

**CITY COUNCIL AGENDA**  
**CITY OF SANFORD, NORTH CAROLINA**

**March 1, 2016, 7:00 P.M., CITY HALL**



- 1. MEETING CALLED TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PUBLIC COMMENT**
- 5. APPROVAL OF AGENDA**
- 6. CONSENT AGENDA**
  - A. Approval of Council Work Session Minutes Dated January 5, 2016 – (Pages 3 -7)
  - B. Approval of City Council Meeting Minutes Dated January 5, 2016 – (Pages 8 - 15)
  - C. Approval of Joint Interlocal Committee Meeting Minutes Dated January 11, 2016 – (Pages 16 - 20)
  - D. Approval of Council Work Session Minutes Dated January 12, 2016 – (Pages 21 - 26)
  - E. Approval of Council Work Session Minutes Dated January 19, 2016 – (Pages 27 – 32)
  - F. Approval of City Council Meeting Minutes Dated January 19, 2016 – (Pages 33 - 39)
  - G. Approval of Council Work Session Minutes Dated January 26, 2016 – (Pages 40 – 48)

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H. Approval of City Council Meeting Minutes Dated February 2, 2016 – (Pages 49 – 54)

**7. SPECIAL AGENDA**

**8. CASES FOR PUBLIC HEARINGS**

**9. DECISIONS ON PUBLIC HEARINGS**

**10. REGULAR AGENDA**

A. Consider Renewal of Deer Urban Archery Season – (Page 55)

B. Consider Ordinance Repealing Certain Speed Limits and Enacting New Speed Limits on Various Roads Within the City Limits of Sanford Due to the Renaming of US 421 to US 421 Business – (Pages 56 - 74)

C. Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 – (Police Body Cameras) - (Pages 75 – 76)

D. Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 – (Cleanup) - (Pages 77 – 80)

E. Consider Replacement of Ordinance 2016-08, Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina, Due to Clerical Error – (Pages 81 – 82)

F. Closed Session – (Page 83)

**11. NEW BUSINESS – (Items for discussion and action will only be taken if necessary. Otherwise, these items will be placed on the next agenda for approval.)**

**12. OTHER BUSINESS**

**13. ADJOURNMENT**

SANFORD CITY COUNCIL  
 WORK SESSION  
 Tuesday, January 5, 2016  
 225 East Weatherspoon Street, Sanford, NC

The City Council held a work session on Tuesday, January 5, 2016, at 5:00 P.M. in the West End Conference Room at City Hall to discuss sewer extension policy and future growth strategy. 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 Sam Gaskins  
 Council Member Jimmy Haire  
 Council Member Norman Charles Post, III  
 Council Member Rebecca Wyhof  
 City Clerk Bonnie Davis

Work Session

Mayor Chet Mann called the work session to order.

Victor Czar, Public Works Director, presented maps (Exhibit A) illustrating the city's growth and sewer collection line locations through time, noting that the city limits were tighter and less sprawling in the past. There are approximately 25 square acres of land in the city (excluding Deep River Forest subdivision) and approximately 18 of these are developable (excluding streets, rights-of-way, creeks, flood plain, etc.). Approximately nine square acres are served by public sewer with about 200 miles of collection lines. He explained the four methods currently used to expand the sewer system:

- Developer driven: Developer pays for all infrastructure to and in a site.
- Grants: Sewer line is extended to a site where development will create jobs and a grant pays for a portion of the cost, offsetting the city's share of the expense.
- Forced annexation: Service is extended to areas annexed into the city in the same manner as provided in existing city limits (uncommon under current regulations).
- Petition Assessment Policy: Service is extended if requested by a majority of owners in a designated area. The city extends service and pays the cost, which is then assessed proportionately to all property owners who benefit from extension.

Mr. Czar explained that the current system is market driven: development occurs in areas selected by developers. This may or may not be the best areas for the city to grow since it may create sprawl. More fire stations may be needed to serve those areas as opposed to areas nearer the existing city center; more police officers may be needed for higher call volume and there may be more miles of road to patrol. Costs for leaf and limb pickup may also increase, affecting rates for solid waste collection. He noted that utility service affects city development (Exhibit B).

Mr. Czar explained that historically, the city has been pro-active, investing in treatment capacity such as the recent expansion of the Wastewater Treatment Plant, at a cost of more than \$50 million. This provides the opportunity to extend sanitary sewer service, critical to growth in this area due to the soil. He also acknowledged that some lines are more than 100 years old and many are fragile clay pipe. As indicated in the Wastewater Master Plan, a significant number of

sewer lines need repair or rehabilitation and some should be enlarged. Approximately \$600,000 has been budgeted annually for the ongoing cycle of rehabilitation of manholes and lines. Mr. Czar also reminded everyone there are weak links in the system which experience problems during heavy rainfall.

Mayor Mann stated that he believes current economic momentum presents opportunities for growth and many believe that Sanford and Lee County could benefit from expansion of infrastructure. He hopes to determine how it can be delivered and growth directed to areas which would be most meaningful and impactful and provide it to citizens affordably, noting this will require a change in the model and mindset. City Manager Hegwer stressed that the current model is not broken and has worked well over the years; however, growth which is spread out over larger areas is more expensive and inefficient. Perhaps a different model could be more efficient.

Marshall Downey, Community Development Director, reminded everyone that Sanford's population is much less dense than other comparable communities. Infill should be a priority when considering future growth and updating the Land Use Plan and Waste Water Master Plan. He acknowledged that market economics and external influences determine growth, as shown by satellite annexations such as Deep River Forest and Tramway. Staff is working with consultants to determine where it would be most efficient to expand city borders. A preliminary report has been received analyzing several areas ("study areas") being considered for potential expansion. Analysis includes information on sub-basins for sewer, since the Wastewater Master plan will be updated and this would affect costs. Also included are estimates on costs to provide infrastructure, police and fire services, and recurring costs. Consultants will also analyze various "build-out" scenarios, ranging from 30 to 70 percent. Another factor to be considered would be the tax benefit, based on the tax base, number of potential residential and non-residential units, sizes of these units and densities.

Mr. Downey used one study area as an example: "Area 2" located in northern Lee County, along the US Highway 1 corridor, near Colon Road and the industrial park. Information included in the analysis is total land area; land supply (defined as undeveloped parcels ten acres or larger, suitable for development); estimates of how much land would likely be used for residential purposes and how much used for non-residential; the estimated number of dwellings and gross floor area of those dwellings; and estimated annual revenue. He noted that "low" density estimates are for fewer than four dwellings per acre, whereas our current zoning standard is two per acre, meaning that their "low" density estimates are actually "medium" for us and their "medium" would actually be "high" for us. Estimates for one-time capital costs to extend city utilities were also included. A similar analysis has been completed for all areas seen as potential targets for future expansion. He noted that the "cost to serve" analysis does not need to be the criteria used to determine which areas may be attractive for growth; however, lower costs of service would be a significant factor and could be used to identify and prioritize areas being considered. When this analysis is finalized, it will be forwarded to Council, along with recommendations and Council can then determine how to proceed.

Public Works Director Victor Czar noted that the capital cost of extending utilities is fixed but lowers proportionately as density increases. He explained that if a developer proposes development outside a targeted growth area, it could certainly be considered but would not be as

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attractive financially. He also confirmed that lines could be extended without annexation and associated recurring services.

Community Development Director Downey explained that the Joint Planning Commission will be included in updating the Land Use Policy. Knowing Council's vision on infrastructure policy is very important in this process. With direction from Council and adoption of the Waste Water Master Plan, growth areas and related extension policies will provide an important platform to begin updating the Land Use Plan.

Mr. Czar explained that another option for generating revenue for future expansion is some type of Capital Recovery Fee ("CRF"), an adjustment to the assessment cost, a fee offsetting the future cost of major capital improvements to the City's water and sewer system driven by impacts of new development. The fee is calculated for each new customer of the water and sewer system and based on the customer's calculated daily flow rate and location. The existing utility system has capacity to serve this growth and existing rate payers are paying for it even though it is not currently being used. There is an argument that when a request is made for new water service, that fee should be higher than just the cost to connect to the line: there should be a charge to cover a proportionate share of that capacity already existing in the water or sewer line that will service that connection. Mr. Czar informed Council of the fees charged by other communities, ranging up to \$13,000 in Holly Springs. Staff is researching and working with consultants now to determine potential fees, which would apply to properties with existing access to water and sewer lines. Mr. Czar emphasized that these fees would then be used to extend lines in growth areas, rather than charging developers or individuals. He suggested a fee in the range of \$1,500 for water and \$1,500 for sewer (even though a higher fee could be justified), along with a tap fee of approximately \$1,250, for a total in the \$5,000 range rather than our current total of \$1,300. He also explained that these fees would be determined by a consultant working with staff and would apply to both water and sewer taps. Mr. Hegwer stated that it is typical across the state to assess CRFs for each unit of multi-family apartment projects and this subsidizes costs for others. The goal is to address the need for services without deterring growth or stifling development and to also potentially reduce extension costs.

Council Member Taylor questioned whether CRFs are essentially "impact fees". Mr. Czar explained that these fees offset the cost of providing an existing system which already has capacity to serve new customers, whereas impact fees are used to provide new schools and services of that nature. These fees would be based on the system itself, not the cost to extend the lines, which is the basis of the current system.

There was discussion as to whether CRFs would replace current policy which requires residents in areas without lines to pay for the cost of extension. Mr. Czar suggested the possibility of modifying that policy and capping the maximum cost. Mr. Taylor suggested some type of sliding scale adjustment for residents who have paid the capital cost but did not connect.

City Manager Hegwer explained that fees going to the Utility Fund through the Capital Recovery Fund could be used for system improvements, rehabilitation of sewer lines, extending sewer lines or other designated uses. He noted that municipalities' collection of garbage reduces the overall cost of that service and that charges are not lower for some and higher for others in

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less accessible areas. In theory, it works out over time and lowers overall cost. He also noted that recent sewer extension to the VA Facility in the Tramway area will allow others to connect and fees may exceed the cost of extension, although that may not always be the case.

Community Development Director Downey stressed the relationship between these issues and the Land Use Plan, noting that growth can be directed to certain areas through incentives. Directing growth and encouraging density would increase efficiency in the delivery of services. He reminded everyone that more fire stations would be needed for increased call volume and longer response times to areas farther out if growth is spread over larger areas. If population growth is within the existing city limits, fewer fire stations would be needed.

Public Works Director Czar emphasized that CRFs are not to recoup costs for a particular line; they are system-related, for capacity of the system. Funds have been invested in the system and are not available to also extend lines. If the goal is to extend lines and use them to direct growth, CRFs can serve as a revenue source, rather than increasing rates to existing customers.

Mayor Mann stated that the City may be missing opportunities for growth since many companies want to locate in industrial parks where infrastructure (water, sewer, broadband, fiber optic line) is already in place or will be available in a short period of time (typically no more than 60 days). Mr. Czar informed Council that the County is currently negotiating with the provider of high speed fiber optic on service to Enterprise Park (approximately 300 acres), recently certified as "site ready" by Duke Energy. Mr. Hegwer noted that the County also has an agreement to extend fiber service to the airport, where current bandwidth is inadequate. It was recently discovered that the line is nearer to the airport than originally anticipated, which will lower the expense. There is a tremendous need for increased bandwidth to handle equipment for the airport (security cameras, payment processing), as well as for aircraft (some valued at up to \$40 million) using the facility.

There was discussion on the existing lift station in the park and sewer lines located on the western side of US Highway 1 but not throughout the entire park. While there are no water lines currently in place, there is capacity to extend them. Mayor Mann commented that Triassic Park (appr. 500 acres) has not yet been developed to the same level as Enterprise Park. He also noted that if Council deems these areas to be highly-desirable and impactful, extending lines could serve as an incentive to encourage companies to locate and create jobs here.

City Manager Hegwer stressed that the Tramway area near the VA Facility will serve as a test case. Policy and fees must be established for connection to the new sewer line, which will encourage infill in the surrounding area. He commented that the City participated in extending sewer line and a lift station at Purgatory Branch to the West Fall (now Autumn Wood) residential development off Valley Road for gravity sewer. Although development began slower than originally anticipated, several residences are now under construction.

Mr. Czar concluded by stating that there is potential to revise current sewer extension policy and additional revenue in the Utility Fund will be required. The Capital Recovery Fee is one source of funding. There are methods to determine what and where to extend, including analysis of service costs to determine how the city can grow in a manner reasonable for

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providing services efficiently and that analysis relates to the Land Use Plan, which is scheduled for updating. Another factor would be identifying areas seen as potentially having the most meaningful impact.

Council Member Williams requested that staff give a recommendation on proposed fees, which Mr. Czar explained would be included in the process. Council Member Buckels questioned whether household income could impact fees for residents not currently connected to water and sewer lines or whether fees would be established "across the board". There was additional discussion on where these properties are located and various models for determining fees. Public Works Director Czar explained that although the proposed CRF would increase costs for new customers, it also gives them the opportunity to access existing capacity and to also provide service to existing residents who will benefit greatly from the extension.

Adjournment

Mayor Pro Tem Gaskins made the motion to adjourn the meeting; seconded by Council Member Post, the motion carried unanimously.

Respectfully Submitted,

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T. Chet Mann, Mayor

ATTEST:

\_\_\_\_\_  
Bonnie Davis, City Clerk

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, January 5, 2016, at 7 P.M., in the Council Chambers. The following people were present:

Mayor T. Chet Mann	Council Member James Williams
Mayor Pro Tem Sam Gaskins	Council Member Rebecca Wyhof
Council Member Jimmy Haire	Council Member Norman Charles Post, III
Council Member Charles Taylor	City Manager Hal Hegwer
Council Member Byron Buckels	City Attorney Susan Patterson
City Clerk Bonnie Davis	

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

**PUBLIC COMMENT**

No citizens signed up to speak during public comment.

**APPROVAL OF AGENDA**

Council Member Post requested to be recused from Item 9A on the Regular Agenda - Application by ACA/PJA, LLC to rezone a vacant .073 acre +/- tract of land addressed as 2111 Dalrymple Street due to a conflict of interest. Council Member Wyhof made the motion to recuse Council Member Post for discussion and vote on Item 9A. Seconded by Council Member Buckels, the motion carried unanimously.

Mayor Pro Tem Gaskins made the motion to approve the agenda. Seconded by Council Member Wyhof, the motion carried unanimously.

**CONSENT AGENDA**

Approval of City Council Meeting Minutes Dated December 1, 2015 – (Filed in Minute Book 85)

Approval of Law and Finance Committee Meeting Minutes Dated December 8, 2015 – (Filed in Minute Book 85)

Mayor Pro Tem Gaskins made the motion to approve the consent agenda. Seconded by Council Member Buckels, the motion carried unanimously.

**CASES FOR PUBLIC HEARING**

Public Hearing – Economic Development Incentives - Core-Mark Distributors, Inc. – (Exhibit A)

Mayor Mann opened the public hearing. Economic Development Executive Director Bob Joyce explained that Core-Mark Distributors is formerly J. T. Davenport Wholesale Company. They are considering expanding a facility here in Sanford. If Sanford is chosen, this project will add equipment and new products to be distributed from our facility to increase customer demand. The total investment in equipment is \$1.5 million. The completed project will add about 25 jobs at an average annual wage of \$31,800. If Sanford is chosen, the expansion will begin in the second quarter of this year and take place

over a twelve-month period to be completed in 2017. The investment will add value to the local facility and makes it more likely that we will get future investment at this facility. There is internal competition in the Core-Mark Corporation for this project. The company expects to make a decision by mid-January. They will ask for state assistance. No community college training is proposed at this time. They are asking for a local incentive grant from the City and the County. He took this project before the County last night and this project was approved. This project was reviewed by the SAGA Economic Development Corporation and they recommend this project.

No one spoke in favor or in opposition. The public hearing was closed.

- Consider Adoption of Resolution Authorizing the Expenditure of Funds for an Economic Development Project and Approving an Agreement with Core-Mark Distributors, Inc. - (Exhibit B)  
Council Member Post made the motion to adopt the resolution authorizing the expenditure of funds for an Economic Development Project with Core-Mark Distributors, Inc. Seconded by Mayor Pro Tem Gaskins, the motion carried in favor six to one with Council Member Taylor casting the dissenting vote.
- Consider Adoption of Economic Development Incentive Grant Agreement with Core-Mark Distributors, Inc. - (Exhibit C)  
Council Member Post made the motion to adopt the economic development incentive grant agreement with Core-Mark Distributors, Inc. Seconded by Mayor Pro Tem Gaskins, the motion carried in favor six to one with Council Member Taylor casting the dissenting vote.

Public Hearing – Economic Development Incentives - Project Winter – (Exhibit D)

Mayor Mann opened the public hearing. Economic Development Executive Director Bob Joyce explained that this is a large project. This is an expansion of an existing company and the facility in Sanford is being considered and we are in competition with at least two other states. This project is confidential with the code name of “Project Winter.” Normally by the time of the public hearing, the name of the company is disclosed. If Sanford is chosen, this project will modernize manufacturing equipment with new technology and will relocate a product line to our facility in Sanford. The total investment in machinery and improvements in real estate is \$30,200,000. The completed project will add 25 jobs at an average annual wage of \$45,000. This project will be a longer term expansion; it will take place over a six-year period, beginning the second half of 2016. It is likely that the bulk of the purchases for machinery will take place in 2017 and 2018. The investment keeps our facility viable and makes us more likely to receive future investment. There is internal corporate competition for this product line. Our offer will be transmitted, along with the state’s incentive package, to the company next week and the company will make a decision by February 1 and notify us of their decision. State assistance will be requested by the company and the community college has been approached about training for these jobs. A local incentive grant is being sought from the City and the County.

No one spoke in favor or in opposition. The public hearing was closed.

- Consider Adoption of Resolution Authorizing the Expenditure of Funds for an Economic Development Project and Approving an Agreement for Project Winter – (Exhibit E)  
Council Member Post made the motion to adopt the resolution authorizing the expenditure of funds for Project Winter. Seconded by Council Member Buckels, the motion carried in favor six to one with Council Member Taylor casting the dissenting vote.
- Consider Adoption of Economic Development Incentive Grant Agreement for Project Winter - (Exhibit F)  
Council Member Williams made the motion to adopt the economic development incentive grant agreement for Project Winter. Seconded by Council Member Post, the motion carried in favor six to one with Council Member Taylor casting the dissenting vote.

### **DECISIONS ON PUBLIC HEARINGS**

Application by ACA/PJA, LLC - to rezone a vacant 0.73 acre +/- tract of land addressed as 2111 Dalrymple Street from Residential-Mixed (R-6) to General Commercial (C-2). The property is the same as depicted on Lee County Tax Maps 9552.14 and 9652.15 as Tax Parcel 9652-53-0151-00 Lee County Land Records. – (Exhibit G)

Design Review Coordinator Amy McNeill explained that this is a request to rezone a vacant tract of land on Dalrymple Street from Residential-Mixed (R-6) to General Commercial (C-2). A public hearing was held on this request last month and the Sanford Planning Board recommends that the Sanford City Council support the request to rezone from Residential-Mixed (R-6) to General Commercial (C-2) as it appears to be reasonable and in the public interest, since it is in close proximity to commercially zoned and developed properties; it has access to public water & public sanitary sewer. The property is located on a busy public street in close proximity to S. Horner Blvd and it generally seems to be an ideal location for a business.

