

Salisbury, North Carolina
February 18, 2014

REGULAR MEETING

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

ABSENT: City Clerk Myra B. Heard

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The meeting was called to order by Mayor Woodson at 4:00 p.m. The invocation was given by Mayor Pro Tem Blackwell.

PLEDGE OF ALLEGIANCE

In honor of National Boy Scout Anniversary Month, Boy Scout Troop and Pack 443 members Luke Bryan, George Miller, Gabe Dufour, Joseph Dufour, Hunter Gibson, Keegan Dillon, Brody Dillon, Riley Dillon, and Blaine Shellhorn led by Mr. David Rue; and Pack 448 members Dakota Morris and Peter Wagoner led by Mr. Roy Bentley; and Mr. John Barden, Rowan District Executive, led those present in the Pledge of Allegiance to the United States flag.

RECOGNITION OF VISITORS

Mayor Woodson welcomed all visitors present.

RECOGNITION – RETIRING SERGEANT HAYES RUSSELL

Police Chief Rory Collins introduced retiring Sergeant Hayes Russell who began his career with the Salisbury Police Department in 1980.

Chief Collins noted Sergeant Russell's career included time as a patrol officer, D.A.R.E. teacher, detective, patrol sergeant, and training and recruitment leader. He indicated after 33 years of service Sergeant Russell is retiring from full-time police work but will continue to serve as a reserve officer. He asked Council to consider awarding Sergeant Russell his sidearm and badge in recognition of his service.

Mayor Woodson stated Sergeant Russell is an asset to the community. He indicated he is glad Sergeant Russell will continue to serve as a reserve officer.

Mayor Pro Tem Blackwell indicated she attended Sergeant Russell's retirement reception and heard the kind words spoken by his colleagues. She pointed out the respect of one's peers is the highest form of compliment.

Councilmember Kennedy wished Sergeant Russell the best in his retirement.

Mayor Woodson asked for a motion to issue retiring Sergeant Hayes Russell his badge and sidearm.

Thereupon, Mr. Miller made the **motion** as stated. Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Meses. Alexander and Blackwell voted AYE. (5-0)

PROCLAMATION

Mayor Woodson proclaimed the following observance:

NATIONAL BOY SCOUTS ANNIVERSARY MONTH February 2014

CONSENT AGENDA

(a) Approval of Minutes

Approve Minutes of the Regular Meeting of February 4, 2014.

(b) Budget Ordinance Amendment – North Carolina Department of Commerce

Adopt a Budget Ordinance amendment to the FY2013-2014 budget in the amount of \$70,207 to appropriate grant funds from the North Carolina Department of Commerce.

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

ORDINANCE AMENDING THE 2013-2014 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE GRANT FUNDS FROM THE NORTH CAROLINA DEPARTMENT OF COMMERCE.

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 6, and is known as Ordinance 2014-04)

HIGHLIGHTS AND GOAL – SALISBURY YOUTH COUNCIL

Salisbury Youth Council staff liaison Milena Sifuentes introduced Salisbury Youth Council President Abraham Post and Youth Council Member Evan Dunn. Mr. Post recognized members of the Youth Council in the audience. He noted the Youth Council's mission is to create a positive community that is:

- Youth friendly
- Inclusive and diverse
- Fair and equal
- Livable as a community for future generations
- Endowed with quality services for all citizens

Mr. Post indicated the Youth Council is committed to improving the literacy and graduation rates of students in the City. He noted during the past year the Council:

- Inducted 15 new members
 - Total 27 members
- Assisted with Friday Night Out and Movies in the Park
- Worked the children's entertainment booths at the Family Fun Day in City Park
- Volunteered at BlockWork
- Tutored the Mini Funk Factory Band in Salisbury – two days per week
- Seven members of the Salisbury Youth Council attended the North Carolina State Youth Council Service Learning Conference hosted by the Raleigh Youth Council

Mr. Post reviewed photographs of the Youth Council at work in the community. He indicated future plans include:

- A Book Drive to be held February 21, 2014 through March 21, 2014
- Received a \$300 grant that will be used to buy books for the children of the Mini-Funk-Factory
- Contributing youth input regarding the design of the Centerpiece Project
- Attending future conferences hosted by the State Youth Council

Mr. Post thanked Council for its continued support of the Youth Council. Mr. Dunn presented a volunteer and recruitment video created by Youth Council Member Gabe Steinman.

