

Salisbury, North Carolina  
December 3, 2013

## **REGULAR MEETING**

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

**ABSENT:** None

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 Dr. Randy Kirby, First Presbyterian Church.

## **PLEDGE OF ALLEGIANCE**

The Police Honor Guard presented Colors and led those present in the Pledge of Allegiance to the United States flag.

## **RECOGNITION OF VISITORS**

Mayor Woodson welcomed all visitors present.

## **CONSENT AGENDA**

(a) **Approval of Minutes**

Approve Minutes of the Special Meeting of November 14, 2013 and the Regular Meeting of November 19, 2013.

(b) Issue Sidearm and Badge – Police Lieutenant John Lanier

Authorize issuing Retiring Police Lieutenant John Lanier his sidearm and badge.

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

**ADVERTISED PUBLIC HEARING POSTPONED**

Mayor Woodson noted the public hearing for the Shat-R-Shield, Inc. economic development project has been postponed.

**ADJOURNMENT OF RETIRING COUNCIL**

Mayor Woodson commended Council and staff for its work during the last two years. He thanked Mayor Pro Tem Maggie Blackwell for her service to the community.

Mayor Woodson stated many things were accomplished during Council's previous term such as Fibrant becoming self-sustaining, downtown remaining strong, and the West End revitalization beginning. He stated Council looks forward to serving the community and will do all it can to make the City stronger.

**Motion** to adjourn the meeting was made by Mr. Kennedy, seconded by Ms. Alexander. All council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 4:12 p.m.

**NEW COUNCIL CONVENES**

Ms. Karen Kirks Alexander, Ms. Margaret A. (Maggie) Blackwell, Mr. William R. (Pete) Kennedy, Mr. William Brian Miller, and Mr. Paul B. Woodson, Jr., who were elected as City Council members in the November 5, 2013 Regular Municipal Election for a two-year term, assembled in the Council Room of City Hall, 217 South Main Street, at 4:00 p.m. on December 3, 2013 for the purpose of being inducted into office.

City Clerk Myra B. Heard administered the oath of office to the recently elected Council members.

Mr. Woodson asked for a nomination for a Temporary Chair to preside over the meeting for the purpose of electing a Mayor.

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

Temporary Chair Kennedy opened the floor for nominations for the office of Mayor for the City of Salisbury. Ms. Blackwell nominated Paul Bernhardt Woodson, Jr. for the office of Mayor of the City of Salisbury for the years 2013 to 2015. Ms. Alexander seconded the nomination. There were no other nominations. Messrs. Kennedy, Miller, Woodson, Meses. Alexander and Blackwell voted AYE. By unanimous vote of the Council, Paul Bernhardt Woodson, Jr. was elected Mayor for a two-year term beginning December 3, 2013.

Mayor Woodson asked his wife Beth, daughter Kristy and grandson Will, to join him as he took the oath of office. The oath of office of Mayor was administered to Paul Bernhardt Woodson, Jr. by City Clerk Myra B. Heard.

Mayor Woodson thanked his family and everyone that supported him during the election. He stated he looks forward to serving the citizens of Salisbury in the coming years.

Mayor Woodson opened the floor for nominations for the office of Mayor Pro Tem. Mr. Kennedy nominated Maggie A. Blackwell to serve as Mayor Pro Tem for the City of Salisbury for the years 2013 to 2015. Ms. Alexander seconded the motion. Messrs. Kennedy, Miller, Woodson, and Meses. Alexander and Blackwell voted AYE. By unanimous vote of the Council, Maggie A. Blackwell was elected Mayor Pro Tem for a two-year term beginning December 3, 2013.

Mayor Pro Tem Blackwell was joined by her husband Jody as she took the oath of office. The oath of office of Mayor Pro Tem was administered to Margaret A. (Maggie) Blackwell by City Clerk Myra B. Heard.

Mayor Woodson opened the floor for the newly elected Council members to speak.

Councilmember Alexander thanked her family and everyone who supported her in her first election.

Councilmember Miller thanked his wife and children for their support, devotion and understanding. He thanked the citizens for their trust, and his employer, BB&T, for allowing him to serve the community.

Councilmember Kennedy thanked Jesus Christ for blessing and protecting him. He thanked the citizens for electing him to a historic 11<sup>th</sup> term on the Council. He thanked and recognized his wife Hazel, daughter Jacqueline, son Ray, daughter Walillian, son-in-law Nick, and grandchildren Briana, Brandon and Brice. He asked remaining friends and family members in the audience to stand and be recognized, and he thanked everyone who came for the celebration. He emphasized citizens are the reason Council chooses to serve, and their support is critical to its success.

