

Salisbury, North Carolina
December 17, 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.

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.

RECOGNITION - SALISBURY HIGH SCHOOL MENS SOCCER TEAM

Mayor Woodson recognized members of the Salisbury High School Men's Soccer Team for winning the North Carolina 2A State Championship.

Mayor Woodson read a Proclamation proclaiming December 17, 2013 as Salisbury High School Men's Soccer Day. He then presented a framed copy of the Proclamation to Coach Matt Parrish.

Members of the Salisbury High School Men's Soccer Team were Bobby Cardelle, Emmy Turcios, Zack Sukkasem, John Canipe, Philip Simons, Clint Comadoll, Michael Brown, Lucas Capito, Max Fisher, Christian Uribe, Reilly Gokey, Nick Greene, Carlos Zanudo, Luis Diaz, Landon Goodman, Matt Washko, Joshua Lynch, Ahmedin Salcinovic, and Andrew Kalogeromitros.

Mayor Woodson congratulated the team and noted Salisbury High School continues to make Council proud.

CONSENT AGENDA

(a) Approval of Minutes

Approve Minutes of the Regular Meeting of December 3, 2013.

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

WEST END TRANSFORMATION PLAN

Community Planning Services Director Janet Gapen and Salisbury Housing Authority Executive Director Sam Foust presented an overview of the West End Transformation Plan to Council. Ms. Gapen stated the City, the Salisbury Housing Authority and the West End neighborhood have worked together on the plan for over three years.

Ms. Gapen explained the West End Transformation Plan was funded by a 2010 United States Housing and Urban Development (HUD) Choice Neighborhood Planning Grant. She presented an overview of the plan which includes:

- Holistic neighborhood transformation to reduce the concentration of poverty
- Building from existing neighborhood strengths
 - Historic buildings
 - Strong anchor institutions
- Community needs/priorities
- Partnerships

Ms. Gapen noted the City and its partners studied successful models of transformed neighborhoods such as Purpose Built Communities. She stated Purpose Built Communities is an Atlanta based foundation that was founded after the successful transformation of the East Lake neighborhood.

Ms. Gapen indicated the East Lake transformation was based on community wellness, cradle-to-college education, and mixed-income housing. She explained that 15 years ago 40 percent of the public housing units in the East Lake community were uninhabitable, and the local elementary school was ranked 69 out of 69. Ms. Gapen stated the neighborhood is now a vibrant area of mixed-income housing, and the elementary school is the top elementary school in Atlanta. She emphasized if it can happen in Atlanta, it can happen in Salisbury.

Mr. Foust stated in 2010 the Salisbury Housing Authority identified Civic Park as the area in its property portfolio with the greatest rehabilitation need. He presented a map of the area and pointed out Civic Park Apartments located between Brenner Avenue and Standish Street. He indicated the complex was built in 1953 and consists of 72 apartments.

Mr. Foust displayed a photograph of the property and noted the apartments are well-maintained but structurally deficient with obsolete designs, no amenities, and very little parking. He stated approximately half of the Civic Park residents are elderly or disabled, and 25 percent are working families.

Mr. Foust explained in 2012 the Salisbury Housing Authority and the City applied for a Choice Neighborhood Implementation Grant. He stated, if it had been approved, the grant would have funded a complete rebuild of the Civic Park Apartments and would have benefited other neighborhood buildings and agencies. He indicated Salisbury's grant was not successful, and the grant was awarded to larger cities.

Mr. Foust noted a development partner, Laurel Street Residential of Charlotte, was hired to begin Phase I of the Civic Park redevelopment. He stated in 2013 the Salisbury Housing Authority applied for low-income tax credits through the North Carolina Housing Finance Agency. He pointed out the Salisbury Housing Authority was the only housing authority in the State to receive 9 percent tax credits, and he noted the other winners were private developers.

Mr. Foust pointed out Phase I of the Civic Park redevelopment will be built along Brenner Avenue adjacent to the current Civic Park Apartments. He displayed architectural drawings of Phase I and II, and he noted the smaller buildings will transition into the neighborhood. He stated Phase I will include a Community Building, exercise room, laundry room, and computer lab. He added the grounds will include a gazebo, walking trails attached to the Greenway, and play ground.

Mr. Foust indicated the site plan includes space for an early childhood education center that will need funding. He explained a quality preschool is needed to target the specific needs of Civic Park students. Mr. Foust noted in January 2014 the Salisbury Housing Authority will apply for Phase II funding. He stated the Civic Park redevelopment will consist of:

- Mixed-income housing
- Unit mix
 - Phase I
 - 36 public housing
 - 44 affordable housing
 - Phase II
 - 44 public housing
 - 46 affordable housing
- 170 units at project completion
- Awarded \$7 million low income housing tax credits in 2013
- Community Building/Resource Center
- On-site early childhood education
 - Partners in Learning

Mr. Foust pointed out affordable housing would attract working families with an income level of up to \$45,000. He stated the contractor for Phase II is Weaver Cook Construction of Greensboro, North Carolina. He explained the company is required to hire local subcontractors as part of the contract.

Mr. Foust stated J.C. Price American Legion Post members have been very active in the planning process and are an important community partner. He displayed an artist's rendering of the J.C. Price American Legion property with a new building that could serve the community. He explained the J.C. Price American Legion property:

- Adjoins Civic Park
- Potential Civic Park expansion (market rate units)
- Street connection for walkability

Ms. Gapen pointed out the Civic Park redevelopment is progressing due to the awarded tax credits. She noted the City has partnered with the Community Development Commission (CDC) for many years to rehabilitate housing. She explained Community Development Block Grant funds have been invested in the neighborhood, but a transformative impact would require the rehabilitation of approximately 30 vacant and deteriorated houses and an additional 30 owner-occupied homes within a year. She stated a transformative impact would target:

- Home ownership
- Moderate income bracket home owners
- Vacant/abandoned houses
- Owner-occupied assistance

Ms. Gapen stated unemployment in the neighborhood is greater than the City average. She noted reducing unemployment in the neighborhood would require:

- An expanded public transit system
- College partnerships for job retraining and GED assistance
- Neighborhood business
 - Mixed-income housing is key

Ms. Gapen noted the importance of historic rehabilitation to the community:

- Duncan/Monroe Street School
 - Community and transit hub
 - Adaptive reuse as a community center, for education or housing
 - 35,000 square foot vacant building
 - Adjacent to Livingstone College
- J.C. Price School
 - Cultural importance
 - Youth programs or education use
 - Miller Center and Hall Gym – shared use
- Miller Center/Hall Gym
 - Return focus to the West End
 - Youth programs tailored to community needs
 - Family resource center

Ms. Gapen reviewed the strategies for neighborhood livability:

- Crime prevention
 - Dedicated neighborhood patrol in the future
- Safe housing conditions
- Street lighting
- Storm water issues
- Community identity
- Street trees and parks
- Neighborhood arts and culture development

