

Salisbury, North Carolina
November 2, 2010

REGULAR MEETING

PRESENT: Mayor Susan W. Kluttz, Presiding; Mayor Pro Tem Maggie A. Blackwell, Councilmen William (Pete) Kennedy, and Paul B. Woodson, Jr.; City Manager David W. Treme; City Clerk Myra B. Heard; and City Attorney F. Rivers Lawther, Jr.

ABSENT: Councilman William Brian Miller

The meeting was called to order by Mayor Kluttz at 4:00 p.m. The invocation was given by Mayor Pro Tem Blackwell.

PLEDGE OF ALLEGIANCE

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

CHANGES TO THE AGENDA

Mayor Kluttz noted the following changes to the Agenda:

Omit – Item 9- Council to consider amending approved group development site plan G-23-07 Kelley Properties, 1000 block of East Innes Street.

RECOGNITION – AL HOFFMAN, OWNER OF HARDIMAN AND SON FURNITURE

Mayor Kluttz recognized Mr. Al Hoffman, owner of Hardiman and Son Furniture store located in downtown Salisbury. Mayor Kluttz stated Mr. Hoffman's business has been downtown for 61 years through difficult times when other businesses left the downtown area. Mayor Kluttz read a Proclamation in honor of Mr. Hoffman, proclaiming November 2, 2010 as Al Hoffman and Hardiman and Son Furniture Day in Salisbury.

Mr. Hoffman thanked Council for the honor, and stated it has been a short 61 years. He indicated he had an opportunity to leave downtown, but knew that downtown was viable and he wanted to remain there. He stated the building will remain a viable part of downtown, and noted his appreciation for his customers.

Mr. Hoffman commented he and City Manager David Treme met when Mr. Treme first came to Salisbury, and he commended Mr. Treme for what he has done for Salisbury.

PROCLAMATION

Mayor Kluttz proclaimed the following observances:

NATIONAL GIS DAY	November 17, 2010
GEOGRAPHY AWARENESS WEEK	November 14-20, 2010

CONSENT AGENDA

(a) Approval of Minutes

Approve Minutes of the Regular meeting of October 19, 2010.

Thereupon, Ms. Blackwell made a **motion** to adopt the Consent Agenda as presented. Mr. Woodson seconded the motion. Messrs. Kennedy, Woodson, and Mses. Blackwell and Kluttz voted AYE. (4-0)

NORFOLK SOUTHERN RAILROAD – ELLIS STREET BRIDGE INFORMATION

Mr. Dan Mikkelson, Engineering and Development Services Director, addressed Council regarding written information received from Norfolk Southern Railroad addressing the Ellis Street Bridge. Mr. Mikkelson reviewed activity that has transpired regarding the Ellis Street Bridge in 2009 and 2010:

2009 Key Dates:

- May: North Carolina Department of Transportation (NCDOT) denied access to Federal funds
- October: NCDOT directed the City to complete National Environmental Protection Act (NEPA) process or repay \$171,000

Mr. Mikkelson pointed out in December 2009 staff contacted Norfolk Southern Railroad who indicated they had adopted a new strategic plan that may be a more lenient strategic plan than their prior plan. He noted that in the prior plan, Norfolk Southern insisted any new bridge be built wide enough to accommodate a future third track. He stated accommodating a third

track would increase the City's impact on natural resources, which was in direct conflict with what the City was trying to accomplish, because NEPA requires the City to minimize its impact on historic resources. He indicated the City requested Norfolk Southern Railroad reevaluate the City's request in accordance with its new strategic plan. Mr. Mikkelson stated Norfolk Southern Railroad did not respond to staff's request, so staff tried making contact 5 to 6 times, and requested NCDOT make contact twice to attempt to gain a response from Norfolk Southern Railroad. He noted that after 10 months, no response was received.

Mr. Mikkelson then reviewed the Key Dates for 2010:

- August 17: Council votes for rehabilitation provided:
 - Project is financially responsible
 - Bridge accommodates emergency vehicles
- August 20: Letter sent to NCDOT and Norfolk Southern Railroad indicating Council's decision
- October 5: NCDOT responds to correspondence and questions the City's eligibility for rehabilitation

Mr. Mikkelson indicated he was in the process of preparing a response to NCDOT explaining the City had reviewed the Federal guidelines, and with the insistence of the Historic Salisbury Foundation, actions were being taken that Federal guidelines indicated were appropriate, but NCDOT did not do as a standard part of its process. He noted NCDOT does not have much experience rehabilitating bridges, but their experience is in replacing bridges. He stated he was in the process of preparing this response when a response from Norfolk Southern was received.

