement of public infrastructure in the West End Neighborhood

- Was the above objective met?

Yes. In FY 2018-19, construction was completed on the Old Plank Road Sidewalk Project, creating a new sidewalk connection between Partee Street and West Thomas Street along the south-southwest border of the Livingstone College campus, improving safety for neighborhood residents and students.

Additionally, in FY 2018-19, $40,000 was allocated to the West End – West Monroe Street Sidewalk Project. This amount was supplemented by an additional $50,000 allocation toward the project in the FY 2019-20 Action Plan, approved by City Council on June 4, 2019. A total $90,000 has now been allocated for the construction of new sidewalks on West Monroe Street between Brenner Avenue and the Livingstone College campus. The goal of this project is to improve resident safety, with an emphasis on student and child safety. The project is currently in the design stage. Following utility relocation, the City’s Street Division will begin construction in 2019-20.
CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

(Please see Attachment 1 for CAPER cover page and executive summary. This summary describes the 2018-2019 annual objectives in detail.)

Goal 1: Affordable Housing - Rehabilitation of Existing Units

In FY 2018-2019, the City of Salisbury completed or initiated a total of seven (7) substantial homeowner rehabilitation projects for elderly, disabled, and/or minority homeowners in the low-moderate income category using CDBG funds. Specifically, four (4) owner-occupied rehabilitation projects and one (1) purchase/rehab/resale project was completed in this period; and two (2) owner-occupied rehabilitation projects were initiated but not completed in this period. Table 1, below, reflects only the total number of substantial rehabs completed within the reporting period, and shows that our annual goal of 4 units of homeowner housing rehabilitated, as outlined in the FY 2018-19 Action Plan, was exceeded by 1 unit.

- Total substantial rehab projects completed in 2018-19: five (5). Annual goal exceeded by one (1) unit rehabilitation completed.
- Total substantial rehab projects initiated but not completed in 2018-19: two (2)

Of the five (5) substantial rehabs completed in 2018-2019, two (2) were for low-income households and three (3) were for very low-income households, based on HUD’s FY 2019 Income Limits Documentation System. The majority of beneficiaries were minority households ranging from 1-3 persons in size. It is important for readers to understand that Salisbury’s CDBG program is focused on improving conditions for low-moderate income persons; CDBG funds are not meant to be used as supplementary funds for projects that do not have clear benefit to historically distressed neighborhoods and communities.

Table 2, below, reflects the total number of substantial rehabs completed since FY 2015-2016; the expected outcome is based on the sum total of each year’s Annual Action Plan target. These numbers may differ from the targets described in the 2015-2019 Consolidated Plan, as annual targets are necessarily different to reflect evolving local conditions and circumstances. Please note that the FY 2015-2016 goal of 27 units rehabilitated was grossly unrealistic, and artificially decreases the program’s accomplishment rate. A more realistic expected target to date
Note that FY 2018-19 figures will likely be substantially similar to the above figures. The City is in the process of compiling beneficiary data from its public services partners for Program Year 2018-19. This section will be updated when the final report is published.

Goal 3: Fair Housing

In FY 2018-19, the City of Salisbury took landmark steps toward improving its efforts to affirmatively further fair housing and to strengthen its fair housing planning activities. Importantly, City Council adopted an updated Analysis of Impediments to Fair Housing Choice (AI) Report, which includes a new Fair Housing Action Plan aimed at overcoming the identified impediments. Additionally, City Council established a new Fair Housing Committee (FHC) comprised of sixteen (16) members, including seven (7) at-large members, four (4) members of the Housing Advocacy Commission, four (4) members of the Human Relations Council, and the Executive Director of the Salisbury Community Development Corporation (CDC). The Fair Housing Committee will be a permanent body of the city whose mission is to affirmatively further fair housing in Salisbury and uphold the Fair Housing Act (Title VIII of the Civil Rights Act of 1968).


Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)
Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

*Table begins on following page.*
Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

2018-2019 Goals Summary:

**Goal 1: Affordable Housing – Rehabilitation of Existing Units:** Due to the advanced age of the current housing stock, the City of Salisbury has placed a high priority on rehabilitating existing homes, allowing residents to have safe, affordable, and stable living environments.

- **Objective 1.1: Owner-Occupied Rehabilitation**
  Goal Outcome Indicator: 4 units of homeowner housing rehabilitated

- **Was the above objective met?**

  Yes. In FY 2018-19, four (4) owner-occupied rehabilitation projects were completed and one (1) purchase/rehab/resale project was completed. The majority of beneficiaries were minority households ranging from 1-3 persons in size. Three (3) beneficiaries are categorized as Very Low Income households and two (2) beneficiaries are categorized as Low Income households, based on HUD’s FY 2019 Income Limits Documentation System.

- **Specifically, how did the City’s use of CDBG funds address the above objective?**

  A total of $90,555.00 in CDBG funds were used to complete four (4) owner-occupied rehab projects in the FY 2018-2019 program year, plus an additional $156,387.13 in CDBG funds to complete one (1) purchase/rehab/resale project in the same year. Specific addresses are excluded from this public report to protect the identity of homeowners. A summary of completed projects is below:

  - **Four (4) owner-occupied rehabilitation projects completed:**
    - One project was completed in the Park Avenue Designated Revitalization Neighborhood. The project included the installation of a new HVAC system, electrical updates and installation of a new attic access scuttle. The project benefited a Very Low Income minority, female-headed household. The total project cost was $13,264.00.
    - One project was completed in a non-Designated Revitalization Neighborhood. The project included the installation of a new roof for the benefit of a Low Income minority homeowner. The total project cost was $15,740.00.
Goal 3: Public Services: Partner with public service agencies that provide assistance to and meet specific needs of residents of the City of Salisbury.

- Objective 3.1: Provision of Public Services
  Goal Outcome Indicator: 150 persons assisted with non-housing public service benefits; and 150 persons assisted with homelessness prevention.

- Was the above objective met?

  Yes. In FY 2018-19, the following public service partners received a total $45,703.00 to help address the needs of vulnerable local populations: Rowan Helping Ministries, Family Crisis Council of Rowan County, Rowan Community Care Clinic, Gateway Freedom Center, and the City of Salisbury (Youth Employment Program).

- Specifically, how did the City's use of CDBG funds address the above objective?

  ✓ A total of $3,492.92 in CDBG funds were provided to the Gateway Freedom Center to help cover the cost of electricity to a homeless facility for women and children. The Gateway Freedom Center provided services to three-hundred and thirty-nine
Goal 4: Fair Housing: Remove or ameliorate barriers to affordable housing choice.

- Objective 4.1: Update Analysis of Impediments to Fair Housing Choice Report
  Continue the City’s commitment to affirmatively furthering fair housing.

- Was the above objective met?
  Yes. In FY 2018-19, the City of Salisbury took landmark steps toward improving its efforts to affirmatively further fair housing and to strengthen its fair housing planning activities. Importantly, City Council adopted an updated Analysis of Impediments to Fair Housing Choice (AI) Report, which includes a new Fair Housing Action Plan aimed at overcoming the identified impediments. Additionally, City Council established a new Fair Housing Committee (FHC) comprised of sixteen (16) members, including seven (7) at-large members, four (4) members of the Housing Advocacy Commission, four (4) members of the Human Relations Council, and the Executive Director of the Salisbury Community Development Corporation (CDC). The Fair Housing Committee will be a permanent body of the city whose mission is to affirmatively further fair housing in Salisbury and uphold the Fair Housing Act (Title VIII of the Civil Rights Act of 1968).