Mayor Woodson asked if the Youth Council is planning to recruit members from other schools. Mr. Post explained applications were sent to Salisbury High School and surrounding schools.

Mayor Woodson congratulated the Youth Council on its accomplishments, and he thanked staff for its work with the council.

Ms. Blackwell contributed two books to the Youth Council's Book Drive, and she challenged Council to do the same. She noted new or gently used books for elementary to middle school students are being collected.

POOL HALL PERMIT – MR. ROBERT MOORE

Salisbury Police Captain Melonie Thompson addressed Council regarding an application for a pool hall permit for Mr. Robert Moore, owner of The Carriage Room located at 2141 Statesville Boulevard.

Capt. Thompson noted a site inspection was conducted January 9, 2014, and the property was found to be clean and sanitary. She stated as part of the investigation a limited review of Mr. Moore's background was conducted, and the establishment and Mr. Moore meet the criteria required by City Code. She noted the building front faces a public street as required by City Code, and no persons under the age of 18 will be allowed if alcohol is consumed on the premises.

Capt. Thompson stated the establishment is for-profit and will be open to the public. She explained the operating hours are Monday through Saturday from 11:00 p.m. until 2:00 a.m. and Sunday from 12:00 noon until 2:00 a.m. She noted the business will operate two pool tables.

Mayor Woodson asked if the Police Department supports the pool hall permit. Capt. Thompson stated the business has had a pool table for many years and is requesting to add one additional table which requires a permit. She pointed out there have been limited calls for police service at this business.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding the issuance of a pool hall permit for Mr. Robert Moore.

Mr. Odinga Maddox, 205 Sills Drive, asked about the requirements for alcohol on the premises and if drugs or firearms would be allowed. Capt. Thompson explained no one under 18 is allowed on the premises if alcohol is consumed. She pointed out concealed weapons are not allowed if a person is consuming alcohol and narcotics are not allowed.

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

Mayor Woodson asked how long the business has been open. Capt. Thompson stated the business has been open for many years with multiple owners. She pointed out past complaints have been limited to noise violations.

Councilmember Miller pointed out if incidents occur the pool hall permit could be revoked. Capt. Thompson stated that is correct, and she noted the Police Department will monitor the business and the calls it receives.

Thereupon, Mr. Miller made a **motion** to issue a permit for Mr. Robert Moore to operate a pool hall located at 2141 Statesville Boulevard. Ms. Blackwell seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Mses. Alexander and Blackwell voted AYE. (5-0)

2014-2015 COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME FUNDS

Community Planning Services Director Janet Gapen and Senior Planner Trey Cleaton addressed Council regarding 2014-2015 Community Development Block Grant (CDBG) and HOME Funds. Ms. Gapen explained housing and community development needs for neighborhoods identified in the City's Consolidated Plan are the largest funding priorities. She displayed a map of the area and pointed out the geographic distribution of the funds. Ms. Gapen noted the City has housing programs and public infrastructure investments that focus on four revitalization areas: West End, Jersey City, Park Avenue, and the East End.

Mr. Cleaton explained the public hearing is an opportunity for citizens and residents of neighborhoods affected by the funds to comment regarding the use of funds, and for staff to receive proposals regarding public service activities that may be funded. He noted the public hearing is required before the disbursement of funds by the United States Department of Housing and Urban Development (HUD). He stated staff has not received the allocation of funding for 2014-2015, and typically uses the previous year's funding for planning purposes. He reviewed the estimated funding for 2014-2015:

CDBG	\$304,428
HOME	\$92,305
<u>Program Income</u>	<u>\$35,000</u>
Total	\$431,733

Mr. Cleaton reviewed the types of activities eligible for funding as listed in the Five-Year Consolidated Plan (2010-2014):

- Housing Rehabilitation
- New Home Construction
- Homeownership Assistance
- Owner-occupied Rehabilitation
- Sidewalks/Public Infrastructure/Park Improvements
- Public Services (capped at 15 percent of CDBG funds)

Mr. Cleaton pointed out the funds are distributed through the City's partnership with the Community Development Corporation (CDC).

