

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, March 5, 2002, at 7:00 P.M. The following people were present:

Mayor Winston C. Hester	Council Member J. T. Kirkman
Mayor Pro Tem Joseph E. Martin	Council Member James G. Williams
Council Member Clawson Ellis	Council Member Walter H. McNeil, Jr.
Council Member Philip E. Dusenbury	Council Member Linwood S. Mann, Sr.
City Manager Leonard Barefoot	City Attorney Susan C. Patterson
City Clerk Bonnie D. White	

Mayor Hester called the meeting to order; Council Member Phil Dusenbury delivered the invocation.

City Manager Leonard Barefoot introduced the new Community Development Director Bob Bridwell, who will begin his duties on March 18. Mr. Bridwell comes from Rocky Mount, North Carolina, and has held a number of positions in planning and community development throughout the state during the last several years. He has also worked in banking.

Mr. Bridwell stated that he looks forward to working in Sanford and being a very active member of the community.

APPROVAL OF AGENDA

Council Member Clawson Ellis requested to add an item to the regular agenda – 7H Consider a Time Change for the March 19 City Council Meeting. Mr. Barefoot requested to add an item to the regular agenda – 7I Consider Date for City Council Retreat. Upon the motion of Council Member James Williams and seconded by Council Member Walter McNeil, the amended agenda was approved.

CONSENT AGENDA

Approval of February 19, 2002, City Council Minutes- Filed in Minute Book 59

The consent agenda item was approved upon motion of Council Member Walter McNeil, Jr. Seconded by Council Member James Williams, the motion carried unanimously.

DECISION ON PUBLIC HEARING

Petition by Tawny B. Ramsperger - to rezone from Residential (R-6) District to Office and Institutional (OI) District, approximately .22 acre of land located at 304 North Horner Boulevard - (Exhibit A)

Planner I Mark Helmer advised that the Planning Board, by unanimous vote, recommended the petition be approved. Council Member Phil Dusenbury made the motion to

approve the petition. Seconded by Council Member Clawson Ellis, the motion carried unanimously.

REGULAR AGENDA

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2001-2002 – (Exhibit B)

Budget Director Barbara Cox explained that the ordinance authorizes within the General Fund the purchase of a used police car to replace a total-loss vehicle in the Police Department. Insurance funds in the amount of \$10,500 were received which is the total appropriation.

Council Member J. T. Kirkman made the motion to approve the ordinance amending the annual operating budget. Seconded by Mayor Pro Tem Joe Martin, the motion carried unanimously.

Consider Resolution Authorizing City Manager to Enter Into a One-Year Lease with Downtown Sanford, Inc. – (Exhibit C)

Downtown Sanford Executive Director Sharon Spence stated that this is the renewal of the annual lease for the Carthage Street parking lot. The spaces are leased to the employees of Downtown at \$12.50 per month. The rate will continue to be the same, and all of the spaces are leased. There is a waiting list for the parking spaces.

Council Member Clawson Ellis made the motion to approve the resolution. Seconded by Council Member J. T. Kirkman, the motion carried unanimously.

Consider Sixty-Month Contract for Local Telephone Service with ALLTEL Carolina, Inc. – (Exhibit D)

Information Systems Director John Clayton advised that the contract is for a five-year period that would save the City 25 percent on phone services. In a five-year span, the City would incur savings of approximately \$90,000. He met with all the department heads, and everyone seemed to be happy with the Alltel service. Mr. Clayton stated that he met with Sprint, BCI and other phone vendors, and Alltel had the best proposal. It is the same service the City has now but with the additional savings. Alltel continues to stay current with technology and is very reliable. Alltel has a redundant phone switch service which other vendors cannot provide to the City. The redundant phone switch ensures that the phone system will be up at all times, and this capability is very important to the Police and Fire Departments. City Manager Barefoot added that the City has a project underway that would connect the City buildings with a fiber-optic backbone. He stated that it is staff's belief that the fiber-optic backbone would allow us to do a PBX switch and would save us money over our current telephone cost. Mr. Barefoot said that has persuaded Alltel to be more competitive because the City has an alternative in the PBX. Alltel's price beats the Bell-South package that is being offered through the State.

Council Member Walter McNeil made the motion to approve the contract. Seconded by Council Member Phil Dusenbury, the motion carried unanimously.