Mr. Foust indicated successful neighborhood transformations focus on bringing healthy foods to the neighborhood. He noted Livingstone College is partnering with A&T University and the Seed Foundation to plant a garden that will supply healthy food to the students and the community. He added a healthy transformation would include a:

- Community Health Center
 - An opportunity for a federally funded health clinic to service the neighborhood
- Nutrition and wellness programs
- Sidewalks and trails
- Maximize Salisbury Greenway
- Access to healthy food

Mr. Foust noted the West End Transformation Plan must include education:

- Cradle-to-college pipeline
- Coordinated and seamless
- Tailored to the needs of West End students
- Eliminate the achievement gap related to income disparities

Mr. Foust reviewed the education model:

- Birth – Kindergarten
 - Early childhood education
 - Parenting skills
- Kindergarten – 12th grade education
 - After-school programs
 - Mentoring/leadership
- Adult GED – Job retraining
 - College preparation
 - Career readiness skills

Ms. Gapen stated all components must work together to transform the neighborhood:

- Housing and livability of the neighborhood
 - Rebuild Civic Park
 - Single-family rehabilitation
 - Mixed-income housing
 - Community Center
 - Parks, sidewalks, and the 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 and includes the following partners:

- People \$6,402,060
 - Salisbury-Rowan Community Action Agency
 - Communities in Schools
 - Smart Start Rowan
 - Rowan-Cabarrus Community College
 - YMCA
 - Fibrant
 - Rowan-Salisbury School System
 - Rowan County Public Health
 - Partners in Learning
- Housing \$10,400,000
 - Habitat for Humanity
 - Community Development Block Grant
 - Housing Authority of Salisbury
 - Community Development Corporation
 - North Carolina Housing Finance Agency
- Neighborhood \$2,734,986
 - Livingstone College
 - Purpose Built Communities
 - City of Salisbury
 - Salisbury Parks and Recreation
 - Salisbury Police Department

Councilmember Miller asked what will happen to the current Civic Park Apartments when the new units are built. Mr. Foust explained Phase I is under construction on vacant land. He noted when Phase I is complete, 36 families will transfer to the new units, and the remaining 44 families will transfer to other Salisbury Housing Authority properties. He pointed out the 44 families will be given first chance to transfer back into the community once Phase II is completed. He explained Phase II will require the demolition of the current Civic Park Apartments so it can be built on the current site.

Mr. Miller noted funding is an issue for rehabilitating single-family homes. He asked if there are tax credit opportunities for single-family homeowners. Ms. Gapen stated the tax credits are for multi-family rental homes.

Mayor Pro Tem Blackwell thanked Ms. Gapen and Mr. Foust for their presentation. She noted there is a vibrant citizenry in the West End neighborhood that is well-represented. She explained the neighbors hosted a candidate forum during the recent municipal election, and Council was very impressed with their enthusiasm.

Ms. Blackwell stated two years ago at its retreat Council received a presentation from Mr. George Khaldun regarding the Harlem Children's zone and an intensive rehabilitation of an 11 square block area in Harlem. She explained the heart of the Harlem rehabilitation was education, and the heart of the West End Transformation Plan is housing with education being tangential. She noted the East Lake neighborhood in Atlanta is extremely successful, and she hopes the West End neighborhood will be as successful.

Mayor Woodson stated he toured the East Lake neighborhood and a development in High Point. He noted both developments were beautiful and featured many amenities. He thanked Ms. Gapen and Mr. Foust for their presentation.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding the West End Transformation Plan.

Ms. Fannie Butler, President of the West End Community Organization, stated the Organization has been established for over 40 years. She emphasized the West End Community Organization supports the West End Transformation Plan completely and is willing to help any way it can.

Mr. William Peoples, 522 North Fulton Street, stated he whole-heartedly supports the West End Transformation Plan. He added it has taken a long time, and if Salisbury is to be a great city it must strengthen its neighborhoods.

Ms. Carrie Onyx, on behalf of Dr. Carol Spalding, Rowan-Cabarrus Community College (RCCC), stated the presentation emphasized the holistic approach to neighborhood transformation and the role of education. She added RCCC is ready to partner and has a nationally recognized model to provide occupational assistance to citizens in career transition. She noted the partnership will allow RCCC to bring services into the West End community and would help remove barriers associated with pursuing higher education. She pointed out some of the services could include exploring options with GED and work search assistance. She stated RCCC is very excited about the project and supports the West End Transformation Plan.

Ms. Mae Carroll, Commander J.C. Price American Legion Post, stated the J.C. Price American Legion Post has worked for 25 years to provide programs to the West End Community. She indicated the J.C. Price American Legion Post is actively pursuing grants and hopes to build a new post that will enhance the community. She noted, on behalf of the 235 member J.C. Price American Legion Post, she whole-heartedly supports the West End Transformation Plan.

Ms. Eva Jones, St. John's Lutheran Church Chair of Global and Local Ministries, indicated the West End Transformation Plan is desperately needed. She stated she hopes the partners will reach out to members of the faith community who would like to help.

Reverend Bradley Taylor, Outreach Christian Ministries, 722 West Horah Street, stated Outreach Christian Ministries has served the community for 50 years. He noted the Church supports the transformation of the West End neighborhood. He emphasized the faith community is very excited and ready to help.

Ms. Norma Honeycutt, Executive Director Partners in Learning, noted the Partners in Learning Child Development Family Resource Center is located on the Catawba College campus and has provided early care and education for 18 years. She stated Partners in Learning is one of only 114 nationally accredited early childhood programs, out of over 10,000, in North Carolina, and they are excited to bring the model program to the West End Community.

Mr. Jon Barber, 335 Umberger Road, Mt. Ulla, stated he supports the West End Transformation Plan. He commended staff and the community partners involved in developing the West End Transformation Plan, which he noted is in line with the Vision 2020 Comprehensive Plan. He pointed out a vibrant county seat equates to a vibrant County, and the West End Transformation Plan is important to all Rowan County citizens.

Mr. Rick Parker, 150 Dove Lane, representing Novant Health Rowan Medical Center on behalf of Ms. Dari Caldwell, stated he also serves as Chair of the Rowan County Board of Health, and Vice-Chair of the Cabarrus-Rowan Community Health Centers. He noted Novant Health Rowan Medical Center supports the West End Transformation Plan and will do all it can to make the plan a success.

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

Mr. Miller stated securing funding for the envisioned work will be difficult. He noted many of the partners are ready, but the project will require a lot of work. He referenced the East Lake Community and pointed out it took 15 to 18 years to accomplish its goals. He emphasized it is critical for each partner to stay engaged and to show incremental progress over time. He referenced *Good to Great* by Mr. Jim Collins and explained the fly-wheel concept. He noted when a fly-wheel begins to turn it takes a great effort but once the fly-wheel builds momentum it creates momentum of its own and goes faster and faster. He emphasized everyone must work together and focus on the end goal.