The 2020 Land Use Plan Map recommendation of the subject property as Mid/High Density Residential-Office was taken into consideration; however, given the proximity of the site to South Horner Boulevard, the volume of traffic, and the adjoining General Commercial (C-2) zoning, it was decided that the General Commercial (C-2) zoning district was appropriate for this location. The Council may recall that staff recommended Neighborhood Commercial for this site but the Planning Board did feel that the request of General Commercial (C-2) was appropriate.

- Consider Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina - (Rezone from Residential-Mixed (R-6) to General Commercial (C-2) – (Exhibit H)  
Council Member Wyhof made the motion to rezone the property from Residential-Mixed (R-6) to General Commercial (C-2). Seconded by Council Member Taylor, the motion carried unanimously. Council Member Post was excused from voting.

Application by Ryders Downs, LLC - to rezone 50.11 acres +/- from the current zoning of Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #1) to Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision #2) to allow for the development of a multi-family apartment and townhome community with revisions to the design as originally approved in October of 2006 and as approved with revisions in January of 2015. The subject property is located along the west side of

Pendergrass Road, just north of the intersection of Belford Drive and includes property formerly addressed as 1718 and 1726 Pendergrass Road and currently addressed as 500-583 Ryder Lake Drive, 100-328 Saddlebrook Drive and 400-479 Trotter Drive. The subject property is the same as depicted on Tax Map 9631.01, Tax Parcel 9631-36-3857-00, Lee County Land Records.- (Exhibit I)

Design Review Coordinator Amy McNeill explained that a public hearing was held on this request in December and it is a revision to the conditional zoning district; it is site plan specific. The developer is changing the type of site lighting and changing the design of Phase III – the townhome section from a single road with a loop design to a single road with a cul-de-sac design. The Sanford Planning Board reviewed this information and recommended that the Sanford City Council vote to approve the rezoning request as presented, as it is consistent with the 2020 Land Use Plan because, even though the plan does not identify a specific land use for the subject property, the recommendation takes the original 2006 rezoning approval, current development trends of the neighborhood and the surrounding zoning districts into consideration. Further, the board finds that the rezoning request is reasonable and in the public interest based on the information/conditions as presented in the petition and attachments (the changes do not appear to adversely affect the character or integrity of the overall design of the project associated with this conditional zoning district), the availability of public utilities, the surrounding lands uses and zoning patterns in the area.

- Consider Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina – (Exhibit J)

Mayor Pro Tem Gaskins made the motion to approve the Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina. Seconded by Council Member Wyhof, the motion carried unanimously.

### **REGULAR AGENDA**

Consideration of a preliminary major subdivision plat for a 52 lot townhome community that is part of the Ryder Downs Apartments & Lakeview Townhomes project. This community will be served by public water, public sanitary sewer and public streets (all City maintained) with a proposed connection to Belford Drive. The subject property is a portion of a 50.11 acre tract, located within the corporate limits of the City of Sanford and owned by Ryder Downs, LLC. – (Exhibit K)

*This item to be considered only if the revised rezoning request for this project is approved.*

Design Review Coordinator Amy McNeill explained that since Council just approved the revision to the rezoning request and the site design, the next step is to approve the actual creation of the lots for Phase IV, which is the townhome section of the project. This does not require a public hearing but it does require that the Planning Board and City Council review and approve the subdivision plat. This is a preliminary plat for the 52-lot townhome community; it will be served by public water, sewer, and public streets – all city maintained with a proposed connection to Belford Drive. The property is a portion of the 50.11 acre tract that encompasses the total project. The Planning Board recommended approval of the preliminary plat, as is proposed, as it appears to correspond with the site plan specific conditional zoning district for the multi-family project which Council just approved.

Mayor Pro Tem Gaskins made the motion to approve the preliminary plat. Seconded by Council Member Byron Buckels, the motion carried unanimously.

Consider Presentation of Financial Summary Overview for FY Ending June 30, 2015 – (Exhibit L & M)

Financial Services Director Beth Kelly introduced Keith Joyce, a partner with Joyce and Company LLC, who performed the City's audit for June 30, 2015. Mr. Joyce gave a summary (Exhibit L) of the City's revenue and expenditures of each fund. They found two deficiencies – one being a management issue. He noted that there are several levels of findings in an audit. Material weakness is the most severe item. The item they noted was a significant sufficiency which is a step below that. It was significant in dollar amounts; there was no fraud or anything with the items involved. The management item is just a suggestion they think would save staff time and money and improve operations down the road. The two items of significant deficiencies are (on page 129 of the CAFR document) Schedule of Findings Responses and Questionable Costs. The finding was the value of capital assets, net appreciation was materially misstated. In addition, current capital outlay in both operating and capital project funds was not shown at the appropriate amounts due to recording capital expenditures and non-capital outlay accounts, as well as, recorded a non-capital amount within the capital outlay. This means that there was two different issues that occurred with it to cause the misstatement. There was an error in computing depreciation in the general fixed asset account. You are using some software that had to have manual adjustments made to it each year in order to depreciate correctly, and the number was not changed from a prior year; that caused the vast majority of this misstatement that the adjustment was roughly \$4 million from the prior year. It was an increase to the City's fixed assets. The second part of that statement is just misclassifications. You have capital outlay accounts that you used in the chart of accounts and these are designed to account for all capital additions as you go through the year. There were items that were classified as capital outlay that were not: they were typical expenditures. There were some items in the expenditure accounts that were capital outlay items-just misclassification.

Mr. Joyce stated that the management item is something that can improve the internal controls and help in operations. In their testing of open vendor purchases, they noted instances where there were no signatures or indication of actually who received the invoiced item or the purpose. They recommended that signatures be required on all receipts even if vendors do not require a signature and notations on receipts in which the items or purpose for which the purchases were made are not readily determinable. If you have an open vendor charge accounts, you have a dozen different people going to pick up for town projects but you look back at it a month later and there is no signature on those receipts, you have no way to track it to make sure it was used for a town project.

Mr. Haire asked if the receipts tend to be lower in cost? Mr. Joyce replied very much lower in cost. There may have been one over \$1,000 out of the total sample but most of them were in the \$100 range.

Mayor Mann clarified that most of them were supply room type items. Mr. Joyce replied that most of them were building supplies, auto parts, etc.

Mr. Taylor asked if it was more one department versus another. Mr. Joyce replied two to three separate departments. The policy, as he understands it, does not require that you sign it but you would be better served to do this. Credit cards don't require you to sign anymore; you just swipe it. You need signatures to backtrack to the individual who purchased it and for what reason.

Financial Services Director Beth Kelly explained that individual receipts are matched back by each department to the invoice the City receives. It is just he noted that there is not always a signature on the receipt or invoice copy; so it is still being looked at and matched back to the invoice and approved by each department, as well as, our purchasing side. It is just an easier way to track back to who made the purchase. Mrs. Kelly also stated that it works the same way with the credit card.

Mr. Taylor added that it would validate that quantity on the receipt and would hold the employee accountable for what is being purchased and delivered. Mrs. Kelly said the receipt is there; it is just lack of a legible signature.

Mayor Mann asked that it appears that the audit is in good shape and healthy, but is it typical to call a significant deficiency something that is not materially weak? In other words, it is a strong term for something that is just a misclassification.

Mr. Joyce replied that a significant deficiency sounds more dramatic than a material weakness, but in accounting standards it is not. The reason it is a significant deficiency is the dollar amount; that is the driving force behind it. Most of it goes back to the depreciation software or chart of account usage that he spoke about.

Mayor Mann did not want the public to think that phrase is terribly negative in this case. Mr. Joyce said that the City did not have any findings last year as he understands and that is a good thing. He noted that it is very unusual for them to not have findings in a municipal audit. The City has a huge number of transactions.

Mrs. Kelly said that when they looked at reconciling the fixed assets, especially the General Fund fixed assets, that is when the difference was noted. When the City converted its software in 2007 to the Munis System, there were some things that were miskeyed at that point. At that time, it was determined that we needed to manually calculate several fixed assets within the General Fund; and when we looked at it this year, we noted that the calculations have been wrong on the depreciation for five years or so. Staff made adjustments to make June 30, 2015 what it should be, based on the correct accurate calculation.

Mrs. Kelly said that based on comments from the citizens' academy and with all of the bond projects this past fiscal year and upcoming fiscal year that are impacting the City financially, staff decided to issue a popular annual financial report to aid in providing information to the public and other potential interested parties without a public financial background. It takes a 130 page CAFR that you will see on line and condenses it down to laymen's terms (Exhibit M). Copies will be available in the lobby area of City Hall, the Buggy Factory, Sanford Area Growth Alliance and Chamber of Commerce.

#### Consider URP 2016 Local Match for January Application

City Manager Hal Hegwer advised that every year the Urgent Repair Program provides state funds for housing rehab. We apply on behalf of the City and County together. Both entities have committed \$5,000 as a local match in prior years. He wanted to make sure Council is okay with it so that staff can submit an application for year 2016. The match is \$5,000 from the City and \$5,000 from the County.

Mayor Pro Tem Gaskins made the motion to pursue the application. Council Member Buckels seconded the motion and it carried unanimously.

#### Consider Report on GovDeals Auction Results

Fleet Maintenance Superintendent Randy Paschal updated Council on the results of the GovDeals Auction. Surplus property was sold to individuals in Canada, New York, Florida, Arizona, Missouri, Texas, Louisiana, Oklahoma, Georgia, Ohio and Virginia. A majority was sold in North Carolina. Seven Dodge Charger police cars, that were two years old with 100,000 miles on them, were sold for \$67,158. He was impressed with what the cars sold for. The total sale, without the fee that GovDeals is paid, was \$497,695. A breakdown by funds was \$290,933 in the General Fund and \$206,762 in the Utility Fund. The City has been selling on GovDeals since November 2006. He gave the number of hits by visitors on the website. Burlington bought the leaf-vac for \$50,005 and there were several towns wanting to purchase it.

#### OTHER BUSINESS

Council Member Haire stated that he gave City Attorney Susan Patterson an article from the Fayetteville paper where they have enacted a rule regarding houses that have been boarded up. The Joe Lazarus house on Hillcrest Street was burned and has been boarded up for ten years and Fayetteville has a rule they can only do it for three years. He is hoping Attorney Patterson can look into this possibility because we have several houses where they are boarded up and stay that way forever.

Council Member Taylor read in the newspaper about the Sister City presentation. We sent a delegation to China on October 17 and he thought a presentation would be made to Council before we present somewhere else. It is taxpayer's money and we should show City Council how we are going to gain from the trip before other independent agencies.

Mayor Mann said that a presentation could be made at the Law and Finance meeting next week.

Mr. Hegwer announced that the Citizens Academy program will begin on February 2 and run through March 29 with graduation on April 5. It is nine Tuesday sessions that will begin at 9 A.M. and end at noon. If anyone is interested, please contact City Clerk Bonnie Davis or Public Information Officer Kelly Miller.

Mayor Mann referenced a NC Metropolitan Mayors' Coalition newsletter (Exhibit N). We are a member and the basic reason for this coalition is to lobby and advocate for cities. The reason for the newsletter at Councils' seats is there is a 2015 Advocacy Report Card. These were the items the coalition lobbied and advocated for, and all of them were checked off, except for one item. They will be meeting again in March before the next legislative session to come up with our next report card.

Mayor Mann mentioned that all council members have turned in their evaluation cards for the city manager and we will add his review to the agenda for the next meeting. A workshop will be held next Tuesday, January 12, 2016, at 6 P.M., in the West End Conference Room to continue our retreat and study session of our Wastewater Master Use Plan and how we can use that to encourage growth. We will then hold a Law and Finance Committee meeting that night at 7 P.M.

City Council Meeting  
January 5, 2016

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

**ADJOURNMENT**

Mayor Pro Tem Gaskins made the motion to adjourn the meeting; seconded by Council Member Wyhof, the motion carried unanimously.

Respectfully Submitted,

\_\_\_\_\_  
T. CHET MANN, MAYOR

ATTEST:

\_\_\_\_\_  
BONNIE DAVIS, CITY CLERK

MINUTES OF JOINT INTERLOCAL COMMITTEE MEETING  
 Monday, January 11, 2016- 11:30 A.M.  
 West End Conference Room- City Hall  
 225 East Weatherspoon Street, Sanford, NC

The Joint Interlocal Advisory Committee met in the West End Conference Room of the Sanford City Hall, located at 225 East Weatherspoon Street, Sanford, North Carolina, on Monday, January 11, 2016, at 11:30 a.m.

City:

Mayor T. Chet Mann  
 Mayor Pro Tem Sam Gaskins  
 Council Member Rebecca Wyhof  
 City Manager Hal Hegwer  
 City Attorney Susan Patterson  
 City Finance Director Beth Kelly  
 Administrative Support Assistant Vicki Cannady

County:

County Commissioner Amy Dalrymple  
 County Commissioner Ricky Frazier  
 County Commissioner Tim Sloan  
 Lee County Manager John Crumpton  
 County Clerk Gaynell Lee  
 County Finance Director Lisa Minter  
 Deputy County Clerk Danielle Mahoney

Broadway:

Broadway Town Manager Dustin Kornegay

SAGA Executive Director Bob Joyce

Mayor Chet Mann called the meeting to order and noted that Council Members and Commissioners have been invited to the Duke/Life Health opening today at 12:00 noon, to meet the new CEO. He suggested that the meeting begin for a short while before leaving before noon to attend that event, then return to complete this interlocal meeting.

Mayor Mann summarized the City Council's recent discussions on future utility extensions and efforts to encourage development and growth in areas which can be served most efficiently. These discussions will tie into the Wastewater Master Plan first and the City and County's pending updates to the Land Use Plan.

The following items were discussed:

COLON ROAD WATER TESTING AND WATER EXTENSION

County Manager John Crumpton explained that 59 letters have been received requesting 51 samples be taken and twelve property owners have received letters from DEQ advising them not to use their water due to vanadium and hexavalent chromium, and the number continues to grow. Officials are communicating with DEQ and the Department of Health and Human Services on what may be causing this and what will happen in the future. There is discussion on the County's end on how to extend water to that area. Conversations with city staff have addressed problems with dead end streets and private roads and how these obstacles may be overcome. Some public roads still lack water lines and this may be addressed with Council at some point, including Old Colon Road, which is a loop road (0.25 mile). Many residents did not anticipate the pending arrival of coal ash.

Regarding coal ash, Mr. Crumpton explained that there has been a delay from DEQ on their announcement about removing ash from other basins at the other plants. This announcement was made right before January 1, 2016, that about 28 of 32 basins had coal ash that would have to be moved. There may have been a proposal from Duke to put liners over the top, but DEQ said that wouldn't be adequate; a liner would also be required underneath also. Duke's preference is to put those facilities on property owned by Duke but there are several plants that don't have enough property so they will have to move it; so it will most likely come here. It could be as late as summer of 2017. Ricky Frazier asked if the City has put together any numbers of the cost to connect the residents in the Colon Road area to water. Mr. Crumpton replied that staff has contacted Public Works Director Vic Czar and received a number on the old Colon Road and Amos Bridges Road and the number was about \$250,000, just for those two extensions. The County met with an engineer on Friday to get an estimate on what it would cost if the waterline was installed on old Colon Road to get the cost of the connections. Mr. Crumpton added that there are several hundred millions of dollars (Clean Water money) in the Governor's Bond package, for water and sewer infrastructure in the state. A design will have to be done to request the grant and that depends on the scope of the project and who wants to connect. Mr. Crumpton advised that Engineer Jeremy Thomas is working with the County on the project and staff is talking with McGill and Associates about the grant application for the County.

Chairperson Amy Dalrymple expressed frustration because the DEQ is reluctant to come and meet with the commissioners and environmental board members. The DEQ is saying the water is safe; and the State Department of Health and Human Services is saying don't drink or cook with the water.

April Montgomery advised that back in November, they were going to have a public meeting out in the Colon area, to try and increase responses to the well-testing requests. Once we received the well-test results, we felt the need to have a workshop to understand what the level of contamination is, what it means to public health and how it might interact with coal ash. DEQ was requested on several occasions to participate, but the response they received last week, was April or May before the DEQ could meet. A workshop is still being planned with the Board of Commissioners, Environmental Affairs Board, staff, and the City on January 28, 2016 to hash out the concerns.

The meeting was recessed at 12 noon. The meeting reconvened at 1:20 P.M.

#### SANFORD AREA GROWTH ALLIANCE ACTIVITIES/INDUSTRIAL PARK

Mayor Mann said that Commissioner Oldham and Council Member Gaskins have been instrumental with the managers to push what SAGA is doing and especially in regards to what is now called the Central Carolina Enterprise Park. There is a lot that is being done behind the scenes to get this industrial park to where it needs to be.

Mr. Hegwer advised that there has been a lot of conversations on the product development committee and the economic development committee about creating a product and amenities that would attract industries to locate here, such as, water, sewer, broadband, roadway, curb and gutter, lighting, beautification of entrance, etc. It is at the point where private individuals have acquired a lot of the property, which it shares some of the risks. Our staff is looking at what it would take

Joint Interlocal Committee Meeting  
January 11, 2016

to make this happen. Mayor Mann added that Duke Energy helped us with the Site Readiness program and Central Carolina Enterprise Park has been selected. A group of private and business people purchased several hundred acres of the park. A vote will be brought before both entities to put some City and County money into the park. The investors have invested several million dollars into the park and have talked about constructing a spec building. The City has agreed in sit down meetings (not with a vote yet) to enhance the park with water, sewer, lights and various amenities. The industrial park of the 70s is no longer competitive. He referenced the Mebane Industrial Park, which has the amenities Mr. Hegwer has spoken about. They had a \$140 million tax expansion; 500 jobs in Mebane have been created in that park. The owners of the Central Carolina Enterprise Park will be writing a letter requesting voluntary annexation. Having a hospital to invest millions of dollars in the future will also help.

Amy Dalrymple mentioned that it would be good to have a collaborative meeting between the two boards and SAGA because everybody needs to be on the same page moving forward with the Land Use Plan and future growth. Mayor Mann mentioned adding the Master Wastewater Plan because with the growth that is occurring in Raleigh, we want to direct growth where we want to see it.

Bob Joyce, added that with the public/private partnership with the Central Carolina Enterprise Park and with infrastructure in place, businesses are looking for shovel ready sites. Interested businesses submit a checklist to him of the items they are looking for and if you cannot check them off and send them back, they are not interested in coming to Sanford. We need shovel ready sites that have the amenities such as water, sewer, broadband, curb and gutter, street trees, etc.

#### Buggy Factory

Marshall Downey advised that the furniture for the Buggy Factory will be in by Wednesday and staff will move their items in our current office on Thursday and Friday. All final touches are being completed.

#### State Bond Referendum

John Crumpton advised that Central Carolina Community College is requesting \$6.6 million in education and \$2 billion in transportation and water improvement projects. He will scan the list and send it out to everyone. It list the governor's priorities and what he is communicating to all the entities to get support. He does not know how they divided up the money between the 58 community college systems; everyone is getting a portion.

#### Sports Park

Mayor Mann stated that we were set to roll something out publicly to the County and to the City officials in December, but they had a larger committee meeting outside the elected officials. While a great proposal was put together for an incredible park, it was going to be an issue that as soon as they opened it, it would be maxed out. It became very obvious to some of the attendees at the meeting, there would not be an opportunity for them to use the field if you were a local entity. The issue was, it was not big enough so they went back to the site consultants to design a larger expanded facility that would allow more local use. When you build it just to your needs, it becomes such a hit, that the fields stay booked. He has a conference call today at

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3 P.M., to talk with the consultants and see where they are and what they are going to propose. We will set up a follow up presentation where the consultants will show us the proposal; that will help sell the product for those individuals who want to make a donation. They will come back to the public to see how to fund the balance of it.