- October 19: Norfolk Southern Railroad responds to correspondence indicating its desire for the City to build a new bridge that spans three tracks

Mr. Mikkelson stated there has been quite a bit of discussion as to whether the Railroad can prevent the City from rehabilitating the bridge. He indicated staff recommends scheduling a meeting with the North Carolina Secretary of Transportation to request access to Federal funds for rehabilitation be restored. He noted NEPA requires the City to complete a process that qualifies for 80% funding. He stated the City is one-step short of completing the process, and needs to update the City's environmental documents. Mr. Mikkelson stated a consultant has completed all work to this point, and now staff needs the consultant to finish the environmental document so the City can complete the final step of the NEPA process. He reiterated that it is something that should qualify for the Federal funding, and is in accordance with the Federal guidelines. He stated staff feels this issue needs to be taken to the top of NCDOT because of their non-familiarity with rehabilitating historic bridges.

Mayor Kluttz commented that there is no reason for much discussion among Council because it has already taken a stand on this issue. She indicated she would like a personal meeting with NCDOT Secretary Gene Conti to explain Salisbury's unique situation. She stated Council should do all it can to convince NCDOT that this is what is needed for Salisbury.

By Consensus, Council agreed for Mayor Kluttz to request a meeting with NCDOT

Secretary Conti. Mayor Kluttz noted by Council taking a stand on this issue, it at least forced Norfolk Southern Railroad to respond. She added now the City has the Railroad's answer and can move forward from this point.

PUBLIC HEARING – HOME PROGRAM BUDGETS FY2009 AND FY2010

(a) Ms. Janet Gapen, Senior Planner, addressed Council regarding changes to the HOME Program budgets for FY2009 and FY2010. Ms. Gapen indicated a need for two changes to the previously adopted HOME budgets for FY2009 and FY2010. She pointed out the FY2009 budget should be amended to reflect a reallocation of approximately \$63,000 from new construction to foreclosure/acquisition/rehabilitation. Ms. Gapen stated the FY2010 budget should be amended to change the description of the planned rental housing activity from a senior-housing development to a family-housing development. She noted both housing developments were competing for low-income tax credits through the North Carolina Housing Finance Agency, and the family-housing development was funded.

Ms. Gapen stated the notice of these changes was published October 17, 2010, and comments will be accepted through November 21, 2010. She noted written comments can be sent to Community Planning Services, 217 South Main Street.

(b) Mayor Kluttz convened a public hearing, after due notice thereof, to receive comments on the proposed changes to the HOME Program budgets for FY2009 and FY2010.

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

(c) Thereupon, Mr. Woodson made a **motion** to approve changes to the HOME Program budgets for FY2009 and FY2010. Mr. Kennedy seconded the motion. Messrs. Kennedy, Woodson, and Meses. Blackwell and Kluttz voted AYE. (4-0)

PRESENTATION – SALISBURY-ROWAN ECONOMIC DEVELOPMENT COMMISSION

Mr. Robert Van Geons addressed Council regarding a proposed Industrial Building Revitalization Program. Mr. Van Geons indicated the purpose of the Industrial Building Revitalization Grant (IBR) Program is to stimulate investment and create jobs in the City's older industrial corridors, and provide an opportunity to leverage community assets to help expedite improvements in those areas to ensure economic vitality. Mr. Van Geons reviewed the need for the program:

- Economic activity is critical to stabilizing and revitalizing older business corridors
- Industrial building requirements have changed significantly in the past few decades
- There are existing buildings within the City that require significant alterations in order to accommodate the needs of today's businesses

- Buildings within the City limits are not eligible for current Community Development Block Grant and Rural Center Building Revitalization Grants

Mr. Van Geons explained under the terms of the IBR Program, the City would reimburse the applicant a maximum of \$25,000, or 25% of eligible project costs (whichever is less) for permanent improvements to vacant buildings, utilized for light industrial, warehousing, or similar purposes. Mr. Van Geons reviewed examples of qualifying improvements and program eligibility:

Qualifying Improvements:

- Window Replacement
- Façade Windows
- Repair/Replacement of Roof
- Structural Improvements
- HVAC Systems
- Floors and Flooring
- Electrical Distribution
- Ventilation
- Dock Doors and Levelers
- Americans With Disabilities Act (ADA) Improvements

Program Eligibility:

- Applicant must document that the building or tenant space has been vacant for more than six months
- Property must be located in a designated “Community and Economic Development Project Area,” Urban Progress Zone (UPZ), or UPZ eligible area of the City
- Applicant must provide a detailed cost estimate outlining proposed improvements and their estimated costs
- Total improvements must exceed \$20,000 including the grant
- Eligible building must have been built prior to 1990
- Proposed operation must employ one person per \$5,000 of grant funds approved

Mr. Van Geons also reviewed the process and additional provisions of the program:

Process:

- Grant approval must be given before beginning the project
- Grants are awarded on a reimbursement basis and paid in a single installment
- At no time shall the grant exceed 25% of the actual cost of the work performed
- Grant applicants shall have documented endorsement of the legal owner of the property. If purchase is pending, proof of a sale contract to the applicant is acceptable
- Applicant must submit a reuse plan that includes applicant, project, and budget information
- A public hearing will be held prior to considering application

- Property must be owned by the applicant, or applicant must obtain the right to apply for the grant

Additional Provisions:

- Structure must be covered by a current insurance policy sufficient to cover value of structure and improvements
- Applicant must not owe any back taxes, civil penalties or delinquent utility fees
- Project must be completed in 365 days unless otherwise noted
- Building must be occupied within six months of approval
- Applicant must comply with all government regulations regarding construction, occupancy, and use
- Although intended for vacant manufacturing and warehouse building, other non-residential uses will be considered on a case-by-case basis
- Grants will be issued at the sole discretion of the City.

Mr. Van Geons indicated when the assets of the IBR Program are combined with the Hub Zone Designation, Urban Progress Zone Designation, Fibrant, and assistance from the Salisbury Police Department a comprehensive strategy can be developed to work with the property owners who recognize the potential of the property. He stated this strategy could drive the vacant buildings back to vibrancy.

Councilman Woodson asked the average size of the vacant buildings. Mr. Van Geons indicated the building size ranges from 12,000 – 500,000 square feet. Mr. Woodson asked how many buildings in Salisbury would be eligible for this program. Mr. Van Geons stated approximately 10-12 buildings in Salisbury would be eligible.

Councilman Kennedy stated it is a great idea to have these building put back on the market. He indicated the program is an investment for the City that could create jobs for citizens, and increase the City's tax base. Mr. Kennedy asked where the initial funds from the City would come from. City Manager David Treme indicated the initial funds would come from the General Fund Balance. He pointed out the cost of \$25,000 for an investment to possibly create 20-25 jobs for Salisbury is a solid investment.

Mayor Pro Tem Blackwell indicated she appreciates this work, which also serves to stabilize the areas where the vacant buildings are located.

Mr. Treme stated the issue of vacant buildings was discussed at Council's Goal Setting Retreat, but was not a written goal. He indicated he feels this program can create and attract small businesses to the community and stabilize neighborhoods.

Thereupon, Mr. Woodson made a **motion** to approve an Industrial Building Revitalization Grant Program. Mr. Kennedy seconded the motion. Mayor Klutz stated she thinks this is an excellent idea, and thanked Mr. Van Geons for bringing it to Council. She stated adaptive reuse is very important to the City because Salisbury is competing with other buildings, outside the City of Salisbury, that can receive revitalization grants. She pointed out the most important aspect of the program is that it can bring jobs to the City, and the timing is perfect with

the marketing of Fibrant. She added one of the reasons Council got into broadband was for economic development. Messrs. Kennedy, Woodson, and Mses. Blackwell and Kluttz voted AYE. (4-0)

STAFF REPORT – PARKS AND REC BUSINESS PUBLICATION ARTICLE

Ms. Elaney Hasselman, Parks and Recreation Marketing and Community Relations Manager, and Mr. Stephen Brown, Parks and Recreation Maintenance Manager, addressed Council regarding an article published in Parks and Rec Business Magazine regarding the City Park Tennis Court renovation. Ms. Hasselman stated a unique opportunity was afforded to the Parks and Recreation Department to have a feature article published in the October edition of Parks and Rec Magazine. She indicated the magazine requested articles from Parks and Recreation Departments for projects encompassing work with state of the art facilities, partners, sponsors, and in-house savings. She indicated the Salisbury Parks and Recreation's article was accepted by Parks and Rec Magazine, because they felt the community and the tennis court project was outstanding in spite of its budget. Ms. Hasselman indicated the article was published in the October edition of the magazine, which was the largest edition of the year. She noted the magazine can be found online at www.parksandrecbusiness.com. She pointed out the magazine is distributed to Parks and Recreation professionals, recreation consultants, industry contractors, and architects.