- Specifically, how did the City’s use of CDBG funds address the above objective?
  ✓ A total of $25,500.00 in CDBG funds were used to complete the 2019 Analysis of Impediments to Fair Housing Choice (AI) Report Update project.
  ✓ The report provides recommended goals and activities for the City to consider implementing over the next five years to reduce barriers to housing access and opportunity. Salisbury will continue to be a welcoming community where housing is available regardless of race, color, religion, sex, familiar status, national origin, or disability.
  ✓ The full AI Report is available online at www.salishburync.gov/fairhousing.
CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Source</th>
<th>Resources Made Available</th>
<th>Amount Expended During Program Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>304,883.00</td>
<td></td>
</tr>
</tbody>
</table>

Table 3 - Resources Made Available

Narrative

The City of Salisbury receives federal formula funds annually from the U.S. Department of Housing & Urban Development (HUD). During the period between July 1, 2018 and June 30, 2019, the City received the following Federal formula funds through the CDBG program:

- Community Development Block Grant (CDBG) ......................................................... $274,883.00
- Community Development Block Grant (CDBG) Program Income........................... $  30,000.00

TOTAL: $304,883.00

CDBG program appropriations are public knowledge. Any citizen can view CDBG formula program allocations by State at https://www.hud.gov/program_offices/comm_planning/about/budget/. On the right-hand side of the page, select a program year (e.g. 2018). On the next page, select “All Grants – Excel” at the bottom of the page to download the spreadsheet. Using this spreadsheet, you can search for “Salisbury” using the CTRL + F key command. Salisbury’s CDBG allocation is shown at right. Note: Salisbury, MD is also a CDBG entitlement community. Be sure you are viewing information for Salisbury, NC, by checking the STATE column.

Identify the geographic distribution and location of investments

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Planned Percentage of Allocation</th>
<th>Actual Percentage of Allocation</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>East End Neighborhood</td>
<td>25</td>
<td>50</td>
<td>One (1) substantial rehabilitation project was completed in this area during the reporting period.</td>
</tr>
<tr>
<td>JERSEY CITY NEIGHBORHOOD</td>
<td>25</td>
<td>0</td>
<td>No rehabilitation projects were completed in this area during the reporting period.</td>
</tr>
<tr>
<td>PARK AVENUE NEIGHBORHOOD</td>
<td>25</td>
<td>50</td>
<td>One (1) substantial rehabilitation project was completed in this area during the reporting period.</td>
</tr>
<tr>
<td>WEST END NEIGHBORHOOD</td>
<td>25</td>
<td>0</td>
<td>No rehabilitation projects were completed in this area during the reporting period.</td>
</tr>
</tbody>
</table>

Table 4 – Identify the geographic distribution and location of investments
requires a 25% match paid by the rental property owner to demonstrate a commitment to the project. The rental unit must also be rented to a low- or moderate-income tenant.

Despite initial trepidation among West End residents around the mortgage lien and its implications, the program has proven to be an important success. Twenty (20) homes have been substantially improved through this program, and the objective is to improve an additional twenty (20) homes in the program’s second year.

To quote several recipients of this City Council-allocated funding:

“Excited is a mild word. I said in the paper that I was turning cartwheels, I was so happy – very excited because this is where I live, and I want it to look nice...to have a program that can come in and help you fix [your home], because that’s a lot of debt to go into.”

“What I wanted was to not leave my children or my children’s children in debt or having to come into a place they had to fix up. Because each generation should be better [than] the generation before them...I heard...that they were having a meeting about the grant program...and I went to the meeting and that’s where it all began.”

“They brought in this great contractor, and I talked with Chanaka [Yatawara, CDC Executive Director], and I signed the papers, and a day or two later they began the work. It was absolutely amazing.”

“I had roofing issues. I had just had a leak because of the hurricane came a tore off some shingles, and it was leaking inside. And then it was just aluminum siding was on my house, it’s like putting a house in aluminum foil. So it was always really hot in the house in the summertime and really cold in the wintertime...plus it was ugly...very ugly...so now it’s nice and...clean and contemporary.”

