

Salisbury, North Carolina  
May 21, 2013

## **REGULAR MEETING**

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

**ABSENT:** Councilmember Karen Kirks Alexander

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.

Councilmember Miller stated he will need to be excused at 4:45 p.m. due to a work conflict.

## **PLEDGE OF ALLEGIANCE**

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

## **RECOGNITION OF VISITORS**

Mayor Woodson welcomed all visitors present. He recognized supporters of the Historic Preservation Master Plan and the Chestnut Hill neighborhood who were in the audience and asked them to stand. Approximately 30 people stood in support of the Historic Preservation Master Plan and Chestnut Hill neighborhood.

**PROCLAMATIONS**

Mayor Woodson proclaimed the following observances:

VETERANS MEMORIAL DAY  
PURPLE HEART TRAIL DAY

May 27, 2013  
November 9, 2013

**CONSENT AGENDA**

(a) Approval of Minutes

Approve Minutes of the Regular Meeting of May 7, 2013.

(b) Budget Ordinance Amendment – Police Department Donations

Adopt a Budget **ORDINANCE** Amendment to the FY2012-2013 budget in the amount of \$19,000 to appropriate various Police Department donations.

ORDINANCE AMENDING THE 2012-2013 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE VARIOUS POLICE DEPARTMENT DONATIONS.

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 31, and is known as Ordinance 2013-21)

(c) Budget Ordinance Amendment – Byrne Justice Assistance Grant

Adopt a Budget **ORDINANCE** Amendment to the FY2012-2013 budget in the amount of \$24,221 to appropriate a 2013 Byrne Justice Assistance Grant.

ORDINANCE AMENDING THE 2012-2013 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE A 2012 BYRNE JUSTICE ASSISTANCE GRANT.

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 32, and is known as Ordinance 2013-22)

(d) Budget Ordinance Amendment – Natural Resources Grant

Adopt a Budget **ORDINANCE** Amendment to the FY2012-2013 budget in the amount of \$430,060 to appropriate a North Carolina Department of Environment and Natural Resources State Trust Fund Grant.

ORDINANCE AMENDING THE 2012-2013 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE A NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES STATE TRUST FUND GRANT.

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 33, and is known as Ordinance 2013-23)

(e) Budget Ordinance Amendment – Street Division Funds

Adopt a Budget **ORDINANCE** Amendment to the FY2012-2013 budget in the amount of \$13,685.23 to appropriate Street Division funds.

ORDINANCE AMENDING THE 2012-2013 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE STREET DIVISION FUNDS.

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 34, and is known as Ordinance 2013-24)

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

**SALISBURY HISTORIC PRESERVATION MASTER PLAN**

Interim Community Planning Services Director Janet Gapen addressed Council regarding the Historic Preservation Master Plan.

Ms. Gapen stated the plan was funded by a Federal Historic Preservation Grant and a local match from the City. She noted the plan involved extensive public input and included:

- A Council appointed Advisory Committee
  - Project consultant Arnett, Muldrow and Associates
- Over 50 interviews and focus groups
- Three public forums
- Website
- Online moderated forum

Ms. Gapen explained the plan includes over 100 specific recommendations. She noted after the public process, the consultant and the advisory committee condensed the recommendations to five general themes:

- Administration
  - Streamline historic review process Historic Preservation Commission (HPC)
  - Update historic district design guidelines and simplify the process
    - Underway to be completed August 2013
- Community Character
  - Continue and expand grant programs
- Outreach and Education
  - Inform property owners, real estate agents and developers
- Historic Resources
  - Expand national historic districts
- Partnerships
  - Maximize grants and resources

Ms. Gapen indicated the Historic District Design Guidelines are used by the HPC to review Certificates of Appropriateness (COA) and applications for changes to the exterior of buildings in the five local historic districts where design review is applied:

- Downtown
- West Square
- Ellis Street Graded School
- Brooklyn South Square
- North Main

Ms. Gapen stated the plan does not recommend expanding the local historic districts, but pointed out expanding the National Historic Districts will allow property owners to apply for Historic Preservation Tax Credits for certified commercial and residential rehabilitation.