Councilmember Kennedy explained it is the collaboration of partnerships that makes the City special. He pointed out the City did not win the \$19 million in Federal grants but because of the partnerships, progress has been made. He emphasized the partners must continue to work together to ensure success.

Ms. Blackwell indicated she supports the West End Transformation Plan.

Mayor Woodson stated the partners knew it would be difficult to win grants, but have proven great things can be accomplished when everyone works together. He pointed out Council and staff are committed to the project.

Thereupon, Mr. Kennedy made a **motion** to adopt the West End Transformation Plan. Ms. Blackwell seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Blackwell voted AYE. (4-0)

INDUSTRIAL BUILDING REVITALIZATION GRANT – SHAT-R-SHIELD, 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 Ms. Blackwell voted AYE. (3-0)

Salisbury-Rowan Economic Development Commission (EDC) Executive Director Robert Van Geons presented Council with an application from Shat-R-Shield, Inc. for a Relocation and Expansion Assistance Grant. He explained the project represents:

- Approximately \$1 million potential investment in the City by Shat-R-Shield, Inc.
- An estimated \$57,366+/- of new tax revenue for the City, over the next 10 years
 - Based on a \$0.6374 tax rate
- An opportunity to assist an existing company with a history in its industry

Mr. Van Geons stated the company:

- Is based in Salisbury
- Its founder, Jim Nolan, introduced the first safety-coated fluorescent lamp in 1976, establishing a worldwide protective lighting industry
- Shat-R-Shield provides a full-line of shatter-resistant lamps and lighting products that include: fluorescents, incandescent, compact fluorescents, HIDs (High Intensity Discharge), black lights, germicidals, gold lamps, and glass globes
- Shat-R-Shield lighting products are used in a variety of industries world-wide
- Since the late 1980s, Shat-R-Shield has manufactured its products at 116 Ryan Patrick Drive in Salisbury
 - Shat-R-Shield has over 60 employees

Mr. Van Geons explained the potential project:

- Shat-R-Shield's continued growth requires additional space
- Shat-R-Shield plans to stay in Salisbury and explored existing building opportunities
- Unable to find one, Shat-R-Shield decided to explore expanding their existing footprint
- Due to topographical challenges at their current site, Rowan County agreed to donate up to 12,000 cubic yards of fill dirt, to make this option more competitive (versus the alternative of purchasing an existing building outside of Rowan County)

- The fill dirt would be taken from currently undeveloped lots at the County's Speedway Business Park, located at the end of Speedway Boulevard
- The EDC requests the City assist this project by providing a maximum of \$25,000 to offset the costs of transporting the donated fill dirt
- This project would add approximately \$1,000,000 to the local tax base

Mr. VanGeons displayed a map of the area and pointed out the property slope. He noted the fill dirt would allow for construction on the site. He explained the regulatory process:

- The proposed project would require permitting through the City and County for zoning compliance and erosion and sedimentation control
- The company will work with the City and Rowan County Building Inspections to navigate the review and permitting process
- The proposed project has no components outside the normal scope of operations for this type of facility

Mr. VanGeons noted the request is that the City provide a maximum of \$25,000 to offset the costs of transporting the donated fill dirt. He added at this time the EDC does not anticipate asking the City for any additional assistance for this project. He pointed out under the terms of the proposed incentive agreement, if Shat-R-Shield does not build within 365 days, they will have to reimburse the City for any funds contributed to the project.

Mr. Van Geons pointed out:

- The project is competitive in nature
- The company is considering expanding at its current facility or moving to another location outside of Salisbury and Rowan County
- Council's assistance would make expansion at the current facility more competitive

Mr. Van Geons explained the benefits to the City over a 10-year period:

- After the construction year, the facility would generate \$6,374 of new revenue annually for the City
- Modeled with a 10-year horizon, the City would collect an estimated \$57,366 of new revenue

Mr. Van Geons stated the \$25,000 grant request will not cover the relocation cost and additional grants will be secured.

(b) Mayor Woodson convened a public hearing, after due notice thereof, to receive comments regarding a Relocation and Expansion Assistance Grant for Shat-R-Shield.

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

Thereupon, Ms. Blackwell made a **motion** to award a Relocation and Expansion Assistance grant in an amount up to \$25,000 to Shat-R-Shield, Inc. Mr. Kennedy seconded the motion. Messrs. Kennedy and Woodson, and Ms. Blackwell voted AYE. (3-0)

SPECIAL USE PERMIT – SUP-06-13 - 1329 SOUTH MAIN STREET

SUP-06-13 – 1329 South Main Street

(a) Swearing In

Mayor Woodson indicated anyone who wished to speak for or against this item must be sworn in, and he asked those who would like to speak to come forward. Mayor Woodson administered the oath to the following:

Mr. David Phillips
Mr. Mike Jones
Ms. Johanna Jones

(b) Ex Parte Disclosure

Mayor Woodson asked Council members if anyone had knowledge of this case they wished to disclose. Councilmember Miller indicated he had received a telephone message in opposition, but had not spoken to the person who left the message. Mayor Woodson indicated he had heard comments in the course of his business. There were no other ex parte disclosures.

Zoning Administrator David Phillips indicated the request is for a Special Use Permit (SUP) for property located at 1329 South Main Street. He indicated the SUP runs with the property and not the business, and the request is for the establishment to be allowed to serve alcoholic beverages to customers. He noted since the use is a tattoo studio, and there is no food service related to its use, it falls under the definition of a bar/tavern/nightclub. Mr. Phillips stated the property is zoned Corridor Mixed Use (CMX) and an SUP is required for a bar/tavern/nightclub.

Mr. Phillips reviewed the production of evidence:

- The burden is on the applicant to present sufficient evidence to allow the board to make findings that the required standards will be met
- The burden is on an opponent to present sufficient evidence that a standard will not be met
- If insufficient evidence is presented that the required standards will be met, then the SUP must be denied
- If uncontradicted evidence is presented that all of the standards will be met, then the SUP must be issued
- If uncontradicted evidence is presented that even one of the general or specific standards will not be met, then the SUP must be denied

- If there is conflicting evidence, the board decides what the facts are and decides accordingly

Mr. Phillips presented the standards for decision that are required for all SUPs:

1. The use meets all required principles and specifications of the Ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit; and
2. The proposed plan as submitted and approved will be visually and functionally compatible to the surrounding area; and
3. The public health, safety, and welfare will be assured and the proposed development will not substantially injure the value of adjoining property and associated uses if located where proposed
4. No such facility shall be located within five hundred feet of any lot containing a school

Mr. Phillips testified that there is no school located within 500 feet of the location.