“There was some opposition because at the time people thought, the commitment to staying in your home for five years and if they decide to sell the house they have to pay the loan back...they were having difficulty understanding that. But the Holy Spirit said, man, this is it. This is the door I’ve opened for you. And that’s how it happened for me.”

“I didn’t have any concerns...I’m staying. I don’t see myself moving out of the neighborhood, I like living in the neighborhood...I really like it, I know all the people. It’s a good neighborhood.”

Chanaka Yatawara, who leads the Salisbury Community Development Corporation (CDC), summed up the program’s success this way:
<table>
<thead>
<tr>
<th>Project No. or Other ID</th>
<th>Date of Contribution</th>
<th>Cash (non-Federal sources)</th>
<th>Foregone Taxes, Fees, Charges</th>
<th>Appraised Land/Real Property</th>
<th>Required Infrastructure</th>
<th>Site Preparation, Construction Materials</th>
<th>Donated Labor</th>
<th>Bond Financing</th>
<th>Total Match</th>
</tr>
</thead>
</table>

Table 5 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

<table>
<thead>
<tr>
<th>Program Income – Enter the program amounts for the reporting period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance on hand at beginning of reporting period $</td>
</tr>
</tbody>
</table>

Table 6 – Program Income

**THIS SECTION DOES NOT APPLY TO SALISBURY’S CDBG PROGRAM AND IS LEFT INTENTIONALLY BLANK**
Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

<table>
<thead>
<tr>
<th>Number of Households Served</th>
<th>CDBG Actual</th>
<th>HOME Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-income</td>
<td>3</td>
<td>N/A</td>
</tr>
<tr>
<td>Low-income</td>
<td>2</td>
<td>N/A</td>
</tr>
<tr>
<td>Moderate-income</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>5</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Table 9 – Number of Households Served

In FY 2018-19, four (4) owner-occupied rehabilitation projects were completed and one (1) purchase/rehab/resale project was completed. The majority of beneficiaries were minority households ranging from 1-3 persons in size. Three (3) beneficiaries are categorized as Very Low Income households and two (2) beneficiaries are categorized as Low Income households, based on HUD’s FY 2019 Income Limits Documentation System.
Family Crisis Council: This agency serves victims of domestic violence, providing emergency shelter, meals, clothing, transportation, legal aid and other support services.

- Grant amount: $11,000.00
- Funding helps support staffing costs at the agency. CDBG funds are used to offset salary costs for the overnight shelter manager position.
- In FY 2018-2019, the Family Crisis Council provided services to ninety-eight (98) persons.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Rowan Helping Ministries and the Family Crisis Council assist persons and families experiencing chronic homelessness with finding long-term housing solutions and work with other agencies in the Piedmont Continuum of Care to find needed services and opportunities for those in need.
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In FY 2018-19, the City of Salisbury took landmark steps toward improving its efforts to affirmatively further fair housing and to strengthen its fair housing planning activities. Importantly, City Council adopted an updated Analysis of Impediments to Fair Housing Choice (AI) Report, which includes a new Fair Housing Action Plan aimed at overcoming the identified impediments. Additionally, City Council established a new Fair Housing Committee (FHC) comprised of sixteen (16) members, including seven (7) at-large members, four (4) members of the Housing Advocacy Commission, four (4) members of the Human Relations Council, and the Executive Director of the Salisbury Community Development Corporation (CDC). The Fair Housing Committee will be a permanent body of the city whose mission is to affirmatively further fair housing in Salisbury and uphold the Fair Housing Act (Title VIII of the Civil Rights Act of 1968).

A total of $25,500.00 in CDBG funds were used to complete the 2019 Analysis of Impediments to Fair Housing Choice (AI) Report Update project. The report provides recommended goals and activities for the City to consider implementing over the next five years to reduce barriers to housing access and opportunity. Salisbury will continue to be a welcoming community where housing is available regardless of race, color, religion, sex, familiar status, national origin, or disability.