Mayor Woodson stated the funds were nearly eliminated several years ago. Ms. Gapen explained the funding has gradually decreased but has remained steady for the last several years.

Mayor Pro Tem Blackwell asked when Council would have an opportunity to review and identify the neighborhood revitalization areas. Ms. Gapen noted the Five-Year Consolidated Plan will be updated beginning in the spring of 2015. She stated Council could review the revitalization areas earlier and amend the current plan if needed. Ms. Blackwell stated Council may review the designated revitalization areas at its retreat.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding the use of CDBG and HOME Funds:

Dee Dee Wright, 418 South Caldwell Street, asked if a resident can make a request for CDBG funding. Ms. Gapen noted the purpose of the public hearing is to take requests from residents or organizations. Ms. Wright referenced sidewalks on Old Wilkesboro Road and stated she is concerned about Livingstone College students walking along Old Wilkesboro Road.

Ms. Krista Woolly, Executive Director of Community Care Clinic, 315-G Mocksville Avenue, explained 2013 was a banner year for the clinic. She noted two substantial grants allowed the clinic to increase efficiency by switching to electronic medical and dental records. She indicated the clinic is partnering with Rowan Helping Ministries, and other community agencies, and makes monthly visits to Rowan Helping Ministries to perform wellness checks and provide medical, dental, and pharmacy services for the residents. She noted the Community Care Clinic was a partner in the first Missions of Mercy (MOM) Clinic where 800 people received dental care. She pointed out over 2,500 patients visited the medical clinic, 1,500 patients visited the dental clinic, and 27,000 prescriptions were dispensed in 2013. Ms. Woolly indicated medical visits have increased due to unemployment, the high cost of insurance, and the lack of access to medical and dental care. She stated the clinic assists patients in signing up for the Affordable Health Care Act. She noted a certified navigator comes in weekly to help anyone in the community sign up for Affordable Health Care and navigate the website. She pointed out many people will be unable to afford the Affordable Health Care, and the clinic will continue to serve them. She requested \$10,000 to provide medication for patients. She thanked Council for its continued support of the Community Care Clinic.

Ms. Renee Bradshaw, Executive Director of Family Crisis Council, requested \$13,000 for the salary of a night advocate to work from midnight until 7:30 a.m. at the shelter. She explained the shelter is open 24-hours a day, seven days a week and serves victims of domestic violence or sexual assault. She indicated the Family Crisis Council houses up to 24 clients, and the night advocate works to keep them safe, answer the hotline, and is available if a victim is brought in during the night. She noted the funding received from the City pays for 60 percent of the night advocate's salary. She thanked Council for its support.

Ms. Kimberly Collins, Rowan Helping Ministries, 226 North Long Street, thanked Council for its continued support of the homeless shelter expansion project which is near completion. She noted the shelter was built to accommodate 40 men and has sheltered up to 78 men, women, and children. She indicated the shelter currently houses 67 guests each night. She emphasized the shelter expects to house 670 men, women, and children during the coming year with more people needing service. She explained in 2010 the shelter served two families, and she noted the shelter consistently shelters 20 or more families each year and has had seven children living in the shelter at one time. Ms. Collins noted staffing hours has been extended on weekends to ensure guests have more time away from the elements. She announced when the shelter moves into its new facility it will operate 24-hours a day with at least three staff on hand at peak times to ensure a safe environment. She asked Council to consider increasing funding to \$25,000 to help pay for the additional staff. She thanked Council for its continued support.

Mayor Woodson stated he is pleased the shelter hours were extended, and he pointed out the winter has been exceptionally bad.

Mr. William Peoples, 405 South Fulton Street, noted blight is still a problem in the identified neighborhoods. He stated the West End revitalization is not complete, and Council must do more to improve the area. He commended Councilmember Alexander's work to design homes in the West End community. He emphasized there is more to be done in the target neighborhoods.