Mr. Phillips referred to the property's location on an aerial map and noted it is located on South Main Street across the street from the Chestnut Hill Cemetery, adjacent to Fulton Street and Klumac Road. He displayed a map indicating the zoning for the area, and he pointed out the area is zoned CMX with Highway business and Open Space Preservation adjacent to the site. He displayed photographs of the establishment and the properties surrounding the business. Mr. Phillips pointed out there are residential uses in the area, but they are zoned commercial as well.

Mr. Phillips indicated when an SUP involves the sale of alcohol there is now a prerequisite that the applicant be interviewed by the Police Department. He noted staff wanted applicants to receive feedback from the Police Department regarding their standing with the application, because if it is approved it will go through the Alcoholic Beverage Commission (ABC) Board. He explained the ABC Board requires approval from the Police Department, Fire Department, Building Code and Zoning for permits to be approved, and staff felt it was important not to get too far into the process before the applicant finds out they do not meet all of the criteria and will be turned down for the ABC permit. Mr. Phillips stated the applicant has had their interview with the Police Department, and the Police Department recommends proceeding with the application should it be approved by Council.

Mr. Phillips stated staff thinks the applicant meets the standards, and the applicant is present to answer any questions.

Mayor Woodson asked if the hours for the sale of alcohol will be 12:00 p.m. until 8:00 p.m. Mr. Phillips confirmed this is correct.

(c) Mayor Woodson convened a public hearing, after due notice thereof, to receive testimony regarding SUP-06-13.

Mr. Mike Jones and Ms. Johanna Jones addressed Council. Mr. Jones stated they have occupied the building for 14 years, and they are the owners of the building. He noted they have had a successful business in this location and have also had a successful business at Lake Norman in Iredell County for 20 years. He commented they would like to take a step beyond what they are doing now. Mr. Jones stated they have been approved by the Police Department. He indicated they would like to offer concessions to their customers and will have all-craft beers that are brewed in North Carolina. He noted they are doing the same thing at their other studio, and it has been moving smoothly. Mr. Jones stated he thinks they have met all of the requirements to the best of their ability.

Ms. Jones indicated they have been in this location for a very long time, and she loves the community. She stated she would like to make the area more of a community by adding art and culture, and she thinks it could help turn the Five Points area around.

There being no one else present to provide testimony, Mayor Woodson closed the public hearing.

Councilmember Kennedy stated he thinks it is Council's job to issue a Special Use Permit to allow alcohol to be served, adding the ABC Board will be involved and if something happens, the permit can be revoked.

Councilmember Miller indicated the SUP gives Council the opportunity to revoke the permit if anything happens that is not appropriate. He noted, given that this protection is in place and that the applicant has met with the Chief of Police, he does not see a reason to oppose the permit. He stated, based on the criteria, there is no injury to surrounding property, it does not change the external look of the property, and it is not located near a school. He added there is nothing on the list that he can say the applicant is not in compliance with, and he thinks the burden is on the applicant to operate in an appropriate manner.

Mayor Pro Tem Blackwell stated she is not against the permit, but she is aware that many tattoo parlors respond to queries about alcohol with scientific data that alcohol thins the blood, can cause the tattoo to fade, and that people under the influence of alcohol can make long-lasting decisions for their body they may not otherwise make. She noted this pertains to Standard 3 regarding health, safety, and welfare, and she asked Council's input.

Mr. Miller stated he does not think being able to serve alcohol or not changes the inebriated state of someone who is served somewhere else.

Ms. Blackwell noted those same tattoo parlors also refuse to give a tattoo to anyone who is inebriated.

Mr. Miller commented he does not think the applicant's ability to serve alcohol materially changes the issue raised by Ms. Blackwell because it will exist whether they serve alcohol or not. He added he is trying to help a business owner who has requested Council's assistance.

Mr. Kennedy pointed out this is not a new business but a business that has been in the City for 14 years, and he has not heard anything from the business.

Ms. Blackwell indicated she lives three or four blocks away from the business, and they have had a fine presence near the neighborhood. She added her concerns are not personal, but the ethics of a tattoo business.

Mayor Woodson indicated he agrees with Ms. Blackwell and was concerned about the sale of alcohol and someone making a bad decision. He noted the business has been in place for 14 years, and he asked the applicants where their other business that serves beer is located.

Mr. Jones responded the business is in the Mooresville/Lake Norman area, and he has been in business there for 20 years. He clarified he has sold beer there for the past three or four months.

Mr. Jones stated inebriate means drunk, and they have no intention of getting their clients drunk.

Ms. Blackwell noted she was responding to Mr. Miller, but the key issue is that alcohol thins the blood and causes the tattoo to fade, and can affect decision making when under the influence.

Ms. Jones stated they would not agree to tattoo people who were intoxicated.

Mr. Jones explained the thinning of blood pertains to drinking heavily long before the person gets a tattoo. He stated a person who drinks heavily on a Saturday and comes to get a tattoo on a Sunday will bleed a little more, but it is just a little more and a little thinner. He stated he has been tattooing for 23 years, and thin blood does not harm a tattoo.

Ms. Jones stated if a person has not been drinking beforehand and they have a beer when they get their tattoo, it will not affect the tattoo because it takes a while for the alcohol to have an effect.

Mayor Woodson stated the business has a good reputation. Mr. and Ms. Jones both stated they would never do anything to disrespect their reputation.

Mayor Woodson commented there was a similar case several years ago when a shop that sold motorcycles requested to sell alcohol, and that case concerned him more than this request.

Mayor Woodson asked if a member of Council would provide the Findings of Fact.

Thereupon, Ms. Blackwell made a **motion** for the following Findings of Fact:

A. The use meets all required principles and specifications of the Ordinance and any adopted plans and is in harmony with the general purpose and intent and preserves its

spirit as evidenced by the following testimony:

- The site characteristics currently fit within the surrounding area
- The serving of alcohol and malt beverages will only be to customers of the tattoo parlor and their guests
- The proposed use is in no way intended to be a bar for the general public

B. The proposal as submitted and approved will be visually and functionally compatible to the surrounding area as evidenced by the following testimony:

- The use will be located within an existing commercial building that is visually and functionally compatible to the surrounding area
- Serving of alcoholic beverages will be conducted during the business hours only, which are 7 days a week, 12:00 p.m. until 8:00 p.m.