The full AI Report is available online at www.salisburync.gov/fairhousing.

Additionally, the Salisbury Housing Advocacy Commission continues to meet to provide a forum for issues related to tenant-landlord responsibilities and fair housing. This commission works to improve coordination among housing agencies and neighborhoods, and has worked with the Human Relations Council to further fair housing practices and awareness. The HAC meets on the first Thursday of each month at City Hall. Their purpose is to assist and advise the Salisbury City Council in initiating, establishing, and enhancing programs, projects and policies related to housing and community development.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Salisbury CDC custom tailors its homes during rehabilitation to suit the individual needs of the
Timeliness of expenditures is another component of compliance with program goals. During the program year, the Salisbury CDC maintained an ongoing waiting list of qualified applicants for its housing projects. This helps to ensure that funding, once received, can be programmed and disbursed in a timely manner and that the agency does not incur a backlog of unspent funds.

The Salisbury CDC staff made frequent site visits to projects under construction or during rehabilitation work to monitor compliance with all housing codes and standards. The CDC developed new inspection log sheets to keep track of property site visits and inspections. City staff responsible for code enforcement worked closely with CDC staff during the program year concerning nuisance issues in the City’s selected neighborhoods.

**Actions taken to enhance coordination between public and private housing and social service agencies.** 91.220(k); 91.320(j)

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice.** 91.520(a)

In FY 2018-19, the City of Salisbury took landmark steps toward improving its efforts to **affirmatively further fair housing** and to strengthen its fair housing planning activities. Importantly, City Council adopted an updated Analysis of Impediments to Fair Housing Choice (AI) Report, which includes a new Fair Housing Action Plan aimed at overcoming the identified impediments. Additionally, City Council established a new Fair Housing Committee (FHC) comprised of sixteen (16) members, including seven (7) at-large members, four (4) members of the Housing Advocacy Commission, four (4) members of the Human Relations Council, and the Executive Director of the Salisbury Community Development Corporation (CDC). The Fair Housing Committee will be a permanent body of the city whose mission is to **affirmatively further fair housing** in Salisbury and uphold the Fair Housing Act (Title VIII of the Civil Rights Act of 1968).

The Fair Housing Committee’s (FHC) has chosen to focus its initial efforts on developing a formalized fair housing system, including establishing a system for citizens to submit complaints and increasing education about fair housing rights and obligations.

The City of Salisbury has taken a proactive approach to affirmatively furthering fair housing. Through various media (including through the city newsletter, brochures, the city website, and social media), the City has made available detailed information about the rights and protections granted by the Fair Housing Act, including protections from discrimination when renting, buying, or securing financing for housing. Outreach efforts aim to educate the public on how to identify illegal denial of housing when it happens and how to file a complaint or seek recourse. If someone believes they have experienced housing discrimination, we are encouraging them to reach out to the North Carolina Humans Relation Commission and/or Legal Aid of North Carolina.

In FY 2017-2018, the City partnered with Legal Aid of North Carolina to conduct 10 race- and national origin-based enforcement tests. Additionally, in tandem with enforcement testing efforts, the City
CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The CDC continued its outreach to public housing agencies, public service providers, and citizens to help ensure maximum participation in housing programs. The housing improvements and neighborhood revitalization projects completed this year build upon previous actions in distressed neighborhoods to ultimately help improve the overall economic climate and help attract more private investment into these areas.

All housing activities that the City of Salisbury undertakes are monitored as necessary to ensure that program requirements are met. Activities to be followed as part of the overall monitoring plan include:

- Acquisition or disposition of property by the CDC;
- Rehabilitation of existing housing units;
- Relocation of residents, if it occurs;
- Performance of organizations, contractors, subcontractors, or others involved with project activities;
- Subrecipients of funds or property from the CDC;
- Other community development activities financed with CDBG or HOME funds.

