MINUTES

City Council
Pre-Agenda Session
Tuesday, January 25, 2022

Members Present: Lewis Dorsett, Mayor; John Glass, Mayor Pro Tem; Council Members: Roger Blackwell, Lorie McCroskey, Larry Warlick, and Tim Williams.

Members Absent: Robert (Trey) Gray.

Others Present: Zeb Holden, City Manager; Jim Lanik, Attorney; David Jones, Interim Police Chief; Jason Miller, Planning Director; Jamie Cox, IT Specialist; Matthew Wells, Planning Administrator; Duncan Walser, Planning Technician; and Susan Swaim, City Clerk.

Media Present: None.

Mayor Dorsett asked if there were any additions, deletions, or changes to the agenda. Being none, Manager Holden mentioned that plans are to present Minimum Commercial Code language next month for Council's review which will allow staff to address commercial buildings in the same manner as residential buildings when they fall into disrepair. He shared that he participated in a virtual meeting with various officials regarding the $650,000 afforded to the City through the State budget and how those funds are allowed to be spent.

Councilman Warlick reported that the TAC met and updated Council on several DOT projects. He further reported that most projects which impact Archdale are being delayed although the Hwy 62/I-85 project is on schedule to be let next year. Manager Holden expressed concern over the let dates for the Archdale Road project and Main Street projects due to both projects being scheduled during the same time period.

Mayor Dorsett advised that the PTRWA Board met and discussions continue to surround the upcoming plant expansion. He shared that Rich Glover, Engineer with Jamestown Engineering, has left Jamestown Engineering and opened his own firm.

Councilwoman McCroskey shared that she had received positive comments regarding the removal of ice/snow from the roads during the most recent winter storms. She further shared that she appreciated the work performed by the Public Works and Facilities and Grounds staff.

With no further discussion, Mayor Dorsett adjourned the January 25, 2022 Pre-Agenda session.

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Media Present: A/T News.

Item 1. Call to Order.

Mayor Dorsett called the meeting to order, welcomed everyone, and asked Interim Chief Jones to see that their attendance was registered.

Item 2. Invocation and Pledge of Allegiance.

Councilman Warlick gave the invocation and Mayor Pro Tem Glass led those present in the pledge of allegiance to the flag.

Item 3. Council Action to Accept or Amend the Agenda.

Councilman Blackwell made a motion to accept the agenda as presented. The motion was seconded by Mayor Pro Tem Glass and was approved unanimously.

Item 4. Consideration of Consent Agenda: These items are considered routine, non-controversial, and are considered and approved by a single motion and vote.

A. Approval of the Minutes for the December 21, 2021 City Council Meeting.
B. Financial Summary Report.
C. Request to Close Bonnie Place to traffic for SerCo's Spring Bash Food Truck Festival.
D. Duke Energy Franchise Agreement.

Councilman Blackwell made a motion to approve the Consent Agenda as presented. The motion was seconded by Mayor Pro Tem Glass and was approved unanimously.

Item 5. Public Comment Time.

City Clerk Susan Swaim stated that no public comments had been submitted via email.

Michael Liner, 1401 Sagewood Lane, Archdale, addressed Council. Mr. Liner stated that he wanted to express his appreciation for the excellent work done by City staff in removing the snow/ice from City streets during the recent weather events. He shared that there was a recent water line break in his subdivision and appreciates how quickly City staff responded as well as how professional the situation was handled. Mr. Liner asked that staff address the dilapidated buildings located along Main Street as they give the wrong impression of Archdale.

Manager Holden stated that he appreciated Mr. Liner's comments and advised that an ordinance to address Minimum Commercial Code is being developed and hopes to present that language to Council for review in the near future.

Item 6. Public Hearing (Continued from November 23, 2021): Text Amendment to the Zoning Ordinance; Article III, Addition of Section 3.24 (Mobile Food Vendor Regulations); Article XVII, Section 17.4 (General Definitions).