Mr. Brown indicated staff completed the design work, drainage, and electrical work for the tennis court project. He stated a key card access gate system was installed at the tennis court, and citizens living within the City limits can receive a free key card from City Park, and there is a \$5 charge for those living outside the City limits. He pointed out approximately 1,000 key cards have been issued.

Ms. Hasselman stated a new program, Quick Start Tennis Program, will be launched soon, and because of the participation in the community, Parks and Rec Magazine has asked the Parks and Recreation Department to submit additional proposals for articles.

Mr. Brown displayed photographs depicting the tennis court from construction phase to completion.

Mayor Kluttz indicated Council is proud of the Parks and Recreation Department staff, Advisory Council, and citizens who are active in the community. She thanked Ms. Hasselman and Mr. Brown for telling Salisbury's story.

APPOINTMENTS TO THE HISTORIC PRESERVATION MASTER PLAN COMMITTEE

Mayor Kluttz stated Council is excited to be one of the first cities in North Carolina to have a City-wide Historic Preservation Master Plan. Mayor Kluttz indicated several excellent applicants applied for the committee, and announced those who have applied:

Mr. Randy Reamer
Ms. Gwen Matthews
Mr. Doug Black
Ms. Anne Lyles
Mr. Greg Shields
Mr. James Carli
Ms. Debbie Lesley
Ms. DeeDee Wright
Mr. Gray Stout
Mr. Jason Walser
Mr. Chris McNeely
Ms. Diane Hooper

Mayor Kluttz indicated Council previously passed a Resolution which states the Historic Preservation Master Plan Committee will consist of nine members, but with Council's approval, she would like to change the nine member committee to a 12 member committee, so all of the outstanding applicants could be appointed.

Thereupon, Mr. Woodson made a **motion** to change the number from 9 to 12 for the Historic Preservation Master Plan Advisory Committee. Mr. Kennedy seconded the motion, and asked if this will be amending the Resolution. Mr. Woodson agreed this will amend the Resolution. Messrs. Kennedy, Woodson, and Meses. Blackwell and Kluttz voted AYE. (4-0)

Thereupon, Mr. Woodson made a **motion** to appoint the 12 individuals, as mentioned by the Mayor, to the Master Plan Advisory Committee. Ms. Blackwell seconded the motion. Messrs. Kennedy, Woodson, and Meses. Blackwell and Kluttz voted AYE. (4-0)

Mayor Kluttz congratulated each member of the committee.

APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS

This item was postponed.

COMMENTS FROM THE CITY MANAGER

(a) Draft Code of Ethics Policy

City Clerk Myra Heard addressed Council regarding a draft Code of Ethics Policy. Ms. Heard stated the 2009 North Carolina General Assembly enacted legislation requiring all local governing bodies to adopt a Code of Ethics policy by January 1, 2011. Ms. Heard submitted a draft Code of Ethics Policy for the Salisbury City Council, and indicated the draft was prepared from the Model Code of Ethics which was developed by the UNC School of Government, in which Mayor Kluttz served on the Code Drafting Advisory Committee as the only elected

municipal representative. She requested Council review the draft and submit any questions or concerns to her attention. She noted the draft policy will be placed back on Council's Agenda November 16, 2010 for consideration of adoption.

(b) First Quarter Outcome and Goals Update

City Manager David Treme noted Council was provided with the first quarter Goals and Outcomes update, and asked Assistant City Manager Doug Paris to update Council on their status.

Mr. Paris indicated Outcome 1.1: Develop and implement a comprehensive customer service plan within the City organization; Outcome 2.1: Identify and initiate an "impact project" as part of the North Main Street Small Area Plan; and Outcome 2.2: Implement objectives of the Consolidated Strategic Plan for housing and neighborhood revitalization are all ongoing.

