

MINUTES OF RETREAT OF THE
CITY COUNCIL OF THE CITY OF SANFORD
SANFORD, NORTH CAROLINA

The City Council held the second day of its annual retreat at the Sanford Municipal Center in the West End Conference Room, in Sanford, North Carolina, on Thursday, January 21, 2010, at 1:30 P.M. The following people were present:

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| Mayor Cornelia P. Olive | Council Member Sam Gaskins |
| Mayor Pro Tem Mike Stone | Council Member James G. Williams |
| Council Member Charles Taylor | Council Member Walter McNeil, Jr. |
| Council Member Poly Cohen | Council Member Linwood Mann |
| City Manager Hal Hegwer | City Attorney Susan C. Patterson |
| Deputy City Clerk Janice Cox | |

Absent:

City Clerk Bonnie White

Mayor Olive called to order the reconvened meeting of the Sanford City Council in retreat.

General Services Director Tim Shaw showed Council the brick-fired likeness of the Reverend Martin Luther King statue to be located in MLK Memorial Park. The statue is the work of local artisan, Deborah Renz-Motter. Although the committee working on the project approved the work, Mayor Olive asked that, in the future, committee decisions be brought back before council before action is taken.

Strategic Services Administrator Don Kovasckitz presented information about the history of the development of the fire stations and a Fire Department study. Division Commander/Fire Marshal Ken Cotten also provided information. Mr. Cotton explained that insurance ratings are influenced by response time. The placement of Sanford's current stations has been based on population. Our current Insurance Services Office (ISO) rating is Grade 4. Response time of the first arriving engine company has to be within four minutes of dispatch time to maintain the rating.

Mr. Kovasckitz explained that an analysis had been conducted of the 8,011 total calls which occurred from August of 2000 through November of 2009. The analysis showed that Central Fire Station had 4,043 calls; Station 2 had 3,292 calls, and Station 3 had 676 calls. Response times had been determined and ranged from 4-5 minutes to 6-8 minutes. Council discussed the issue of false alarms and repeated offenders and any problems concerning false alarms interfering with response to emergency calls. After analyzing the data on the areas served, projected area growth trends, and the response times, council discussed needs for possible locations of new fire station in the future.

Mr. Kovasckitz presented information on funding opportunities. One opportunity is the SAFER grant. The goal of the SAFER grant is to enhance local fire department's abilities to

comply with staffing, response, and operational standards established by the National Fire Protection Association (NFPA) and the Occupational Safety and Health Administration (OSHA). Eligible expenses include cost for salary and associated benefits (actual payroll expense) for a new firefighter—100 percent for each funded position. Application period will be fall of 2010. Other grant opportunities exist through the Department of Homeland Security, Federal Emergency Management (FEMA), and Grant Programs Directorate (GPD). (Exhibit A)

Finance Director Melissa Cardinali reviewed the approximate costs involved in adding a new station including a one-time cost of \$2.5 million dollars for land, construction of the station, buying one pumper, and outfitting the firefighters initially. Ongoing costs include approximately \$848,500 for personnel and operations per year, based on today's numbers. That will mean 4.5 cents on the tax rate. There was a discussion about density of population and the cost of the city's growing outward and not inward. Chief Barber explained that the SAFER grant could be applied for now and how its funds would benefit the city. There was discussion about ways of getting more minorities involved in firefighting and adding GPS equipment on the fire trucks.

Community Development Director Bob Bridwell presented a planning overview, which included discussion of a comprehensive plan for residential density and infrastructure. He stated that residential density is a critical issue that determines what a city looks like and that, at some point, the Council would have to decide what they wanted the City to look like. He explained that one of the most significant drains on a municipality's infrastructure is low-density, single-family dwellings and that Sanford is dominated by a low-density development pattern.

He discussed two issues that contribute to higher infrastructure costs: Sanford's traditional low density development pattern and the current system of extending utilities based on random location of development. In terms of residential density, a very aggressive approach would be to consider a wholesale shift in mindset when it comes to what is considered the appropriate density for residential development. No longer would the R-20 (20,000 square foot lot) be the norm, as a smaller single-family lot size would be accepted as the new standard. In terms of extending infrastructure, a master plan is needed to identify where development should occur based on a variety of factors including, but not limited to: existing infrastructure, topography/soils, public safety, transportation network, and schools. Mr. Bridwell states that a comprehensive plan is the best way to address both issues.