Ms. Gapen noted the plan contains a three-page Strategy Board summarizing the recommendations. She pointed out once the plan is adopted, the goal will be to establish an implementation team consisting of staff, representatives from Downtown Salisbury Incorporated (DSI), Historic Salisbury Foundation, Tourism Development Authority, and other groups to discuss recommendations and plan goals.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding Salisbury Historic Preservation Master Plan. He offered to extend the speaking time to six minutes for two citizens due to the postponement of the Historic Preservation Master Plan public hearing at the May 7, 2013 Council meeting.

Mr. Edward Clement, 310 South Ellis Street, stated he supports the Historic Preservation Master Plan and the Chestnut Hill neighborhood. He pointed out a revitalization effort is underway in the Chestnut Hill community that compliments the Historic Preservation Master Plan. He added the neighborhood requests the City recognize, encourage, and assist the revitalization effort. He indicated the neighborhood requests protection for properties located in the eight neighborhoods identified in 2001 as potential historic districts. Mr. Clement indicated a program is needed to help rehabilitate historic property. He recommended a stabilization fund and incentive grants. He requested ornamental lighting and special signage for Chestnut Hill. He pointed out funding is needed for the survey required for the official listing of Chestnut Hill in the National Registry of Historic Places. He explained the Chestnut Hill revitalization effort is being led by four community churches, the Historic Salisbury Foundation, real estate professionals, investors, current and former Chestnut Hill residents, and the City. He explained historic preservation honors the past and enhances the future.

Mr. Jack Kepley, 1123 South Main Street, thanked Council for its support of historic preservation. He stated he supports the Historic Preservation Master Plan and the Chestnut Hill neighborhood revitalization effort. He indicated he is a lifelong member of Coburn Memorial United Methodist Church and in the late 1930s the Church had 700 members, but did not have a parking lot because people walked to church. He pointed out membership has dropped, and the future of the Church depends on the restoration of the Chestnut Hill community. He added Coburn Memorial United Methodist Church supports the Historic Preservation Master Plan. He pointed out Boy Scout Troop 448 is based in the Chestnut Hill community. He added this is his 76<sup>th</sup> year with the Boy Scout program which has served over 1,000, including 133 Eagle Scouts. He added the program currently serves 108 scouts and leaders. He stated the future success of the Boy Scout tradition in the Chestnut Hill community depends on neighborhood revitalization.

Mr. Doug Black, President of the Historic Salisbury Foundation, stated the Historic Salisbury Foundation took an active role in the formation of the draft plan and the Chestnut Hill revitalization program. He indicated Council has the full support of the Historic Salisbury Foundation in its adoption of the Historic Preservation Master Plan.

Reverend Ed Harper, Interim Pastor of Haven Lutheran Church, explained the Chestnut Hill neighborhood has had a positive influence on the City. He pointed out the neighborhood has changed and revitalization is needed to attract people to the area and its local churches: Coburn Memorial United Methodist Church, Stallings Memorial Baptist Church, St. Paul Episcopal Church, and Haven Lutheran Church. He stated revitalization would give residents a sense of safety, security, hope, and pride. He indicated the churches in the area have a good working relationship and a sincere desire to serve the community collectively. He asked Council for its support of the Historic Preservation Master Plan.

Mr. Brian Davis, 429 Park Avenue, Executive Director of the Historic Salisbury Foundation, stated on behalf of the Board of Trustees he would like to convey support of the Historic Preservation Master Plan. He noted the Historic Salisbury Foundation is identified as a preservation partner in the plan. He indicated several goals identified in the plan are being considered or implemented: increasing the number of local and national registered historic districts in the City; creating a list of contractor, handyman and materials vendors; creating an architectural salvage store for historic building materials; creating a listing of available or vacant historic houses or structures; working with historic churches regarding educational programming; and promoting local landmark designation for qualifying properties. He thanked everyone who worked on the plan and asked Council for its support.

Mr. Reid Walters, 503 4th Street Spencer, Spencer Alderman and Chair of Spencer's Historic Landmarks Commission, stated he appreciates what Salisbury has done for historic preservation. He noted in Spencer's historic district mailboxes have appeared along the streets. He explained the Postal Service, using a Statute from the 1970s, is no longer respecting walking routes and when a family moves into a home a mailbox is installed. He indicated he personally contacted Congressman Mel Watts' office, and he added the Spencer Town Board will likely discuss the situation at its next meeting. He stated his primary concern is historic districts and encouragement from Congressman Watts' office may help protect historic districts in Rowan County. He thanked Council for its support.

