

MINUTES OF JOINT INTERLOCAL COMMITTEE MEETING  
Monday, January 30, 2018- 11:00 A.M.  
Buggy Conference Room  
115 Chatham Street, Sanford, NC

The Joint Interlocal Sub-Committee met in the Buggy Conference Room of the Buggy Building, located at 115 Chatham Street, Sanford, North Carolina, on Tuesday, January 30, 2018, at 11:00 A.M. The following were in attendance:

City:

Mayor T. Chet Mann  
Mayor Pro Tem Rebecca Salmon  
Council Member Sam Gaskins  
City Manager Hal Hegwer  
City Attorney Susan Patterson  
City Clerk Bonnie Davis  
Public Works Director Victor Czar  
Financial Services Director Beth Kelly  
Community Development Dir. Marshall Downey  
Management Analyst Holly Marosites

County:

Lee County Chair Amy Dalrymple  
County Commissioner Doc Oldham  
County Commissioner Tim Sloan  
County Clerk Jennifer Gamble  
County Attorney Whitney Parrish  
Management Intern Michael Silverman  
Lee County Health Director Heath Cain  
Lee County Sergeant Kenneth Gilstrap  
Lee County Manager John Crumpton

Broadway

Mayor Don Andrews  
Town Manager Dustin Kornegay

Lee County Commissioner Chairperson Amy Dalrymple called the meeting to order.

Parks and Recreation Countywide Update

Lee County Manager John Crumpton advised that Lee County hired Withers and Ravenel to perform a master plan study of Horton Park, Temple Park, Kiwanis Childrens' Park, O. T. Sloan and have recently added Broadway Optimist Park. They met with Withers and Ravenel last week and hope to have the schematic of the plans soon in order to make budgetary decisions. They hope to make the changes to the parks next year. Most of the parks were developed in the 70s and not a lot of improvements have been made to them since that time. Chair Dalrymple advised that the County Commissioners approved the purchase of the Broadway Optimist Park and plan to continue it as a family park. Gilbert Lett donated the land years ago for this purpose.

Mayor Mann informed the committee that he has been approached by a private group who has a huge desire and a lot of resources to partner with us to potentially build a soccer park on the lower end of Kendale Shopping Center. He hopes to have more to share after he meets with the private group. The City is working hard on working to redevelop and repurpose Kendale.

Buggy Factory Historical Designation – (Exhibit A)

Mr. Crumpton thanked the Council for delaying its action on the historical designation of the Buggy Building. He asked to delay the decision because he wanted to inform the commissioners of the tax base and tax numbers and of the net change. He felt he had to use that information to sell the deal and they had a right to know. He has not heard any opposition from

the commissioners regarding the historical designation. Mr. Crumpton added that there are more designations coming up but it will be worth it, to get the buildings renovated.

### Property Tax Collection

Mr. Crumpton noted that the real reason for discussion was to talk about the snow day on January 5, 2018 and this was the last day to pay your county taxes. City Hall closed due to the inclement weather and he wanted to close the Government Center; however, he opened at 11 A.M. and closed at 4 P.M., for the sole purpose for people to pay their taxes. Citizens can pay their taxes online, mail it in, but you have a group of people who want to pay on the last day in person. They had a gentleman waiting at 8 A.M. to pay his taxes before he went to work and he was upset because they were not open; he did not get to pay his taxes that day. The Machinery Act does not allow for exceptions such as inclement weather, etc. The County called an emergency meeting to discuss this matter. The commissioners passed a resolution requesting the legislature consider allowing local governments in North Carolina the discretion to extend the tax delinquency date for property taxes by the same number of days that the local tax office is closed for any natural disaster or occurrence.

### Spec Building

Mrs. Dalrymple asked what the City's thoughts are on the Spec building. Mayor Mann noted that overall, Council believes what the economic development team is telling us. Council feels we need a Spec building to show potential interested industries. The City and County will share 50/50 in paying the rent for two years, or maybe an extension of three years if the building is not sold. The City and County will not have to invest in a \$5 million to \$6 million building. Mr. Hegwer noted it is a shared risk between the three parties – City, County and developer. The City installed water and sewer; the County installed the broadband, sign, lighting and streets. The City and County having a public/private partnership is a win. Mayor Mann stated that having the Spec building will bring in a lot of visits that we would not get. He referenced a handout (Exhibit B) of Fuquay Varina buying 34 acres of land at a cost of \$1.75 million for industrial land for a Business Park Development. Fuquay Varina does not have a spec building; they purchased the land for future development purposes.

Mr. Crumpton stated that it will take ten to twelve months to build so the developer will cover all the interim costs from day one to completion of the building, plus they pay the interest for that period of time. Mayor Mann added that the City, County, and economic development team will have full access to the building. Attorney Patterson stated that we can use it for site visits, marketing events and any activity that SAGA would need to attract people to come to all of Lee County and Sanford. Mrs. Dalrymple felt the Commissioners were okay with this concept.

### Report from Commissioners Retreat

Amy Dalrymple gave an update on the County Commissioners' retreat. She introduced Jamie Brown, the County's new communications director. They discussed communications at length; development of an Opioid Task Force of which Cameron Sharpe, Kevin Dodson and Amy Dalrymple will be on the committee; K-14 Program; and the County's reval beginning January 1, 2019. Mr. Crumpton stated that the sales tax should be up 3.5 percent in the tax base due to the reval and after that, the County should get back to a four-year reval cycle. Community Development Director Marshall Downey gave an update on the Land Use Plan.

Commissioner Oldham stated that there is a countywide problem with trash being dumped on the side of the road and asked for any help or ideas to help alleviate the problem. City Manager Hegwer stated that we have an inmate crew that goes out and picks up the trash on the streets just about every day. It requires a supervisor, truck and a port-o-john. Terry Luxton, a resident of Chatham County, suggested residential stickers on vehicles. She is a big recycler and felt that the recycling center lacks a lot. In Chatham County, they have something called the Free Store. It is a building where people can take goods that can be reused again.

#### Report on Traffic Study – W.B. Wicker School

City Manager Hegwer referred to Exhibit C regarding the traffic study performed by Clark Patterson Lee. As part of the City's next phase of bonds, we have \$4 million for greenway. Part of the greenway will traverse Wicker Street. The greenway/sidepath will run from Horner Boulevard to West Lee School. The W. B. Wicker School is a great location for a school because there is very little traffic and the traffic can be handled with the existing signals and stop signs. The road system in the area will be able to handle the traffic.

#### Tethering of Dogs – (Exhibit D)

Sergeant Kenneth Gilstrap addressed the issue of tethering (See Exhibit D). He informed the committee that the Sheriff's Department took over animal control in 2011 and he has worked with this program since its inception. Ordinances have changed to give a little more leeway when owners want to tether their pets. They have acknowledged that cables can cause injuries to the dogs and that is the reason they are allowing chains, but not heavy logging chains; there is a weight requirement of the chain. Recently there has been a push to ban tethering in Lee County. From what he has seen since 2011, he did not feel it is a big issue. There are some dogs that get tethered 24 hours a day but they could not stop it with the old ordinances. There is no way to enforce it, so they removed that requirement. When they visit homes that have tethered dogs, they talk with the residents and give them other options. A lot of times it is simply economics; people cannot afford to install a fence and some dogs will jump the fence. Dogs are unpredictable. There have not been many incidences where these dogs get out off their leash and bite individuals. Some of the dog bites do not get reported to the Sheriff's Department. There are also HOA restrictions; he added that the shelters will be overwhelmed if you do not allow tethering.

#### Property for Airport Expansion/Buffer

County Manager John Crumpton noted that the airport is concerned about the RA designation of most of the property that abuts the airport. If you read the Appeals Court decision for The Little River Quarry, it would scare you to rest all your future planning on decisions on special use permits. The rule of law has changed some, so he is encouraging the commissioners to look at rezoning requests first, so when zoning comes in as RA and a request is made to rezone to industrial use, they are going to have to go through rezoning to go to the industrial use first and then use the special use to regulate uses within that designation. When we look at the airport, we are concerned about high-density residential, especially with the extension of sewer being installed to the airport. There is a lot of acreage close to the airport that could attract residential developers. Airport overlays have been discussed with the Community Development Department staff.

Mayor Mann shared that the reason for this discussion is to share some enlightening of the issue and we need a 30 to 40-year long-term plan for the airport. There needs to be importance placed on this item as the Airport Authority is one of the hardest working. We need to address this issue soon. Our residential land rates are being noticed. The Residential Task Force is trying to entice builders to come to Sanford. When the first builder purchases 300 to 400 acres, you will soon see 2,000 acres be purchased. We have to protect the airport.

#### Homeless Shelter

Mayor Mann stated that the Bread of Life Ministries is the home for the emergency shelter. They have had as many as fourteen people at the shelter but they maxed out places for women. It cost approximately \$200 to run the shelter due to certain rules of the state; this includes laundry, etc. The food comes in abundantly but there is some cost for food. There must be two paid staff members at all times, even if you volunteer. It is serving its mission very well. They want to focus on the Point-in-Time Count. The last time a count was done, one person did it all and she did not feel they had an accurate count. This year with a community effort and more people, they hope to get a better count of the homeless population. Bread of Life is trying to raise \$2 million to create a transitional affordable housing program. The idea is the back of McIver School or it could move to another location. They want to see if they can upfit the school into a place where you can spend as much as six weeks to get back on your feet – having resources, laundry services, community college to provide counseling and job skills, to transition out to a job. We are lacking an abundance of quality, affordable homes. He spoke about repurposing East Sanford to provide affordable homes and demolishing blighted areas.

#### Coal Ash/Charah Property

Sam Gaskins stated that he understands that Charah was approached about selling the property and Charah said no. He asked if Charah is still planning on coming. Amy Dalrymple replied that all they have been told is they are going to keep the property. Mayor Mann added that Sam Gaskins has been appointed to serve on the National League of Cities Energy, Environment and Natural Resources Committee and he is going to be fighting for protection of our cultural resources.

Mr. Crumpton stated that he approached Charah and Duke Energy to see if they would sell that property. It is a great location for an industrial site as it has dual rail. He was told no – they would not sell because of the uncertainty they face with what the state is going to require them to do with the coal ash. Charah considers the Colon Road site as insurance for future decisions.

#### Repurposing of Distressed Properties – (Exhibit5)

Mayor Mann stated that there are some opportunities where some investors are very interested in Lee County. They want to invest some of their own private money and resources to look at buildings that have been empty and abandoned for a long time. It will probably require some partnerships with the County and City, tax incentives, etc. Community Development Director Marshall Downey and Senior Planner David Montgomery spoke on the historic preservation tax credits and the strenuous process of designating a building for historic landmark designation. Mr. Montgomery noted that the application cost \$250 and is reviewed by local staff and at the State Historic Preservation Office. The State Historic Preservation Office (SHPO) will review it and make a recommendation to the local governing body – the City Council. If a property

would ever lose its historical significance, either due to a change in the ordinance and/or change in the actual property that is not congruous with historic district guidelines, the property owner would have to pay back three years of the deferred taxes. SHPO sent him a list of how many landmarks are in the State of North Carolina and there are approximately 1,600. Salisbury has four landmarks; Statesville has five and Wilson has 59. The City currently has three local landmarks which have taken advantage of the tax credit program – W. B. Wicker School, Eisenhower House located at 318 Summit Drive and Wilrik Apartments. The Buggy Building is seeking local landmark designation by the County and City.

Mayor Mann noted that there are some investors who are interested in some of the old buildings/sites. If private developers could make it work, they would have already done it. There are certain properties that will not become economically viable, without some type of program. The City/County has to decide whether to make it a landmark destination or let it continue to be a distressed property. They are going to need to have a partner; they will come to us and say they want a tax incentive or some type of help with it. We are going to have to make some decisions in order to make the changes. For example, renovation of the Buggy Building has helped the surrounding restaurants, etc.

Joni Martin with Progressive Contracting, added that it takes a long time to get the information together to complete the process of historic designation in order to receive tax credits and tax incentives.

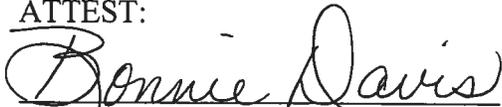
Amy Dalrymple informed the committee that the probation offices are in the old bowling alley; the old courthouse is empty; the Clerk of Court and District Attorney need more space. Lee County has purchased The Fireplace property previously owned by Ruby McSwain, which the County will be able to utilize.

The meeting was adjourned at 1:27 P.M.

Respectfully Submitted,

  
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T. Chet Mann, Mayor

ATTEST:

  
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Bonnie Davis, City Clerk