Assistant Community Development Director Marshall Downey gave some background as to where the city is now in regard to development. He stated that Conditional Zoning is a tool that has been useful with density, particularly in transitioning from one land use to another. He stated that Sanford had been basically built on the idea that R-20 is the standard residential single family zoning district which accounts for about one-third of our zoning. Development is basically driven by developers now. He stated that the next step for the City is to look at developing a comprehensive plan from the standpoint of taking all the infrastructure; all the different services; and demonstration by the fire department and looking at them in a holistic fashion to come up with a master plan for the areas in the community you would want to be developed. Mr. Bridwell stated that he hoped a comprehensive plan would be in the next year's budget. (Exhibit B)

Downtown Development Manager II David Montgomery reviewed a possible redevelopment plan for East Sanford. He presented the goals and strategies staff has outlined: 1) East Sanford Redevelopment Plan—adopt a redevelopment plan for East Sanford. 2) Code Enforcement—mandatory pre-occupancy certification program and amend boarding house ordinance. 3) Renovation of Existing Housing Stock—partner with Habitat for Humanity and/or church groups to rehabilitate foreclosed housing. 4) Historic Preservation – acquisition of single family residential historic properties and grants to homeowners of historically significant residences. 5) Infill Housing Development –partner with Brick Capital CDC to provide infill single family housing on vacant lots similar to housing they have provided in the Brick Capital Redevelopment Area. 6) Down Payment Assistance Program – create a city funded down payment assistance program. 7) Improvement or Extension of Quality of Life Amenities—complete the gaps in the sidewalk system along the high priority corridors in East Sanford and work with the neighborhoods to make improvements to parks or develop new parks that serve East Sanford. 8) Commercial Redevelopment and Development – community appearance grants and tax abatement program for commercial properties. 9) Current Planning –amend land-use map and initiate “administrative” rezonings and draft small area plans and develop conceptual designs for specific areas. 10) Community Safety –public awareness and participation.

Mr. Montgomery provided material which approached each section by stating the current policy; the proposed strategies; the strategy description and implementer; and a timeline. (Exhibit C)

Public Works Director Vic Czar presented an overview of public works services. The City provides safe-drinking water to its customers and takes the waste water away. Approximately 50,000 people use City water everyday including residences, schools, restaurants, hotels, and industry.

Water Plant Superintendent Scott Christiansen described the clearwell rehabilitation project. The clearwell is a two-million gallon storage facility and it provides contact time for the chlorine to disinfect the water. Mr. Christiansen noted the purposes of the clearwell rehabilitation project which is funded through the American Recovery and Reinvestment Act: increased structural reliability; ease of maintenance and process control by dividing the clearwell into two equal halves; baffle walls for a serpentine pattern to enhance chlorine contact time, prevent short circuiting, and reduce disinfection byproducts; increased loading capability for chlorine contact time for plant expansion; static mixer with multiple injection points for both ammonia and chlorine; and capability to inject ammonia upstream to reduce disinfection byproduct formation.

Mr. Christiansen explained that the rehabilitation work is divided into two phases. Phase I began December 7, 2009. This phase includes: installing bypass pumps and associated piping to accommodate construction; draining and isolating the high service pump wetwell; installing two, thirty-six inch slide gates; anchoring restraining brackets for drainage pipes, and structural inspection and cleaning of wetwell.

Phase II began January 4, 2010. This phase will include: removal of the bypass pumps and associated piping; removal of the protective membrane and gypsum board; and removal and

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demolition of the clearwell cover. The contract requires 50 percent of the project be completed by May 2010, with total completion in one year.

Mr. Christiansen said that in the future, he wants to do a coagulant study. Coagulation/flocculation is the process of binding small particles in the water together into larger, heavier clumps which settle out relatively quickly. New regulations are driving enhanced coagulation for increased water quality. Other municipalities within our region have gone to ferric sulfate, an iron-based coagulant. We are currently using aluminum sulfate. He feels ferric sulfate is superior. The first step is Bench Top Testing. There are two options. A chemical manufacturer representative can be brought in or the City can contract with an engineering firm. The second step is a full-scale pilot study. This would involve getting permission from the NC Public Water Supply by submitting study parameter, desired results, and an outlay of our plan; observation, sampling, analyzing, and record keeping; and the final step is the acceptance of a new process, training, and implementation. (Exhibit D)

Superintendent of Water Construction and Maintenance Gerald Cox explained the purpose and effects of Senate Bill 907 and House Bills 1101 and 2499. One purpose is to address concerns of drought on water sources such as Lake Michie, Little River, and Falls Lake and maximize water efficiency. These bills affect the City's water operations in the areas of irrigation systems, leak detection and repair, water shortage response plan, water rates, and permitting of withdrawals. (Exhibit E)

Public Works Director Vic Czar answered council's general questions about water rates, etc. and discussed the legislation and what it means to the area.

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

RECESS

The meeting was recessed until January 22, 2010, at 8:30 A.M. upon motion of Council Member Charles Taylor; seconded by Council Member Sam Gaskins, the motion passed unanimously.

Respectfully submitted,

Cornelia P. Olive, Mayor

ATTEST:

Janice Cox, Deputy City Clerk