Councilmember Kennedy asked Ms. Gapen to notify Mr. Peoples when the West End transformation will be discussed at Council's retreat.

Elder Titus King, East Spencer, stated he is concerned about the way the City is dealing with poor neighborhoods. Mayor Woodson asked Mr. King if he intended to speak at the public hearing regarding amendments to Chapter 10 of the City Code. Mr. King stated that is correct. Mayor Woodson noted that item was next on the Agenda, and he invited Mr. King to come back before Council at that time.

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

Councilmember Miller noted once the expansion project is complete, Rowan Helping Ministries will be using both properties and pedestrians will have to cross Long Street. He asked if CDBG funds could be used for pedestrian improvements to Long Street and Old Wilkesboro Road. Ms. Gapen stated she will look into the eligibility.

Councilmember Kennedy commended staff for its work to spread the reduced funding it receives.

AMENDMENTS TO THE CITY CODE – MINIMUM HOUSING STANDARDS

Code Services Division Manager Chris Branham addressed Council regarding recommendations from the Housing Advocacy Commission (HAC) for amendments to the City Housing Code. He noted the sections of the Code affected by the proposed amendments:

- 10-7 Buildings unfit for human habitation declared nuisance
- 10-9 Responsibilities of owners and occupants
- 10-77 Minimum standards of fitness- Unsafe Conditions
- 10-78 Minimum standards of fitness- Minor Violations

Mr. Branham stated the proposed changes affect two articles in Chapter 10. He emphasized rooming houses are in Article V and are not affected by the proposed amendments. He reviewed highlights of the amendment process:

- Reformatting existing code language
 - Categorized the unsafe conditions into two repair timeframes
 - Organized minimum standards in order of the typical inspection process
- Some language has been removed, some language was added to the Code
- Reduced allowed compliance time for property owner from 30 days to two days
 - After receipt of notice

Mr. Branham presented new Section 10-7 Buildings unfit for human habitation declared nuisance:

- All buildings or portions of buildings which are used or intended for use as places of habitation and which are, under this chapter, unfit for human habitation are hereby declared to be a public nuisance and shall be repaired or rehabilitated to the standards of this chapter or demolished in accordance with the procedure set forth in this chapter

Mr. Branham reviewed Section 10-9 Responsibilities of owners and occupants which includes new text:

- 10.9 (b) *Responsibility for violations.* Every owner shall remain ultimately responsible for violations of responsibilities imposed upon him by this chapter or any other Ordinance, although a similar responsibility may also be imposed upon the occupant

Mr. Branham noted Section 10.77 Minimum Standards of fitness -- unsafe conditions

- (a) The owner shall, within forty-eight (48) hours of being notified in writing or in person, have the unsafe conditions corrected or be in violation of this article
 - Unsafe fuel containers stored inside
 - Egress path or exit point is blocked
 - Presence of raw sewage or no sanitary facilities
 - No operable smoke and/or carbon dioxide detectors
 - Internal accumulation of garbage
 - Flammable/combustible items
- (b) The owner shall, within forty-eight (48) hours of being notified in writing or in person, have the unsafe conditions corrected or present a *compliance plan* in writing
 - No operating heat
 - No water
 - No electricity
 - Unsafe or inoperable mechanical equipment
 - Unsafe cooking equipment
 - Failing structural members
 - Overloaded or unsafe electrical system
 - Missing roof
 - Unsafe chimney flues
 - Interior wall sheathing missing
 - Holes in floor creating a hazard
 - Five or more minor violations in Section 10-78

Mr. Branham stated the “compliance plan” must state:

- Reason for being unable to correct the unsafe conditions within 48 hours
- Who will be performing the repair work
- Whether or not a permit will be required to complete the work

Mr. Branham stated the current compliance process for unsafe conditions allows 30 days before a hearing is held and a minimum of 30 additional days to fix the issue. He pointed out the current process allows a person to stay in an unsafe condition for 60 days. He explained the proposal would allow the process to start two days after the person is notified. Mr. Branham reviewed the scenario for an unsafe property:

- Day 1 - Inspect property, find unsafe conditions, owner notified
 - If owner is not able to be notified immediately via phone call or in person, a letter will be mailed and upon receipt of the certified letter, the 48 hour timeframe would begin
- Day 3 (or Day 6/7) - Owner must have items repaired or property is condemned and posted as uninhabitable
 - Tenant is not evicted, that process must take place separately
 - Does not override or speed up eviction process

- Day 21 - Public Hearing at Code Enforcement office, 30-day compliance period is given
- Day 51 - Compliance timeframe expired, if work is not completed or even started, the property will be brought to City Council for an ordinance to repair or demolish

Mr. Branham noted the changes to Section 10-78 Minimum standards of fitness – Minor Violations:

- General Requirements
 - Foundation, exterior walls, roofs, attics, means of egress, stairs and railings, windows, doors, floors, outbuildings
- Light, Ventilation and Space limitations
 - Room sizes, ceiling heights, window screens, ventilation of habitable rooms
- Plumbing facilities and fixture requirements
 - Location of facilities, sanitary conditions
- Mechanical and Electrical requirements
 - Mechanical equipment, lights and outlets

Councilmember Miller asked Mr. Branham to explain the difference between minor violations and hazardous conditions. Mr. Branham emphasized unsafe conditions listed in Section 10-77 are conditions that are life threatening such as no water or electricity. He explained non-life threatening conditions such as missing vinyl flooring, a burned out light bulb, or no ventilation in the bathroom, are below the minimum housing standard but not life threatening.

Mr. Miller emphasized the public hearing is addressing the City's ability to intervene when a person is living in an unsafe condition.

Mr. Branham noted the public hearing is regarding amendments to Sections: 10-7, 10-9, 10-77, and 10-78 but the biggest changes are to Minimum Standards of Fitness – Minor Violations. He pointed out these changes are to Section 10-77 regarding unsafe conditions.

Councilmember Kennedy stated Council does not want citizens living in unsafe conditions. He asked if the City will partner with Rowan Helping Ministries to assist tenants with temporary living arrangements when their home is condemned. Mr. Branham stated the City will work with other agencies to help the tenants. He pointed out the City does not have funding but will relay options for temporary housing to the tenant, and he emphasized the tenant must qualify for the services. He explained the tenant is made aware of the possibility of condemnation at the initial meeting.

Mr. Kennedy noted most complaints are tenant driven, and he pointed out many times the tenant makes the initial call to Code Enforcement.

Mayor Pro Tem Blackwell stated there are several members of the HAC in attendance to support the proposed amendments to the City Code.

Mr. Kennedy asked if the 60-day time frame is still in place. Mr. Branham noted minor violations have a 90-day time frame. Ms. Blackwell pointed out all violations currently have a 60 to 90 day timeframe. She noted the HAC is requesting to reduce the time if the violation affects health or safety.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding amendments to the City Code Chapter 10 Articles I and IV:

Elder Titus King, East Spencer, shared his concerns with Council regarding the 48-hour timeframe for unsafe conditions, and how the City is dealing with poor neighborhoods. He asked Mr. Branham to let the people know what is considered hazardous conditions. Mayor Woodson emphasized if a tenant is living in a home that does not have water, heat, or proper sanitation it is a hazardous condition that must be addressed immediately.

Mr. William Peoples, 522 North Fulton Street, Vice-Chair of the HAC Code Enforcement Committee, noted the HAC spent a lot of time working on the proposed amendments. He pointed out the committee is composed of a diverse group of tenants, landlords and citizens. He noted every tenant has the right to live in a decent place. He emphasized the process is complaint driven, and Code Enforcement only visits a property once a complaint is made. Mr. Peoples noted if a tenant is paying rent, it is the landlord's responsibility to repair the property as needed. He emphasized rent is paid in advance, and the landlord should have a reserve fund to deal with an emergency situation in a timely manner. Mr. Peoples stated he stands by the proposed amendments. He indicated in the past there was nothing in place to enforce complaints, but citizens requested change, and the City responded.

