

**SANFORD CITY COUNCIL  
WORK SESSION**

Tuesday, February 13, 2018  
225 East Weatherspoon Street, Sanford, NC

The City Council held a work session on Tuesday, February 13, 2018, at 6:00 p.m. in the West End Conference Room at City Hall. The following people were present:

Mayor T. Chet Mann  
Council Member Byron Buckels  
Council Member Charles Taylor  
Council Member James Williams  
City Manager Hal Hegwer  
City Attorney Susan Patterson

Mayor Pro Tem Rebecca Wyhof Salmon  
Council Member Jimmy Haire  
Council Member Norman Charles Post, III  
Council Member Sam Gaskins  
City Clerk Bonnie Davis

Absent:  
Deputy City Clerk Vicki Cannady

**Work Session**

Mayor Chet Mann called the work session to order.

**Presentation by Jerry Traub Regarding the Depot Building**

Public Works Director Vic Czar introduced Jerry Traub, Architect with Traub Architecture. Staff engaged his services to look at the Depot Building to see what could be done to turn it into a Visitor's Service Center. The point of the conversation is to inform Council of what can be done and the price of the renovation. Mr. Traub worked with Mr. Czar, Facilities/Beautification Administrator Fedd Walker and the Sanford Area Growth Alliance (SAGA) on this project.

Mr. Traub presented a PowerPoint presentation (Exhibit A) of a design concept he has proposed to restore the Depot building, both internally and externally. He included a preliminary construction cost estimate of \$722,737 to renovate the building and make it a first-class Visitor's Service Center; this figure includes replacing the roof with tile. Baker Roofing, located in Raleigh, North Carolina, gave a quote of \$137,000 to replace the roof with tiles; the clay mission tiles would cost approximately \$48,000. He noted that the interior of the building does not retain anything that used to be there as a Depot except for the 12-foot ceilings. A preliminary investigation of the masonry work was performed and it needs to be looked at further. A structural engineer came down once to give an overview on the issue with the masonry and the engineer will need to come back and complete the evaluation with a contractor that will know what to do. Jack Edelson with the Department of Natural and Cultural resources visited the Depot and noted that it is a significantly historical building.

Council Member Haire commented that he has visited several visitors' centers and the two most important things in a visitor's center is the person who greets you when you go in and the video room – if you have a story to tell, such as Sanford is here by forfeit; how Jonesboro and Sanford were divided and the formation of Lee County as the 98<sup>th</sup> county in the state. Mr. Haire

explained how our story needs to be on a video and if you leave out the theatre, you made a mistake. Savannah, Georgia's center is the best of all he has seen and their movie is spectacular. A theatre is an important part if you have a story and you can put it on video. Council Members discussed the issue at length and felt it was too much money to spend on the building. Mr. Hegwer noted that we can bring this issue back and discuss it at retreat.

#### Discussion Regarding Wicker Street/Carthage Street Intersection

Public Works Director Vic Czar stated that Council heard a presentation previously from Clark Patterson and Lee regarding the traffic flow and pattern on Wicker Street. A study was performed to see if Wicker Street could handle the traffic flow with the renovation of the W. B. Wicker School. He stated that a decision needs to be made regarding whether to install a mast arm signal or a roundabout at the intersection of Wicker Street and Vance Street. He did not think stop signs would be appropriate with the renovation of the existing W. B. Wicker School and the traffic flow. He presented a PowerPoint presentation (see Exhibit B) of the existing condition; a picture of the mast arm signals installed and a picture of a roundabout at the intersection. He pointed out the sidepath installed along Wicker Street in the picture, as it is proposed in the greenway bonds. With the installation of the roundabout, the building (former Stanley Lawn and Garden) is removed from this picture just to prepare a visual of the intersection; however, more room will be required for a roundabout in that vicinity. It has a traffic calming effect. Mr. Williams expressed concern about the school buses using the roundabout. Mr. Czar replied that it will be no problem for school buses, or tractor trailers, as that is the purpose for the concrete center aprons installed. Mr. Czar added that staff recommends eliminating the signals at Wicker Street and Gulf Street because there is not a need for it. Mr. Czar stated that a roundabout has a traffic calming effect as a signal light could have the reverse in certain cases.

The installation of mast arm signals cost approximately \$125,000 and take about five weeks to design. It cost approximately \$5,000 to \$10,000 each year to maintain the mast arm signals annually. It can be done within the existing right-of-way. Traffic signals are worse for air and noise pollution and fuel consumption. The roundabout will cost approximately \$300,000; take two months to design; and will require more room. The greenway may be shortened to cover the cost incurred with the roundabout. It cost approximately \$1 million per mile to put in a greenway. We will know the cost when the project is bid.

It was the consensus of Council to install the roundabout.

#### Discussion Regarding Washington Avenue Parking for a Community Garden

City Manager Hal Hegwer reminded Council that a budget amendment was approved in the amount of \$10,000 to construct a parking lot on Washington Avenue to serve the community garden. Staff received three quotes and the quotes are higher than the City's estimate. A part of Washington Avenue belongs to the Department of Transportation and they are requiring the City to put in a paved apron into the parking area, which adds \$2,000 to \$3,000, and there has also been an increase in escalation of construction prices. An additional \$6,000 is needed to complete the project. It was the consensus of council members to put a budget amendment on the consent agenda for \$6,000.

### Presentation on Public Art Concept

Planner II Liz Whitmore presented a PowerPoint presentation (Exhibit C) of the public arts grant status. A tobacco mural will be painted on the wall of the Sanford Rent-All Building and a mural will be painted on the wall of the building located at 2414 S. Horner Boulevard (Pet Sense Store) in Jonesboro. She presented several ideas of potential art that can be done, such as Trains in Downtown, Art on Fire Hydrants, vinyl wraps on Downtown and Jonesboro Utility Signal Boxes, etc. Mrs. Whitmore added they are researching a "Before I Die" wall and presented a conceptual rendering of a railroad wall that could be done in Downtown Sanford. High school students would participate in the painting of the train. Mrs. Whitmore stated that approximately \$100,000 in private money has been spent on all the murals to date.

Mayor Mann thanked the Appearance Commission for their work on the murals and public art ideas. It was the consensus of Council to move forward with the ideas presented.

### Consider Potential Improvements to Council Chambers

Mr. Hegwer stated that while the building was being restored from the fire, staff has looked at the Council Chambers and discussed what can be done to improve the platform, lighting, etc. The chairs in the Council Chambers are 38 years old and the chairs in the West End Conference Room are 55 years old. Mayor Mann stated that it is hard for him to see the ends of the platform; it is not very functional when he cannot see who is talking. Mr. Taylor stated that maybe the platform could be lowered and it is hard for the City Clerk to see. He felt improvements could be made. Mr. Hegwer stated that staff may need to get with some experts to see what options are available. Council Members were in agreement for staff to pursue what improvements could be made. Mayor Mann suggested visiting the Apex Council Chambers as it is fairly new.

### Other Business

Council Member Taylor stated he would like to look at the possibility of having food truck rodeos on Sunday afternoon. It would not affect the restaurants but it would encourage some of the Downtown restaurants to stay open on Sunday. We have the environment to do so and we need to get something moving with it. Mr. Downey stated there maybe two issues with this idea; one is food truck rodeos where you close the streets and another problem is where it could be a zoning issue where they want to be on private property permanently. Staff will look into it.

Council Member Gaskins gave an update on various committee meetings he had attended (see Exhibit D).

Financial Services Director Beth Kelly presented Council Members with a copy of the Quarterly Report and PAFR.

Mayor Mann updated Council regarding the old tobacco warehouses located on Wicker Street. A developer has interest in renovating the warehouses into 100 Loft apartments. On Tuesday, February 20, Council will have some discussion on a proposal for the City and County to share in the cost to have the UNC School of Government DFI, do an assessment of the proposal being made by a developer, to assist in the development of the warehouses. Downtown Sanford Inc. has an option on the building and it is going to expire in a month but it is about a \$10,000 option to hold it for eighteen months. In the meantime, an assessment needs to be made to be sure

it is in the best interest of all parties. The City would split the cost of \$18,000 with the County for the assessment.

Mayor Mann noted that Council will be holding its annual retreat on Thursday, March 8 and Friday, March 9, 2018. Council will be spending the night on Thursday night.

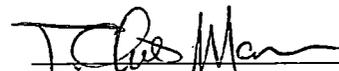
**Closed Session**

Council Member Post made a motion to go into closed session in accordance with NCGS 143-318.11(a)(4) to discuss matters relating to the expansion or location of industries or other business in the area served by the public body; and (5) to establish the public body staff position regarding the price or the material terms for a proposed contract for the acquisition of real property. Mayor Pro Tem Wyhof made the motion to go into closed session; seconded by Council Member Gaskins, the motion passed unanimously.

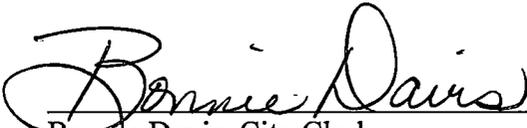
**Return to Regular Session and Adjournment**

Council Member Charles Taylor made the motion to adjourn the meeting; seconded by Mayor Pro Tem Rebecca Wyhof Salmon, the motion carried unanimously.

Respectfully Submitted,

  
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T. Chet Mann, Mayor

Attest:

  
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Bonnie Davis, City Clerk