Mr. Treme elaborated on Outcome 2.3: Pursue implementation of the commercial property maintenance code. Mr. Treme indicated staff has drafted a proposed code that has been submitted to Downtown Salisbury, Inc. (DSI) for recommendation and changes. He stated this issue will come back to Council for consideration after the code has been reviewed by DSI.

Mr. Treme reviewed Outcome 2.4: Appoint a task force to pursue implementation of the Better Housing Code and formation of a Housing Commission. He stated the applications for this task force have been forwarded to Council, and the Commission could be formed at Council's next meeting in accordance with the Resolution of Intent adopted by Council.

Mr. Paris indicated there has been great progress with Outcome 2.5: Develop a fundraising plan in partnership with the Dixonville Cemetery Task Force. He stated Outcome 3.1: Explore the development of a comprehensive neighborhood-based Youth Initiative is currently in the planning and research stages. Mr. Paris noted Outcome 3.2: Continue partnering with Rowan County and municipalities in order to promote the importance of reading among our youth has been very successful, and the Salisbury-Rowan READS! Program will continue to promote the importance of reading. He indicated Outcome 3.3: Continue to recognize and support positive youth initiatives and implement the 8 Planks of the plan is ongoing.

Mr. Len Clark, Fibrant Sales and Marketing Manager, reviewed Outcome 4.1: Implement the Fiber to the Home Business Plan. He indicated Fibrant started its soft launch November 1, 2010. He stated staff has begun calling and making appointments for final installations for Fibrant volunteers, and has made approximately 80 appointments in the past two to three days. He noted there are approximately 80 more volunteers to be connected, and another 100 residents on the waiting list whose installations will begin December 1, 2010. Mr. Clark pointed out Fibrant television has 470 channels and 117 HD channels, Fibrant telephone has 17 calling features included in the plan, and Fibrant internet has the fastest access speed offered in North Carolina.

Mr. Treme stated he is pleased with Fibrant's progress, and staff is busy taking calls and scheduling installations. He indicated very positive comments regarding the service have been

received from those who have experienced Fibrant. Mr. Clark read several positive comments he has received from those testing the service.

Mr. Treme indicated he received information regarding a Time Warner Cable rate increase to begin December 2010. He stated he feels Fibrant will attract small businesses to Salisbury, and staff will provide the best customer service possible to those interested in using Fibrant.

Mr. Joe Morris, Community Planning Services Director, reviewed Outcome 4.2: Strengthen unified community image through implementation of the wayfinding and signage plan. He stated this priority has been identified by the Salisbury Tourism and Cultural Development Authority (STCDA). He indicated the STCDA is currently working with a design professional who has designed signs and studied the City using information obtained several years ago. Mr. Morris pointed out the Geographical Information System (GIS) staff has inventoried all the existing wayfinding and directional signage in the City, which indicates Salisbury may have a net reduction in signage. He stated staff anticipates providing information to Council at a future meeting to review the sign system STCDA is proposing. He noted wayfinding and directional signage is anticipated to be installed in the City in early summer.

Mr. Morris also reviewed Outcome 4.3: Implement strategic planning process with Salisbury Tourism Development Authority. He indicated the Salisbury Tourism and Cultural Development Authority's (STCDA) strategic plan has been presented to Council. He stated through persistence and cooperation the commission has developed a great plan. He pointed out a seasonal marketing program will be implemented soon.

Mr. Paris indicated Outcome 4.4: Explore ways to encourage support of local business is on track, and substantial progress has been achieved. He pointed out the City purchases locally whenever possible.

Mr. Treme indicated Outcome 4.5: Explore strategies to incentivize revitalization and reuse of existing vacant big box structure. Mr. Treme indicated the City is proposing an Industrial Building Revitalization Grant (IBR) program that could allow the City to have a speedy return on its investment.

Mr. Paris pointed out Outcome 5.1: Begin implementation of the Comprehensive Master Plan; and Outcome 5.2: Implement phase 1 of the Master Plan for Lincoln Park are currently on track. He indicated Outcome 6.1: Implement strategies to recruit employees from diverse populations and develop strategies to attract and retain quality employees; and Outcome 6.2: Implement employee training and development plan are long standing goals that are currently ongoing. Mr. Paris stated Outcome 7.1: Meet with school officials to determine the need which the City can assist is also a long standing goal where the City has major accomplishments. He pointed out the school system has a firm partnership with Project Safe Neighborhoods, the City has completed sidewalk improvements at Salisbury High School, and City employees have participated in Day of Caring and Family Day events.