Mr. Nathan Chambers, 419 Princeton Drive, stated he has served on the HAC since its inception. He pointed out his company, Chambers Realty, deals with unsafe conditions on a daily basis. He noted sometimes the situation is caused by a tenant and other times things just break. He emphasized most of the unsafe conditions are minor repairs that can be done in five to ten minutes. He explained there are issues that take longer, such as heating and air that require estimates. Mr. Chambers pointed out the key is communication and keeping Code Enforcement informed. He explained the repair does not have to be done in 48 hours, but a plan must be in place and communicated to Code Enforcement. He noted, as a landlord, he does not see anything that cannot be repaired in a reasonable amount of time.

Mayor Woodson asked Mr. Chambers if the 48-hour timeframe is reasonable. Mr. Chambers noted his company could have most of the problems on the list fixed within 48 hours. He pointed out Section 10-77(a) are simple, easy repairs that could be taken care of in 48 hours. He noted Section 10-77(b) contains heating and cooling issues that may take slightly longer. Mr. Chambers emphasized if a plan is submitted to Code Enforcement, additional time is allowed.

Mayor Pro Tem Blackwell pointed out Mr. Chambers manages many properties and is very experienced in property management. Mr. Chambers noted his company manages almost 500 properties.

Mr. Brian Davis, 429 Park Avenue, Executive Director Historic Salisbury Foundation, stated he reviewed the proposed amendments and is concerned buildings that are unfit for human habitation will be declared a nuisance which can lead to demolition. He noted he understands occupied homes must meet the minimum housing standards. He asked if the proposed amendments will push for demolition of unoccupied properties that are appropriately secured. He referenced the City's Master Plan and noted it allows staff to push for repairs and or demolition. Mr. Davis urged staff to look for ways to make repairs and place liens on the property instead of demolition. He pointed out demolition can cost between five and eight thousand dollars which could go toward repairing the property. He indicated demolition can erode vulnerable neighborhoods, and he urged Council to look at repair before demolition.

Ms. Blackwell asked if demolition is part of the proposed changes. Mr. Branham stated Section 10-7 declares a building unfit for human habitation a nuisance, and once a property is declared a public nuisance, staff has the ability to abate the situation. He noted demolitions always come before Council, and if the property is in a historic district it will also go before the Historic Preservation Commission (HPC). He noted Code Enforcement exhausts every resource before demolition is considered.

Mr. Rodney Queen, 101 Ferncliff Drive, indicated he supports the proposed amendments, and he pointed out the committee reviewed ordinances from other municipalities. He stated all landlords are not responsible, and the landlord's irresponsibility creates substandard housing in the City. He noted low-rent homes are important but they need to be monitored. He added there is social illiteracy in the City and many times tenants do not report unsafe conditions because they do not want to leave their home. Mr. Queen stated Council must work to educate the community. He noted Section 8 inspects and monitors properties before tenants move in, and makes sure the tenants take care of the property. He stated the proposed regulations will educate tenants and improve the tenant/landlord relationship. He pointed out the City is behind other municipalities regarding minimum housing standards. He thanked Council for supporting the proposed amendments.

Ms. Barbara Perry, 131 West Bank Street, stated Habitat for Humanity's mission is to provide safe, affordable, decent, housing for all citizens. She noted the HAC is also working toward that goal. She pointed out over the last 10 years the community has requested safe housing. She pointed out six neighborhoods are represented on the HAC. She asked Council to consider the work of the HAC, and she pointed the amendments are the first changes to the Code since 1977 and are overdue.

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

Mayor Woodson indicated 48 hours is fine for items in 10-77(a) but asked if it is enough time for the more serious items in 10-77(b). He emphasized Council needs to be sure it can adhere to the proposed amendments.

Mr. Miller acknowledged Mr. Chamber's comments, and he emphasized Mr. Chamber's expertise suggests items in 10-77(a) can be easily fixed with communication being required for items that will need more time. He stated 48 hours is satisfactory, and he pointed out the Ordinance can be amended if needed.

Mr. Kennedy stated he supports the proposed amendments. He noted the HAC consists of neighborhood leaders, landlords, and property managers representing the tenants. He emphasized the time-consuming items will require a plan within 48 hours. He pointed out, as a landlord, he supports the proposed amendment to the Code.