#### Hale Center

County Manager Crumpton advised that bids have been awarded and construction should be starting soon. The biggest problem they had was cleaning out the bays. There were items that the County did not own. They are trying to find the owners, but most of it can go to the landfill.

#### Other Business

Commissioner Sloan asked the City to look at the areas in the County that do not have water now. If grant money is available, it would be good to look at it countywide. The County is looking at Colon Road but we could have the same problem with other areas. Mr. Crumpton added that we need to see where we could loop the lines or extensions so we are not creating dead-ends and make the system more efficient. We blow out a lot of water flushing the lines with dead-ends. There is a big portion in the northeastern part of the County that does not have water and they have been receiving phone calls from residents in that area wanting water.

Chairperson Dalrymple asked how the City police officers are armed – Tasers, guns, cameras. Mr. Hegwer replied we do not use Tasers and cameras; we have been investigating the cameras thoroughly. Eventually we will have them; however, we want to be sure it is done efficiently. In Greensboro where they have cameras, they say there is a misconception that it would be more transparent. Greensboro says it is tough on their citizenry because they expected to see things and the state law does not allow it. It is being captured on videos but the public does not have free access to this information.

Mr. Hegwer advised that the City's streetscape project and sidewalk is three-fourths of the way complete. There are two phases. The first phase is \$2 million of sidewalk installation; \$8.5 million in streetscape for Jonesboro and Downtown Sanford; and we anticipate borrowing \$2 million to complete the project. The second phase in the future will be \$2 million for Parks and Recreation and \$4 million for greenways. The greenway concept is around the Nautilus, in front of the hospital, Fields Drive, greenway and side path along Carthage Street, all the way up toward Depot Park. Then there will be another \$2 million that can be used for the multi-sports complex or if that is not a viable project, it can be used on another City-County related park project.

Mr. Hegwer stated that streetlights are being switched out to LED lighting due to an agreement between the City and Duke Energy.

Mr. Crumpton informed the committee that San-Lee Park project should be bid in one to two weeks.

The next meeting date was set for Monday, April 11, 2016, at 11:30 a.m. at The Buggy Company with the county hosting.

Joint Interlocal Committee Meeting  
January 11, 2016

Adjournment

The meeting ended at 2:20 p.m.

Respectfully Submitted,

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T. Chet Mann, Mayor

ATTEST:

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Bonnie Davis, City Clerk

SANFORD CITY COUNCIL  
 WORK SESSION  
 Tuesday, January 12, 2016  
 225 East Weatherspoon Street, Sanford, NC

The City Council held a Work Session on Tuesday, January 12, 2016, at 5:00 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 Rebecca Wyhof  
 City Attorney Susan Patterson

Mayor Pro Tem Sam Gaskins  
 Council Member Jimmy Haire  
 Council Member James Williams  
 City Manager Hal Hegwer  
 Administrative Support Assistant  
 Vicki Cannady

Absent:

City Clerk Bonnie Davis

Council Member Norman Charles Post, III

Work Session

Mayor Chet Mann called the work session to order.

Installment Purchase for Streetscape

City Engineer Paul Weeks stated that the streetscape project is well underway and as with any construction project, there are some unforeseen issues and expenses (shown on Exhibit A). The following items are “highly recommended” for action by staff:

- DOT Fiber: At the end of December, it was discovered that a fiber connecting streetlights between Horner Boulevard and Carthage Street must be re-routed at an estimated cost of \$100,000. DOT reviewed pre-construction plans and made no note of this.
  - This issue was discussed but Mr. Weeks explained that if fiber isn’t re-routed, utilities cannot be located underground.
- Mill and Paving Modifications:
  - Milling: Based on prior experience, the contractor has recommended additional milling to improve the appearance of the road surface. The project engineer has reviewed this recommendation and agrees.
  - Safety Wedges: Asphalt has been placed against the curb as a temporary interface to increase safety until final paving is completed in the spring.
    - These issues were discussed and the question was raised whether safety wedges would reduce the number of vehicles hitting the granite curbs and damaging tires. Mr. Weeks explained they serve a separate function but the final asphalt overlay will raise the surface elevation level and should reduce problems.
- Trade and Main Street Drainage Work: When excavation was done on Main and Trade Streets at Watson Avenue, pipes were found to be in poor condition and would not support the planned construction. A storm pipe located underneath privately owned property near this site was filled with roots. Since this area has a history of ponding and flooding, a catch basin was installed to redirect water flow.
  - This issue was discussed, specifically the fact that flooding and ponding have been problems in the past.

Mr. Weeks also explained the following items which are considered “optional” by staff:

- Alleyway Resurfacing: Utility work for Duke Energy, Windstream and Charter required trenching, resulting in patched alleyways. The estimated cost of resurfacing those alleyways and parking lots with a one inch overlay is \$65,000. Approximately 50 percent of this property is owned by the City and 50 percent is owned privately.
  - This issue was discussed and it was noted that no structural work is required at this time. Since alleyways have been the topic of future projects but no plan is in place yet, it may be best to delay any additional work.
- Tree Grate Installation: After construction began, DOT informed staff that tree grates could not be used on Main Street between Dalrymple and Horner; they would have to be located behind the sidewalk. Since pre-construction plans showing the grates were approved by DOT, the contractor purchased them and they cannot be returned.
  - This issue was discussed, including options for using the grates on Steele Street, selling them or holding them until they can be used later.

Mr. Weeks noted that while frustrating, often a project reaches a point where modifications become necessary in order to fulfill the intent of the project.

City Manager Hegwer noted that unfortunately, there are often unforeseen issues in construction projects. Any time excavation work is involved and pipes are as old as those in Jonesboro, it is not surprising that there are problems but it was critical to resolve the flooding issue. He was concerned that the fiber issue was not addressed by DOT prior to construction, but this item would have been an expense even if had been.

Financial Services Director Beth Kelly explained that Council has previously approved borrowing an additional \$1,500,000 to complete the streetscape projects. If Council elects to proceed with the “highly recommended” items at an estimated cost of \$200,000, the loan amount would be \$1,700,000, with an annual debt service of \$201,000. Adding “optional” items to the loan would result in an annual debt service of \$213,000. When planning the current year’s budget, it was assumed that the entire \$2,750,000 needed to complete the project would be borrowed, resulting in this year’s debt service budget of \$313,000; however, the loan amount was lowered since some costs were paid through Fund Balance and the final debt service would be a lower annual operating expense.

Council Member Taylor asked if the loan would include a prepayment penalty, which Ms. Kelly confirmed would be since they are seldom waived by lenders. She estimated the interest rate will be in the three to three and one-half percent range. Including all items, both recommended and optional, would result in a total loan amount of approximately \$1,800,000. Council Member Haire noted the total cost of the project was originally estimated to be \$6,500,000 but will now be near \$10,000,000. Mr. Hegwer reminded Council that they had the option to scale the project back in size or scope but elected to proceed as originally planned. He also noted that although the project cost is over budget, overall debt service will be near the original amount budgeted due to interest savings.

Mrs. Kelly explained that Local Government Commission approval will be needed prior to loan closing and she must know the maximum authorized loan amount soon for the borrowing resolution. Council can designate a maximum loan amount and the actual loan amount can be reduced prior to closing. Mr. Czar confirmed that Duke Energy’s final cost figures have still not been

received and this amount will affect the total project costs. Ms. Kelly informed Council that a loan amount of \$2,000,000 would produce annual debt service of \$240,000.

Mayor Mann commented that while he was not pleased, a 2.5 percent overrun is not unusual for a construction project of this scale and recommended proceeding with fiber and drainage work. Mr. Czar noted that drainage work had already been done since there was no time to delay that work.

After discussing the additional tasks and financing, consensus was achieved to proceed with only the "highly recommended items" and to add the estimated cost of \$200,000 to the previously approved loan amount of \$1,500,000. An amount not to exceed \$2,000,000 will be included in the borrowing resolution, and this amount can be adjusted prior to loan closing.

Council Member Taylor questioned the possibility of converting some parking spaces on Carthage Street, between Wicker and Moore Streets, to diagonal spaces. Public Works Director Victor Czar explained that this is a DOT issue since Carthage Street is state maintained. Diagonal parking has been included in a proposal to DOT as part of the RPO ("street diet") for Carthage Street and projects are being scored now for the 2021 time frame. Converting the parking spaces could be proposed outside that project, but it would be a challenge according to Mr. Czar. He also noted that when DOT resurfaced a portion of Carthage Street recently, they adjusted the center line and when lanes are restriped, they will be returned to their original locations, making them slightly wider again. Mr. Czar informed Council that the diagonal parking space issue will be investigated.

#### Public Works Organizational Changes (Exhibit B)

Public Works Director Victor Czar explained that reorganizing this department has been discussed for several years and a vacant management position has brought the issue forward again. Rather than filling that position and being tied into the current system, perhaps this is a good time to analyze the system and various options to allow additional opportunities for existing staff and to improve efficiencies.

The structure of the current system and the proposed reorganization were explained by Mr. Czar. The proposal would merge the water and sewer systems as they have been in the past but the total number of employees would remain unchanged at 131. He explained the proposed title changes and noted that three positions currently classified as Grade 17 would be increased to Grade 19 and there would be no decreases. He also explained that the proposed reorganization allows more opportunities for existing employees to move to higher classifications. Mr. Czar explained that the proposed changes would also allow resources to be used more efficiently since each department would no longer have their own separate equipment. He gave an example of the water construction/maintenance department having their weed-eaters and mowers while the sewer construction/maintenance department has their own weed-eaters and mowers, suggesting that perhaps organizing by function rather than department is more efficient.

Mr. Czar explained that the city has been organized by budget historically, for accounting purposes; however, with increased technology, this is no longer the challenge it has been previously. Cross-training and cross-departmentalization are also benefits of the proposed changes, which are more reasonable operationally.

City Manager Hegwer summarized the proposal by stating that it will give more opportunity to those lower in the organization since it will minimize some positions at the top and create more positions lower down for advancement, giving more responsibility and slightly improved pay, which should increase morale. He also noted that budget expenses would shift departmentally.

Vacant Property Adjacent to Martin Luther King Park- Potential Park Improvements

Due to technical difficulties, this presentation was delayed until a future work session.

Utility Deposit, Third-Party Collections (Exhibit C)

Revenue Manager Karen Atkinson summarized the current policy on new customer utility deposits, how final bills are calculated and how deposits are applied. She explained that in some situations, customers with three minimum bills and late fees can leave owing a balance, even after the deposit is applied. Examples were given of deposits required in other communities. She also explained that many municipalities and utility providers use a third party service to analyze risk by performing a “soft” credit history check which includes prior utility payment history and to also verify that names match social security numbers. This analysis factors into a “tier” system of risk categories (low, medium and high). The Town of Hillsborough uses one such service, Utility Exchange, whose charges are \$30 monthly for web access and \$2.85 for each assessment.

Mrs. Atkinson made recommendations as follows:

- Deposits should be reviewed at the time of any rate increase;
- A third party (such as Online Utility Exchange) should be utilized to help determine risk and to protect against fraud;
- Deposits should be changed (from \$75 for all customers) to the following:
  - \$75 for all residential owners;
  - A tier system of \$75/\$100/\$125 for residential renters, based on risk assessment;
  - \$125 for customers without social security numbers who represent highest risk (risk assessment cannot be done; account cannot be submitted to Debt Setoff);
  - \$400 for commercial and industrial customers with 1-1½ inch meters;
  - \$1,500 for commercial and industrial customers with meters 2 inches and larger.

More than \$30,000 in bad debt was written off last year, according to Mrs. Atkinson and increasing deposits would likely reduce the number of accounts submitted to the Debt Set-Off Program. There was discussion regarding whether incentives could be provided for customers enrolling in draft payments but Mrs. Atkinson explained there is a strong customer base using online payments rather than drafts since the payment date can be adjusted by the customer (rather than being fixed for a bank draft). A draft can also be cancelled after enrollment. Finance Director Beth Kelly explained that each online payment costs \$1.25 to process and credit card payments cost 2.5%, but those prices will likely decrease since those services will soon be going out for bids.

Mrs. Atkinson explained that the Debt Set-Off Program helps recoup funds from customers eligible for a tax refund or who have lottery winnings over \$600 if the claim is filed ahead of other utility providers; however, she noted that some customers don't file taxes, some aren't entitled to refunds, the program cannot recover out-of-state debt (currently totaling \$36,014.33) and doesn't process accounts less than \$50 (currently totaling \$32,048.47). The third party services can help with

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January 12, 2016

these accounts since they can pursue out-of-state debt, as well as accounts less than \$50 in return for a 35 percent collection fee. The current bad debt outstanding is \$568,322.12.

The third party service option was discussed, including the fact that the estimated annual cost for risk assessments (based on estimates of 900 new customers, \$2.85 per assessment and \$30 monthly web access fee) would be far less than the \$30,000 written off in 2015, which Mrs. Kelly noted was lower than many years. Mrs. Atkinson confirmed that assessments could be performed at the same time new service is requested and would be received immediately. Ms. Kelly noted that most utility providers are using some type of collection service similar to this.

Mrs. Atkinson informed Council that staff also recommends utilizing a third party to help collect outstanding debt. Council Member Taylor acknowledged that they can pursue debt not attainable through other sources. Mayor Mann suggested trying this approach for a year, after which time it could be reviewed to determine how well it worked and whether policy should be revised.

#### Automated Metering Infrastructure (Exhibit D)

Public Works Victor Czar explained that automated meter infrastructure involves using transmitters on water meters to communicate remotely and the system can be used for billing, monitoring usage and remotely terminating service. A hybrid system is currently used to read approximately 19,000 meters served by the city: eight employees read approximately 300 meters daily, while transmitters located on some larger meters are read remotely.

Mr. Czar stated that his department has been approached over the years by many companies selling systems but the current proposal by MeterSYS does not include purchasing equipment and they are not affiliated with a particular brand or company. They offer an evaluation to determine our specific goals and objectives and offer a customized approach on software and how to integrate it organizationally. Several of their employees also have local government experience. Mr. Czar noted that software currently used for meter reading is scheduled for update within the next three years and that expense (estimated at \$15,000 to \$20,000) may be unnecessary if another system is implemented.

There was discussion about the trend of many municipalities moving away from manual meter reading. Fuel and vehicle costs would be reduced, as would the need to add more meter readers. Mr. Czar noted that current meter readers would perform different duties, including more analysis and technical work since meters would still need service. Automation will also lead to a higher level of customer service since improved monitoring would detect problems earlier and they could be resolved before becoming larger issues.

Council Member Wyhof questioned whether using new technology now would be more expensive than waiting for costs to come down, similar to what happened with LED lighting. Mr. Czar stated his opinion that major cost reductions have already occurred but some will still be realized on the newer end of the technology.

Mr. Czar informed Council that staff recommendation is to fund this evaluation at a cost not to exceed \$27,805 (based on the amount of time spent) and to request a short time frame for completion, since implementing a new system would be time-consuming and a decision on software must be made.

City Council Work Session  
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Public Works Director Victor Czar displayed a map (Exhibit E) showing existing city limits which also include Deep River Forest, approximately 1,000 acres in the northernmost section of the County, and noted that they have not yet requested city services (water, sewer, fire, police). He also pointed out the industrial park expansion area (site of the Central Carolina Enterprise Park, "CCEP") and property owned by Triassic, LLC. If the city continues to grow and the new Chatham Park development spurs activity as anticipated, it is likely that services will be requested to Deep River Forest and it would be much more efficient to extend them if these areas were connected. Representatives of CCEP have asked about annexation and Triassic representatives have indicated that they are not opposed: they appreciate benefits of annexation and having access to city services.

City Manager Hegwer explained that the prior model of building an industrial park with only a road through the park is no longer adequate to attract business; now they are looking for broadband, high-speed internet, water and sewer services. Amenities such as sidewalks and convenient access to restaurants and motels are also attractive to them. To provide these services, it is critical for the city and county to work together. Now that the private sector has purchased property, an advantage which many other communities do not have, the goal of putting a product on the market is possible.

There was discussion regarding costs of annexing those areas, if requested, and legislative changes to annexation policy prohibiting involuntary annexation. It was also noted that if a large business (such as an automotive company) were to locate to the Triassic site, it would bring related support industries which could be located at the expanded CCEP or the existing industrial park. Lighting was cited as an example of a difference in the existing park model and newer models: if a company leaves the existing industrial park, the lights go dark since there is no central lighting system, whereas a newer park could have a common lighting system, landscaping and improved signage.

Mr. Hegwer informed Council that plans were being made to celebrate the opening of The Buggy Factory, including extending an invitation to Secretary Kluttz, who was instrumental in restoring the Historic Tax Credit legislation, but no date has been set.

#### Adjournment

Council Member Wyhof made the motion to adjourn the meeting; seconded by Council Member Williams, the motion carried unanimously.

Respectfully Submitted,

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T. Chet Mann, Mayor

Attest:

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Bonnie Davis, City Clerk

SANFORD CITY COUNCIL  
 WORK SESSION  
 Tuesday, January 19, 2016  
 225 East Weatherspoon Street, Sanford, NC

The City Council held a Work Session on Tuesday, January 19, 2016, at 5:00 p.m. in the West End Conference Room at City Hall. The following people were present:

Mayor T. Chet Mann	Mayor Pro Tem Sam Gaskins
Council Member Byron Buckels	Council Member Jimmy Haire
Council Member Charles Taylor	Council Member Norman "Chas" Post, III
Council Member James Williams	Council Member Rebecca Wyhof
City Manager Hal Hegwer	City Attorney Susan Patterson
City Clerk Bonnie Davis	

Work Session

Mayor Chet Mann called the work session to order.

City Manager Hegwer requested that Council allow moving away from the agenda in order to answer several questions and clarify some issues about the streetscape project and related funding.

Streetscape Funding Update (Exhibit A)

City Engineer Paul Weeks explained that the referendum authorized a total of \$6,500,000 for the streetscape projects, based on estimated costs of \$5,000,000 for Downtown Sanford and \$1,500,000 for Jonesboro; however, actual expenses were \$6,100,000 for Downtown and \$3,700,000 for Jonesboro, totaling \$9,800,000 for a shortfall of \$3,300,000. After considering options from staff, Council decided to proceed with the project without decreasing scope. Applying the \$500,000 bond premium and using \$1,300,000 from Fund Balance (available as a result of last year's higher than anticipated revenue) reduced the shortfall to \$1,500,000, which Council approved for Installment Purchase financing. Additional expenses were presented to Council last week for several items not anticipated prior to construction and Council approved three of them at a cost of \$200,000, which Council also approved for Installment Purchase financing. The total project total cost is now \$9,800,000, and the total project shortage is \$1,700,000.

Mayor Mann noted that this summary clarified some of the confusion, stating that he had received several phone calls about figures included in a headline and article in *The Sanford Herald*. Many citizens mistakenly thought that an additional \$1,700,000 was being borrowed, rather than this amount being the total amount to be borrowed.

Council Member Taylor reminded everyone of the six cent tax increase in 2014 and stated that the \$1,300,000 from Fund Balance was taxpayer money. City Manager Hegwer pointed out that taxpayer funds were also saved by delaying the borrowing, which resulted in a lower interest rate and lower debt service over the life of the loan. Finance Director Beth Kelly explained that the tax increase enabled the city to prepare for the annual debt service on all four bonds, noting that two still remained to be issued (for Greenway and for Parks and Recreation). Council Member Gaskins also noted that this tax increase would prevent larger tax increases in the future.