C. The public health, safety and welfare will be assured, and the proposed development will not substantially injure the value of adjoining property and associated uses if located where proposed as evidenced by the following testimony:

- Current business has strictly adhered to the North Carolina State laws and regulations for tattooing since the year 2000
- ABC laws and regulations have been studied and reviewed and will be strictly abided by
- No evidence has been submitted by a qualified, licensed property appraiser indicating that this, or other uses with alcohol sales, has been injurious to surrounding property values
- The applicant has been interviewed by the Salisbury Police Department and their investigation has found both the applicant and facility are compliant with all mandates and criteria from the Local Law Enforcement phase

D. The proposed establishment is not located within five hundred feet of any lot containing a school, public or private.

Mr. Kennedy seconded the motion. Messrs. Kennedy, Miller, and Woodson and Ms. Blackwell voted AYE. (4-0)

Thereupon, Mr. Kennedy made a **motion** to issue a Special Use Permit to allow alcohol sales and consumption at 1329 South Main Street with the following conditions:

1. That the alcohol will be sold only during the business hours of 12:00 p.m. until 8:00 p.m.
2. Alcohol will only be served for consumption inside the premises and limited to bonafide customers and guests to the tattoo parlor.

Ms. Blackwell seconded the motion. Messrs. Kennedy, Miller, and Woodson and Ms. Blackwell voted AYE. (4-0)

2013 COMPREHENSIVE ANNUAL FINANCIL REPORT (CAFR)

Mr. Matthew Braswell, lead auditor for Martin, Starnes and Associates CPA’s, P.A. addressed Council regarding the 2013 Comprehensive Annual Financial Report (CAFR).

Mr. Braswell thanked Council for allowing Martin, Starnes to work with the City on its annual audit. He noted the audit was submitted to the Local Government Commission (LGC) and has been approved. He reviewed the highlights of the audit:

- Unqualified (clean) opinion
- No material internal control weakness identified
- Cooperative staff

Mr. Braswell explained the Fund Balance serves as a measure of the City’s financial resources available. He stated the available Fund Balance as defined by the LGC is calculated as follows:

- Total Fund Balance
- Less: Non spendable (not in cash form, not available)
- Less: Stabilized by State Statute (by State law, not available)
- Available Fund Balance

Mr. Braswell displayed a graph showing the total Fund Balance in the General Fund for the previous three years. He noted an increase of \$2.7 million from the previous year, or approximately 25 percent.

<u>Fund Balance Position – General Fund</u>	
Total Fund Balance	\$13,263,486
Non spendable	- 710,508
Stabilization by State Statute	<u>- 4,187,228</u>
Available Fund Balance	\$8,365,750
Available Fund Balance 2012	\$5,947,292
Increase in available Fund Balance	\$2,418,458

Mr. Braswell displayed charts showing the available Fund Balance as a percentage of expenditures of the General Fund, and he noted an increase of approximately 7 percent from 2012 to 24.75 percent. He explained in 2011 the City’s available Fund Balance was at 11.02 percent and has risen to 24.75 percent, or approximately a three-month expenditure surplus. He pointed out to go from 11.02 percent to 24.75 percent in three years is impressive, and he added the LGC prefers at least an 8 percent available Fund Balance as a percentage of expenditures of the General Fund.

Mayor Pro Tem Blackwell noted an eight percent available Fund Balance will cover

approximately one month's expenditures. Mr. Braswell stated that is correct.

Councilmember Kennedy indicated the available Fund Balance helps prevent North Carolina municipalities from declaring bankruptcy.

City Manager Doug Paris pointed out the available Fund Balance does not include stabilization by North Carolina State Statutes. He explained stabilization is a set amount of money required by State Statute that is not included in the Fund Balance. Mr. Braswell agreed and noted the LGC uses the available Fund Balance to compare the City and its financial stability to other municipalities. He emphasized the City experienced substantial growth from 2011 to 2013.

Mr. Braswell reviewed a summary of the General Fund, and he pointed out revenues increased approximately 5 percent, or \$1.5 million, and expenditures increased approximately 3 percent, or \$1 million.

Mr. Braswell presented a graph noting property tax revenue for the last three fiscal years. He indicated FY2011 to FY2012 had less than 1 percent change, and he added from FY2012 to FY2013 property tax revenue increased by 3 percent, or \$530,000. He reviewed a graph of sales tax revenue and noted sales tax revenue increased approximately 1 percent which is comparable to other municipalities.

Mr. Braswell displayed a graph noting the top three expenditures from the General Fund which totaled \$33.4 million:

- General Government – 29 percent
- Public Safety – 34 percent
- Transportation – 11 percent
- Other Expenditures – 26 percent

Mr. Braswell reviewed the Enterprise Funds less the operating income or loss on a budgetary basis for 2013:

	<u>Water and Sewer</u>	<u>Broadband Services</u>	<u>Stormwater Fund</u>	<u>Transit</u>
Total Revenues	\$22,575,613	\$3,920,049	\$1,152,702	\$720,423
Expenses				
Operating	\$13,872,990	\$3,285,565	\$826,979	\$989,618
Debt Service	\$6,261,890	\$3,162,212		
Capital Outlay	<u>\$1,188,942</u>	<u>\$55,669</u>	<u>\$39,030</u>	<u>\$95,425</u>
Total Expenses	\$21,323,822	\$6,503,446	\$866,009	\$1,085,043
Revenues	Over	\$1,251,791	(\$2,583,397)	\$286,693
Expenditures				(\$364,620)
Transfers (to)	from			\$413,474
other funds				
Interfund Loan		\$2,583,397		

Net Income (Loss)	<u>\$1,251,791</u>	<u>\$286,693</u>	<u>\$48,854</u>
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Mr. Braswell pointed out over the last year the City increased its bond rating from A to AA and increased its Fund Balance to approximately 25 percent, while keeping cost down and providing services to citizens.

Mayor Woodson commended Mr. Paris and staff on their work to ensure the City's financial success.

Mr. Braswell indicated Broadband Services is still in the early stages and continues to expand its customer base. He noted, based on budget projections for the current fiscal year, the interfund loan from the Water-Sewer Fund may not be needed, and the Broadband Service may be self sustaining.

Councilmember Miller asked if Mr. Braswell had any concerns regarding the City's obligations for pensions and retirement. Mr. Braswell pointed out few municipalities have fully-funded pension obligations. He explained the City is on the State system with modified accrual, which includes yearly financial inflows and outflows on a pay-as-you-go basis. He noted he did not see a reason for concern.

City Manager Doug Paris stated the City has taken steps to limit exposure for future pensions and retirement. He pointed out the City had an excellent year including a Fund Balance increase and two bond rating increases. He emphasized the Broadband Utility is not mature, and its success will take time. He commended staff on their work to ensure the City's financial achievements.

Councilmember Kennedy asked Mr. Braswell if he saw anything Council should be aware of that could happen in the future. Mr. Braswell stated there was nothing in the current audit to raise concerns. He advised Council to have a plan in place regarding the Fund Balance and the services it wants to provide for its citizens. He advised Council and staff to continue its diligence on the Broadband Services Fund to ensure its growth.

Mayor Woodson thanked Mr. Braswell for the presentation, and Mr. Paris and staff for their work to ensure the City's financial success.