Consider a Preliminary Plat for Tower Ridge, a 14-lot Major Subdivision Located off Firetower Road Approximately 3000 Feet South of the Intersection of Firetower Road and Garden Street. – (Exhibit E)

Planner I Mark Helmer advised that Jason R. Cotton and Ronald Gray Hobson are proposing a 14-lot subdivision located on the eastern side of Firetower Road. The property is currently zoned Residential (R-12) and the preliminary plat indicates 14 single-family lots with an average lot size of 22,000 sq. feet and the minimum lot size 20,000 sq. feet. All proposed single-family residential dwellings would be required to meet the minimum building setbacks for R-10 District which would include 30 feet in front, 20 feet in the rear and 12 feet on the side. The plan indicates 625 linear feet of a new public right-of-way; this would be a 50-foot right-of-way with a 20-foot driving surface accessing the site from Firetower Road. A public water main extension is being proposed that will serve the site. Individual lots will be served by private septic tanks. The project is within the ETJ, and the applicant will be required to petition for annexation in the corporate limits of the City. The Planning Board, by a unanimous vote, recommended approval of the preliminary plat.

Council Member Ellis asked if the property owner has indicated clear-cutting the property. Ronald Gray Hobson explained that at the most, they will clear the right-of-way for the proposed road and before the houses are actually built, they would perform a residential cut on the property where you leave twenty trees per acre; you take the merchantable timber off and leave yard trees on the property. He said that it is still under consideration as to whether it is an economically viable thing to do. Mr. Hobson added that they are not going to clear-cut the property.

Mr. Ellis questioned the runoff from the property. Mr. Hobson stated they have a drainage plan. He stated that the property has slope on the back corner and it goes down to the creek. He also stated that the elevation of the property is some of the highest in the county. He said his property is higher than the property at the fire tower. There would be very little runoff on the property due to the elevation. Mr. Hobson added that some of the runoff would go towards Firetower Road but most of the runoff would go down the sides of the proposed road and a little bit will be caught by the road. He said they will ditch around it and have a riprap channel going into the creek. He said nothing should runoff towards Carthage Colonies. Mr. Ellis asked him if the runoff would cross Firetower Road and run toward Buffalo Presbyterian Church. Mr. Hobson replied that it would not, and there is a swale between their property and the church. Mr. Ellis stated that when all the grass and trees are cut off the property, it causes problems. Mr. Ellis added that this is red clay country and it all runs downhill. Mr. Ellis stated that we have just experienced something of this nature in this particular area. He said, “nobody from the State on down wants to do anything about it.” Mr. Hobson explained that he did not think there would be any red rivers coming out of their subdivision, and they are only disturbing about an acre when they build the road. The lots will not be done all at one time. There will be an erosion control plan.

Mayor Pro Tem Joe Martin made the motion to approve the preliminary plat. Seconded by Council Member Linwood Mann, the motion carried unanimously.

Consider a Preliminary Plat for Woodbridge Subdivision, Phase II, a 48-lot Major Subdivision Located at the Intersection of Lee Avenue and Laurel Ridge Road. – (Exhibit F)

Planner I Mark Helmer advised that Van Groce has submitted a preliminary plat for a 48-lot major subdivision located adjacent to and south of the intersection of Lee Avenue and Laurel Ridge Road. The property is currently zoned Residential (R-10). The preliminary plat indicates an average lot size of 15,800 sq. ft. and a minimum lot size of 10,000 sq. ft. All proposed single-family homes will be required to meet the setbacks for the R-10 District which is 25 feet in the front, 20 feet in the rear and 10 feet on each side. The plan indicates approximately 1,816 linear feet of new public right-of-way. All streets indicated on the plat meet City standards. City water and sewer will be extended to serve each lot. The Planning Board, by a unanimous vote, recommended approval of the preliminary plat.

Council Member Linwood Mann made the motion to approve the preliminary plat. Seconded by Council Member Walter McNeil, the motion carried unanimously.

Consider a Preliminary Plat for TDI-Siler, a 27-lot Cluster Subdivision Located on the Eastern Side of Winterlocken Drive, Adjacent to and Northeast of West Landing Subdivision. – (Exhibit G)

Planner I Mark Helmer explained that TDI-Siler LLC has submitted a preliminary plat for a 27-lot cluster subdivision on a 17-acre tract located on the eastern side of Winterlocken Drive adjacent to and northeast of West Landing Subdivision. The site to be subdivided is currently zoned R-20. The plat indicates an average lot size of 18,900 feet and a minimum lot size of 15,000 sq. ft. All proposed single-family dwellings would be required to meet the cluster subdivision setbacks of 30 feet in the front, 30 feet in the rear, 8 feet on one side and 6 feet on the other. The plat indicates a proposed 50-foot right-of-way with a 20-foot driving surface accessing the site from Winterlocken Drive and being stubbed to the property to the south. Two cul-de-sacs are shown being extending to the north from street labeled number one. The lowermost lots and common open space are within the 100-year floodplain and are being dedicated as common open space. The minimum common open space requirements for this project are 10 percent and they are providing 13.5 percent. The Planning Board, by a unanimous vote, recommended approval of the preliminary plat.