Council Member Taylor stated that he has received questions about bond projects being misrepresented as to which items would be included, specifically the "Splash Park". Mayor Mann

noted that Council decided during last year's retreat meetings to postpone the Splash Park for a more impactful solution, possibly a sports park in the Parks and Recreation portion of the bond projects. Manager Hegwer commented that it appeared no one was ready to move forward with all of the bond projects at once and the plan is to revisit both the Parks and Recreation and Greenway projects.

When asked what lessons had been learned from the streetscape projects so far, Mr. Weeks answered that communication with downtown merchants could have been handled better but the contractor did an excellent job helping merchants keep businesses open and accessible for customers. He also confirmed that DOT has been approached about diagonal parking on a portion of Carthage Street and that additional documentation is being prepared.

Council Member Taylor asked if it would be possible to have meetings between downtown merchants and DSI to better communicate to them what to expect in certain time frames as the project is completed. Mr. Weeks explained that things are moving too quickly for this to be effective: by the time a meeting is scheduled and held, much of the work would have been completed. He gave an example of Duke Energy's installing and switching poles from overhead to underground power. Duke representatives will be going door-to-door, dealing with merchants one-on-one to determine the best time to convert their service. A city inspector also walks through the downtown area and most merchants have his phone number so they can contact him directly. Staff is in contact with DSI on an almost daily basis and DSI sends out emails informing merchants of the schedule. Mr. Weeks also stressed that the schedule changes frequently (sometimes daily), due to utility staffing and equipment issues. Public Works Director Czar confirmed that merchants' ability to approach staff individually has advantages over group meetings. Manager Hegwer confirmed that city staff will work with both DSI and merchants to determine the best method of communication.

#### Martin Luther King Park (Exhibit B)

Public Works Manager Tim Shaw explained that enhancing the Martin Luther King Memorial Park ("MLK Park") has been discussed as a gathering place for families, a site for weddings, or a destination for students studying nature or local history. Among the proposed features are memorial markers for walkways, gazebos, benches, trash can receptacles, walking trails, a clock, a memorial wall or water wall with honorary plaques, and parking. Manager Hegwer stated that DOT would consider closing Washington Avenue on the east side of Horner Boulevard but cost estimates are not available yet since closure would require curb, gutter and sidewalk revisions, and a traffic island in the median for pedestrians crossing Horner Boulevard after one of the turn lanes is removed.

Council Member Buckels reminded everyone that enhancing Depot Park and MLK Park had been identified as short-term goals by Council in February 2014 and after Council Member Walter McNeil's death in March 2014, it appeared that Council wanted to proceed. Since then, the city has purchased the Depot Park property and some work has been done. He hopes to further Dr. King's vision of uniting communities and sees a memorial in the center of the city, right off the main corridor, as a great opportunity to show unity and urged Council to move forward.

Public contributions were also discussed, including a recent request that the City fund half the cost for a park in the Rosemount-McIver area if citizens contribute half. Council Member Wyhof explained that this situation is different than the MLK Park: that property had already been donated to the city and it had been identified as a city project. Council Member Williams also noted that Coty donated land for the park on Mt. Pisgah Church Road.

Council Member Taylor cautioned against using the work “park” for the MLK property, stating that it is a “memorial”. Council Member Buckels stated that it is a “memorial park”. Mr. Taylor noted that when the project was initially constructed, *The Sanford Herald* called the project “complete”. Mr. Taylor stated that Council Member McNeil had originally suggested that horseshoes and grills could be placed on adjacent property and that Mr. McNeil later acknowledged that public participation had not been what was hoped for. Mr. Shaw stated that the original cost was approximately \$140,000, with about one-third of that contributed privately (through “in kind” contributions and approximately \$5,000 to \$6,000 in private sales of commemorative bricks).

Council Member Buckels stated that a cost estimate from February, 2014 (based on previous drawings of proposed enhancements) was approximately \$166,000. Mr. Taylor expressed his opinion that these funds would be better spent on three pocket parks in areas currently underserved by parks.

Mayor Mann noted these were all good discussion points and while it is good to put them all on the table, no decisions were to be made tonight.

#### Review of City Council Short-Term and Long-Term Priorities and Council Visions/Initiatives (Exhibit C)

Mayor Mann led discussion on priorities identified by Council during last year’s Workshops meetings. Short-term priorities were updated as follows:

1. Create a policy and code that befits an urban community under revitalization:
  - The Commercial Maintenance Code and nuisance ordinances have been updated.
  - Council Member Haire requested additional research on boarding-up vacant properties (being done by City Attorney Patterson).
  
2. Create a master plan that addresses short-term redevelopment and long-term smart, equitable, urban growth:
  - Council agreed that the 2020 Land Use Plan and updated Waste Water Master Plan should be addressed this year. Several items on the “to do” list were discussed, along with sidewalk dining and a parking/pedestrian movement plan.
  - Mayor Mann suggested adding an alleyway plan to the list of short-term priorities.
  - Mayor Mann suggested adding a comprehensive signage plan, including wayfinding and directional signs. Council Member Taylor would also like to address signage in general, including business signage and LED billboard requirements.
  - Council Member Taylor suggested adding a lighting program for Horner Boulevard as a short- or long-term priority.
  - Council Member Buckels suggested addressing the need for additional lighting on top of buildings.
  - Council Member Post stated that while overall parking strategy is a long-term priority, parking should also be addressed as a short-term priority.

3. Increase community/civic education and engagement through on-and off-line channels:
  - The Citizens Academy program has been instituted and has been successful.
  - Council Member Wyhof restated her request for a Citizens' Handbook.
  - Council Member Taylor noted it is extremely hot when the National Night Out ("NNO") event is held in August so perhaps another event could be held in the spring. The NNO event could also be expanded to cover an entire week.
  
4. Support Community Policing and consider new tools/programs:
  - "Project Safe Neighborhood" has been very successful in reducing violent crime and there is even consideration of turning this mission toward drug intervention and remediation.
  - Council Member Taylor suggested putting the mobile unit in various neighborhoods occasionally and offering DNA kits.
  
5. Make the new SAGA as competitive as possible and consider contribution level:
  - Mayor Mann requested that Council find a way to continue funding, noting that the tax base will be expanded as projects come to fruition. He stated that SAGA is currently working on 20 projects, compared to an average of four before the recession. The Mayor suggested adding a long-range priority for continued funding of SAGA as necessary, with the County's cooperation.
  - Council Member Wyhof suggested that an annual update be given to Council so that local citizens are aware of SAGA's progress.
  
6. Encourage and promote Sanford/Lee County's businesses and restaurants in anticipation of and during the U.S. Open:
  - Although SAGA's marketing staff was not in place for the 2015 U.S. Open, they will be available to provide marketing services for future events.
  
7. Improve and upgrade pocket parks and public areas, including MLK Park, and long-term preservation of the Depot Building:
  - Mayor Mann requested that an item be added to study our pocket parks and to develop a revised plan, including plans for MLK Memorial Park.

Mayor Mann requested adding a short-term item for continued support of the Sister City Project Initiative, including construction of a display case and a small amount of funding to be used as seed money for a non-profit corporate arm that would allow for private fundraising. Many cities with successful Sister City projects have used this model since it could serve functions outside those served through taxpayer funds from the City, such as meals, entertainment and travelling when the Chinese delegations visit Sanford.

Council Member Taylor stated his opposition to using taxpayer dollars as seed money for a non-profit. Mayor Mann stated that he would get more information on specific templates and procedures used by many other cities. He also stressed that nothing will be done without Council approval on the Sister City project and the goal is continued support and funding for the project, especially with the early success of the project here. He noted that representatives from one company have already visited Sanford from China, and that several potters and one of the most revered painters have visited Central Carolina Community College.

Long-range priorities were reviewed and updated as follows:

1. Consider a 21<sup>st</sup> century multi-sports complex:
  - Mayor Mann explained that final plans have been received from the consultant. The process took longer than originally anticipated due to much input from citizens who requested that fields be expanded to allow for adequate practice space and to develop an overall plan for a first-class facility to draw recurring revenue. A recommendation and proposal will be made soon. He also noted that if Council elects not to proceed with this, other park and recreation options include a splash park and/or a bike trail.
  - Council Member Taylor requested that an item be added to address improvements to Depot Park. Mayor Mann stated that SAGA CEO Joy Thrash will be approaching Council soon to request funding for a Visitors Center at Depot Park. He also noted that Sen. Rabin, Rep. Reives and Rep. Salmon support the proposed Occupancy Tax, which could help funding.
  - Council Member Wyhof commented on a billboard she had seen, “Come Visit our Visitors’ Center”, describing attractions (splash park, dog park, swings, etc.) and suggested something similar could draw travelers to our downtown area instead of stopping at a rest area.
2. Incremental long-range parking plan:
  - Mayor Mann explained that this item will remain as a long-term priority.
3. Evaluate existing relationships and consider service consolidation:
  - Mayor Mann stated that this has been accomplished with the recent opening of the Buggy Factory Building, which is a one-stop shop for community development, planning, inspections and economic development, noting that Sanford is the only community of its size with such a setup.
4. Consider needs for a public safety facility:
  - Mayor Mann explained that staff will be presenting proposals on this soon.
5. Create a cultural arts district around the Temple Theatre:
  - Mayor Mann stated that he would like for this to remain as a long-term priority but with so many other projects ongoing, it is not the time to address it now.

Mayor Mann suggested adding a plan for connecting Horner Boulevard to Steele Street as a long-term priority, noting that if the streetscape projects are successful, parking and directional foot traffic will need to be addressed.

Council Member Taylor requested adding a long-term priority item to address properties on First Street in connection with the greenway bond project, but noted that some decisions impacting this in the long-term should be made short-term.

Council Member Taylor requested that a long-term priority item be added to address the Capital Improvement Plan, including a breakdown of recurring costs.

City Council Work Session  
January 19, 2016

Mayor Mann thanked Council for being receptive to a review and restatement of goals and priorities, since documenting them helps with accountability and also helps staff to plan.

Council Member Haire informed Council of recent staff changes at *The Sanford Herald* and noted that the City Public Information Officer Kelly Miller will be working with them.

After discussion, Council set the next workshop meeting for Tuesday, January 26, 2015, at 5:00 p.m. to discuss bond projects and economic development planning.

Adjournment

Council Member Wyhof made the motion to adjourn the meeting; seconded by Council Member Post, the motion carried unanimously.

Respectfully Submitted,

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T. Chet Mann, Mayor

Attest:

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Bonnie Davis, City Clerk

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, January 19, 2016, at 7 P.M., in the Council Chambers. The following people were present:

Mayor T. Chet Mann	Council Member James Williams
Mayor Pro Tem Sam Gaskins	Council Member Rebecca Wyhof
Council Member Jimmy Haire	City Clerk Bonnie Davis
Council Member Charles Taylor	City Manager Hal Hegwer
Council Member Byron Buckels	City Attorney Susan Patterson

Absent:

Council Member Norman Charles Post, III

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

**PUBLIC COMMENT** – (Exhibit A)

Steve Malloy, residing at 2615 Bellaire Drive, Sanford, N.C., spoke on behalf of Adcock and Associates. He invited Council Members to an Octoberfest, to be held at Adcock and Associates, located at 1101 S. Horner Boulevard, from 5:00 to 7:00 P.M., on Thursday, January 21, 2016. A raffle will be held to benefit the Boys and Girls Club.

**APPROVAL OF AGENDA**

Council Member Wyhof made the motion to approve the agenda. Seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

**CONSENT AGENDA**

Approval of City Council Meeting Minutes of December 15, 2015 – (Pages 3 – 13)

Council Member Buckels made the motion to approve the consent agenda. Seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

**CASES FOR PUBLIC HEARING**

Application by Ray Rhodes - to rezone four tracts of land on Wilson Road totaling 2.26 acres +/-, comprised of 121 and 125 Wilson Road and two adjoining vacant tracts, from the current zoning of General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District to allow for the development of a self-storage warehousing facility via a site plan specific zoning district. The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcels 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00, Lee County Land Records – (Exhibit B)

Design Review Coordinator Amy McNeill explained that the request is to rezone four tracts of land on Wilson Road, totaling 2.26 acres from General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District. This is to allow for the development of a self-storage warehousing facility

via a site-plan specific conditional zoning district. Ms. McNeill referred to Exhibit B, which contained a map and a list of permitted uses in the zoning districts. The property was recently purchased by Ray Rhodes with the intention of recombining the four adjoining lots to create one 2+ acre lot for future commercial development. As a reminder, in order to move forward in this manner, Mr. Rhodes did request that one residentially zoned lot be rezoned to General Commercial (C-2) and the Council approved this request in December of 2015. At this time, Mr. Rhodes has determined that he would like to develop the site as a self-storage warehouse facility and has created a civil drawing set and architectural elevations for the project. He is requesting to rezone to a site-plan specific conditional zoning district with the goal of providing a better appearance than is required by the UDO, while allowing a design that differs from the UDO design standards.

Ms. McNeill stated that the current zoning of C-2 is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and outdoor operations. A self-storage warehouse facility is permitted in the C-2 zoning district; however, the design that Mr. Rhodes proposes deviates a little from what the UDO requires. Giving the linear nature of the site, Mr. Rhodes is proposing to narrow the width of the landscape buffer along the western property line and adjoining the residential property from 20 feet to 15 feet. In doing so, he is proposing to fill that 15 feet full of evergreen trees; something that would have vegetation from the ground to the crown and would meet the minimum size requirements of the UDO in installation. The applicant has proposed an evergreen and he would like to stagger them to create a buffer from sound and noise against the proposed development and the lot next door. She mentioned that staff and adjoining residential property owners met with Mr. Rhodes to look at the site plan and go over any questions that the residential neighbors may have.

The 2020 Land Use Plan identifies this area as being retail/commercial area and the proposed land use of self-storage warehouse facilities has been interpreted to be mini-warehousing, self-storage leasing per the UDO, which falls within the general sales or service category. This category includes retail and commercial uses; therefore, the proposed use would appear to comply with the long-range 2020 Land Use Plan. Staff recommends that the City of Sanford Planning Board support the rezoning request as it appears to be consistent with the 2020 Land Use Plan and appears to be reasonable and in the public interest, since most of the area properties are commercially zoned; it has access to public water and sanitary sewer; it is located on a busy public street in close proximity to the intersection of NC Highway 87 South and US Highway 421. The Council recently approved to rezone one of the tracts from residential to General Commercial (C-2). The character of the design with an emphasis on the view from Wilson Road and the robust landscape buffers were also taken into consideration.

When considering the zoning of this property, staff recommends that the reasonableness of the request, the consideration of the public interest, current development trends and the surrounding zoning of the neighborhood be considered by the boards. Reasonable consideration should be given to the character of the area, its particular suitability for uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City. Information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

Mayor Mann opened the public hearing. Ryan Rhodes, one of the property owners and developers, spoke in favor of the project. He stated that last Friday, they met with Mr. and Mrs. Goins at the property to review the concerns they may have. The Goins' were concerned with activity along the

property line and an agreement was written up between the Rhodes and the Goins. There is a row of pine trees that is located on the Goins' property and they were worried about the trees being disturbed and the Goins' have asked the Rhodes to remove the trees for them. He said their intention is to make this property invincible, as was mentioned about the evergreens being planted. Mr. Rhodes stated that they take pride in what they plan to construct.

Mrs. Rosa Goins stated that they did meet with the owners who are going to build the storage units and they came to an agreement as to how they are going to trim their trees and put a privacy fence and they are okay with it.

With no one else requesting to speak in favor or in opposition, the public hearing was closed.

Application by Chad Abbott - to rezone one 2.68 acre +/- tract of land on Bragg Street from the current zoning of Multi-family (R-17) Conditional Zoning District to General Commercial (C-2) to allow for the development of the site in a manner other than a multi-family apartment community. The property is the same as depicted on Lee County Tax Map 9652.10 and 9652.14 as Tax Parcel 9652-45-5078-00, Lee County Tax Records – (Exhibit C)

Design Review Coordinator Amy McNeill explained that in April 2012, the City Council approved a rezoning request by Mr. Rex H. Todd of The Landmark Group to develop a multi-family apartment community on two tracts of land off of Bragg Street, via the site-plan specific conditional zoning process. This approval was based on the rationale that the request appeared to be reasonable and in the public interest based on the information presented in the conditional zoning petition, the availability of public water and sewer, and the frontage on a main thoroughfare such as Bragg Street.

In December of 2015, with the site still undeveloped and no forward movement on the multi-family project, Mr. Abbott submitted a rezoning request to allow for the development of the site in a manner other than a multi-family apartment community. The rezoning application indicates that the site is proposed to be developed as a new State Employees Credit Union (SECU) branch bank; however, if the site were to be rezoned to General Commercial (C-2), any/all of the uses permitted within this zoning district would be permitted, subject to the standards of the UDO.

The current zoning district of Multi-family (R17) Conditional Zoning District was a site plan specific conditional zoning district for Harrington Farm Apartments Community. The design is legally binding on the land; therefore, the property must be rezoned as requested in order to develop it in any other way. The proposed district of General Commercial (C-2) is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations.

The 2020 Land Use Plan Map does not identify a specific land use for the subject property. When considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered.

Staff recommends that the Sanford City Council and Planning Board support this rezoning petition as it appears to be reasonable and in the public interest based on the lack of forward movement for the multi-family project that was approved in 2012, the area zoning, the commercial development in the area,

the availability of public water and public sewer and the frontage on a main thoroughfare (Bragg Street). Please note that information presented at the public hearing may provide additional information that should also be considered regarding a final decision on the requested zoning map amendment.

Mayor Mann opened the public hearing. Steve Malloy, residing at 2615 Bellaire Drive, spoke in favor of the project. He is a commercial broker at Adcock and Associates, and is representing the property owners tonight. Mr. Malloy noted that the apartment project died in 2012 as it was a tax credit program and Adcock and Associates was not awarded the program. He has been talking with Lee County Manager John Crumpton about constructing a State Employees Credit Union on that site. Mr. Crumpton took the matter before the County Commissioners and they voted to allow the Credit Union to build the entrance road to the back of their property and to use that entrance for the Credit Union property as well. The Commissioners were very excited about the project being proposed. A concern from the Commissioners was with the County's new project going in behind the Credit Union, they wanted everyone to understand that there would be traffic on the weekends with overflow parking. The Credit Union came back to the Commissioners and said they would be happy to allow people to park in their parking lot over the weekend.

Jim Parker, with Summit Design, representing Chad Abbott, spoke in favor of the project and was available for any questions.

With no one else requesting to speak in favor or in opposition, the public hearing was closed.

*The Planning Board retired to the West End Conference Room.*

### **REGULAR AGENDA**

#### **Consider Request to Waive Fee for Reinstallation of Sign for Manna Christian Resource Center at 201 E. Main Street – (Exhibit D)**

City Manager Hegwer explained that Manna Christian Resource Center located at 201 E. Main Street, is requesting City Council waive the \$60 permit fee for the reinstallation of their sign. As part of the streetscape project, the sign had to be removed and they are having to reinstall a sign. They are just requesting that the \$60 permit fee be waived.

Council Member Wyhof made the motion to approve the request and waive the permit fee. Seconded by Council Member Buckels, the motion carried unanimously.

#### **Consider Entering into a Contract for Services with MeterSYS (Smart Metering Feasibility Analysis) – (Exhibit E)**

Financial Services Director Beth Kelly stated that this is a contract for Meter SYS to complete a smart metering feasibility analysis, which will enable staff to determine if the City wants to move forward with automated metering infrastructure for our utilities; this means serving as a utility and the associated cost and benefits of the program.

