

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, September 15, 2009, at 7:00 P.M. The following people were present:

Mayor Cornelia P. Olive	Council Member Linwood S. Mann, Sr.
Mayor Pro Tem Joseph Martin	Council Member James G. Williams
Council Member Charles Taylor	Council Member Walter H. McNeil, Jr.
Council Member Mike Stone	Council Member Steve Brewer
City Manager Hal Hegwer	City Attorney Susan C. Patterson
City Clerk Bonnie D. White	

Mayor Olive called the meeting to order. Mayor Pro Tem Joseph Martin delivered the invocation.

PUBLIC COMMENT

No one signed up to speak.

APPROVAL OF AGENDA

On motion of Council Member Walter McNeil, Jr., seconded by Council Member Steve Brewer, the agenda was approved.

CONSENT AGENDA

Approval of Law and Finance Committee Minutes Dated August 26, 2009- (Filed in Vault)

Approval of City Council Minutes Dated September 1, 2009 – (Filed in Minute Book 72)

The consent agenda items were approved upon motion of Council Member James Williams. Seconded by Council Member Mike Stone, the motion carried unanimously.

CASES FOR PUBLIC HEARING

Public Hearing Regarding the FY09 Community Development Block Grant Program Application

Community Development Director Bob Bridwell presented Council with a map – (Exhibit A) and a project summary (Exhibit B) of the project. He said staff began looking at specific areas for the City's Community Development application that is due September 30, 2009. They looked at several areas and the Maple Avenue neighborhood seemed to be the one that best fit the criteria for the application requirements. He stated that we started off with a three block area extending from Third Street to Seventh Street along Maple Avenue. After analyses and meetings with the Division of Community Assistance, we redefined that area to a one block area between Fourth Street and Fifth Street. This area has a better possibility for funding and is the phase we would be able to do this year. In that project, we are looking at several activities referring to Exhibit (B) which includes acquisition of three parcels/structures; clearing those structures; relocation of two households; rehabilitation of ten structures; water

improvements; sewer improvements; street and drainage improvements; the addition of a park and some administrative costs for a total project cost of \$988,000. A local commitment of \$20,000 is required which achieves the criteria of the application, so the total funding of the project from CDBG would be \$968,000. This is a project that we think is not just simply this particular block, but is also a demonstration of the City's commitment to restoration of the East Sanford area and, hopefully, will serve as a demonstration to the surrounding neighborhood as well. Mr. Bridwell recognized Don Harvey with The Wooten Company, who is working with staff on the project.

Mayor Olive opened the public hearing. Mayor Pro Tem Martin asked about a timetable on the grant. Mr. Bridwell replied September 30, 2009, is the deadline to submit the application. Don Harvey replied that he estimates that the Division of Community Assistance will award the grants by the first of the year. The funding is a one-year allocation; they allow you up to thirty months to expend the funds. Mr. Bridwell pointed out that there will also be vital improvements to the infrastructure and it includes the addition of a park. They selected this area because it lends itself well to connections to curb and gutter, sidewalks, and drainage. Mr. Bridwell stated that we are talking about bringing a neighborhood back. Mayor Olive said that she noticed there is a lot of rental property and does it differ in any way to the owner-occupied dwellings. Mr. Bridwell replied that because of the unique nature of East Sanford having a high degree of rental properties and for us to have a big impact, we are going to have to address rental properties along with owner-occupied. Mayor Olive asked if the owners of the rental properties have any commitment or obligation to participate in this program. Mr. Harvey replied that depending on their income, there is a possibility that they would have to commit – the higher that the income of the owner is, there is a matrix that the State gives. If they are over income and able to contribute to the rehabilitation, then they do participate in rehabilitation cost. If they are low and moderate income and would not be able to assist in that, then that factor comes into play.

Mr. Harvey advised that there are three factors: (1) the income of the occupied; (2) the income of the landlord; and (3) the rent they are being charged. There is a rent-control agreement and notes and deeds of trusts that are required to be recorded as a part of this also. Mr. Bridwell added that we do have people who have investment properties in this neighborhood, but we also have a large number of elderly who have moved on, or properties that have become estates of the children. That is where the income levels really helped some of those families do some of the things they would not normally be able to do even though they are rental properties.

Council Member Mike Stone said he is excited and it is a good start in the right direction for East Sanford. He stated that he wanted to remind everyone that it is \$968,000 and roughly nine lots – a little over \$100,000 per lot. That is a lot of improvements and he would like to know that if approved, will it come back to Council so they can get better information because the spreadsheet he is looking at is pretty vague. He would like to get more detailed information on how we are going to spend that money at \$100,000 per lot and also to make sure that when we look at sewer infrastructure, that comes out of utility fund and not take this money to upgrade our sewer. Mr. Bridwell stated that it involves rehabilitation of ten structures, clearing three structures, and there are two vacant properties. Mr. Harvey added that one parcel has four structures on it. Mr. Harvey stated that when you do water, sewer, streets, and drainage, that

does concentrate some costs on each unit. The park that is proposed is \$100,000 and the park is going to serve that whole general neighborhood in that vicinity. Mr. Stone said that \$20,000 is a heck of a deal for \$968,000, but he wants to make sure that Council has a little more input on what is going to happen because East Sanford is a big part of Sanford and once it starts, we need to make sure we begin right so we do not end up wrong.