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

Mayor Pro Tem Blackwell thanked citizens for taking time to attend the meeting, and she pointed out citizen input is very important. She noted the Historic Preservation Master Plan process has taken a long time. Ms. Gapen stated the process began over two years ago. She indicated she supports the Historic Preservation Master Plan and the Chestnut Hill revitalization effort.

Councilmember Kennedy stated historic preservation helps make the City the special place it is, and he supports the plan.

Councilmember Miller stated he reviewed the plan, and it is a good collection of existing resources. He added the architectural store would be a great resource for the community. He pointed out he did not see anything that dramatically changed the structure of the program. Ms. Gapen stated the plan is focused on improving the process, expanding grant programs in the local historic districts and making sure citizens that live in a local historic district are aware. She pointed out Salisbury is known as a leader in historic preservation across the State.

Mayor Woodson thanked all of the citizens who attended in support of the Historic Preservation Master Plan and the Chestnut Hill neighborhood.

Thereupon, Mr. Miller made a **motion** to adopt the Salisbury Historic Preservation Master Plan. Ms. Blackwell seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Blackwell voted AYE. (4-0)

## **POOL HALL PERMIT – MR. TIMOTHY ROGERS**

Salisbury Police Department Captain Melonie Thompson addressed Council regarding an application for a pool hall permit for Mr. Timothy Rogers, owner of Stars and Bars Tavern located at 723 Klumac Road.

Capt. Thompson noted a site inspection was conducted Friday, May 10, 2013, and the property was found to be clean and sanitary. She stated as part of the investigation a limited review of Mr. Roger's background was conducted, and the establishment and Mr. Rogers meet the criteria required by City Ordinance. 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 Sunday through Thursday from 12:00 noon until 10:00 p.m. and Friday and Saturday from 12:00 noon until 2:00 a.m. She noted the business will operate two pool tables.

Capt. Thompson noted the regulations have been explained to Mr. Rogers, and he has met with her on two occasions to go over the rules.

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

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

Thereupon, Mr. Kennedy made a **motion** to issue a permit for Mr. Timothy Rogers to operate a pool hall located at 723 Klumac Road. Ms. Blackwell seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Blackwell voted AYE. (4-0)

## **PUBLIC HEARING – TELECOMMUNICATIONS CAPITAL IMPROVEMENTS**

Assistant City Manager for Finance John Sofley noted at its May 7, 2013 meeting Council approved a Lease Purchase Resolution regarding financing of acquisition, construction, and equipping of certain telecommunications capital improvements. He explained a public hearing is the next step in the lease purchase financing process.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding financing of acquisition, construction, and equipping of certain telecommunications capital improvements.

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

## APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS

### Transportation Advisory Board

Upon a motion by Mr. Kennedy, seconded by Mr. Miller, and with Mr. Woodson and Ms. Blackwell voting AYE, the following appointment was made to the Transportation Advisory Board:

Mr. Price Wagoner

Term Expires 03/31/2014

## PUBLIC COMMENTS

Mayor Woodson opened the floor to receive public comment.

Mr. William Peoples, 522 North Fulton Street, stated a concerned eight year old contacted him regarding the play equipment at the Long Street Park. He pointed out Long Street Park does not have park benches. He noted Council has not listened to young people in the community. He indicated Council promised public transportation to Community Park over 10 years ago but it has not happened. He stated the money for a splash pad at Lincoln Pool came from his negotiations with the railroad, and he is pleased with the improvements but more could be done. He explained the infrastructure at the intersection of Long and Innes Streets needs to be examined. Mayor Woodson stated he is aware of the problem at the intersection, but funds have been cut, and there are many roads to be paved. He asked City Manager Doug Paris to look at the Long Street Park. Mr. Peoples noted he has concerns regarding shrubbery and beautification at Oakwood Cemetery.

Thereupon, Mayor Woodson made a **motion** to excuse Councilmember Miller from the meeting at 4:45 p.m. Ms. Blackwell seconded the motion. Messrs. Kennedy and Woodson, and Ms. Blackwell voted AYE. (3-0)

Mr. Scott Snider, 1709 Benjamin Drive, stated he is concerned by the lack of respect publically displayed by City leaders. He indicated the decision to terminate former Parks and Recreation Program Manager Jeff Holshouser was not in the best interest of the City. He noted Mr. Holshouser dedicated his life to his family, public service, and the community. He explained Mr. Holshouser was an advocate for the City and the Parks and Recreation Department. He added the lowest point was not that a diligent employee lost his job, but the attack on his reputation that followed. Mr. Snider stated he has spoken to other citizens who are concerned about the way Mr. Holshouser was treated. He referenced Proverbs Chapter 11 and noted the influence of good people make a City great.