Mayor Pro Tem Blackwell thanked her family for their sacrifices that allow her to serve. She thanked the voters for their confidence and support, and she thanked her colleagues for their professionalism, wisdom and mutual respect. She indicated it is an honor to serve with this Council. She congratulated Mr. Kennedy for being the longest consecutive serving Council member in the City's history. She thanked City Manager Doug Paris and staff for their service to Council and the City. She recognized former Council members in the audience and thanked them for their collective wisdom and occasional advice, and she pointed out this Council strives to lead in a manner befitting its past legacy.

Mayor Woodson thanked his wife Beth, daughter Kristy, grandson Will, sister-in-law Cathy Singer, mother-in-law and father-in-law Joe and Ola Rutledge for their service to his campaign. He thanked his friends and neighbors for their support during the past sixteen years and stated he looks forward to the coming term.

Mayor Woodson stated Council and staff must work to keep the downtown vibrant, strive to be business friendly, assist the Economic Development Commission (EDC) in recruiting jobs, keep neighborhoods strong, support the school system, strengthen its relationship with citizens and expand the City's tax base. He recognized Ms. Blackwell for her work to strengthen neighborhoods, Mr. Miller for his work to expand the tax base, Mr. Kennedy for his support of businesses and Ms. Alexander for her expertise in architecture and her strong business sense. He indicated he is looking forward to working with Council and staff to accomplish great things.

## **RECESS**

Following a short recess Mayor Woodson reconvened the new Council

## **INDUSTRIAL BUILDING REVITALIZATION GRANT – CLUB RED, INC.**

Councilmember Miller asked to be recused from voting on this item due to a possible conflict of interest.

Thereupon, Mr. Kennedy made a **motion** to recuse Councilmember Miller from participating in this vote. Ms. Blackwell seconded the motion. Messrs. Kennedy and Woodson, and Mses. Alexander and Blackwell voted AYE. (4-0)

Salisbury-Rowan Economic Development Commission (EDC) Executive Director Robert Van Geons presented Council with an application from Club Red, Inc. for an Industrial Building Revitalization Grant. He explained the program is designed to rehabilitate and revitalize existing older industrial buildings.

Mr. Van Geons reviewed program eligibility:

- Building or tenant space that has been vacant for more than six months
  - The space has been vacant for many years, prior to Club Red's interest
- Property must be in a designated Community and Economic Development Project Area, Urban Progress Zone (UPZ), or UPZ eligible area of the City.
- Applicants shall provide a cost estimate outlining the proposed improvements and estimated costs
- Total improvements to the property must exceed \$20,000, including the requested grant
- Eligible buildings were built prior to 1990
- The proposed operation must employ one person per \$5,000 approved grant funds

Mr. Van Geons explained the City would reimburse the applicant \$25,000 or 25 percent of eligible project costs, whichever is less, for permanent improvements to vacant buildings utilized for light industrial, warehousing or similar purpose. He noted examples of qualifying improvements:

- Window replacement
- Façade repairs
- Roof repair/replacement
- Structural improvements
- HVAC Systems
- Floors and flooring
- Electrical distribution
- Ventilation
- Dock doors and levelers
- Americans with Disabilities Act (ADA) improvements

Mr. Van Geons recognized Company Representatives Mr. James Ennis, Mr. Troy Thompson and Mr. Mark Harrison who were in the audience. He displayed a video describing Club Red, Inc. and noted the company:

- Recently became locally owned
- Currently leases space at the former Promats Building, 1517 South Main Street
- Markets and sells officially licensed apparel from some of the hottest brands in American culture
- Partners with popular brands from television such as Swamp People, Duck Dynasty and Sons of Guns
- Products are sold through a retail distribution network including sporting goods retailers, distributors, and independent stores
- Though separate, Club Red, Inc. is closely related to Rockwell based Thompson Screen Printing and Concord based Uwharrie Apparel Company
- Currently employs 30 people

Mr. Ennis stated he has worked with his partners for approximately 30 years. He noted in 2005 they founded Uwharrie Apparel, a private label company that services Bass Pro Shops, Cabelas and other department stores. He explained the company had a warehouse in Cummings, Georgia but is moving its operations to the area to enhance the local economy. He pointed out the building meets the needs of Club Red, Inc.