507 NORTH LONG STREET TO BE REPAIRED OR VACATED AND CLOSED

Code Services Manager Chris Branham presented information regarding 507 North Long Street to Council for its consideration. He explained the process to date:

- A Notice of Hearing Letter was sent December 19, 2012
- A Findings of Fact Letter was sent September 5, 2013
- The property owner has shown an interest in completing repairs to the property but has not made much progress in the previous weeks
 - Structure is currently used as an owner/occupied rental
- Located in the North Long Street-Park Avenue National Historic District

Mr. Branham reviewed the property violations

- Hallways are blocked with multiple items, impeding the path of egress
- Accumulation of garbage throughout house
- Floor system has several soft spots that flex beyond a normal amount of deflection
- Sanitary drain pipe open at rear of dwelling – Closed off as of today
- Missing wall sheathing in multiple places
- Open wall panel above cooking appliance in kitchen
- Water leak/overflowing toilet in a first floor bathroom
- Shower walls allowing water into wall cavity
- Combustibles stored inside the house
 - Moped, gas powered equipment
- No operable smoke detectors
- Inoperable windows in multiple bedrooms
- Two bedrooms without windows
- Missing outlet covers in multiple areas
- Overloaded circuits with multiple extension cords
- Holes in exterior siding of house
- Missing handrail column at base of stairs (working on this as of last month)
- Bedroom on first floor does not meet space requirements for occupancy

Mr. Branham presented photographs of the property. He noted the Historic Preservation Commission (HPC) heard the case Thursday, November 14, 2013 and delayed the demolition for 90 days as allowed by City Code 7-64.1. He stated staff took Community Development Corporation (CDC) information to the property owner on November 20, 2013 per Council's request. He noted the property owner has not allowed a re-inspection of the property.

Mr. Branham explained he followed up with the CDC and the Salisbury-Rowan Community Action Agency, and neither agency has received an application from the property owner for assistance. He stated staff recommends Council consider adopting an Ordinance ordering the dwelling to be repaired or vacated and closed to allow eviction of the property until the repairs are made. He pointed out the request is not for demolition, but noted a demolition request could be brought before Council following the 90-day HPC delay if repairs are not made. He explained the motion would allow Code Services to file for eviction of the occupants due to the uninhabitable status of the property until inspections are completed and the issues are brought into compliance. He indicated it will take approximately 90-days to evict the residents.

Mayor Woodson stated he is concerned that Mr. Branham asked to re-inspect the property but was not allowed to do so.

Councilmember Kennedy emphasized his suggestion at the last Council meeting was to delay action until possible assistance information was provided to the property owner, and that has been done.

Thereupon, Mr. Kennedy made a **motion** to adopt an Ordinance directing the Code Services Division Manager to cause the dwelling located at 507 North Long Street, Salisbury, North Carolina to be repaired or vacated and closed, it being unfit for human habitation. Mr. Miller seconded the motion.

Councilmember Miller asked if CDC grants are for a primary residence and noted the property is also a boarding house. Mr. Branham stated the CDC and the Salisbury-Rowan Community Action Agency are focused on owner-occupied dwellings that are not revenue producing.

Messrs. Kennedy, Miller, and Woodson, and Ms. Blackwell voted AYE. (4-0)

ORDINANCE DIRECTING THE CODE SERVICES DIVISION MANAGER TO CAUSE THE DWELLING LOCATED AT 507 NORTH LONG STREET, SALISBURY, NORTH CAROLINA TO BE REPAIRED OR VACATED AND CLOSED, IT BEING UNFIT FOR HUMAN HABITATION.

(The above Ordinance is recorded in full in Ordinance Book No. 24 at Page No. 253, and is known as Ordinance 2013-47)

CITY OF SALISBURY'S PARK SYSTEMS – SMOKING AND TOBACCO PRODUCTS

Ms. Amy Smith, Health Specialist with Rowan County Health Department, and Mr. Jeff Jones, Vice-Chair Parks and Recreation Advisory Board, shared their concerns regarding tobacco use at park facilities. Ms. Smith stated in North Carolina secondhand smoke cost \$288.8 million annually. She noted the economic impact to the State due to smoking is \$5.96 billion annually, as related to health care and lost productivity.

Ms. Smith reviewed the toll of tobacco:

- 12,200 adults die each year from their own smoke in North Carolina
- 193,000 kids under the age of 18 and alive in North Carolina will die prematurely from smoking

Ms. Smith explained secondhand smoke contains more than 7,000 chemicals. She pointed out hundreds of the chemicals are toxic, and about 70 are cancer causing chemical compounds. She indicated cigarette litter represents over 20 percent of all litter collected in community cleanup initiatives.

Ms. Smith stated cigarette butts are deadly. She pointed out the acetate (plastic) filters take years to decompose and are specifically designed to accumulate toxins. She noted Rowan County's top four causes of death: diseases of the heart, cancer, cerebrovascular disease, and chronic lower respiratory diseases are all related to smoking. She noted 79 percent of Rowan

County residents are non-smoking, and 73.1 percent of the residents surveyed prefer smoke-free playgrounds.

Ms. Smith reviewed the rationale for tobacco-free parks:

- Addresses Rowan County's health priorities
- Secondhand smoke is harmful
- Parks should be healthy places for youth, families, pets and the community
- Promotes positive role modeling for children
- Reduces harmful cigarette litter and costs associated with cleanup
- The public supports tobacco-free parks

Ms. Smith stated the City of Salisbury Parks and Recreation Advisory Board request:

- The City adopt an Ordinance to prohibit smoking and the use of other tobacco products on the grounds of the City of Salisbury's Parks System and in buildings located in the City's Parks System.
- If adopted, the following will occur:
 - Signage will be placed on all park grounds and in buildings in the City's Park System to educate the community regarding the Ordinance
 - All ashtrays and other smoking receptacles will be removed from the grounds and buildings in the City's Parks System
 - A fine can be issued if one fails to cease smoking or fails to stop the use of other tobacco products once an oral and written notice has been issued
 - The City shall engage in an ongoing program to explain and clarify the purposes and requirements of this Ordinance to employees and citizens
 - The City and its community partners will offer educational materials and information to support the Ordinance

Ms. Smith displayed an example of signage that could be purchased with grant funds from the Community Transformation Project through the Rowan County Health Department at no cost to the City. She noted park patrons are more comfortable addressing someone who is smoking if a sign is present, and most patrons will extinguish their cigarette if a sign is present.

Councilmember Kennedy asked who would handle the fines associated with smoking in a City Park. Parks and Recreation Maintenance Manager Stephen Brown stated park staff would handle the fines.

Mayor Woodson thanked Ms. Smith for her service to the City.