Mayor Pro Tem Gaskins made the motion to enter into a contract for services with MeterSYS. Seconded by Council Member Jimmy Haire, the motion carried unanimously.

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these accounts since they can pursue out-of-state debt, as well as accounts less than \$50 in return for a 35 percent collection fee. The current bad debt outstanding is \$568,322.12.

The third party service option was discussed, including the fact that the estimated annual cost for risk assessments (based on estimates of 900 new customers, \$2.85 per assessment and \$30 monthly web access fee) would be far less than the \$30,000 written off in 2015, which Mrs. Kelly noted was lower than many years. Mrs. Atkinson confirmed that assessments could be performed at the same time new service is requested and would be received immediately. Ms. Kelly noted that most utility providers are using some type of collection service similar to this.

Mrs. Atkinson informed Council that staff also recommends utilizing a third party to help collect outstanding debt. Council Member Taylor acknowledged that they can pursue debt not attainable through other sources. Mayor Mann suggested trying this approach for a year, after which time it could be reviewed to determine how well it worked and whether policy should be revised.

#### Automated Metering Infrastructure (Exhibit D)

Public Works Victor Czar explained that automated meter infrastructure involves using transmitters on water meters to communicate remotely and the system can be used for billing, monitoring usage and remotely terminating service. A hybrid system is currently used to read approximately 19,000 meters served by the city: eight employees read approximately 300 meters daily, while transmitters located on some larger meters are read remotely.

Mr. Czar stated that his department has been approached over the years by many companies selling systems but the current proposal by MeterSYS does not include purchasing equipment and they are not affiliated with a particular brand or company. They offer an evaluation to determine our specific goals and objectives and offer a customized approach on software and how to integrate it organizationally. Several of their employees also have local government experience. Mr. Czar noted that software currently used for meter reading is scheduled for update within the next three years and that expense (estimated at \$15,000 to \$20,000) may be unnecessary if another system is implemented.

There was discussion about the trend of many municipalities moving away from manual meter reading. Fuel and vehicle costs would be reduced, as would the need to add more meter readers. Mr. Czar noted that current meter readers would perform different duties, including more analysis and technical work since meters would still need service. Automation will also lead to a higher level of customer service since improved monitoring would detect problems earlier and they could be resolved before becoming larger issues.

Council Member Wyhof questioned whether using new technology now would be more expensive than waiting for costs to come down, similar to what happened with LED lighting. Mr. Czar stated his opinion that major cost reductions have already occurred but some will still be realized on the newer end of the technology.

Mr. Czar informed Council that staff recommendation is to fund this evaluation at a cost not to exceed \$27,805 (based on the amount of time spent) and to request a short time frame for completion, since implementing a new system would be time-consuming and a decision on software must be made.

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Council Member Williams made the motion to adopt the Grant Project Ordinance Amendment (North Carolina Housing Finance Agency 2014 URP). Seconded by Council Member Wyhof, the motion carried unanimously.

Mayor Mann recessed the meeting at 7:40 P.M. and reconvened it at 7:50 P.M.

Consider Presentation on the Sister City Trip to Yixing, China – (Exhibit K)

A video, prepared by Council Member Byron Buckels, of the Sister City trip to Yixing, China by Council Members Wyhof, Buckels, Gaskins, Tom Snell and Potterer Kevin Brown was presented. Mayor Mann gave a background of how the Sister City endeavor came to fruition. It started through Central Carolina Community College's Confucius Classroom. Council Member Wyhof gave a presentation on the cultural exchange and Mr. Gaskins gave a presentation on the educational and economic development purpose of the trip.

Closed Session

Mayor Pro Tem Gaskins made the motion to go into closed session in accordance with N.C.G.S.143-318.11(a) (4) to discuss matters relating to the location or expansion of industries other businesses in the area served by the public body; and (6) personnel exception. Seconded by Council Member Buckels, the motion carried unanimously.

**OTHER BUSINESS**

Council Member Taylor thanked the Police and Fire Departments for the work they did when the Auto Zone building caught fire.

Council Member Wyhof and Buckels commented on how wonderful the celebrations were honoring Dr. Martin Luther King, Jr.

City Manager Hegwer stated that due to the Annual Chamber of Commerce banquet being held on Tuesday night, February 16, the City Council meeting scheduled for that night is cancelled. He reminded Council Members to let City Clerk Bonnie Davis know if they plan to attend the banquet so reservations can be completed. He stated that Council will hold another retreat on Tuesday night, January 26, 2016, at 5 P.M., in the West End Conference Room of City Hall.

Mayor Mann thanked Council Members and staff for their hard work during the workshops that have been held.

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

City Council Meeting  
January 19, 2016

**RETURN TO REGULAR SESSION AND ADJOURNMENT**

Mayor Pro Tem Gaskins made the motion to adjourn the meeting; seconded by Council Member Wyhof, the motion carried unanimously.

Respectfully Submitted,

\_\_\_\_\_  
T. CHET MANN, MAYOR

ATTEST:

\_\_\_\_\_  
BONNIE DAVIS, CITY CLERK

CITY COUNCIL WORKSHOP MINUTES OF THE  
CITY OF SANFORD, SANFORD, NORTH CAROLINA  
Tuesday, January 26, 2016

The City Council held a workshop on Tuesday, January 26, 2016, at 5 P.M., in the West End Conference Room, of the Sanford Municipal Center, located at 225 East Weatherspoon Street, Sanford, North Carolina. The following people were present:

Mayor T. Chet Mann	Council Member James Williams
Mayor Pro Tem Sam Gaskins	Council Member Norman Charles Post III (arrived at 5:15 PM)
Council Member Rebecca Wyhof	City Clerk Bonnie Davis
Council Member Charles Taylor	City Manager Hal Hegwer
Council Member Byron Buckels	City Attorney Susan Patterson

Absent:

Council Member Jimmy Haire

Mayor Mann called the meeting to order. He said that every elected official needs to be tuned in to what their economic development plan is and if you are not interested in growing the City's infrastructure, you are probably not focused on the right things. We made a commitment to the Sanford Area Growth Alliance (SAGA) and the one-stop shop with the investment of the Buggy Factory, that we would support economic development through those actions. The reason the City Council came on board a couple of years ago when this Council was reformed, was to achieve a goal that SAGA has of reaching a 1,000 new jobs in the next five years, of which we are one year in. One of the things Council will see tonight is the hurdles that allow us to reach those jobs and there are many. Bob Joyce has a checklist of items that he has to check off when proposals are submitted by industries. If we cannot check them off, then we do not have a shot at landing the company. Site selectors do not need to come to Sanford if we cannot meet the criteria. Tonight is a culmination of how we are going to change in a fashion that would allow us to collaboratively work with the County, and a private group for the same goal. Council will be asked to think about how the City influences that growth and at the end of the day, Council needs to come to a consensus and make some decisions that will advance this agenda in order to open up development in the industrial park. The decisions made tonight going forward, will probably define Lee County for the next twenty years or longer.

Discussion Regarding Central Carolina Enterprise Park

Public Works Director Vic Czar advised that sometimes when industrial clients make a visit, they hire a firm to help them "weed out" where to go and what they want to do; they give them a set of criteria to narrow it down.

Community Development Director Marshall Downey explained that they want to give them some background information and talk about the opportunity on how we can participate in a public/private partnership and build on that opportunity, from a competitive standpoint. He referenced a map showing areas in green that have been annexed into the City (Deep River Forest consisting of 600 acres in 1999) which is served by City services (Exhibit A). In 2007, the City further committed to additional 400 acres to Deep River Forest, totaling 1,100 acres north of the existing or proposed expansion of the industrial park. He showed a gap that is not annexed into the City limits. From a strategic growth standpoint, the

gap areas need to be annexed into the City. Staff has approached the developer of the park about the possibility of annexing the property into the City. As Council recalls, Duke Energy performed a study called the "Duke Site Readiness Study." It essentially looked at different elements and identified both strengths and weaknesses of the proposed park. One of the weaknesses was the inability to have common ownership of the properties and to some degree that has been resolved. We have a developer, who has been able to assemble a good amount of that property, has approached the City and the County and others about possibly partnering together to move forward with this project. He explained that when you look at how we want to grow the City and extend services in a logical manner, as well as some of the opportunities with what Duke Energy has identified as being a Site Readiness Program, they are actively marketing this area. It is one of thirteen sites across the state being identified as site ready. He noted where the County has constructed a road into the industrial park.

Mayor Mann added that McCallum Sweeney, the economic development arm of Duke Energy, identified the proposed industrial park as being Duke Energy Site ready. Being one of thirteen sites in three to four states, gives us Duke Energy's people pushing and promoting our product. Some of the things Council will hear tonight are things that they recommend that we absolutely do. They said that we are miles ahead of most sites, but there are lots of things that need to be done to be competitive. The Duke Readiness Site is the distinguishing factor that separates you from some of the competitors.

Mr. Downey said one of the biggest weaknesses we have had in the past is the lack of product development and having areas that are shovel-ready sites.

Mr. Czar advised that it is important to have those large areas in the city limits to grow in the northerly direction. It helps with the efficient delivery of services – fire, police, trash pickup, limbs and leaves, etc. You would be connecting city limits to city limits. The County constructed a road into the industrial park and the existing industrial park is very close to being full. Duke Energy came and look and thinks the industrial park is a good thing. They created a matrix of the weaknesses. One of the biggest weaknesses was there were four property owners. When companies come, they like to reduce the risk that they are about to embark upon. Having to deal with more than one owner is a problem. That problem has been solved; a private developer(s) has purchased the properties and the owners are willing to talk about annexation. We have been told for years, we need product development. To succeed, you need your utilities in ground, site ready, and possibly a building constructed. Eighty percent of the industrial prospects asked for existing buildings first and we do not have any.

Mr. Czar stated that with all that information put together, staff thinks this is an opportunity to check off the boxes that Mr. Joyce has spoken about. The next question is what kind of product you want to present to attract certain types of businesses, as well as, representing yourself. The City, County and the private partnership working together could create a product that would have street trees, pathway created in a greenway type sense (quality of life) – maybe curb and gutter, and signage. It sends a message that we are interested in high quality development.

Mr. Hegwer advised that the County has invested in the roadway, so you have an investment in excess of \$1 million. You have passed some of the hurdles. The land has been purchased by a private developer. We need to look at this issue closely.

Mr. Czar added that the County is committed to installing powerful fiber optic cable. We have been approached to enhance the entrance of the park. The developer has started conversations with the County about maybe them participating in the funding of some of it, to make it a 2020 industrial park, not a 1970s industrial park. We want to send a positive message of what we are trying to achieve, with a visibility from U. S. Highway #1 of Central Carolina Enterprise Park.

Mr. Hegwer added that this would line up with the Triassic site, which is right across the road from the park.

Mayor Mann noted that he is being told that all the new industrial parks being built in the 2000s have amenities. The ones that are the most successful have some level of amenities; if we don't, it may be judged against us in gaining industries.

Mr. Czar stated that amenities are important with utility infrastructure – water, sewer, and fiber optic are a must for a park. You will need to select cut some trees for visibility. If you can get one business landed in the park, it would be huge, as it would set the tone for what the park would look like.

Kirk Bradley, one of the developers, said that what he has learned in this process and seeing what other places have developed, and in particular, Alamance County, they are five years ahead of us in where we are with SAGA – in terms of getting the community organized and having the pipeline. Some of that had to do with the general economy, the state and how it is organized in terms of economic development. In the McCallum Sweeney Study, Alamance County is on the right hand side of the risk curve from a job creator's standpoint. The property is zoned; utilities are in place, which includes broadband capacity. Mr. Bradley informed Council that they are talking with someone on constructing a 100,000 sq. ft. plus spec building. It would be a precast concrete building, which is what industries are looking for – a modern looking building. The product is all the terms they have talked about - the land, infrastructure and that it is all in place. In Alamance County, they have a couple of spec buildings going at any one time, and they are leasing them out. They are building them because they have the confidence that they will have a lease. The good news is, before the downturn in the 2000s, we would have four projects at any one time in our economic development cue; we now have 20 projects in the cue. Mr. Bradley stated that tells him we have a pipeline. Eighty percent of them are looking for pre-existing buildings. The developers are organizing this based on what McCallum Sweeney and Duke Energy has told them. We need to create a pipeline of both land product and eventually, building product. That can only be done through a combination of efforts of the City, County, and private developers trying to make up the difference.

What they are hoping is to develop Central Carolina Enterprise Park on both sides of the road. As you know Baxter Pharmaceuticals was going on to the Triassic site. They are a big job creator, large investment, large number of jobs – they want 100 to 200 acres, which is what the Triassic site is best suited for. They want the flexibility to develop what businesses are looking for on the south side of Colon Road.

Mr. Hegwer referred to the “Weighting Business Factors” chart, (Exhibit B) which is what businesses are looking for when site locators come. Mayor Mann added that if you cannot check off the criteria, we are out of the picture. You have to check off the boxes, and then it comes down to the incentive package.

Mr. Hegwer advised that when former Mayor Cornelia Olive was in office, she went to visit Dick Sears, Economic Development Director, in Holly Springs. The first thing he told her was, we hope you are not competitive. We hope you do all the wrong things because we are going to be competitive. Mr. Sears stated that we are going to get Novartis and they are going to locate in our industrial park because you do not have what it takes. He basically said that they were going to do whatever it takes to get Novartis.

Mr. Czar displayed pictures (Exhibit C) of the industrial parks in Holly Springs, Four Oaks, and Wilson. He noted that Holly Springs has lighting, a four-lane road, median, curb and gutter, sidewalks, drainage, nice landscaping and street trees. Wilson's power is not underground. Property ownership was taken care of and ready for business; Four Oaks has nice signage, nice LED lights, curb and gutter, median, and two-lane road. These amenities are important to all companies.

Public Information Officer Kelly Miller added that when they took the pictures, the Holly Springs business park did not have the entryway so they did not know they were at the park until they saw the banners. They had the sign on one end but not the other. There were people who were walking and running at Holly Springs. At Four Oaks, their signage was everywhere and easy to find. They had one entrance and once you got into it, there was a round-a-bout that was awesome that circled you back out. In Wilson, they had nice signs at every entrance but did not have much on the inside.

Mayor Mann noted that in Alamance County, it had sidewalk, curb and gutter all around the industrial park and there were dozens of people walking on them during the work day.

Mr. Czar referred to a conceptual drawing (Exhibit D) of the proposed Central Carolina Enterprise Park showing street trees and a walking path with a substantial drainage swale. If you do not have a nice drainage swale, it can get ugly. On the back side is a greenway approach and sidewalk approach. This is where the developer would like to go. They have not gotten into an agreement in terms of who is responsible for what in the park. We need to keep in mind it is not a requirement for the developer to do these things. The developer is willing to be annexed.

Mr. Taylor asked what differentiates us in what we are trying to do, as opposed to what Alamance County, Holly Springs, Wilson is doing; is there anything that would set us apart from them – appearance wise, or structural wise?

Kirk Bradley displayed a picture of the proposed signage entering the enterprise park (Exhibit E). He stated that the first and foremost is the signage. The signage proposed at the Central Carolina Enterprise Park is a 94-foot sign. It is metal and is a very distinctive sign and it will set the tone. He said they plan to construct a spec building at the entrance and it will be very modern. Based on conversations, he may have a building occupied by January 1, 2017. The name makes a difference. The park in Alamance is called the North Carolina Industrial Center and they told him that because of the name, they have missed out on data centers and pharmaceutical projects because they do not want to be in an industrial center. That is why they picked the name Enterprise Park because it is broader and far more reaching.

Mr. Bradley added that having the airport is another asset. He said that a lot of places do not have the water and sewer capacity; the broadband is another asset that sets up apart – it is 10 GBs. It will

be very fast. He felt that the signage is another. One sign will be on the south side of Colon Road and one on the north side. They plan to trim the trees so that the signage will be seen from U. S Highway 1. The signs cost \$125,000 each because they are large signs. They are designed to be seen at 70 MPH.

Mayor Mann added that the Duke Readiness Program is also something else that sets up apart. We are one of only thirteen sites in the southeast. The largest economic development group is Duke Energy in the southeast and having them behind you when you have a product they can sell, is a big deal.

Mr. Bradley stated that Central Carolina Community College is another big asset. There is a California company, tired of regulatory and tax environments, that is looking to relocate. We are a finalist with Virginia, Texas, and North Carolina. Another company came that loved the welding program and manufacturing – the workforce and skill training is a big factor.

Vic Czar stated from staff's perspective, we are interested in efficient delivery of city services; that is strategic in terms of land area location for the efficient growth of the City. The City and County have a potential public/private partnership to create a product which staff has been told we lack. Staff feels that a quality product is important.

Mayor Mann asked for a consensus from Council on moving forward with this issue to take the next step. Mr. Czar stated the private developer is pursuing certification from the state with the proposed park. Mr. Hegwer explained that the site will produce something different. Mr. Czar stated that you have Duke Readiness site certification through the state, another site that is certified across the street (Triassic), broadband, and you will have a quality product. You will have private individuals very interested in marketing because they are looking for a return on their investment and you cannot blame them.

Mr. Taylor stated that Triassic may attract somebody different but will attract affiliate companies that could support their infrastructure. When the BMW plant located in Gaffney, it was the other companies that came with BMW that employed a lot of people, such as material suppliers.

Mr. Bradley added that we cannot forget about the Moncure mega site; that is part of this equation. If an auto manufacturer would locate there, they would chew through what we have here in a short period of time because of all the ancillary suppliers that would come and support a large scale manufacturer.

Mr. Bradley said that the Moncure mega site is one of four mega sites that is certified in the state; it was the old Allied-Fiber plant. There is already water and sewer; however, they are expanding the water and sewer. The site contains about 3,000 acres and there is one piece of about 670 acres without any water force mains going through. He did not know of another site in the southeast that big, which makes a huge difference in terms of how you grade it and some of the costs to put the 500+ million square feet of a manufacturing plant. This location is ten minutes from the entrance to the proposed Central Carolina Enterprise Park. Mr. Bradley felt confident that North Carolina will get an auto manufacturing plant sometime within the next cycle of plant locations; that should be part of the equation also.

Mayor Mann said there would be considerable meetings and planning and work from the staff level on this project. It will be a seven figure commitment of some sort but we need consensus of Council to continue to work on this project.

Mr. Taylor felt that Council needs to know what the next steps are and what we are committing to – precisely short-term and long-term.

Mayor Mann stated that the next step is they are going to develop a master plan for the new enterprise park and bring it to staff and then staff will put a pen and paper to it and try to prepare a developer's agreement so we know what each party is going to do.

Mr. Czar stated that they can put something together as to what they think is reasonable and bring it back to Council.

Mayor Mann added that the County Commissioners will be discussing this at their retreat on Friday. He stated that the Planning Department is going to be involved and there will be conditional zonings, etc. and he did not want them to go through all this if Council was not in agreement.

It was the consensus of the Council Members to move forward with this issue. The meeting was recessed at 6:10 P.M. and reconvened at 6:30 P.M.

#### Discussion Regarding Sewer Services to the Town of Pittsboro

Public Works Director Vic Czar informed Council that the Town of Pittsboro is in a position where they need help with the treatment of their wastewater; they are bumping up against their capacity. One of the options they have looked at is bringing their wastewater to our treatment plant. They have submitted some documents to the state and we are one of their preferred alternatives. We have capacity at the City's wastewater treatment plant (WWTP). Pittsboro is requesting two million gallons per day. We have an opportunity to treat that amount of wastewater and still have capacity at the WWTP for a couple of decades. We can contract with them and it could be a cheaper alternative for them rather than expanding their own treatment plant. Pittsboro would like a consensus from Council if that is something they are willing to pursue in a meaningful manner. Details and cost would have to be worked out. Mr. Czar said it is a win-win; it would provide some economic stability to our wastewater fund.