Mr. Van Geons explained the project summary:

- Club Red currently leases space at the former Promats Building located at 1517 South Main Street
- The company would like to purchase and rehabilitate the building for future expansion
- Club Red's total investment would exceed \$500,000
- Improvements to the building would include:
  - New bathrooms
  - ADA improvements
  - Replacement of bay doors
  - Roof repairs
  - Concrete repairs
  - Interior and exterior painting
  - Office repairs and improvements
  - New lighting

Mr. Van Geons explained the renovations are estimated to cost \$175,000, and the company projects substantial increases in business and employment. He requested Council consider awarding a \$25,000 Industrial Building Revitalization Grant to Club Red, Inc.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding an Industrial Building Revitalization Grant to Club Red, Inc.

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

Councilmember Alexander thanked the company for bringing its operations to North Carolina. She pointed out citizens will benefit from the project through job growth.

Councilmember Kennedy stated he supports the incentive grant and is pleased to see a vacant building being used.

Mr. Van Geons pointed out the newly created jobs will enhance the company's existing job base in the community.

Mayor Pro Tem Blackwell stated she lives near the building and is glad it will be reused and stabilized. She pointed out, in addition to the 30 current jobs, 10 additional jobs will be created.

Thereupon, Ms. Alexander made a **motion** to award a \$25,000 Industrial Building Revitalization Grant to Club Red, Inc. Ms. Blackwell seconded the motion. Messrs. Kennedy, and Woodson, and Ms. Alexander and Blackwell voted AYE. (4-0)

### **WEST END TRANSFORMATION PLAN**

Community Planning Services Director Janet Gapen updated Council on the West End Transformation Plan. She explained the West End Transformation Plan is the result of a partnership between the City and the Salisbury Housing Authority and was funded by a 2010 United States Housing and Urban Development (HUD) Choice Neighborhood Planning Grant.

Ms. Gapen explained the West End Transformation Plan took two years to complete. She reviewed the planning process:

- Steering committee appointed by Council
- Working groups
- Public forums
- Focus groups
- Two-day Design Charrette
- Community partnerships

Ms. Gapen noted staff worked to meet the needs of the community by including residents in the planning process. She pointed out the plan builds on existing West End neighborhood opportunities:

- Anchor institutions such as Livingstone College
- Resident leaders
- Faith community
- Salisbury Greenway
- Salisbury Transit
- Redevelopment potential of existing buildings that are vacant or underutilized

Ms. Gapen explained the Choice Neighborhood Planning Grant is meant to be holistic and is built around three core goals: people, housing and the neighborhood. She noted staff listened to residents and studied successful holistic neighborhood rehabilitation from around the country. She explained the key components must work together:

- Housing and livability of the neighborhood
  - Rebuild Civic Park
  - Single family rehabilitation
  - Mixed-income
  - Community Center
  - Parks sidewalks and greenway

- Cradle-to-college education
  - Partners in learning
  - New Head Start classrooms
  - Boys and Girls Club
  - College partners – youth and adult programs
- Health and wellness
  - Community Health Center
  - Wellness programs
  - Access to healthy food

Ms. Gapen noted the total community commitment is \$19,537,046. She indicated the Civic Park redevelopment includes:

- Mixed income
- 170 units
- Awarded \$7 million low income housing tax credits
- Phase I construction to begin the first quarter of 2014
- Total cost \$9.5 million

Ms. Gapen reviewed the summary of progress:

- 2010 Choice Neighborhood Planning Grant
- Neighborhood meetings and focus groups
- Community partners on-board
- West End Transformation Plan approved by HUD in the summer of 2013
- Tax credit financing for Civic Park - Phase I

Ms. Gapen stated the objectives moving forward are:

- Cradle-career education
- Youth programs
- Housing rehabilitation
- Health, wellness and access to healthy food
- Public safety
- Neighborhood livability

Thereupon, Mr. Kennedy made a **motion** to set a public hearing for December 17, 2013 to receive public comment and to consider adopting the West End Transformation Plan. Ms. Blackwell seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Alexander and Blackwell voted AYE. (5-0)

## DEMOLITION – 504 NORTH MAIN STREET

Community Planning Services Director Janet Gapen addressed Council regarding demolition of a structure located at 504 North Main Street in the Downtown Local Historic District. She reviewed a map of the area and pointed out the structure's location at the intersection of Cemetery and North Main Streets. She explained Council must approve the demolition permit due to the property's location in the Downtown Local Historic District. She explained the structure is not in the National Historic District, and it does not qualify for historic rehabilitation tax credits.

Ms. Gapen noted the Historic Preservation Commission (HPC) issued a Certificate of Appropriateness for demolition. She displayed photographs of the property and indicated the structure was built in 1910. She explained the property has experienced changes to the interior and exterior that have diminished the historic integrity of the building. She also pointed out extensive water damage to the interior of the building.

Ms. Gapen indicated the HPC issued a Certificate of Appropriateness because of the state of the building and its location in an area that includes newer constructions and vacant lots. She reviewed the factors to be taken into consideration in approving the demolition permit:

- Location of the structure within the historic district
- Its state of repair
- Architectural significance
- The overall impact of demolition of the structure on the historic district

Councilmember Miller clarified the permit for demolition does not require a public hearing. Ms. Gapen stated that is correct.

Councilmember Alexander pointed out the request comes to Council from the HPC who approved the request.

Mr. Miller asked if the request was initiated by the property owner. Ms. Gapen verified that it was. He indicated he supports the request due to the lack of contributing significance of the structure, the state of the building, and the request being initiated by the property owner.

Thereupon, Mr. Miller made a **motion** to issue a permit for demolition of the structure located at 504 North Main Street in accordance with Section 7-77 of the Salisbury City Code. Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Alexander and Blackwell voted AYE. (5-0)

**ALL-WAY STOPS AT THE INTERSECTION OF ELLIS AND MONROE STREETS  
AND ELLIS AND HORAH STREETS**

City Engineer Wendy Brindle addressed Council regarding the intersections of Ellis and Monroe Streets and Ellis and Horah Streets. She displayed a map of the area and indicated on September 3, 2013 staff requested Council's consent to remove two traffic signals. She stated Council approved a 60-day evaluation that began September 20, 2013 and included site observations, accident files, and public comments.

Ms. Brindle explained due to site restrictions staff implemented all-way stop conditions instead of a through street at both intersections. She stated early site observations noted a driver tendency to run the stop signs at both intersections, but she indicated as the public became aware of the new traffic pattern, the signs were more effective.

Ms. Brindle indicated staff did not receive any negative comments and there were no accidents at the intersections during the evaluation. She stated staff recommends permanently establishing the all-way stop conditions and removing the traffic signals at both intersections.

Mayor Woodson asked about the length of the evaluation. Ms. Brindle stated Council approved a 60-day evaluation, but the actual assessment was over 90 days.

Councilmember Alexander stated she supports the request. She pointed out she lives near the intersections and the all-way stops seem to slow traffic along Ellis Street.

Mayor Woodson stated an all-way stop should reduce accidents since all drivers are required to stop at the intersection.

Mayor Pro Tem Blackwell thanked Ms. Brindle for her attention to the neighborhood and its traffic issues. She stated she supports establishing the all-way stop conditions. She noted Ms. Brindle is working with the North Carolina Department of Transportation (NCDOT) regarding the traffic signal cabinet at the intersection of Fulton and Monroe Streets.

Councilmember Miller asked if staff has received feedback regarding the upgraded traffic signals at the intersection of Fulton and Monroe Streets. Ms. Brindle stated staff is monitoring the intersection but has not received any feedback from citizens. She stated the new traffic signals are larger and visible from a greater distance. Mr. Miller asked if there had been additional accidents at this intersection. Ms. Brindle stated there have not been any accidents since the new signals were installed.

Thereupon, Ms. Alexander made a **motion** to adopt an Ordinance amending Section 13-326, Article X, Chapter 13, of the Code of the City of Salisbury, relating to traffic control signal lights. Mr. Miller seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Alexander and Blackwell voted AYE. (5-0)

**ORDINANCE AMENDING SECTION 13-326, ARTICLE X, CHAPTER 13 OF THE CODE OF THE CITY OF SALISBURY, RELATING TO TRAFFIC CONTROL SIGNAL LIGHTS.**

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 251, and is known as Ordinance 2013-45.)

Thereupon, Mr. Kennedy made a **motion** to adopt an Ordinance amending Section 13-332, Article X, Chapter 13, of the Code of the City of Salisbury, relating to stop signs. Mr. Miller seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Alexander and Blackwell voted AYE. (5-0)

**ORDINANCE AMENDING SECTION 13-332, ARTICLE X, CHAPTER 13 OF THE CODE OF THE CITY OF SALISBURY, RELATING TO STOP SIGNS.**

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 252, and is known as Ordinance 2013-46.)

**AGREEMENT FOR ENTRY – SETTLEMENT AND A DEED OF HIGHWAY RIGHT-OF-WAY WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION**

Salisbury Rowan Utilities (SRU) Engineering Manager Jason Wilson explained the City acquired a remnant piece of property along Faith Road at Crane Creek to extend a public water line in 2010. He indicated the North Carolina Department of Transportation (NCDOT) is preparing to replace a bridge at Crane Creek and needs an additional right-of-way and a permanent drainage easement. He displayed a map of the area and pointed out the proposed right-of-way and drainage easement. He indicated SRU's ability to construct and maintain a waterline on this property in the future will not be impacted. Mr. Wilson stated NCDOT has offered \$2,100 for the right-of-way and permanent drainage easement.

Thereupon, Mr. Miller made a **motion** authorize the Mayor to execute an Agreement for Entry – Settlement and a Deed for Highway right-of-way with the North Carolina Department of Transportation in the amount of \$2,100 regarding City-owned property, parcel 403-194. Ms. Alexander seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Alexander and Blackwell voted AYE. (5-0)

**APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS**

This item was postponed.

## **COUNCIL LIAISONS FOR COMMUNITY GROUPS**

Mayor Woodson suggested the following liaison appointments to community groups:

- (a) ABC Board – Councilmember Alexander
- (b) Centralina Council of Governments – Mayor Woodson
- (c) Centralina Council of Governments-Assistant – Councilmember Alexander
- (d) Community Appearance Commission – Mayor Pro Tem Blackwell
- (e) Downtown Salisbury, Inc. – Councilmember Miller
- (f) Economic Development Commission – Councilmember Miller
- (g) Fireman’s Relief Fund – Mayor Woodson
- (h) Housing Advocacy Commission – Mayor Pro Tem Blackwell
- (i) Human Relations Council – Mayor Pro Tem Blackwell
- (j) Metropolitan Planning Organization – Mayor Pro Tem Blackwell
- (k) Metropolitan Planning Organization-Alternate – Councilmember Alexander
- (l) Parks and Recreation Advisory Board – Councilmember Alexander
- (m) Rowan County Tourism Development Authority – Councilmember Alexander
- (n) Rufty-Holmes Senior Center – Councilmember Kennedy
- (o) Salisbury-Rowan Community Action Agency – Councilmember Kennedy
- (p) Salisbury Tourism and Cultural Development Authority – Councilmember Alexander
- (q) Technical Review Committee – Mayor Pro Tem Blackwell and Councilmember Alexander
- (r) Transportation Advisory Board – Councilmember Kennedy
- (s) Tree Board – Councilmember Kennedy
- (t) Youth Council – Mayor Pro Tem Blackwell

By consensus, Council agreed to the appointments.

## **CITY MANAGER’S COMMENTS**

There were no comments.

## **MAYOR’S ANNOUNCEMENTS**

### (a) Bridge Painting

Mayor Woodson announced Salisbury Public Services Department, Historic Salisbury Foundation and community volunteers will paint two wooden bridges; Shober Bridge located on North Ellis Street and East Fisher Street Bridge, Saturday, December 7, 2013 from 9:00 a.m. until 12:00 noon. Volunteers are needed and asked to arrive at either bridge; materials will be provided. In the event of rain or inclement weather, the project will be postponed.

### **COUNCILMEMBER KENNEDY**

Councilmember Kennedy left the meeting at 5:25 p.m., prior to the closed session. No formal vote was taken excusing Councilmember Kennedy, therefore his vote shall be recorded as affirmative hereinafter per State Statute 160A-75.

### **CLOSED SESSION**

Mayor Woodson indicated a motion is needed to go into closed session concerning an economic development matter as allowed by NCGS 143-318.11(a)(4).

Thereupon, Ms. Blackwell made a **motion** to go into closed session to consult with an attorney concerning an economic development matter as allowed by NCGS 143-318.11(a)(4). Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, Woodson, and Mses. Alexander and Blackwell voted AYE. (5-0)

### **COUNCILMEMBER MILLER**

Councilmember Miller left the meeting at 5:40 p.m., during the closed session. No formal vote was taken excusing Councilmember Miller, therefore his vote shall be recorded as affirmative hereinafter per State Statute 160A-75.

### **RETURN TO OPEN SESSION**

Thereupon, Ms. Alexander made a **motion** to return to open session. Ms. Blackwell seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Mses. Alexander Blackwell voted AYE. (5-0)

Mayor Woodson announced no action was taken in Closed Session.

### **COUNCIL LIAISON**

Mayor Woodson asked Councilmember Alexander if she would consider serving as the Council liaison for the Rowan County Tourism Development Authority and the Salisbury Tourism and Cultural Development Authority. Councilmember Alexander agreed to serve as the Council liaison for the Rowan County Tourism Development Authority and the Salisbury Tourism and Cultural Development Authority.

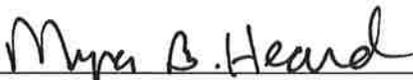
**ADJOURNMENT**

Motion to adjourn the meeting was made by Ms. Blackwell seconded by Ms. Alexander. All council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 5:58 p.m.



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Paul B. Woodson, Jr., Mayor



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Myra B. Heard, City Clerk