Mr. Russell Rollins, 968 Poole Road, stated he has known Mr. Holshouser all of his life. He noted he has coached at Hall Gym through programs operated by Mr. Holshouser that were organized and well attended. He indicated he has worked for Food Lion for 25 years and endured three layoffs. He explained during the layoffs good people lost their job but were treated with respect. He stated Mr. Holshouser was not treated with respect, and as a citizen, he is ashamed of the City for the way the situation was handled.

Mr. Mark Jennings, 311 John Penn Circle, stated he agrees with Mr. Snider and Mr. Rollins regarding Mr. Jeff Holshouser and other City employees recently terminated. He explained Council sets the tone for the City and it either supports the City Manager's decision, or it does not. He noted if Council does not support the decision it needs to ask questions. He indicated citizens want to know if Council supports the termination decisions and how employees are being treated.

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

Mayor Woodson thanked the citizens for their comments. He explained Council is the Board of Directors for the City, and is not involved in personnel issues. He pointed out according to State law it is inappropriate for Council to involve itself in personnel decisions, and it has to rely on staff. He added Council tries to set direction. He invited citizens to meet with him personally, but emphasized the matter is up to the City Manager.

### **CITY MANAGER'S COMMENTS**

#### **(a) Demolition – 313 South Main Street**

City Manager Doug Paris asked Code Services Manager Chris Branham to address Council regarding demolition at 313 South Main Street.

Mr. Branham reviewed the timeline for demolition:

May 8, 2013	Applied for State demolition permit (10 business days waiting period)
May 9, 2013	Asbestos removal process begins
May 15, 2013	Asbestos removal process completed
May 20, 2013	Contractor begins removing parking lot
May 22, 2013	Demolition permit from the State becomes active and demolition of buildings begins
June 5, 2013	Scheduled completion date of demolition process weather permitting and Phase I Environmental Assessment to be completed
June 12, 2013	Sale of property to Integro Technologies to be completed, new construction to begin
Late September 2013	Target completion date of shop area
Mid-December 2013	Target completion date of primary building offices

Mr. Branham displayed photographs of the demolition process. He noted projected completion dates may vary two to four weeks depending on demolition and weather conditions.

Mr. Paris stated staff is excited about the investment Integro Technologies is making in the community.

(b) Update – School System Meeting

City Manager Doug Paris stated he and Mayor Woodson met Friday, May 17, 2013 with representatives from the Rowan-Salisbury School System. Mayor Woodson noted they met with School Officials and the School System is interested in moving ahead with the Central School Office Building at 329 South Main Street, which is in the same block as Integro Technologies. He indicated Council asked Assistant City Manager for Finance John Sofley to develop an agreement to be brought before Council regarding construction of the building and leasing it to the School System. He noted the plan is to construct the Central School Office Building at the same time as the Integro Technologies building. He stated the development will be an asset to the entire community.

**MAYOR’S ANNOUNCEMENTS**

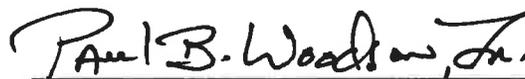
(a) “Movies in the Park”

Mayor Woodson announced the Salisbury Parks and Recreation Department will host “Movies in the Park” at City Park Friday, May 31, 2013. Pre-movie activities begin at 8:00 p.m. The movie will begin at approximately 8:45 p.m. Bring a blanket or chair to watch the featured movie “Brave.” The free event is sponsored by Fibrant and open to the public.

**RECESS**

Thereupon, Ms. Blackwell made a **motion** to recess the meeting until Wednesday, May 29, 2013 at 10:00 a.m. in Council Chambers at City Hall, 217 South Main Street. Mr. Kennedy seconded the motion. Messrs. Kennedy and Woodson, and Ms. Blackwell voted AYE. (3-0)

The meeting was recessed at 5:04 p.m.



Paul B. Woodson, Jr., Mayor



Myra B. Heard, City Clerk