Mr. Williams asked why was the decision made to cut back. Mr. Bridwell replied that they tried to fit the project in to get the best chance of funding; scaling it back raised our ability to improve the potential for it to be a fundable project. Mr. Harvey added that the maximum amount, even when we do the park which they call an innovative activity, the most that can be asked for is \$1 million, so there would have been no way in one funding year that you could have done the whole area. They tried to look at that area and select what would be the highest ranking application this first time, because if you do not get the first one, you will never get around to getting the second one. It is highly competitive. It is now divided up in regions across the state. Mr. Harvey added that we tried to make a recommendation to Council for an area that was the strongest area along there as possible.

Mr. Hegwer asked Mr. Harvey to explain how the water and sewer fits into the critical need. Mr. Harvey replied that they have three tiers of activities that they rank. In this category, the first tier is housing, so you have to do housing and it has to be the most of any single amount of the money. The second tier is water and sewer. If you are doing water and sewer improvements, then that helps you get more points. The third tier is streets and drainage. Some of the background on that is if you have housing, you need water and sewer in your housing. One step below that is being able to get there and having drainage around it. They rank those down into three tiers of getting priorities when they look at an application and start grading the applications.

Council Member Williams asked about the contract with the individual property owner. He asked that once the house has been rehabilitated and raises the value of the home, is it part of the contract that they not sell for a certain length of time. Mr. Bridwell replied that is correct; we are securing an investment or improving their market value and they need to retain ownership. It is not something that you just flip to somebody else. Mr. Bridwell said they have had continuing conversations about our landlord community in Sanford.

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

- Consider Resolution to Submit Community Revitalization Application for FY 2009 CDBG Funds – (Exhibit B)
Council Member Mike Stone made the motion to adopt the Resolution to Submit Community Revitalization Application for FY 2009 CDBG Funds. Seconded by Council Member Steve Brewer, the motion carried unanimously.

REGULAR AGENDA

Consider Ordinance Establishing No-Parking Zones Along Portions of Hillcrest Drive – (Exhibit C)

City Engineer Paul Weeks explained that earlier this summer, the Lee County Safety Committee entered into some conversations with City staff concerning pedestrian safety at their 106 Hillcrest Drive facility. A particular concern to the committee was the potential conflict between traffic and pedestrians when they cross between the parking lot and the building itself. The Safety Committee proposed several items for staff to consider and they are going through this list now. One of the items before Council is to eliminate parking on the west side of Hillcrest Drive, which will improve site distances up and down Hillcrest Drive and should improve pedestrian safety as well. Staff concurs with the Safety Committee on this issue.

Council Member Linwood Mann made the motion to adopt the Ordinance Establishing No-Parking Zones Along Portions of Hillcrest Drive. Seconded by Council Member Charles Taylor, the motion carried unanimously.

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

OTHER BUSINESS

Council Member Stone thanked the Community Development staff for their hard work on the application for grant funds with the Division of Community Assistance for East Sanford.

Council Member Brewer thanked the Lions Club for inviting Council to their ribbon cutting at the Lee County Fair. There are 26 rides at the fair and he encouraged everyone to attend.

Council Member Taylor thanked City Manager Hal Hegwer for spending some time in Ward 2 and in some problematic areas that are having drainage issues. He thanked the Public Works staff for cutting the tree line area back on Burns Drive. He added that he has talked with Tim Johnson from the Department of Transportation regarding noise on the U. S. Highway #1 side where the bypass is coming in. The noise has picked up considerably in that area. The last study the D.O.T. sent to him was performed in 1996 and a lot of things has changed since that time. Mr. Johnson recommended that the city manager send a letter to the Department of Transportation requesting a noise study be done. Mr. Taylor stated that he would like for the letter to request a noisy study to be done and also request a traffic study at the interchange of Amos Bridges Road and Hawkins Avenue. Mr. Hegwer advised that a letter would be sent.

Mr. Taylor stated that the grand opening at the Cracker Barrel was the largest inner-city opening in their history. Mr. Martin added that Applebee's and the Spring Lane Cinema also set a record when they opened in Sanford.

Mayor Olive stated that the Lee County Fair has turned into a regional event which brings a lot of people to Sanford. She said the Lion's Club members had a vision to buy that

large tract of land years ago and it accommodates a lot of people. They have soccer games there without charge to the area soccer league. Their main project is helping the vision impaired.

Mayor Olive said that today was the formal acknowledgement and introduction of the people who will be participating in the Confucius program at the Central Carolina Community College, which is the only community college in the United States that has a course in Confucianism and is taught by someone who has been instructed in China. The young woman that is going to be the instructor is from Hunan Providence and she was accompanied by many people from N. C. State University who will be overseeing and helping with that program. We will be having people from China coming to Sanford all along because they will be offering information and instruction on various elements of the Chinese culture.

City Manager Hegwer gave Council Members some information regarding the American Recovery and Reinvestment Act. He said it is good information that shows how Lee County and the City of Sanford have received funds compared to surrounding counties. The amount of funds allocated to Lee County and Sanford total \$53,840,599.

ADJOURNMENT

With no further business to come before the council, the meeting was adjourned on motion of Council Member Steve Brewer; seconded by Council Member Mike Stone, the motion carried unanimously.

Respectfully submitted,

CORNELIA P. OLIVE, MAYOR

ATTEST:

BONNIE D. WHITE, CITY CLERK