Duncan Walser, Planning Technician, addressed Council on this item. Mr. Walser stated that the information provided in the agenda packet is a potential text amendment to the City's Zoning Ordinance to enable the regulation of Mobile Food Vendors. He advised that the proposed text amendment presented tonight is a revised version of the ordinance presented at the November 23, 2021 City Council meeting. Mr. Walser further advised that the ordinance was written with consideration given to the comments provided by members of the public during that meeting as well as recommendations made by the Planning and Zoning Board at their November 2, 2021 meeting. He stated that this ordinance would amend the City's Zoning Ordinance by enabling the regulation of Mobile Food Vendors.

Mayor Dorsett explained that this hearing was continued from November 23, 2021 therefore the public hearing was not closed, so if anyone would like to speak in favor or opposition of the proposed text amendment they are welcome to do so..

Amber Keen, 10935-A. N. Main St., Archdale, addressed Council. Ms. Keen shared that she wanted to confirm that the zoning permit requirement mentioned in the original text amendment proposal was no longer required as part of the revised language presented tonight.

Jose Barran, 11231 N. Main St., Archdale, addressed Council. Mr. Barran stated that he is associated with the food truck located at 11231 N. Main St., and he asked if things will stay the same for them and if they can leave their food truck at the current location.

Shauntai Leach, 1216 Dogwood Ln., Archdale, addressed Council. Ms. Leach shared that she spoke at the November meeting and is questioning if she will be able to place temporary power on the vacant lot which they own, to occasionally operate their food truck in that location.

With no one else to speak, Mayor Dorsett mentioned that Councilman Gray, who is unable to be here tonight, has shared that he has additional questions and concerns regarding the proposed text amendment. Mayor Dorsett stated that due to this

circumstance, Council is considering continuation of the public hearing to a future date.

Manager Holden wished to respond to questions asked by tonight's speakers. He shared with Ms. Keen that the revised text amendment no longer requires a zoning permit. Manager Holden advised Mr. Barran to reach out to Planning Department staff to discuss how this proposed language will impact his current operations. He explained to Ms. Leach that the ordinance would not prohibit the placement of temporary power on her privately owned lot.

With no further discussion, Councilwoman McCroskey made a motion to continue the public hearing for the Text Amendment to the Zoning Ordinance; Article III, Addition of Section 3.24 (Mobile Food Vendor Regulations); Article XVII, Section 17.4 (General Definitions) until the regularly scheduled March 22, 2022 City Council meeting at 7:00 p.m. at City Hall. The motion was seconded by Mayor Pro Tem Glass and was approved unanimously.

Item 7. Text Amendment to the Code of Ordinances: Chapter 9, Article V, Section 50 (Outdoor Burning).

Matthew Wells, Planning Administrator, addressed Council on this item. He advised that this potential text amendment is a revision to the Outdoor Burning ordinance listed in the City's Code of Ordinances. Mr. Wells shared that this revision was brought to attention in the fall of 2021 due to the increased usage of personal fire pits. He further shared that Planning staff felt it necessary to clarify and expound on the legality of personal fire pits and fire barrels. Mr. Wells explained that this proposed text amendment will greatly help all agencies, such as the Archdale Police Department and Guil-Rand Fire Department enforce the ordinance. He shared that both agencies have reviewed and approved the proposed language.

Councilman Williams stated that (c)(3) states that fire pits must be constructed with steel, brick, and/or masonry and asked if "rock" could be considered appropriate construction material.

With no further discussion, Councilman Williams made a motion to approved the text amendment to the Code of Ordinances: Chapter 9, Article V, Section 50 (Outdoor Burning) with the addition of "rock" being added to (c)(3) as an approved construction material. The motion was seconded by Councilman Blackwell and was approved unanimously.

Item 8. Additional Items.

Councilman Williams stated that he appreciated the Planning staff addressing the outdoor burning issue and is pleased with the clarifications made to the Code of Ordinances.

Item 9. Adjournment.

With no further business, Mayor Dorsett adjourned the Tuesday, January 25, 2022 City Council meeting.

Lewis W. Dorsett, Mayor

ATTEST:

Susan T. Swaim, City Clerk