Mr. Treme reviewed Outcome 7.2: Meet with Rowan County Commissioners to identify partnership opportunities which would be mutually beneficial, and indicated the City has

partnered with Rowan County in creating the Airport Development Zone, the merging of the City and County Animal Control operations, and Salisbury-Rowan READS! program. He pointed out the City is actively supporting the Rowan Cabarrus Community College bond referendum, which is vital for both Rowan County and Salisbury. He noted the City has also partnered with Rowan County on a joint Telecommunication Plan, and a development review roundtable discussion. Mr. Treme commented the City and County may not always agree, but he thinks they work well together, and have been successful on their joint ventures.

Mr. John Sofley, Management Services Director, reviewed Outcome 7.3: Partner with Rowan County on a joint telecommunication plan. Mr. Sofley indicated the City's 800 telecommunication system serves approximately 2,900 radios throughout the County. He stated certain portions of the County are lacking coverage, and the City is working with the County to serve those underserved sections. Mr. Sofley indicated it is necessary for the City to update its telecommunication system to a digital system, as required by the Federal government. Mr. Sofley pointed out the City has worked with the County and selected a vendor that was approved by both the County Commissioners and the City Council. He stated the preliminary work has been completed and a report is being reviewed. He commented that he hopes this will set the stage for progress with the system, and how the City can assist the County with their telecommunication coverage.

Mr. Paris indicated Outcome 8.1: Incorporated the "Good to Great" concepts into the City's culture as a foundation for Salisbury becoming a High Performance Organization, including the successful completion of all strategic plans is an ongoing goal. He stated the City is exploring ways to implement this goal into the City's employment review process, and make it a part of the City's culture. He pointed out Outcome 8.2: develop future growth strategies for the community is on track, and the City will monitor the upcoming Legislative session and the General Assembly regarding growth.

Mr. Sofley reviewed Outcome 9.1: Assess community parking needs. Mr. Sofley stated the City completed three parking lots in the downtown area last year, and this year three additional lots were identified as needing repair. Mr. Sofley stated these parking lots are located in the Park Avenue area, Lee Street area, and at Hall Gym. He pointed out there is a Neighborhood Revitalization Program in the Park Avenue community, and the parking lot in question does not qualify for that program. He indicated staff wants to evaluate the Long Street corridor for other parking lot opportunities.

Mr. Sofley stated staff is developing preliminary plans for the parking lot on Lee Street. He pointed out funding has not been secured for the Lee Street parking lot, but the owners are interested in assisting if the City can secure funding.

Mr. Sofley indicated the City has received authorization from the railroad to complete the Hall Gym parking lot which is adjacent to railroad tracks. He pointed out a preliminary plan has been completed and staff has secured approximately \$70,000 to fund the project. He stated staff is currently receiving cost estimates for the project.

Mr. Paris reviewed Outcome 9.2: Develop a Downtown Streetscape Maintenance

Improvement Plan, indicating the Downtown Master Plan is complete. He stated the next step is to organize a team, develop a plan, and conduct a financial analysis. He commented this may be a good topic for next year's Council retreat.

Mr. Treme reviewed Outcome 10.1: Seek local permitting authority for utility extensions. He indicated staff has submitted the local permitting authority application to North Carolina Department of Environmental and Natural Resources (NCDENR), and is currently waiting for its review of the Ordinance. He stated approval of the Ordinance will give the City local permitting authority for water/sewer extensions, which will reduce the amount of approval time from Raleigh.

Mr. Paris indicated Outcome 10.2: Conduct roundtable discussions with the local development community to improve communication is a new goal from this year's Council Retreat. He stated the first Roundtable Discussion was held Wednesday, October 27, 2010, and the reviews from the stakeholders have been positive. He pointed out the meetings will be held quarterly, and staff will continue to seek stakeholder input regarding the City's ability to improve services. Mr. Paris indicated Outcome 11.1: Safeguard Salisbury's interests on the Yadkin River by participating in the Federal Energy Regulatory Commission (FERC) relicensing of Alcoa's Yadkin Project is on track, with substantial progress achieved. He stated the City will remain vigilant in monitoring Alcoa's Yadkin Project.