Mr. Taylor asked where is the wastewater plant at capacity wise? Mr. Czar replied about 4 MGD. Mr. Taylor stated that is about 33 to 35 percent. Mr. Taylor said it is contradictory to what we are trying to do as far as housing growth in our area. We are giving them a green light in that area. If you go towards Saxaphaw toward Pittsboro, you will see neighborhoods that have curb and gutter that have not developed because of some of these same issues. Wherever the water goes, the growth is going to grow; that is the concern he has from this standpoint. Mr. Taylor asked if the shoe was on the other foot, would they be talking to us about supplying us water if they knew we would grow exponentially. Mr. Czar stated that Pittsboro is going to either expand their own plant or the City can treat their wastewater.

Mr. Hegwer stated that if we could treat their wastewater, it would give us a stable revenue source in the future. The City has made a large investment in our plant and we are not maximizing our investment.

Mr. Williams reminded Council that when the WWTP was expanded the last time, the state took the attitude Sanford could be a regional sewer plant and the state gave us a permit for 12 MGD.

Mayor Mann stated that two years ago he was against the idea. However, after talking with the old mayor and new mayor of Pittsboro and mayor pro tem, he wanted to be sure we would not be selling our capacity. Mayor Mann spoke with staff and has learned that if you look at our growth over the last twenty years, we have grown about 1.8 percent. Raleigh is one of the fastest growing cities in the country in the last twenty years; they have grown over 3.5 percent. If we grew at 3.5 percent at our consumption rate, we would still have to triple our population to 90,000 and we would have to triple our manufacturing base before we would have capacity issues. The problem is we have one cash account called water and sewer and we are not using it. We need customers and we have all this capacity. Being a partner, may protect us from some state interventions and would give us a revenue stream we do not have. In talking with Pittsboro former mayor and new mayor, their projection is a slow ramp up and it would take fifteen years to get to 2 MGD.

Kirk Bradley stated that giving Pittsboro sewer will help us grow, because if Chatham Park is successful, it is going to change the center of gravity; there are a lot of reasons they need this plant to make sense. Jordan Lake is already impacted; they will use less water because they are more efficient in flushing and requirements and in addition, they are not going to let people irrigate their lawns with potable water. He advocates that this would be a win-win and maybe in the end, we can sell them reuse water to irrigate their lawns they are building and then we would virtually have unlimited capacity.

Mr. Czar stated that Mr. Bradley is right; Jordan Lake is already environmentally impacted. Revenue wise, we have 8 MGD capacity we can sell. If we contract with Pittsboro, it will take 10 to 20 years to fill it up and we can collect revenue on it and still have capacity. With the added revenue, you can expand the system; you can fix the system; or you can go down on the rates.

Mr. Hegwer stated that we provide wholesale services to Broadway, Chatham County, and Carolina Trace. If an automobile plant would be built in that part of Chatham County, you would probably serve it too.

Mayor Mann stated that this ties in to our wastewater master plan and our land use plan. He saw this as an opportunity to bring this issue before Council, because it could give us a revenue stream to help us with our wastewater master plan and land use plan. You can lower rates, repair our system or expand services.

It was the consensus of Council Members to move forward with discussions with Pittsboro.

#### Utility Payment Processing Options – (Exhibit E)

Financial Services Director Beth Kelly explained the current utility payment processing options; which are through the lockbox via check or e-checks which is mailed to the Charlotte Post Office, bank draft and walk-ins available from 8 A.M. to 5 P.M., which can they can pay with cash, checks, credit card, or call-in over the phone and pay with a credit card. During the month of December the following percentages were utilized by customers: lockbox – 29% of collection; bank draft-14%; walk-ins – 23%; call-ins – 12%; on-line payment -16% and drop box – 6%. Available 24 hours a day; seven days a week are on-line payments which are paid by e-check and or credit card; our drop box is the drive-thru where you can physically place the payment in an envelope and put it in the drop box.

Mrs. Kelly said that the majority of the payments are made through the lockbox and walk-ins. We have a large percentage that walk-in and pay by cash only. They have looked at different options because of comments of after-hour payment options. One possibility is a utility payment kiosk which would be available 24 hours a day, 7 days a week; it would accept cash, check, and credit cards; and is multi-lingual interface. You can pull up your account and there is an option for a bar scanner recognition. If you have your payment stub with you, the machine will read the barcode from it.

Mrs. Kelly displayed three pictures of utility payment kiosks; one was a picture of a drive-up kiosk in Asheville; picture of a free-standing for inside a building and a weatherized kiosk. We would have a lease on them and own them in the end. You pay a monthly fee for maintenance because of the software; they would make sure it is updated and everything is interfaced to our billing software.

Mrs. Kelly suggested placing a free-standing kiosk in the Police Department where people would feel safe using it. She suggested seeing how many people will use it and possibly purchase a second kiosk to place it in another section of the City. A free-standing kiosk will cost around \$30,000; however if you weatherize it and build around it, you will have additional construction costs.

Mr. Taylor suggested charting who pays their bills geographically in person. Revenue Manager Karen Atkinson stated if these machines were placed in satellite locations, it took longer for the payments to process. They would pay a higher fee for the payment to be posted the next day. She added that a lot of the City's customers pay on the last day.

Mrs. Kelly added that it comes down to what kind of customer service you want to provide. Regarding the on-line payments, Council chose not to pass on those fees to the customer; it is an efficiency and is an ability to help the customer pay; it does cost us more. Mr. Taylor stated that if it is costing us, you should pass on that cost to the customer.

Council Members viewed a video showing how the payment kiosk works.

Mr. Taylor said that he would like to see where the numbers have trended and see if there is anything we can do that can help push in one direction or another. Mrs. Kelly responded that you have a large percentage of customers who pay in cash only. The issue with another business collecting is we are government, not like Windstream or Central Electric. The kiosk would be another option to the customer to pay their bill on time.

Council Member Taylor suggested having GIS Director Don Kvasckitz map out where the payments are being paid in person and plot them on a map and that will tell you where the demand is – location wise. If 80 percent is being paid from Jonesboro, then locate the kiosk somewhere in Jonesboro.

Mrs. Kelly said the complaints are not being able to pay after 5 PM and they do not want to wait in line.

Mayor Mann suggested studying this issue further and check to see if Mr. Kvasckitz can map it out as to where the payments in cash are coming from (location wise).

City Council Workshop  
January 26, 2016

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

**ADJOURNMENT**

Council Member Wyhof made the motion to adjourn the meeting; seconded by Mayor Pro Tem Gaskins the motion carried unanimously.

Respectfully Submitted,

\_\_\_\_\_  
T. CHET MANN, MAYOR

ATTEST:

\_\_\_\_\_  
BONNIE DAVIS, CITY CLERK

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, February 2, 2016, at 7 P.M., in the Council Chambers. The following people were present:

Mayor T. Chet Mann	Council Member James Williams
Mayor Pro Tem Sam Gaskins	Council Member Rebecca Wyhof
Council Member Jimmy Haire	Council Member Norman Charles Post, III
Council Member Charles Taylor	City Manager Hal Hegwer
Council Member Byron Buckels	City Attorney Susan Patterson
City Clerk Bonnie Davis	

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

**PUBLIC COMMENT**

No citizens signed up to speak during public comment.

**APPROVAL OF AGENDA**

Mayor Pro Tem Gaskins made the motion to approve the agenda. Seconded by Council Member Wyhof, the motion carried unanimously.

**DECISIONS ON PUBLIC HEARINGS**

Application by Ray Rhodes - to rezone four tracts of land on Wilson Road totaling 2.26 acres +/-, comprised of 121 and 125 Wilson Road and two adjoining vacant tracts, from the current zoning of General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District to allow for the development of a self-storage warehousing facility via a site plan specific zoning district. The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcels 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00 Lee County Land Records.- (Exhibit A)

Community Development Director Marshall Downey explained that a public hearing was held on January 19, 2016, with the Planning Board present. The Planning Board recommends that the City Council of the City of Sanford approve the rezoning request. To meet the consistency requirement with the Long Range Plan in making this decision, the City Council hereby finds that this request appears to be consistent with the 2020 Land Use Plan; it appears to be reasonable and in the public interest since most of the area properties are commercially zoned properties; it has access to public water and public sanitary sewer; it is located on a busy public street in close proximity to the intersection of N.C. Highway 87 South and U.S. Highway 421 and the Council recently approved to rezone one of the tracts from Residential to General Commercial (C-2). The character of the design with an emphasis on the view from Wilson Road and the robust landscape buffers were also taken into consideration.

- Consider Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina - (Exhibit B)

Council Member Post made the motion to approve the Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina. Seconded by Council Member Buckels, the motion carried unanimously.

Application by Chad Abbott - to rezone one 2.68 acre +/- tract of land on Bragg Street from the current zoning of Multi-family (R-17) Conditional Zoning District to General Commercial (C-2) to allow for the development of the site in a manner other than a multi-family apartment community. The property is the same as depicted on Lee County Tax Map 9652.10 and 9652.14 as Tax Parcel 9652-45-5078-00 Lee County Land Records.- (Exhibit B)

Community Development Director Marshall Downey explained that a public hearing was held on January 19, 2016, with the Planning Board present. The request is to create a conditional zoning district with the intent to construct a State Employees Credit Union at this location. The Planning Board recommends that the City Council of the City of Sanford approve the rezoning request. For the purposes meeting the consistency requirement under statute with the 2020 Long Range Plan, in making this decision, the City Council hereby finds that this request appears to be reasonable and in the public interest based on the lack of forward movement for the multi-family project that was approved in 2012, the area zoning, the commercial development in the area, the availability of public water and public sewer and the frontage on a main thoroughfare (Bragg Street).

Mr. Downey advised that the original agenda packet for the City Council meeting on January 19, did not include all the necessary signatures. Those signatures have been included in Council's packet tonight.

- Consider Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina - (Exhibit C)

Council Member Taylor made the motion to approve the Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina. Seconded by Council Member Post, the motion carried unanimously.

## **REGULAR AGENDA**

- Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 - (Insurance Proceeds) - (Exhibit D)

Financial Services Director Beth Kelly explained that the ordinance amends the annual operating budget to appropriate \$18,195 in miscellaneous revenue in the General Fund to the Public Building Department in the General Fund. These are insurance proceeds received to pay for the repairs made to City Hall when it was damaged by a lightning strike. Council Member Wyhof made the motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016. Seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

- Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 - (Public Works Reorganization) - (Exhibit E)

Financial Services Director Beth Kelly explained that the ordinance amends the annual operating budget to appropriate funds required for the reorganization of the Public Works Department. Mayor Pro

Tem Gaskins made the motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016. Seconded by Council Member Post, the motion carried unanimously.

Consider Approval of City Manager Employment Contract – (Exhibit F)

Mayor Mann advised that Council Members met with the city manager two weeks ago and conducted an evaluation/review and Mr. Hegwer received high marks. Part of the outcome was Council wished to bring forward an employment contract for the city manager. They felt that Mr. Hegwer has done an exemplary job and responded to all Council Members' needs. In exchange for an exemplary review, they felt it was in their purview to offer Mr. Hegwer an employment agreement, which offers a severance package and allows for a termination for cause. They felt he should have some level of security through an employment contract. It allows up to 26 weeks of severance; two weeks of pay for every year of service up to 26 weeks. Council was unanimous on the employment contract.

Mayor Pro Tem Gaskins made the motion to approve the city manager's employment contract. Seconded by Council Member Post, the motion carried unanimously.

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 – (Administration) - (Exhibit G)

Financial Services Director Beth Kelly explained that the ordinance amends the annual operating budget to appropriate funds in the amount of \$4,500 to the Administration Department to reflect the city manager's new employment contract just approved by Council. Council Member Wyhof made the motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016. Seconded by Council Member Post, the motion carried unanimously.

**OTHER BUSINESS**

Mayor Pro Tem Gaskins expressed appreciation to staff. He stated that Council and staff have gone through numerous hours over the past month with their working well beyond the normal, anticipated times to keep Council informed and bring them abreast of all the changes happening and in seeking Council's direction.

Council Member Taylor mentioned that this is the 90<sup>th</sup> Anniversary of Black History Month. He asked for an update on the move to the Buggy Factory.

Community Development Director Downey stated that staff has been in the building for a week and a half. They have worked out most of the major issues, although there were not many. They are still working to do some punchlist items with Progressive in terms of moving some signage to make it easier to route people through the building. From the standpoint of the public and access, it is fantastic to have a one-stop shop. A lot of people who have come by, used to work in that building and he has learned a lot of history. A request came in the other day and before they moved to the Buggy Factory, he would have to email, or call and wait to respond; it might take a half a day. Now, he can walk down the hall and within fifteen minutes, get the sections working together; which will increase once SAGA moves in. The biggest problem he has is keeping people from using all their conference rooms. The Buggy conference room is amazing with the smartboard.

Mayor Mann stated that a ribbon cutting will be held for the Buggy Factory on Monday, March 7 and Secretary Klutz will be attending. Secretary Klutz is excited about attending because it was one of

the few buildings that was not connected to textiles and cotton necessarily; other things were manufactured in the building. Mr. Downey noted that there could be a conflict that day with the timing; so the timing could change.

Mr. Hegwer added that we may want to invite our representatives from the General Assembly who worked closely on that tax credit situation. Our staff is working with SAGA to hold a nice reception.

Mr. Downey is working with Council Member Haire to create a collage wall image when you come in off Chatham Street. He also added that parking has not been an issue so far.

Mr. Haire stated that the Railroad House has a bumper guard that was made at the Buggy Factory and Fred Von Canon has a plaque in his home, where the Department of Navy presented an award for being a military supply manufacturer and they might contribute those items to the Buggy Factory for display.

Mr. Hegwer announced that the City Council meeting scheduled for Tuesday, February 16, has been cancelled due to the Annual Chamber of Commerce banquet being held that night. He reminded Council of the J. Glenn Edwards Elementary Leadership Day on February 23 from 9 A.M. to 11 A.M. He passed a SAMET (construction company) brochure around that included the proposed Central Carolina Enterprise Park and showed the available properties in the park.

Mayor Mann thanked Council for their time spent on the workshops and asked Council to pay attention to the visioning process, which includes the short-term and long-term priorities. He mentioned that City Manager Hegwer and he will be attending the NC Metro Mayors Annual Meeting on March 2, in Rocky Mount. They will be talking about issues that affect cities and what they will be lobbying and advocating for in the future.

Mr. Taylor asked about the status of potential diagonal parking on Carthage Street. Mr. Hegwer replied that staff spoke with the N. C. Department of Transportation and requested them to look at angle parking on Carthage Street between Moore Street and Horner Boulevard. A sketch was mailed to the D.O.T. We told them if we could install angle parking, we would like to do it as part of the streetscape project. The D.O.T. responded and said that they looked at it and have several concerns. The D.O.T. said they could discuss it before or after the next meeting the City will have with the D.O.T. next Thursday. The D.O.T. would like to see before the meeting, how the City plans to drop lanes on Carthage Street, south of Horner Boulevard, as well as, lane use arrows and also they need to see if an 18-foot angled parking space would allow a crew cab pickup truck to park without blocking an 11-foot travel lane. Staff does not think it will block anything. They would also like to see the traffic count calculations to see if one lane would support existing capacity in that area and to not mention the signing and sealing plan revisions for these lane configurations. Mr. Hegwer stated that at this point, staff believes this would require some assistance from a traffic engineering firm to put this together quick enough in order to have the D.O.T. to take a look at it. Mr. Hegwer asked for a consensus from Council to move forward and have an engineering firm to put this information together. Council Members gave its consensus to move forward and hire an engineering firm.

Mr. Taylor added that he has spoken with Temple Theatre and Illusions and others on that road, and he received no resistance whatsoever on diagonal parking. He received good support that it would

be a wise choice in that area. There have been problems in the past with the elderly parallel parking on that street.

Financial Services Director Beth Kelly gave a brief summary of the City's Quarterly Budget Report ending December 31, 2015.

Mayor Mann recessed the meeting at 7:50 P.M. and reconvened it at 7:55 P.M.

**NEW BUSINESS – (Items for discussion and action will only be taken if necessary. Otherwise, these items will be placed on the next agenda for approval.)**

**Consider Visitor Services Program – (Exhibit H)**

CEO and Director of Sanford Area Growth Alliance (SAGA) Joy Thrash spoke on the need for a Visitor Services Program. She said it is something that could be easily brought together with the right support. She referred to Exhibit H, a letter she wrote to Mayor Mann. She read a quote from the beginning of the letter that stood out to her from the Economic Development Partnership of NC, "more than 40,000 North Carolina businesses produce goods and services to support visitor demand, with travelers contributing more than 25 percent of their total products and services." She said that we are missing out on an opportunity to contribute to those numbers. When you take a map of the counties that surround Lee County, every county has a Visitors Services Bureau/Center, something that focuses visitors' services in their county. Thinking that we are well-centered with these counties surrounding us, it makes sense that we could be a destination location for folks that might want to do something here with other counties.

Ms. Thrash stated that when she became the CEO for SAGA, in the program of work, there were about two and one-half pages dedicated in the program of work fulfilling visitors services initiative and she knew that was an area Sanford is lacking in and she took it on as her responsibility as the CEO to see how we can start making that happen. We have someone covering our Chamber of Commerce area and someone covering economic development, but we are missing the visitors' services component. This is an important part of economic development; thinking about the hospitality industry. As she has spoken with different people, some of the things she has been told is the "timing has never been right; there was a downturn in the economy; lack of strategic focus; shortage of funding; and maybe no leadership structure. As she has thought about these items, she started thinking that we have the answers to those things as the economy is turning around; the timing has never been better with the consensus of everyone working together in the community; we do have the leadership and it makes sense for the Growth Alliance to be the organization that brings these people together; we have no specific interest just in arts or recreation or just in agricultural; just in hospitality.

Ms. Thrash stated that the thing she continues to hear is that we will look at this and hopefully get the Occupancy tax increased and we can fund it through that; however, what if we don't get the occupancy tax. She put together the idea of starting with a program manager type position which would be part-time; have some funding for some marketing opportunities and at least start to develop processes to promote things that are going on in Sanford and Lee County; not only internally, but also externally throughout the state; depending on what the event would be. We do not have that process in place now and we are missing opportunities every week to be able to promote something within the County and the City, or either work with a group that wants to come in and do something within the community.

She added that the program manager position would be a part-time position funded through support from the City, County, and we have been able to create some private funds to help with it as well. This person would help start developing the processes to put this program in place; get a focus on the internet so that we can have a place for people to land and know what is in Lee County to visit. This person would work through a committee that would come together representing all the different areas she mentioned. She plans to start the committee meeting in the next couple of weeks even without the position, because people are eager and excited to get this done and we don't want to lose momentum. As this position develops, if the Occupancy Tax would be increased, then we can fully fund this position. The concept is to develop this into a director's position that would be equal to Bob Joyce's role in economic development and Meg Moss, as the Chamber director. This person would be focused on visitors' services. Adding to the concept would be bringing in the train depot that the City purchased just for the idea of having a visitors' center. In talking with individuals, the concept would be to not just to have brochures that someone would come in and pickup. If they come to the Depot, we would have all the areas living and breathing – agricultural community could have a section dedicated to show people what is here to offer; recreation – show the things we have such as kayaking on the river; arts display from a local artist that rotates out once a month, etc. They just need the resources to make this happen. She requested funding in the amount of \$25,000 from the City and not wait to see if the Occupancy Tax is increased. She will be presenting this funding request to the County.