Project activities must be in conformance with the Consolidated Plan. Before a project or activity is included in the annual Action Plan, it is compared to priorities and objectives in the Consolidated Plan to ensure consistency with the city’s short- and long-term community development goals. Project activity is monitored from beginning to end through site visits and consultation with contractors and other involved parties to ensure that the work is completed in accordance with Consolidated Plan goals.

During the program year, Salisbury CDC staff monitored all housing development and rehabilitation activities, including property grading and filling or other clearing and preparation work, to ensure that the activities are carried out in accordance with the plan and that housing standards are met. This included frequent on-site inspections on all projects. CDC staff performed all necessary background research, including but not limited to credit and employment verifications, to ensure that client eligibility guidelines were met. CDC staff also ensured that all financing, mortgage and closing statements were in order and that the affordability guidelines were met.

Timeliness of expenditures is another component of compliance with program goals. During the program year, the Salisbury CDC maintained an on-going waiting list of qualified applicants for its housing projects. This helps to ensure that funding, once received, can be programmed and disbursed in a timely manner and that the agency does not incur a backlog of unspent funds.
NOTICE OF PUBLIC HEARING
FY 2018-2019 Consolidated Annual Performance and Evaluation Report:
Community Development Block Grant (CDBG) and
HOME Investment Partnership Funds
City of Salisbury, North Carolina

Notice is hereby given that the Salisbury City Council will conduct a public hearing at 6:00 p.m.,
Tuesday, October 1, 2019, in the City Council Chambers, 217 South Main Street, Salisbury, North
Carolina. The purpose of this hearing is to hear comments from citizens regarding the FY 2018-2019

The City of Salisbury Community Development Report for FY 2018-2019 is now available for public
review. Comments can be provided during an open public comment period which will begin on
September 23 and conclude on October 8. The report describes how the City utilized Community
Development Block Grant (CDBG) and HOME program funds provided by the United States Department
of Housing and Urban Development. Activities included down payment assistance, owner-occupied
rehabilitation, contributions toward ensuring adequate affordable housing, and assistance to selected sub-
recipient public service agencies. Areas that benefitted from these investments included the West End
and other revitalization areas within the City limits. The full report is available for public inspection and
comment at the following locations:

Salisbury City Hall, 217 South Main Street
Salisbury City Office Building, 132 North Main Street
West End Business & Community Center, 1400 West Bank Street
Rowan Public Library, 2nd Floor Reference Desk, 201 West Fisher Street
Salisbury-Rowan Community Action Agency, 1300 West Bank Street
Salisbury Civic Center, 315 South MLK Jr. Avenue
Online: www.salisburync.gov/housing

The meeting locations are physically-accessible to persons with disabilities. If any persons with limited
English proficiency or persons with mobility, visual or hearing impairments need special
accommodations, please notify Community Planning Services at 704-638-5230 at least five (5) business
days in advance.

For more information, or to submit written comments, contact:

Community Planning Services
P.O. Box 479
Salisbury, NC 28145-0479
Phone: 704-638-5230

This notice was posted the 22nd day of September 2019.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Diane Gilmore
City Clerk

CAPER 33
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  □ Public  □ Council  □ Manager  □ Staff

Requested Council Meeting Date:  October 1, 2019

Name of Group(s) or Individual(s) Making Request:  Downtown Development Dept. & Downtown Salisbury, Inc., 501c3 partner

Name of Presenter(s):  Announcement

Requested Agenda Item:  Annual Busker’s Bash

Description of Requested Agenda Item:  Friday, October 4th, 2019 (5pm – 9pm)
The best local talent comes together to perform in front of participating downtown businesses for the 7th year in a row. Vote for your favorite, then come to the grand finale to follow for the awards presentation at City Tavern, 2nd Floor event space (113 E. Fisher St.).

Businesses stay open later than usual!