Mr. Treme reviewed Outcome 11.2: Explore water sales agreements with Kannapolis and Concord. He indicated he feels the City made a great offer to Kannapolis and Concord, and is currently waiting for their response. He stated Salisbury's relationship with Kannapolis and Concord is very strong and he feels they were given a strong proposal. Mr. Treme pointed out he thinks their delay may be related to Kannapolis' Inter-Basin Water Transfer Project. He commented that he is confident the City made a good offer, but is not optimistic that Kannapolis and Concord will accept the offer. Mr. Treme noted the City is working with China Grove regarding consolidation of their water system in the future. He stated any new information regarding this issue will be brought to Council for consideration.

Mr. Treme stated he wants to make the public aware the City works from a strategic plan that is adopted and updated annually by Council. He indicated these goals are adopted, assigned to staff, and updated quarterly, and he feels the City has made good progress in the first quarter.

Mayor Kluttz thanked Mr. Treme and Mr. Paris for an impressive report, and stated the way Salisbury's government operates is very unique from the way most City and County governments operate. She stated it has been mentioned that Council is not seen debating or arguing issues at meetings. She explained Council spends two days each February discussing, debating, and determining goals for the year. Mayor Kluttz stated most issues that come to Council from staff are those issues Council has already requested. She commented she thinks the report shows how the City works, and is a more efficient way to run government and develop the City's budget.

COUNCILMAN KENNEDY'S COMMENTS

Councilman Kennedy asked that a correction be made to the October 19, 2010 City Council Minutes. He indicated the website address for North Carolina Foreclosure Prevention should be www.ncforeclosureprevention.gov rather than www.ncforeclosureprevention.com.

MAYOR'S ANNOUNCEMENTS

(a) Land Development Ordinance Text Amendment LDOTA-10-2010

Mayor Kluttz indicated an application for text amendment LDOTA-10-2010 regarding auto repairs in the downtown area was presented at Council's last meeting, and was assigned to a Council Committee consisting of Councilman Woodson and Councilman Miller. She stated the Committee did not meet, and announced the application has been withdrawn. She recommended the text amendment be sent back to the Planning Board. Mayor Kluttz stated she feels Councilman Miller was wise when he stated Council should be sure this type of business is wanted in all of the downtown area, before the amendment is adopted. She added she thinks this should go back to the Planning Board to determine what it would like to do since the application has been withdrawn.

Councilman Woodson stated he researched the applicant and found an article written about the outstanding work the applicant has done, noting him as one of the top in the country. Mr. Woodson stated he is personally disappointed the application was withdrawn.

Thereupon, Mr. Woodson made a **motion** to send this back to the Planning Board regarding the downtown text amendment. Ms. Blackwell seconded the motion. Messrs. Kennedy, Woodson, and Mses. Blackwell and Kluttz voted AYE. (4-0)

(b) Rowan-Kannapolis ABC Board

Mayor Kluttz stated she received information from Rowan County Commission Chairman Carl Ford asking all Rowan County municipalities to consider a Resolution to change the make-up of the Rowan-Kannapolis ABC Board. Mayor Kluttz indicated on September 7, 2010, Council passed a Resolution asking the Legislative Delegation not to revise or alter the make-up of the Rowan-Kannapolis ABC Board unless Rowan County, the City of Kannapolis, and the City of Salisbury all agree to the revision or alteration. Mayor Kluttz noted Council has made no decision to change the Board, and indicated this information is being presented for the record.

(c) Salisbury Customer Service Center Ribbon Cutting

Mayor Kluttz announced the ribbon cutting for the newly constructed Salisbury Customer Service Center located at 1415 South Martin Luther King, Jr. Avenue has been rescheduled for Tuesday, November 16, 2010 at 2:00 p.m.

(d) 2010 Mid-Term Elections

Mayor Kluttz reminded everyone it is Election Day, and indicated Salisbury City Council has unanimously endorsed the Rowan-Cabarrus Community College Bonds. She asked citizens to consider voting yes for the bonds. She also asked that constituents consider candidates who support Salisbury and will help the City achieve its goals.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Woodson, seconded by Mr. Kennedy. All council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 5:25 p.m.

Susan W. Kluttz, Mayor

Myra B. Heard, City Clerk