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

**ADJOURNMENT**

Mayor Pro Tem Gaskins made the motion to adjourn the meeting; seconded by Council Member Buckels, the motion carried unanimously.

Respectfully Submitted,

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T. CHET MANN, MAYOR

ATTEST:

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BONNIE DAVIS, CITY CLERK



**North Carolina Wildlife Resources Commission**

Gordon S. Myers, Executive Director

**Deer Urban Archery Season Renewal Form**

**Name of Municipality:** City of Sanford

February 3, 2016

**County:** Lee

Participation in the **2017 Season** (dates are *Jan. 14 to Feb. 18*)  Yes  No

It is Wildlife Management policy to provide a complete list of participating municipalities to the hunting public in the *Regulations Digest*.

Please indicate a phone number and/or Internet address for listing in the *2016-2017 Inland Fishing, Hunting and Trapping Regulations Digest*:

**Phone:** \_\_\_\_\_

**Internet address:** \_\_\_\_\_  
(Please Print)

Are there any changes to the map submitted with your participation letter?  Yes  No

*If yes, please attach new map to this form. (No larger than 11" X 17")*

**Name of Municipality Representative:** \_\_\_\_\_  
(Please Print)

**Signature of Municipality Representative:** \_\_\_\_\_

Thank you for your interest in the management of our state's wildlife resources. Please complete and return this form to: Division of Wildlife Management, 1722 Mail Service Center, Raleigh, N.C. 27699-1722 by **April 1, 2016**.

David T. Cobb, Ph.D., Chief  
Division of Wildlife Management  
(919) 707-0050

**Ordinance Repealing Certain Speed Limits and  
Enacting New Speed Limits on Various Roads  
Within the City Limits of Sanford  
Due to the Renaming of US 421 to US 421 Business**

WHEREAS highway U.S. 421 runs through the City Limits of Sanford and has been known as U.S. 421 for years; and,

WHEREAS, North Carolina Department of Transportation constructed a by-pass around Sanford which is now known as U.S. 421; and,

WHEREAS, upon the completion of the by-pass, U.S. 421 running through the City of Sanford became known as U.S. 421 Business; and,

WHEREAS, U.S. 421 and U.S. 421 Business are part of the State Highway System; and,

WHEREAS, to facilitate the renaming of this road to U.S. 421 Business, the need exists to correct the ordinances stating the speed limits on U.S. 421 to U.S. 421 Business by repealing and enacting ordinances on U.S. 421 Business; and,

WHEREAS, the Department of Transportation has requested the City of Sanford to concur with them in repealing the speed limit on U.S. 421 and enacting the speed limits on U.S. 421 Business, and

WHEREAS, a portion of Cool Springs Road from Valley Road to US 421 Business also needs to reflect the reclassification of U.S. 421 to U.S. 421 Business; and

WHEREAS, a portion of Carthage Street from Horner Blvd to Hawkins Ave. also needs to reflect the reclassification of U.S. 421 to U.S. 421 Business.

NOW, THEREFORE, BE IT ORDAINED, by the SANFORD CITY COUNCIL that:

1. The Sanford City Council declares that it concurs with the North Carolina Department of Transportation that the speed limit on the following sections of roads within the City Limits of Sanford are hereby repealed:
  - 45 MPH - U.S. 421 from a point approximately 0.17 mile south of NC 87 northward to NC 42-78 (Main Street) (State Ordinance #1026333)
  - 45 MPH - Bragg Street (U.S. 421-NC 87) from the southern corporate limit, Dogwood Street, to Main Street (NC 78-NC 42) (State Ordinance #1026288)

- 55 MPH - U.S. 421 from a point approximately 0.04 mile south of SR 1526 northward to a point approximately 0.17 mile south of NC 87 (State Ordinance #1026334)
  - 45 MPH - SR 1326 from SR 1325-SR 1348 eastward to U.S. 421 in Sanford (State Ordinance #1026338)
  - 20 MPH - Carthage Street (U.S. 1 Business) from Horner Boulevard (U.S.421-NC 42-87) to Hawkins Avenue (U.S. 1 Business) (State Ordinance #1026282)
  - 55 MPH - U.S. 421 from a point approximately 4,400 feet west of SR 1405 (McNeill Road) eastward to Boone Circle (Non-System) in Sanford (State Ordinance #1026344)
2. And the Sanford City Council declares that it concurs with the North Carolina Department of Transportation that the speed limit on the following sections of roads within the City Limits of Sanford is hereby enacted:
- 45 MPH - U.S. 421 Business – NC 87 between 0.17 mile south of Wilson Road and Main Street (NC 78-NC 42) (State Ordinance #1066856)
  - 55 MPH - Between U.S. 421 and 0.17 mile east of SR 1136 (Wilson Road) (State Ordinance #1068975)
  - 55 MPH - Between 0.04 mile east of SR 1526 (Mouth Pisgah Church Road) and 0.655 mile west of SR 1526 (Mount Pisgah Church Road) (State Ordinance 1068974)
  - 45 MPH - Between SR 1325 (Cool Springs Road) and U.S. 421 Business in Sanford (State Ordinance #1068981)
  - 20 MPH - Carthage Street (U.S. 1 Business) from Horner Boulevard (U.S. 421 Business – N.C 42-87) to Hawkins Avenue (U.S. 1 Business) (State Ordinance #1066855)
  - 55 MPH – U.S. 421 Business between a point approximately 0.83 mile west of SR 1405 (McNeill Road) and Boone Circle (Non-System) in Sanford (State Ordinance #1068976)
3. This ordinance shall become effective when the Department of Transportation has passed concurring ordinances, and signs are erected giving notice of the authorized speed limit.
4. The City Clerk is authorized to execute any certification necessary to facilitate these changes.

Adopted this \_\_\_\_\_ day of March 2016.

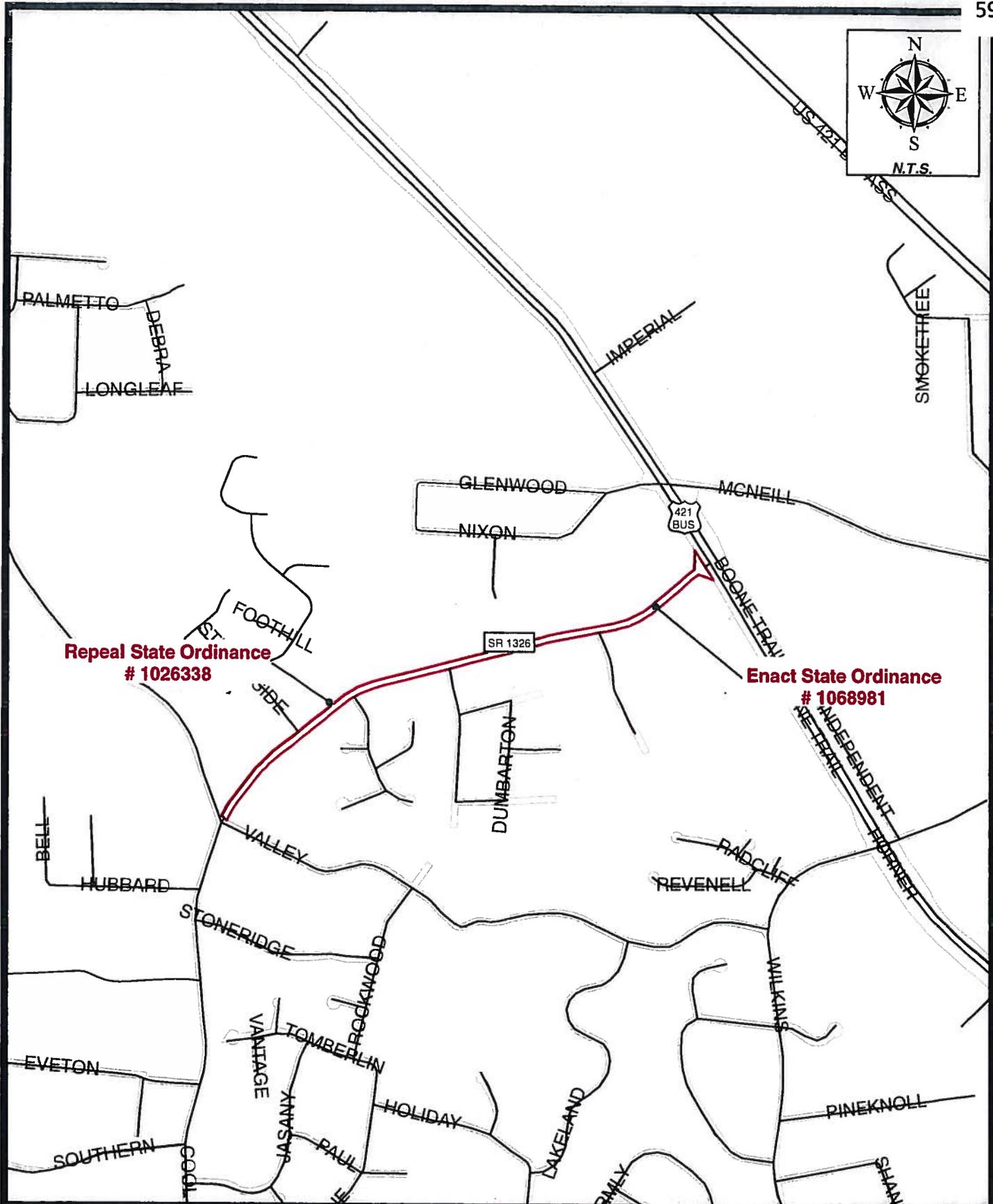
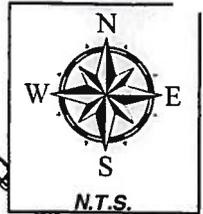
\_\_\_\_\_  
T. Chet Mann, Mayor

ATTEST:

\_\_\_\_\_  
Bonnie Davis, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Susan C. Patterson, City Attorney



**Repeal State Ordinance  
# 1026338**

**Enact State Ordinance  
# 1068981**



# Cool Springs Rd (SR1326) Speed Limit Ordinance Change

Date: 11/19/15

Scale: Not to Scale

Drawn By: Staff

**Certification of Municipal Declaration  
To Repeal Speed Limits and Request for Concurrence**

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Concurring State Ordinance Number: 1026338

Division: 8      County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: SR 1326

Car: 45 MPH

Truck: 45 MPH

Description: SR 1326 from SR 1325-SR 1348 eastward to US 421 in Sanford.

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**Municipal Certification**

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

In witness whereof, I have hereunto set my hand and the municipal seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

(municipal seal)

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**Department of Transportation Approval**

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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### Certification of Municipal Declaration To Enact Speed Limits and Request for Concurrence

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Concurring State Ordinance Number: 1068981

Division: 8      County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: SR 1326

Car: 45 MPH

Truck: 45 MPH

Description: Between SR 1325 and US 421 Business in Sanford.

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#### Municipal Certification

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

In witness whereof, I have hereunto set my  
hand and the municipal seal this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(municipal seal)

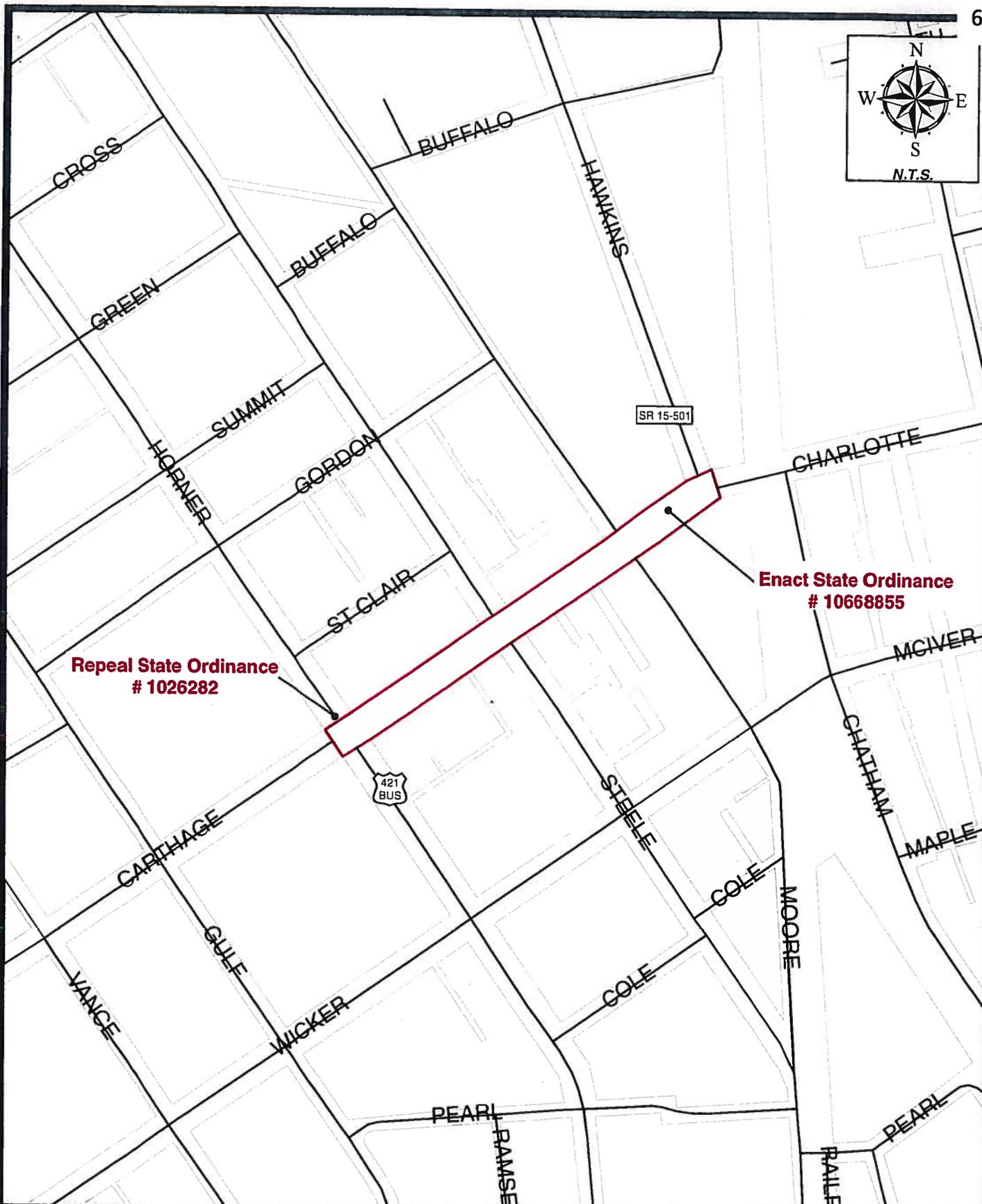
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#### Department of Transportation Approval

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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Repeal State Ordinance # 1026282

Enact State Ordinance # 10668855



# Carthage Street (SR1237) Speed Limit Ordinance Change

Date: 11/19/15
Scale: Not to Scale
Drawn By: Staff

### Certification of Municipal Declaration To Repeal Speed Limits and Request for Concurrence

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Concurring State Ordinance Number: 1026282

Division: 8      County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: US 1BUS

Car: 20 MPH

Truck: 20 MPH

Description: Carthage St. (US 1 Business) from Horner Boulevard (US 421- NC 42-87) to Hawkins Avenue (US 1 Business).

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#### Municipal Certification

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

In witness whereof, I have hereunto set my  
hand and the municipal seal this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(municipal seal)

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#### Department of Transportation Approval

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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### Certification of Municipal Declaration To Enact Speed Limits and Request for Concurrence

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Concurring State Ordinance Number: 1066855

Division: 8     County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: US 1BUS

Car: 20 MPH

Truck: 20 MPH

Description: Carthage St. (US 1 Business) from Horner Boulevard (US 421 Business - NC 42-87) to Hawkins Avenue (US 1 Business).

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#### Municipal Certification

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

In witness whereof, I have hereunto set my

hand and the municipal seal this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

(municipal seal)

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#### Department of Transportation Approval

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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### Certification of Municipal Declaration To Repeal Speed Limits and Request for Concurrence

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Concurring State Ordinance Number: 1026344

Division: 8     County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: US 421

Car: 55 MPH

Truck: 55 MPH

Description: US 421 from a point approximately 4,400 feet west of SR 1405 (McNeill Road) eastward to Boone Circle (Non-System)in Sanford.

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#### Municipal Certification

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

In witness whereof, I have hereunto set my hand and the municipal seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(municipal seal)

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#### Department of Transportation Approval

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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### Certification of Municipal Declaration To Enact Speed Limits and Request for Concurrence

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Concurring State Ordinance Number: 1068976

Division: 8      County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: US 421BUS

Car: 55 MPH

Truck: 55 MPH

Description: Between a point approximately 0.83 mile west of SR 1405 (Mc Neill Road) and Boone Circle (Non-System) in Sanford.

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#### Municipal Certification

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

In witness whereof, I have hereunto set my  
hand and the municipal seal this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

(municipal seal)

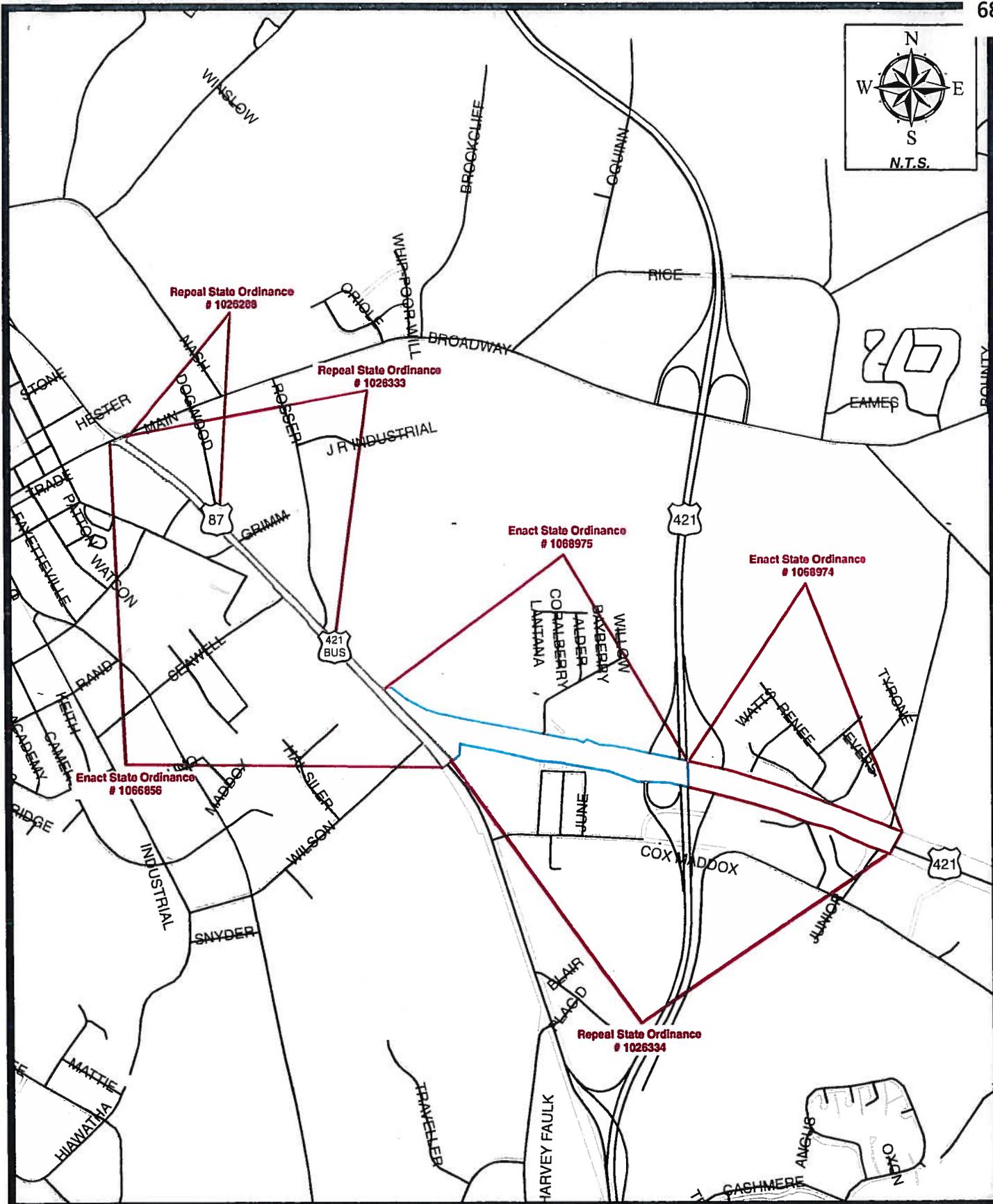
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#### Department of Transportation Approval

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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Repeal State Ordinance # 1026288

Repeal State Ordinance # 1026333

Enact State Ordinance # 1068975

Enact State Ordinance # 1068974

Enact State Ordinance # 1066856

Repeal State Ordinance # 1026334



# HWY 421 Speed Limit Ordinance Change

Date: 11/19/15
Scale: Not to Scale
Drawn By: Staff

### Certification of Municipal Declaration To Repeal Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1026333

Division: 8      County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: US 421

Car: 45 MPH

Truck: 45 MPH

Description: US 421 from a point approximately 0.17 mile south of NC 87 northward to NC 42-78(Main Street).

#### Municipal Certification

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

In witness whereof, I have hereunto set my hand and the municipal seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

(municipal seal)

#### Department of Transportation Approval

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

### Certification of Municipal Declaration To Repeal Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1026288

Division: 8      County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: US 421

Car: 45 MPH

Truck: 45 MPH

Description: Bragg Street (US 421-NC 87) from the southern corporate limit, Dogwood Street, to Main Street (NC 78-NC 42). (Increase speed limit from 35 mph)

#### Municipal Certification

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

In witness whereof, I have hereunto set my  
hand and the municipal seal this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

(municipal seal)

#### Department of Transportation Approval

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Certification of Municipal Declaration  
To Repeal Speed Limits and Request for Concurrence**

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Concurring State Ordinance Number: 1026334

Division: 8      County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: US 421

Car: 55 MPH

Truck: 55 MPH

Description: US 421 from a point approximately 0.04 mile south of SR 1526 northward to a point approximately 0.17 mile south of NC 87.

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**Municipal Certification**

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

In witness whereof, I have hereunto set my hand and the municipal seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

(municipal seal)

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**Department of Transportation Approval**

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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### Certification of Municipal Declaration To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1066856

Division: 8      County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: US 421BUS

Car: 45 MPH

Truck: 45 MPH

Description: US 421 Business - NC 87 between 0.17 mile south of Wilson Road and Main Street (NC 78-NC 42).

#### Municipal Certification

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

In witness whereof, I have hereunto set my hand and the municipal seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

(municipal seal)

#### Department of Transportation Approval

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

### Certification of Municipal Declaration To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1068975

Division: 8      County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: US 421BUS

Car: 55 MPH

Truck: 55 MPH

Description: Between US 421 and 0.17 mile east of SR 1136 (Wilson Road).

#### Municipal Certification

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

In witness whereof, I have hereunto set my hand and the municipal seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(municipal seal)

#### Department of Transportation Approval

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Certification of Municipal Declaration  
To Enact Speed Limits and Request for Concurrence**

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Concurring State Ordinance Number: 1068974

Division: 8      County: LEE

Municipality: SANFORD

Type: Municipal Speed Zones

Road: US 421

Car: 55 MPH

Truck: 55 MPH

Description: Between 0.04 mile east of SR 1526 (Mount Pisgah Church Road) and 0.655 mile west of SR 1526 (Mount Pisgah Church Road).

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**Municipal Certification**

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

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In witness whereof, I have hereunto set my hand and the municipal seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(signature)

(municipal seal)

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**Department of Transportation Approval**

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET  
OF THE CITY OF SANFORD FY 2015-2016**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina in regular session assembled.

Section 1: The following amounts are hereby amended to ordinance 2015-36 per G. S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2015-2016.

**GENERAL FUND  
APPROPRIATION OF FUNDS**

	<b>REVENUES</b>		<b>EXPENDITURES</b>	
100045 54000	Appropriated Fund Balance	76,000	10025100 00000	Police
	<b>Total Appropriation</b>	<b><u>\$76,000</u></b>		76,000

Section 2. This ordinance shall be in full force and effective from and after the date of its adoption.

ADOPTED this, the 1st day of March, 2016.

\_\_\_\_\_  
T. Chet Mann, Mayor

ATTEST:

\_\_\_\_\_  
Bonnie Davis, City Clerk

\_\_\_\_\_  
Susan C. Patterson, City Attorney

**2015-2016 BUDGET ORDINANCE AMENDMENT**

**GENERAL FUND**

**Appropriation of Funds** - results in increasing of budget

**Revenues**

Appropriated Fund Balance	76,000	To appropriate fund balance for items described below
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**Expenditures**

Police	76,000	To budget funds for police body cameras and server
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**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET  
OF THE CITY OF SANFORD FY 2015-2016**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina in regular session assembled.

Section 1: The following amounts are hereby amended to ordinance 2015-36 per G. S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2015-2016.

**GENERAL FUND  
APPROPRIATION OF FUNDS**

<b>REVENUES</b>			<b>EXPENDITURES</b>		
100110 31125	Sale of Capital Assets	207,200	10014200 00000	Administration	6,600
100042 30400	Utility Franchise	225,000	10014250 00000	Human Resources	2,500
100045 30335	Miscellaneous	25,000	10014260 00000	Risk Management	2,600
100040 30025	Payments in Lieu	6,232	10014420 00000	Information Technology	8,350
100110 31123	Sale of Non-capital	2,200	10014700 00000	Legal	7,000
100320 30430	Powell Bill	1,443	10015000 00000	Public Building	6,000
100040 30115	Ad Valorem Tax	25,000	10025100 00000	Police	235,250
100041 00000	Sales Tax	17,125	10025300 00000	Fire	137,000
			10025400 00000	Inspections	15,100
			10055460 00000	Downtown/Historic Preservation	1,500
			10015500 00000	General Services	5,000
			10045650 00000	Solid Waste	20,000
			10045800 00000	Sanitation	8,000
			10016750 00000	Horticulture	5,000
			10016700 00000	Fleet Maintenance	40,000
			10016650 00000	Contribution - Golf	9,300
	<b>Total Appropriation</b>	<b><u>\$509,200</u></b>			

**GENERAL FUND  
TRANSFER OF FUNDS**

**Transfer from the Following Accounts:**

**Transfer to the Following Accounts:**

10016650 69900	Contingency	3,400	10014200 00000	Administration	3,400
	<b>Total Appropriation</b>	<b><u>\$ 3,400</u></b>			

**UTILITY FUND  
TRANSFER OF FUNDS**

**Transfer from the Following Accounts:**

**Transfer to the Following Accounts:**

30096650 69900	Contingency	41,400	30094200 00000	Utility Fund Administration	40,800
			30096760 00000	Warehouse	600
	<b>Total Appropriation</b>	<b><u>\$ 41,400</u></b>			

**UTILITY FUND  
APPROPRIATION OF FUNDS**

<b>REVENUES</b>			<b>EXPENDITURES</b>		
100110 31125	Sale of Capital Assets	102,090			
			30096760 00000	Warehouse	1,100
			30097210 00000	Engineering	65,990
			30097220 00000	PW Administration	6,500
			30098100 00000	Water Construction & Maint.	10,500
			30098110 00000	Water Treatment Plant	18,000
<b>Total Appropriation</b>		<b><u>\$102,090</u></b>			

**GOLF FUND  
APPROPRIATION OF FUNDS**

<b>REVENUES</b>			<b>EXPENDITURES</b>		
340045 30954	Contribution - General Fund	9,300			
			34106600 00000	Golf	9,300
<b>Total Appropriation</b>		<b><u>\$ 9,300</u></b>			

Section 2. This ordinance shall be in full force and effective from and after the date of its adoption.

ADOPTED this, the 1st day of March, 2016.

\_\_\_\_\_  
T. Chet Mann, Mayor

ATTEST:

\_\_\_\_\_  
Bonnie Davis, City Clerk

\_\_\_\_\_  
Susan C. Patterson, City Attorney

## 2015-2016 BUDGET ORDINANCE AMENDMENT

### GENERAL FUND

#### Appropriation of Funds - results in increasing of budget

##### Revenues

Sale of Capital Assets	207,200	To appropriate additional revenue received for sale of surplus
Utility Franchise	278,000	To appropriate additional revenue received
Miscellaneous	24,000	To appropriate additional revenue received
Payments in Lieu	6,232	To appropriate additional revenue received
Sale of Non-capital	2,200	To appropriate additional revenue received
Powell Bill	1,443	To appropriate additional revenue received
Ad Valorem Tax	25,000	To appropriate additional revenue received
Sales Tax	17,125	To appropriate additional revenue received

##### Expenditures

Administration	6,600	To budget funds required for additional pay period due to timing of pay date and insurance and bonds cost
Human Resources	2,500	To budget funds required for additional pay period due to timing of pay date
Risk Management	2,600	To budget funds required for additional pay period due to timing of pay date
Information Technology	8,350	To budget funds required for additional pay period due to timing of pay date and insurance and bonds cost
Legal	7,000	To budget funds required for additional pay period due to timing of pay date and insurance and bonds cost
Public Building	6,000	To budget funds required for additional pay period due to timing of pay date
Police	235,250	To budget funds required for additional pay period due to timing of pay date; contribution to pension; and insurance and bonds cost
Fire	137,000	To budget funds required for additional pay period due to timing of pay date and insurance and bonds cost
Inspections	15,100	To budget funds required for additional pay period due to timing of pay date; insurance and bonds cost; and bank service charges
Downtown / Historic Preservation	1,500	To budget funds required for additional pay period due to timing of pay date
General Services	5,000	To budget funds required for additional pay period due to timing of pay date and insurance and bonds cost
Solid Waste	20,000	To budget additional funds required for insurance and bonds cost
Sanitation	8,000	To budget additional funds required to purchase new recycling carts
Horticulture	5,000	To budget funds required for additional pay period due to timing of pay date and contractual services for additional vacant lots to maintain
Fleet Maintenance	40,000	To decrease fuel sales
Contribution Golf	9,300	To budget additional funds required for golf fund

### GENERAL FUND

#### Transfer from the Following Funds - results in decreasing of budget

Contingency	3,400	To transfer contingency funds required to offset expenditures as described below
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**Transfer to the Following Funds - results in increasing of budget**

Administration	3,400	To budget funds required for additional pay period due to timing of pay date and insurance and bonds cost
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**UTILITY FUND****Transfer from the Following Funds - results in decreasing of budget**

Contingency	41,400	To transfer contingency funds required to offset expenditures as described below
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**Transfer to the Following Funds - results in increasing of budget**

Utility Fund Administration	40,800	To budget additional funds required for bank service charges, on-line bill pay, insurance and bonds, postage, and contractual services
Warehouse	600	To budget funds required for additional pay period due to timing of pay date

**UTILITY FUND****Appropriation of Funds - results in increasing of budget****Revenues**

Sale of Capital Assets	102,090	To appropriate additional revenue received for sale of surplus
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**Expenditures**

Warehouse	1,100	To budget funds required for additional pay period due to timing of pay date
Engineering	65,990	To budget funds required for additional pay period due to timing of pay date; additional overtime for streetscape project and utility locates; and insurance and bonds cost
Public Works Administration	6,500	To budget funds required for additional pay period due to timing of pay date
Water Construction & Maintenance	10,500	To budget funds required for insurance and bonds cost
Water Treatment Plant	18,000	To budget funds required for additional pay period due to timing of pay date

**GOLF FUND****Appropriation of Funds - results in increasing of budget****Revenues**

Contribution - General Fund	9,300	To appropriate additional revenue required for item described below
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**Expenditures**

Golf	9,300	To budget funds required for additional pay period due to timing of pay date; insurance and bonds cost; and maintenance repairs to the golf cars
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Ordinance 2016 - 08

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF THE CITY OF SANFORD, NORTH CAROLINA**

**WHEREAS**, a request to amend the Official Zoning Map has been received from Chad Abbott to rezone one 2.68 acre +/- tract of land on Bragg Street, as depicted on Lee County Tax Map 9652.10 and 9652.14 as Tax Parcel 9652-45-5078-00 Lee County Land Records from Multi-family (R-17) Conditional Zoning District to General Commercial (C-2) to allow for the development of the site in a manner other than a multi-family apartment community; and

**WHEREAS**, said request has been presented to the Planning Board of the City of Sanford; and

**WHEREAS**, the City Council of the City of Sanford conducted a public hearing on January 19, 2016 to receive citizen input on the requested zoning map amendment; and

**WHEREAS**, the City Council of the City of Sanford approves the request to amend the Official Zoning Map of the City of Sanford;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANFORD:**

The Official Zoning Map is hereby amended to rezone one 2.68 acre +/- tract of land on Bragg Street, as depicted on Lee County Tax Map 9652.10 and 9652.14 as Tax Parcel 9652-45-5078-00 Lee County Land Records from Multi-family (R-17) Conditional Zoning District to General Commercial (C-2) to allow for the development of the site in a manner other than a multi-family apartment community. A copy of the subject property zoning map is included as Attachment A.

In making this decision, the City Council of the City of Sanford hereby finds that the request appears to be reasonable and in the public interest based on the lack of forward movement for the multi-family project that was approved in 2012, the area zoning, the commercial development in the area, the availability of public water & public sewer and the frontage on a main thoroughfare (Bragg Street). The 2020 Land Use Plan Map does not identify a specific land use for the subject property; therefore, the current development trends and the surrounding zoning of the neighborhood were considered.

**ADOPTED this the 2nd day of February, 2016.**

**REAPPROVED March 1, 2016 to correct clerical error.**

**ATTEST:**

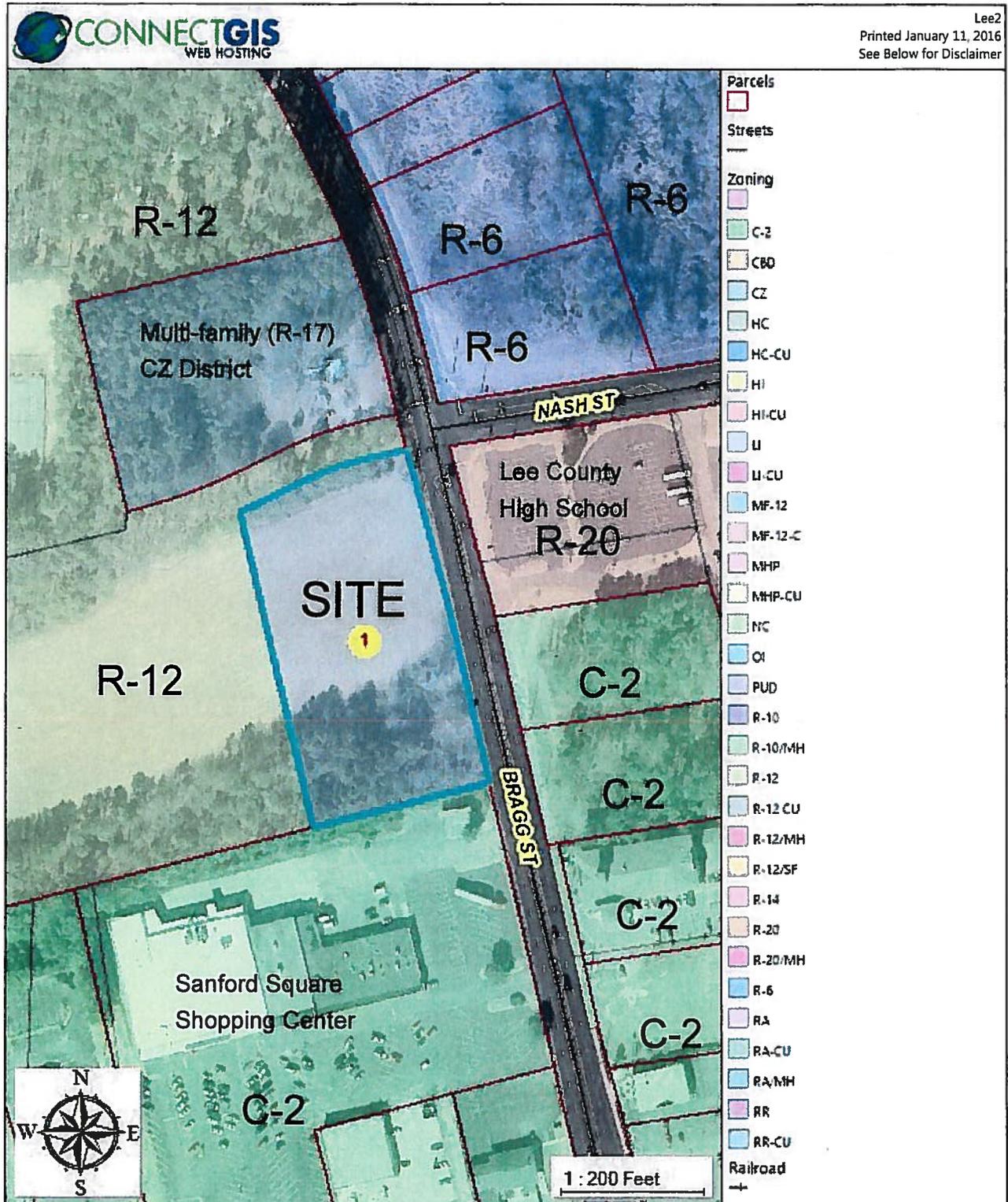
\_\_\_\_\_  
Bonnie Davis, City Clerk

\_\_\_\_\_  
T. Chet Mann, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Susan C. Patterson, City Attorney

ATTACHMENT A



This site is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. The County of Lee and Mobile311, LLC assume no legal responsibility for the information contained on this site. Please be advised that you must contact the Lee County Tax Office for accurate tax values. Please contact the Lee County Appraisal Department if any building information is incorrect. The map, layer, data and website (collectively known as "the layer") are for graphical and illustration purposes only. The Lee County Strategic Services Department (hereinafter "the Department") provides the layer and the information contained within to the general public and has not customized the information for any specific or general purpose. Such information was generated from data maintained by different sources and agencies and as such, some limitations may apply based upon restrictions imposed by other sources or agencies supplying data to Lee County (hereinafter "the County"). While the Department strives to make the information on the GIS website as timely, reliable and accurate as possible, neither the Department nor the County local governments make any claims, promises, or guarantees about the accuracy, completeness or adequacy of the

## **Closed Session**