Thereupon, Mr. Kennedy made a **motion** to set a public hearing for January 7, 2014 to receive comments regarding prohibiting smoking and the use of other tobacco products on the grounds and in the buildings of the City of Salisbury's Park System. Mr. Miller seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Blackwell voted AYE. (4-0)

NEWSOME ROAD EXTENSION PROJECT

City Engineer Wendy Brindle explained the City is a member of the Cabarrus-Rowan Metropolitan Planning Organization (MPO) which establishes transportation project priorities and funding. She explained the MPO is charged with the development of the Comprehensive Transportation Plan, which is a long range planning document to establish these priorities. She emphasized there is no funding tied to the plan.

Ms. Brindle noted the Newsome Road Extension project is included in the Comprehensive Transportation Plan. She displayed a map of the area and pointed out Newsome Road which currently ends at Innes Street. She explained the proposed extension would take Newsome Road to Faith Road and line up with the entrance to the Lowes complex and would provide an alternate access to businesses on Bendix Drive.

Ms. Brindle stated the North Carolina Department of Transportation (NCDOT) is concerned about traffic at the intersection of Bendix Drive and Faith Road making the Newsome Road Extension project a priority. She emphasized no funding has been established for this project, but added every two years the North Carolina Board of Transportation prepares a State-wide Transportation Improvement Program (STIP). She stated the STIP is used to identify transportation projects to be implemented in the next 7 years with State and Federal funding.

Ms. Brindle explained the North Carolina Board of Transportation solicits input to identify transportation projects that are important at the local and regional level. She noted it is a responsibility of the MPO to establish these priorities. She explained the Metropolitan Transportation Improvement Program establishes the MPO's Regional Priority Highway List to be considered for STIP funding. She requested Council consider adopting a Resolution in support for the Newsome Road Extension project being considered for the Regional Priority Highway List which would be considered for future STIP funding.

Ms. Brindle indicated staff received letters of support from Food Lion and Rowan Works.

Mayor Woodson noted the potential project would alleviate congestion.

Mayor Pro Tem Blackwell explained Council has followed this procedure for projects in the past. She added North Carolina legislature recently changed the process for transportation projects. She commended Ms. Brindle for her work and pointed out the Resolution is part of the new process to be considered for the Regional Priority Highway List and potential STIP funding.

Councilmember Miller asked what authority Council would have over the section of the road that is a private drive. He explained when the light is red, traffic can extend past the parking lot exit causing congestion. He indicated something should be done to address the traffic flow pattern. Ms. Brindle stated the City maintains the signals and can time the light accordingly. Mr. Miller asked if the City can work with the property owner to alleviate

congestion. Ms. Brindle stated staff can work on the signal and if the project comes to fruition, will work with the property owner for the entire section of roadway.

Mayor Pro Tem Blackwell stated a meeting was held approximately one month ago to discuss the project, and every stakeholder attended. She pointed out all stakeholders are aware of the plan.

Thereupon, Mr. Miller made a **motion** to adopt a Resolution endorsing a new project "Newsome Road Extension" for the Cabarrus-Rowan Metropolitan Planning Organization for inclusion in the Regional Priority Highway List. Ms. Blackwell seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Blackwell voted AYE. (4-0)

RESOLUTION ENDORSING A NEW PROJECT "NEWSOME ROAD EXTENSION" FOR THE CABARRUS-ROWAN METROPOLITAN PLANNING ORGANIZATION REGIONAL PRIORITY HIGHWAY LIST.

(The above Resolution is recorded in full in Resolution Book No. 14 at Page No. 24, and is known as Resolution 2013-17)

ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS ASSESSMENT GRANT APPLICATION

Senior Planner Trey Cleaton addressed Council regarding a summary of the Salisbury Brownfields Program, a grant under the Environmental Protection Agency (EPA) Brownfields Program. He explained a Brownfield is:

- Abandoned industrial sites
- Abandoned gas stations
- Hazardous materials storage or dump sites

Mr. Cleaton stated retired Community Planning Services Director Joe Morris worked with a consultant who was funded by the EPA to write a proposal for an assessment grant. He noted the City did not receive the funds but scored very high on the grant proposal. He indicated the City will partner with the environmental consultant to apply for the 2014 grant.

Mr. Cleaton stated the EPA Assessment Grant provides up to \$400,000 to:

- Inventory sites
- Characterize sites by identifying past uses
- Determine type and degree of contamination
- Help with cleanup and redevelopment planning
- Encourage community awareness, support and involvement

Mr. Cleaton noted the grant is based on a scoring system and a large portion of the score is community involvement. He added the EPA wants to ensure the community is providing input so the grant will benefit the entire community.

Mr. Cleaton indicated one of the keys for the 2013 assessment grant proposal was a public meeting held in October 2012 that identified 16 sites the public would like to see cleaned. He stated four of the sites were given priority and will be named in the 2014 grant proposal:

- Former Kesler Mill, Park Avenue neighborhood
- Former Shaeffer Iron Works, Park Avenue neighborhood
- Empire Hotel, historic downtown
- The Duncan/Monroe Street School, West End neighborhood

Mr. Cleaton stated staff recommends Council consider setting a public hearing for January 7, 2014 to receive comments regarding the 2014 grant cycle.

Thereupon, Ms. Blackwell made a **motion** to set a public hearing for January 7, 2014 to receive comments regarding an Environmental Protection Agency Brownfields Assessment Grant application. Mr. Miller seconded the motion. Messrs. Kennedy, Miller, and Woodson, and Ms. Blackwell voted AYE. (4-0)

APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS

This item was postponed.

PUBLIC COMMENTS

Mayor Woodson opened the floor to receive public comment.

Mr. Nathan King, 507 North Long Street, stated Code Services Manager Chris Branham brought papers by detailing repairs that needed to be made to his property. He indicated Mr. Branham came by the property every other day and knew repairs were done. Mr. King noted Mr. Branham called him before the Council meeting and requested to do another inspection, but Mr. King did not allow him to inspect the property because he had been in his home on three different occasions. He indicated the only way Mr. Branham would be allowed back into the property is if he has a representative with him. He stated the man repairing the property indicated he had never seen a Code Services Representative make that many site visits. He pointed out a Code Services Representative can find something wrong with a new house, and his home is over 100 years old. He stated in his opinion the allegations are race-related.

Mr. Michael King, 502 East Fisher Street, stated he is aware of the comments Mr. Branham made at the last Council meeting regarding his father's property at 507 North Long Street. He indicated the issues were repaired in 2012, and he has a problem with the way Mr. Branham runs the Code Services Division. He explained he owned a home on Shaver Street that he used to help the homeless by giving free rent. He noted the front yard was kept up, but the inside was in disarray. He stated he wrote a letter to the people living in the home, and Mr. Branham sent a letter requesting Mr. King attend a hearing to condemn the house. He noted he sold the property to Rowan Helping Ministries because Code Services would not let him evict the people living in the home. He indicated there seems to be a racially motivated pattern.