Pick up your voting “Pick Packs at the Visitors Center (204 E. Innes St.), City Hall (217 S. Main) and the Rowan Museum (202 N. Main St.).

There are both youth and adult award categories from 1st place to 2nd place.

Attachments:  □ Yes  □ No

Fiscal Note:  (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item:  (Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual:  Latoya Price, 704-638-5238, latoya.price@salisburync.gov

□ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☑ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     Department Head Signature

______________________________
Budget Manager Signature
Salisbury City Council
Agenda Item Request Form

***All agenda items must be submitted at least 7 days before the requested Council meeting date***

For Use in Clerk’s Office Only

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  
☐ Public  ☐ Council  ☐ Manager  □ Staff

Requested Council Meeting Date:  
October 1, 2019

Name of Group(s) or Individual(s) Making Request:
Community Appearance Commission & Housing Advocacy Commission

Name of Presenter(s):  
Alyssa Nelson

Requested Agenda Item:  
BlockWork Neighborhood Improvement Project

Description of Requested Agenda Item:
The ninth annual BlockWork neighborhood improvement project will be held on Saturday, October 26 – National Make a Difference Day. This year's event will take place on the 900 block of North Main Street. The Community Appearance Commission and the Housing Advocacy Commission are currently reaching out for volunteers to sign up for the event. Volunteers will help with exterior repairs like painting, carpentry, and landscaping. T-shirts, gloves, meals and drinks will be provided to all volunteers. The event will run from 8:30 a.m. until 4:00 p.m. The 900 block of North Main Street will be closed to through traffic during the event.

For more information and to sign up to volunteer please visit salisburync.gov/BlockWork.

Attachments:  
□ Yes  ☑ No

Fiscal Note:  
(If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

This event has been budgeted for in FY 2019-2020.

Action Requested of Council for Agenda Item:  
(Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual:  
Alyssa Nelson 704.638.5235 anels@salisburync.gov

☐ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☑ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature
Salisbury City Council
Agenda Item Request Form

Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date****

For Use in Clerk’s Office Only

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
BLOCKWORK
NEIGHBORS HELPING NEIGHBORS ONE BLOCK AT A TIME

"Make A Difference Day"
Saturday, Oct. 26
8:30 a.m. - 4 p.m.
900 block of North Main Street

BlockWork brings residents and community volunteers together to build cleaner and safer neighborhoods, one block at a time!

SIGN UP AS A VOLUNTEER!
salisburync.gov/BlockWork  diana.cummings@salisburync.gov (704) 638-5240

BY MONDAY, OCT. 1

WHAT DO VOLUNTEERS DO?
Volunteers help with exterior repairs like painting, carpentry and landscaping. T-shirts, gloves, meals and drinks will be provided to all volunteers.
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  □ Public  □ Council  □ Manager  □ Staff

Requested Council Meeting Date:  October 1, 2019

Name of Group(s) or Individual(s) Making Request:  Salisbury Parks and Recreation Department

Name of Presenter(s):  Announcement

Requested Agenda Item:  Halloween Fun Fest

Description of Requested Agenda Item:  The Salisbury Parks and Recreation Department in partnership with Downtown Salisbury Inc. will host the annual Halloween Fun Fest in the City Hall parking lot on Saturday, October 26, 2019 from 3:00-6:00 p.m. Activities will include carnival games, live entertainment, face painting, hay rides and haunted trolley rides, a hay bale maze, costume contest for all ages, pet costume contest and Trick-or-Treating with the Downtown merchants from 4:00-5:00 pm. All games and activities are FREE. This family event is open to the public.

Attachments:  □ Yes  □ No

Fiscal Note:  (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item:  (Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual:
Vivian Koontz
(704) 638-5294

□ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☒ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

_________________________________  _________________________
Finance Manager Signature  Department Head Signature

_________________________________
Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date****

For Use in Clerk’s Office Only

□ Approved  □ Delayed  □ Declined

Reason: