

**MINUTES OF MEETING OF THE  
CITY COUNCIL OF THE CITY OF SANFORD  
SANFORD, NORTH CAROLINA**

The City Council met at the Sanford Municipal Center, 225 E. Weatherspoon Street, on Tuesday, June 19, 2018, at 6 p.m., in Council Chambers. The following people were present:

Mayor T. Chet Mann  
Council Member Byron Buckels  
Council Member Jimmy Haire  
City Manager Hal Hegwer  
City Clerk Bonnie Davis

Mayor Pro Tem Rebecca Wyhof Salmon  
Council Member Sam Gaskins  
Council Member Charles Taylor  
City Attorney Susan Patterson  
Deputy City Clerk Vicki Cannady

Absent:

Council Member Norman Charles Post, III  
Council Member James Williams

**CALL TO ORDER**

Mayor Mann called the meeting to order. Council Member Buckels delivered the invocation and the Pledge of Allegiance was recited.

**PUBLIC COMMENT**

No citizens signed up to speak for public comment.

**APPROVAL OF AGENDA**

Mayor Mann requested that an item be added to the Special Agenda for a Presentation by the Lee County Young Commissioners, as Item 7-C. Council Member Taylor made a motion to approve the agenda as amended; seconded by Council Member Buckels, the motion was unanimously approved.

**CONSENT AGENDA**

There were no items on the Consent Agenda.

**SPECIAL AGENDA**

**Presentation of Exceptional Service Awards for Participation in Block Party for Sponsor and Volunteer Group**

Mayor Mann stated that the Block Party, which has been a great revitalization effort, has grown over the past eight years and had record volunteer attendance this year. He specifically thanked Amanda Jurisich and David Watson with Watson's Nursery for their sponsorship and El Refugio, an outreach mission of Jonesboro United Methodist Church, for their volunteer efforts.

**Presentation of Proclamation Recognizing Reverend Freeman Marvin Brooks (Exhibit A)**

Mayor Mann thanked Rev. Brooks for his civic engagement efforts over many years to make Sanford a better place and presented a proclamation recognizing his efforts.

**Presentation by the Lee County Young Commissioners**

Bill Stone, Director of the Lee County Cooperative Extension Office, thanked city staff for hosting the Young Commissions before the meeting. This is the sixth year of the two-week program offered by the 4-H Club that develops leadership and civic skills, with more than 60 alumni and 12 new recruits this year. He thanked Cindy Howenstein, 4-H club leader; Sarah Salador spoke about her experience in the program, and participants introduced themselves. Mayor Mann thanked them for their interest in local government.

**CASES FOR PUBLIC HEARING**

There were no cases for public hearing.

**DECISIONS ON PUBLIC HEARING**

There were no decisions on public hearing.

**REGULAR AGENDA**

There were no items on the Regular Agenda.

**NEW BUSINESS**

**Contract between the City of Sanford and Sanford Area Growth Alliance (Exhibit B)**

City Attorney Susan Patterson explained that the budget for the upcoming fiscal year (FY) appropriates funds for the economic development program that will be provided by SAGA, and this contract memorializes that agreement. She noted that Sanford Area Growth Alliance (SAGA) CEO, Joy Thrash, was in the audience if there were any questions.

Mayor Mann reminded the public that SAGA is a public/private partnership and the goal moving forward is to tilt the scale toward more public funding and less private funding. He urged Council to remember that it is through this public/private partnership that we have the staff and ability to recruit and retain businesses, with a tax base expansion of more than \$300 million over the past three to four years.

Council Member Taylor stated that when SAGA was established (in 2013-2014) the goal was to minimize public investment after the fifth year and their budget is now in the sixth year. The City's contribution has increased from \$83,562 in FY 13-14 to \$209,000 for the upcoming FY. He noted that Sanford had always had an economic development engine and a good balance of public/private partnerships. The split between the City and County has gone from 60 percent from the City and 40 percent from the County to the current 75/25 percent split. He expressed concern about getting substantive updates from SAGA staff and wants more accountability.

Mr. Taylor made a motion that Council approve the Contract between the City and SAGA, contingent on the following: (1) implementing a plan for minority business recruitment; (2) fully disclosing SAGA's budget and salaries to Council; and (3) appointing an additional board member from City Council. This motion was seconded by Council Member Buckels.

After Mayor Mann opened the floor for discussion, Council Member Haire noted that SAGA's financial documents are already available for inspection at their office in the Buggy

Company Building but the documents cannot be removed from the office. Council Member Gaskins noted that SAGA's executive board is already very large, with more than 30 members.

Council Member Taylor amended his motion to include the first two items (planning for minority business recruitment and disclosing budget and salaries to Council) but removing the third (an additional board seat for a Council member). This amended motion was seconded by Council Member Buckels. Mayor Mann noted that these issues have been discussed previously: members are constantly working on minority recruitment and SAGA has already increased the number of board seats. Council Member Taylor called the question and the Mayor requested a vote on Mr. Taylor's amended motion, which carried unanimously.

**Grant Project Ordinance Amendment – North Carolina Department of Transportation Sidewalk Project No. B1601 (Exhibit C)**

Financial Services Director Beth Kelly explained that this item closes Sidewalk Project No. B1601, appropriates \$35 income and \$19,477 available in sidewalk improvement funds back to the General Fund.

Council Member Gaskins made a motion to approve the Grant Project Ordinance Amendment – North Carolina Department of Transportation Sidewalk Project No. B1601; seconded by Mayor Pro Tem Salmon, the motion carried unanimously.

**Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2017 – 2018 (Sidewalk Project No. B1601) (Exhibit D)**

Financial Services Director Beth Kelly explained that this item relates to the prior item, documenting the transfer of \$19,512 from the Capital Project to the Street Capital Department, which will likely be re-appropriated into the new fiscal year toward sidewalk improvements.

Council Member Buckels made a motion to approve the Ordinance Amending the Annual Operating Budget for Sidewalk Project No. B1601; seconded by Council Member Gaskins, the motion carried unanimously.

**Capital Project Ordinance Amendment – Streetscape (Project No. B1403) (Exhibit E)**

Financial Services Director Beth Kelly explained this item closes the streetscape project, with \$80,475 transferred back to the General Fund, which will likely be re-appropriated into the new fiscal year.

Mayor Pro Tem Salmon made a motion to approve the Capital Project Ordinance Amendment – Streetscape Project No. B1403; seconded by Council Member Gaskins, the motion carried unanimously.

**Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2017 – 2018 (Streetscape Project No. B1403) (Exhibit F)**

Financial Services Director Beth Kelly explained that this item relates to the previous item, amending the budget for the transfer of \$80,475 from the Capital Project to Street Capital.

Council Member Buckels made a motion to approve the Ordinance Amending the Annual Operating Budget for Streetscape Project No. B1403; seconded by Council Member Gaskins, the motion carried unanimously.

**Capital Project Ordinance Amendment – Sewer Capital Project No. S0801 (Exhibit G)**

Financial Services Director Beth Kelly explained that this item closes out the sewer capital project for the Wastewater Treatment Plant expansion, appropriating \$18,710 interest income from that fund and transferring various balances back to the Utility Fund, which will in turn be appropriated toward the debt payment.

Council Member Gaskins made a motion to approve the Capital Project Ordinance Amendment – Sewer Capital Project No. S0801; seconded by Mayor Pro Tem Salmon, the motion carried unanimously.

**Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2017 – 2018 (Wastewater Treatment Plant Upgrade Project No. S0801) (Exhibit H)**

Financial Services Director Beth Kelly explained that this item relates to the previous item, showing how it is handled in the Operating Budget with a transfer from the capital project as revenue going back into retained earnings, which will be re-appropriated into the new fiscal year and used toward debt payment next year. Mrs. Kelly noted that this debt payment reduction was included in budget estimates for next year and is one reason no rate increase was recommended.

Council Member Gaskins made a motion to approve the Ordinance Amending the Annual Operating Budget for the Wastewater Treatment Plan Upgrade Project No. S0801; seconded by Council Member Buckels, the motion carried unanimously.

**Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2017 – 2018 (Cleanup Amendment) – (Exhibit I)**

Financial Services Director Beth Kelly explained that this is the annual “clean up” amendment done at Council’s last meeting of each fiscal year. She reviewed expenditures, transfers, and revenue from the General Fund and confirmed that the re-appropriation amendment will be presented to Council in July or August.

Council Member Gaskins made a motion to approve the Clean-up Amendment; seconded by Council Member Buckels, the motion carried unanimously.

**Appointments to Various Board, Commissions, and Committees (Exhibit J)**

City Attorney Susan Patterson explained that the Sanford Tourism Development Authority re-appointments will be for three years, completing the process to stagger all seats to three year terms (from the original one, two or three year terms).

**ABC Board**

Council Member Gaskins nominated Dr. Jimmy W. Foster and Council Member Buckels seconded the nomination. Council Member Taylor made a motion to close nominations and to

appoint Dr. Foster by acclamation. The motion was seconded by Council Member Gaskins and carried unanimously.

#### ADA Committee

There were no applicants for the ADA committee.

#### Airport Authority

Council Member Gaskins nominated Carter Keller and Council Member Buckels seconded the nomination. Council Member Gaskins made a motion to close nominations and to appoint Mr. Keller by acclamation. The motion was seconded by Council Member Buckels and carried unanimously.

#### Appearance Commission

Mayor Pro Tem Salmon made a motion to appoint Brenda Johnson and Rhonda Miller by acclamation. The motion was seconded by Council Member Buckels and carried unanimously.

#### Board of Adjustment/Housing Board of Appeals

Council Member Gaskins nominated Henry Roger Judd for the regular appointment and Council Member Haire seconded the nomination. Council Member Gaskins moved to close nominations and to appoint Mr. Judd by acclamation. The motion was seconded by Council Member Taylor and carried unanimously.

#### Historic Preservation Commission

Council Member Gaskins nominated Philip C. Yarborough, III, and made a motion to close nominations and appoint him by acclamation. The motion was seconded by Council Member Taylor and carried unanimously.

#### Joint Environmental Affairs

Mayor Pro Tem Salmon nominated W. Woods Doster and made a motion to appoint him by acclamation. The motion was seconded by Council Member Buckels and carried unanimously.

#### Planning Board

Council Member Buckels nominated Fred McIver. Council Member Gaskins moved to close nominations and appoint Mr. McIver by acclamation. The motion was seconded by Council Member Taylor and carried unanimously.

#### Sanford Housing Authority

Council Member Gaskins nominated Thaddeus Alston, Gabby Murillo and Justin Hyde. Council Member Buckels nominated Hope White. Council Member Taylor made a motion to close nominations, which was seconded by Mayor Pro Tem Salmon and it carried unanimously.

Council Members Buckels, Haire and Taylor voted for Hope White. All five Council Members voted for Thaddeus Alston and Gabby Murillo. Council Members Gaskins and Mayor Pro Tem Salmon voted for Justin Hyde. The three nominees receiving the highest number of

votes were Hope White, Thaddeus Alston and Gabby Murillo, who were appointed to the Sanford Housing Authority.

#### Sanford Tourism Development Authority

Council Member Gaskins nominated Kevin Brown for the arts community position and Steve Malloy for the real estate industry position. Council Member Buckels seconded the nomination. Council Member Taylor made a motion to close nominations and appoint Mr. Brown and Mr. Malloy to the Sanford Tourism Development Authority, which was seconded by Mayor Pro Tem Salmon and carried unanimously.

Regarding the Chairman position, City Manager Hegwer explained that Steve Brewer had served as Chair since Donnie Oldham resigned that position earlier in the year. Mayor Mann confirmed that no members other than Mr. Brewer had expressed interest in the position. Council Member Buckels nominated Steve Brewer for Chairman. Council Member Gaskins made a motion to close nominations and appoint Mr. Brewer by acclamation, which was seconded by Mayor Pro Tem Salmon and carried unanimously.

City Attorney Susan Patterson pointed out that it is vital that vacant seats on the Board of Adjustment/Housing Board of Appeals and Historic Preservation Commission be filled so that these quasi-judicial boards can make the court-like rulings required of them. Applications are available on the city website or can be obtained from the City Clerk, and they can be submitted online or at City Hall. She also explained that these boards serve like a court and make decisions regarding how people can use their property and noted that members serving on those boards are not individually liable for their actions on these boards since they are supported by and would be defended by the city. Council Member Taylor suggested that staff contact graduates of Citizens' Academy sessions to determine whether they would be willing to apply and serve.

#### OTHER BUSINESS

Council Member Buckels, liaison for the Sanford Housing Authority, informed Council that approximately \$17 million would be used to renovate Gilmore Terrace, Garden Street and Matthews Court beginning in 2019. They also received a score of 96 from Section 8 Housing, putting them in the "High Performer" category. The "Family Self-Sufficiency" Grant increased to \$105,000 this year, a \$40,000 increase over the past three years, and they also received a Veterans Affairs Supportive Housing Section 8 voucher to assist veterans with housing needs.

Mayor Pro Tem Salmon thanked members of the Young Commissioners for their interest in civic engagement.

Council Member Haire requested clarification on whether board applicants could contact Council members directly. City Manager Hegwer explained that staff, in an effort to remain unbiased, has not given direction to applicants but Council could request that staff inform applicants that they could reach out to Council members if they are interested in serving on a board.

Council Member Taylor encouraged everyone to take precautions during the hot weather.

Mayor Mann thanked Public Works staff for their rapid response to two recent incidents, one involving a fallen tree on Hermitage Road that blocked the road and damaged electric lines, and a main water line leak that ruptured asphalt on Hawkins Avenue. He also encouraged citizens to enroll in the City's emergency notification service which would have alerted citizens of these situations. He also informed the public that Sanford would be hosting the North Carolina League of Municipalities' Regional Roundtable Meeting on June 27, with representatives from more than 25 cities invited from nearby counties to discuss challenges and opportunities.

City Manager Hegwer encouraged citizens to respond to the Customer Information surveys that have been sent recently to water customers; a \$10 discount was offered and staff will use that information to keep customers better informed.

**CLOSED SESSION**

City Attorney Susan Patterson stated that a motion was needed to go into closed session in accordance with N.C.G.S.143-318.11(a)(3) to consult with an attorney employed to preserve the attorney-client privilege.

Mayor Pro Tem Salmon made the motion to go into closed session; seconded by Council Member Gaskins, the motion carried unanimously.

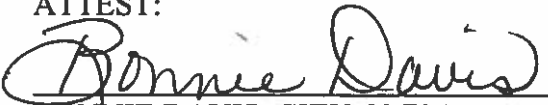
**RETURN TO REGULAR SESSION and ADJOURNMENT**

Council Member Taylor made the motion to adjourn the meeting; seconded by Council Haire, the motion carried unanimously.

**ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THESE MINUTES.**

Respectfully Submitted,

  
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T. CHET MANN, MAYOR

ATTEST:  
  
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BONNIE DAVIS, CITY CLERK