Mayor Woodson asked Mr. King to allow Police Chief Rory Collins, Assistant City Manager Zack Kyle and Mr. Branham to re-inspect the property. He pointed out the process cannot move forward unless the property is inspected. Mr. King agreed to allow Chief Collins, Mr. Kyle and Mr. Branham to re-inspect the property.

Mayor Woodson directed Mr. Branham, along with Chief Collins and Mr. Kyle, to re-inspect the property. Mr. King asked if he could have an attorney at the inspection. Mayor Woodson indicated Mr. King could have anyone that he wished attend the inspection.

Mayor Woodson emphasized Mr. Branham does a good job for the City, and Council supports him. He stated he would like the property inspected by a three-man committee that will report back to Council at its January 7, 2014 meeting.

Mr. Rodney Queen, 101 Fern Cliff Drive, noted Council is considering a four-year term for Council members. He stated he has researched different municipalities and their government. He suggested voters elect a seven member Council because its five-member Council is overworked. He pointed out Salisbury ranks fifth in the nation regarding children living below the poverty level, which is unacceptable. He indicated the City is a non-attainment City and has a school system that desperately needs improvement. He commended Downtown Salisbury, Inc. for all that has been accomplished in the downtown, but pointed out the effort needs to be expanded to include all of the City and its extraterritorial jurisdiction (ETJ). He stated the solution for the children living below the poverty level is better education and more employment opportunities for their parents. He explained a seven-member Council could dedicate several members to education and employment. He requested a seven member Council be discussed at Council's next retreat.

Ms. Eva GeoRene Jones, 1608 Third Street, indicated she appeared in front of the Rowan County Board of Commissioners two weeks ago to ask the Commissioners to commit to working with its ten municipalities to develop an economically viable strategic plan for the Salisbury Mall property. She noted she was told by three Commissioners that the City was not willing to work with the Commission, and Council was invited to talk about the purchase prior to the sale. She added when she checked with City Manager Doug Paris' office they were unaware of the invitation. Ms. Jones offered publically to advocate for all Rowan County citizens regarding this matter. She indicated she spoke to Mr. Paris and staff who confirmed there was no reason the City would not work with the County regarding a plan for the mall. She stated she has spoken with elected leaders on outlying cities, and they are willing to work with the County if invited by the County Commissioners. She asked Council for its public confirmation that it would work cooperatively with Rowan County and other municipalities to create a viable strategic plan for the Salisbury Mall property to benefit the citizens of Rowan County.

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

Mayor Pro Tem Blackwell stated she supports working with the County Commissioners, and the Commissioners are aware of Council's stance. She suggested staff create a Resolution addressing Council's desire to work with the County Commissioners for Council's consideration at its January 7, 2014 meeting.

Councilmember Kennedy noted Council will work with the County Commissioners, but pointed out the County owns the mall. He emphasized he supports a Resolution to work with the County Commissioners, but added the City has nothing to do with the mall.

Councilmember Miller pointed out a Resolution to partner with Rowan County on anything would benefit Rowan County citizens. He stated the Chamber of Commerce is planning to host a forum regarding the community's need to work together to accomplish its goals March 6, 2014. He indicated the community event is sponsored by the Chamber of Commerce, but in theory would serve as a catalyst for cooperation between municipalities and citizens that wish to participate. He noted additional information will be available in the coming weeks.

Mayor Woodson asked for a consensus if Council would be willing to discuss the Salisbury Mall purchase with the Rowan County Commissioners.

Mr. Miller stated Council would be willing to help in any way it can.

Mr. Kennedy stated he does not think Council should be specific regarding the Resolution.

Mayor Woodson stated, in response to Ms. Jones' question, Council would be willing to work with the County Commissioners regarding the Salisbury Mall.

By consensus, Council agreed to consider a Resolution at its January 7, 2014 meeting stating Council will work with the County Commissioners on any matters the Commission deems necessary. He asked City Manager Doug Paris to prepare a Resolution to be brought before Council at its January 7, 2014 meeting.

CITY MANAGER'S COMMENTS

(a) **Racial Allegations by Mr. King**

City Manager Doug Paris indicated Mr. Nathan King and Mr. Michael King brought racial allegations before Council that need to be addressed. He noted he will meet with them, along with the City's Risk Manager, to address the allegations. He stated any allegation of racial profiling by staff is taken seriously.

Councilmember Miller pointed out a property without running water, a closet being used as a bedroom, and raw sewage in the backyard is not a racial issue. He noted Council has challenged Code Enforcement to ensure minimum housing standards, and if anything else is going on it needs to be addressed. He added Council must get the message out that substandard housing will not be tolerated in the City, and when it happens it will be addressed, including demolition if the property is not repaired. He pointed out substandard housing deteriorates the City's tax base. He noted the issue must be addressed but emphasized improper housing conditions are not a racial issue.

Mr. Paris noted several years ago Council implemented a goal to improve housing in the City. He pointed out situations like this will come up as the problems are addressed.

Mayor Woodson pointed out Council is working to ensure citizens have adequate living conditions in the City.

MAYOR'S ANNOUNCEMENTS

(a) **Public Input Session – Innes Street and Long Street Complete Streets Corridor Study**

Mayor Woodson announced a drop-in public input session for the Innes Street and Long Street Complete Streets Corridor Study will be held at First Calvary Baptist Church at 432 South Long Street, Tuesday, January 14, 2014 from 4:00 p.m. until 7:00 p.m. The consultants and City staff will be available to answer questions regarding the study. This will be the final input session prior to a public hearing to be scheduled for City Council.

(b) **Livingstone College Farm**

Mayor Woodson applauded Livingstone College for its announcement that it will implement a 41-acre farm. He pointed out Livingstone College owns 272 acres within the City.

(c) Changes to Council Liaisons

Mayor Woodson announced the following changes to the Council liaisons appointments:

- (a) Rowan County Tourism Development Authority – Mayor Woodson and Councilmember Alexander
- (b) Salisbury Tourism and Cultural Development Authority – Mayor Woodson and Councilmember Alexander
- (c) Technical Review Committee – Councilmember Alexander

By Consensus, Council agreed to the changes.

(d) 2013 Review

Mayor Woodson thanked Council for a great 2013. He commended City Manager Doug Paris and staff and noted many things have been accomplished. He added Council looks forward to all that will be done in the coming term.

(e) Merry Christmas

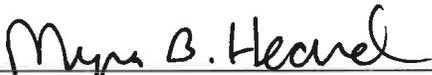
Mayor Woodson, on behalf of Council, wished everyone a Merry Christmas and a Happy New Year. He thanked citizens and staff for working to make 2013 a successful year.

ADJOURNMENT

Motion to adjourn the meeting was made by Ms. Blackwell seconded by Mr. Kennedy. All council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 6:50 p.m.



Paul B. Woodson, Jr., Mayor



Myra B. Heard, City Clerk