Councilmember Alexander stated she also supports the proposed Ordinance. She asked if there is step between establishing a property as a nuisance and demolition of the property. She suggested if there is an absentee landlord, instead of demolishing the property, the City could condemn the property and turn it over to a nonprofit organization. She asked if the property could be transferred to another group to hold until the repairs are completed using CDBG funds. She emphasized the historic value of a home should be considered.

Ms. Blackwell stated there is a plan to discuss the issue raised by Ms. Alexander at Council's retreat.

Ms. Alexander stated she supports the proposed amendments. She pointed out she is a landlord, and landlords have a responsibility to their tenant. She noted tenants pay rent and have a right to live in a safe environment. She emphasized the proposed Ordinance is directed toward irresponsible landlords and is needed in the community.

Mr. Miller stated he supports the proposed Ordinance, and he noted it would provide Code Enforcement with the tools it needs to enforce minimum housing standards. He pointed out the amendments clearly define the process. He added no one should have to live in or near raw sewage or without heat. He noted a common sense approach is necessary, and progress should be monitored. He added the proposed amendments will make the City a better place to live. He stated any time property falls into disarray it affects the entire neighborhood.

Ms. Alexander thanked everyone who worked on the minimum housing standards in the City. She pointed out the HAC represents many neighborhoods across the community. She emphasized the amendments do not target anyone but set the standard for the City.

Mr. Kennedy commended Ms. Blackwell for her work on the project.

Ms. Blackwell stated she is the Council liaison to HAC, and she supports the proposed amendments. She noted the committee worked to ensure the amendments are specific and measureable. She pointed out the regulations do not depend on the interpretation of the enforcer but ensure equal enforcement for everyone.

Mayor Woodson stated he is satisfied with the 48-hour time frame. He emphasized a common sense approach must be taken so everyone is treated fairly.

Thereupon, Ms. Blackwell made a **motion** to adopt an Ordinance amending Chapter 10, Article I and IV, of the Code of the City of Salisbury, relating to enforcement. Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Meses. Alexander and Blackwell voted AYE. (5-0)

ORDINANCE AMENDING CHAPTER 10, ARTICLE I AND IV, OF THE CODE OF THE CITY OF SALISBURY, RELATING TO ENFORCEMENT.

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 7-22, and is known as Ordinance 2014-05)

AMENDMENTS TO THE CITY CODE – HOUSING ADVOCACY COMMISSION MEMBERSHIP

Codes Services Division Manager Chris Branham explained when the Housing Advocacy Commission (HAC) was established it had 11 members. He stated over time the HAC has evolved into a nine member commission which has proven to be very effective. He noted the HAC voted unanimously to amend its membership to nine members.

Councilmember Kennedy stated he supports the changes to the HAC membership.

Councilmember Miller noted the HAC was intentionally staffed with a fair and representative balance of members with different housing interests. He asked if membership guidelines could be established to ensure a representative balance.

Mayor Pro Tem Blackwell noted the HAC benefits from the expertise of the different areas represented, including landlords and neighborhood advocates, because it allows for positive tension. She stated a balance of diverse people will benefit the commission.

Mr. Miller asked if it would be reasonable to postpone the amendments for one meeting to address the diversity of the commission. Ms. Blackwell stated the proposed amendments could be delayed until the next meeting. She noted if Council is in agreement, a Council Committee consisting of herself, Mr. Miller and Mr. Branham could bring a report back to Council at its next meeting. By consensus, Council agreed.

Mayor Woodson asked if a quorum of nine members would be easier for the commission. Ms. Blackwell stated it would. Mr. Miller pointed out the quorum would decrease from six to five. Mr. Miller stated the Council Committee will work to ensure a diverse group of people are reappointed to the HAC.

By consensus, Council agreed to table the proposed Ordinance amending Appendix D, Part 6, of the Code of the City of Salisbury, relating to the HAC.

APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS

This item was postponed.

PUBLIC COMMENTS

Mayor Woodson opened the floor to receive public comment.