Council Member Ellis asked what TDI-Siler stood for. James Tucker replied it is Tucker Development Incorporated.

Council Member James Williams made the motion to accept the recommendation of the planning board and approve the preliminary plat. Seconded by Council Member Walter McNeil, the motion carried unanimously.

Consider a Preliminary Plat for Paige Mill Court Phase II, a 62-lot Major Subdivision Located off Harkey Road. – (Exhibit H)

Planner I Mark Helmer stated that Simpson and Simpson, Incorporated has submitted a 62-lot single-family attached subdivision on a 21-acre tract of land adjacent to and south of McKenzie Park Apartments just off Harkey Road. The site to be subdivided is currently zoned

Residential (R-12). All single-family dwellings would be required to meet the building setbacks for the R-12 District which are 30 feet in the front, 20 feet in the rear, and 12 feet on one side. The plat proposes 1,816 linear feet of public right-of-way and consists of a 27-foot driving surface with curb and gutter within a 50-foot right-of-way accessing the site from Harkey Road. A second entrance is shown connecting the proposed development with McKenzie Park Phase II. The preliminary plat shows city water and sewer extensions serving each individual lot. The Planning Board, by unanimous vote, recommended approval of the preliminary plat.

Council Member Linwood Mann made the motion to accept the Planning Board's recommendation and approve the preliminary plat. Seconded by Council Member Clawson Ellis, the motion carried unanimously.

Consider a Time Change for the March 19 City Council Meeting

Council Member Ellis stated there is another meeting scheduled for 6:30 P.M. on March 19 that Council has been invited to attend. Mr. Ellis asked if the Council meeting could start at 7:30 P.M. and not 7:00 P.M. on March 19. It was the consensus of Council to move the meeting time to 7:30 P.M.

Consider Date for City Council Retreat

City Manager Leonard Barefoot stated that he has spoken with each council member individually about conducting a retreat in concern for the economic situation the City is involved in due to the State withholding funds. Council members have agreed that it would be prudent to shorten the retreat this year and conduct it in Sanford. He spoke with County Manager Bill Cowan last week, and they are doing the same. The County has selected March 21 to hold its retreat. Mr. Barefoot asked Council if March 21 is suitable to Council to hold the retreat on that date in the West Conference Room. It was the consensus of Council to hold the retreat on March 21 in the West Conference Room.

Mr. Barefoot suggested to begin the retreat early in the morning. He noted that it has been mentioned for Council to have lunch with the County Commissioners at the First Presbyterian Church Fellowship Hall to discuss the UDO project and other items that Council would like to see discussed. After lunch, Council could return to City Hall and conclude its retreat by mid-afternoon.

OTHER BUSINESS

Council Member Phil Dusenbury commented that water is the most valuable asset to the City and is something we share with the County. He mentioned there are four very important articles in the Wildlife Magazine about the water situation throughout North Carolina and encourage everyone to read them. Mr. Dusenbury added that 50 percent of the water used in the summer months in Cary is used for sprinkling lawns.

Council Member J. T. Kirkman explained that he received a Charter Communication bill that had a rate increase on it. He stated that his bill had gone up consistently over the last year. Mr. Kirkman wanted the public to know that Council cannot do anything about the rate increase. He added that he subscribed to a special package by Time Warner in the Wilmington area, at \$29.95 per month and received over 70 stations. His bill in Sanford is \$42.93 for less than 70

stations. Mayor Hester explained that the only change is going to come through our representatives and senators in Washington, D. C. He said when they passed the Communications Act in 1998 or 1999, they took all the authority away from municipalities. We cannot do anything about it except to tell our legislators we are not going to vote for them. Mayor Hester said the state is worried about tax; the federal government is going in the hole, and they are still not going to do anything about the Internet tax. He felt the public should write our senators and representatives and express their feelings about it.

Operations Manager Tim Shaw announced the Blood Drive would be held at the Public Works Service Center on Wednesday, March 6.

Council Member Linwood Mann requested that a moment of prayer be held in memory of Roy Sowers, who was a previous alderman.

ADJOURNMENT

With no further business to come before the Council, the meeting was adjourned on motion of Council Member Linwood Mann. Seconded by Council Member J. T. Kirkman, the motion carried unanimously.

Respectfully submitted,

WINSTON C. HESTER, MAYOR

ATTEST:

BONNIE D. WHITE, CITY CLERK