Mr. Calvin Turner, 923 Locke Street, stated he is concerned about the condition of the streets. He noted his trash is picked up on Wednesday, and the limb truck came by but did not pick up limbs from the street. He indicated the West End looks like a trash dump, and he noted people are dumping their trash in the area near Milford Hills at the old college farm on Locke Street. He asked Council to do what it can to clean up the area.

Mayor Woodson asked City Manager Doug Paris to look into the trash situation on Locke Street. Mr. Paris noted the City focuses on leaf and limb pickup in the fall and will resume street cleaning in the spring.

There being no one else to speak, Mayor Woodson closed the public comment session.

CITY MANAGER'S COMMENTS

(a) Salisbury Farmers Market

City Manager Doug Paris stated he received a letter from Mr. Mike Turco, President of the Salisbury Rowan County Farmers Market, regarding the future location of the Farmers Market. Mr. Paris noted Council has a copy of the letter and his response. He indicated he trusts the judgment of Mr. Turco and the Board of Directors of the Farmers Market.

Mr. Paris commended Mr. Turco and the Board of Directors for the work they have done with the Farmer's Market. He noted they have taken a position, and the City will work with them to ensure a successful market. He stated he will keep Council informed as information is available.

Mayor Woodson asked if the letter is requesting the continued use of the Maxwell Chambers Trust Property for the Farmer's Market. Mr. Paris stated the group likes the property and feels it is a good home for the Market.

MAYOR'S ANNOUNCEMENTS

(a) Boards and Commissions

Mayor Woodson announced the City of Salisbury is seeking citizens who have an interest in serving on one of the City's Boards and Commissions. Applications are being accepted for all boards and will be forwarded to Council as it considers its Boards and Commissions appointments beginning March 2014. Information regarding the Boards and Commissions and applications are available online at www.salisburync.gov under the Boards and Commissions

tab. Applications are also available at the City Clerk's Office located at 217 South Main Street, or by calling 704-638-5224.

(b) Complete Streets Corridor Study

Mayor Woodson announced a public session for the Innes Street and Long Street Complete Streets Corridor Study will be held Thursday, February 27, 2014 from 5:30 p.m. until 6:30 p.m. at First Calvary Baptist Church, 432 South Long Street.

(c) Winter Storm

Mayor Woodson commended staff for its work during the recent winter storm. He noted staff did a wonderful job clearing the snow and ice. City Manager Doug Paris stated the Fire Department, Parks and Recreation, Salisbury-Rowan Utilities (SRU), and Infrastructure Services employees worked together to remove the snow. He noted it took an incredible amount of teamwork to ensure the streets and sidewalks were ready for downtown activities.

Councilmember Kennedy noted the storm was handled very well.

(d) 29th Annual Future Directions and Goal Setting Retreat

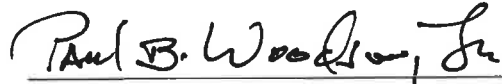
Mayor Woodson announced Salisbury City Council's 29th Annual Future Directions and Goal Setting Retreat has been rescheduled for March 18-19, 2014. Council's regularly scheduled meeting for March 18, 2014 has been canceled. The public comment period scheduled for the second meeting of each month will be held on March 4, 2014. Council will return to its regular meeting schedule Tuesday, April 1, 2014.

(e) Community Forum

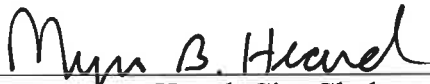
Councilmember Miller announced the Gateway Partnership will host a Community Forum on March 6, 2014 at the Trolley Barn, and a breakfast will be served. He noted the Forum is hosted by F&M Bank and is free of charge and open to the public. He stated Mr. Ed McMahon will be the key note speaker, and there will be an opportunity for community input after the breakfast. He added there will be a reception later in the evening at 5:30 p.m. at the Trolley Barn. Mr. Miller explained BB&T is a sponsor for the community event, and an RSVP is required for the breakfast. He indicated for more information citizens can contact the Rowan County Chamber of Commerce at 704 633-4221. Mr. Miller commented the topic of the Community Forum will be Building Successful Communities.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Kennedy seconded by Ms. Blackwell. All council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 5:56 p.m.



Paul B. Woodson, Jr., Mayor



Myra B. Heard, City Clerk