

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

The City Council held a half-day retreat at the Sanford Municipal Center in the West End Conference Room, in Sanford, North Carolina, on Wednesday, February 24, 2010, at 8:15 A.M. The following people were present:

Mayor Cornelia P. Olive	Council Member Sam Gaskins
Mayor Pro Tem Mike Stone	Council Member James G. Williams
Council Member Walter McNeil, Jr.	City Clerk Bonnie White
Council Member Poly Cohen	City Attorney Susan C. Patterson
City Manager Hal Hegwer	

Absent:

Council Member Charles Taylor  
Council Member Linwood Mann, Sr.

Mayor Olive called the meeting to order.

**Wastewater Collection and Rehabilitation Efforts** – (Exhibit A)

Public Works Director Victor Czar informed Council that the goal of the Sewer Construction and Maintenance Department is to provide quality service, expand and maintain a wastewater system that will be sanitary and adequate through an effective construction and maintenance program. They provide sanitary sewer to approximately 50,000 people per day.

Sewer Construction and Maintenance Superintendent Fedd Walker advised that they have 11 people in their department. On average, there are four million gallons of wastewater that go through the pipes daily to the wastewater treatment plant and then to the river. He spoke about what the state guidelines require them to do and that sewer reports are required to be kept for three years. They clean 90 miles of sewer lines each year at an average of 4.5 miles per week with one crew. They install taps, sewer re-taps, and repair manholes each year which total to approximately 153 in total. They do smoke and dye testing and mow rights-of-way on sewer line easements.

Mr. Walker showed a video of how they clean sewer lines and remove roots from the lines. The City cleans the lines; however, they hire contractors to video the lines for larger jobs. The City has a camera truck which cost approximately \$50,000 and a sewer vactor truck which cost \$313,500 which was just purchased this last fiscal year. It takes two employees to video the lines.

City Engineer Paul Weeks spoke about sewer rehabilitation. He explained that the City has to take care of the manholes and lift stations. The City maintains nine lift stations and they are labor intensive. They are checked on a regular basis and more often during rains, storms, power outages, etc. Most of the lift stations have backup generators, but some do not. He said that lift stations need to be replaced every 20 to 30 years.

Mr. Weeks advised that there are over 200 miles of sewer lines that the City maintains and they have an average service life of 50 years. The City has 60 miles of lines that are 50 years and older; 21 of those 60 miles have been relined with cured-in-place liners. He presented a sample of what a sewer line with a cured-in-place liner looks like. When cured-in-place liners are installed, they seal the joints where roots come into the pipe. Cured-in-place liners cost much less than digging up and replacing the old sewer line. As long as there is some structural integrity to the pipe, they use the cured-in-placed liners. The lines will last for 50 years with cured-in-place liners.

Mr. Weeks added that in the future, the Carr Creek Lift Station will need to be replaced and they want to install a jockey pump and extend the force main at the Gaster's Creek Lift Station. The jockey pump is a smaller pump that will run continuously to handle the average day flow with less turbulence. This should help to improve the odor situation at Dreamland Trailer Park and Highway 78. A pump replacement is needed at the Patterson Creek Lift Station.

### **Golf Course Update**

Golf Pro/Manager David Von Canon gave an overview of where they are going with the golf course. He said that the tournament schedule is full for the year. They are hosting the Brick Capital Classic in June; Annual Parent-Child Tournament sponsored by the Sanford Exchange Club; the Statewide Special Olympics Tournament (160 players) which will bring in people from all over the state and there will be activities all week long; Tarheel Junior Golf Tournament; Carolina Professional Golf Association; church outings; civic club tournaments; Mens' League starting this Saturday; Ladies League which is every Tuesday throughout the year (42 to 43 active golfers); course is offered to schools for practice; and the Boys and Girls Club.

There is 150 acres at the golf course and 100 of them are maintained by 4 full-time employees and two part-time employees. The part-time employees do not work at the same time; there are four full-time employees and one part-time employee at all times.

Mr. Von Canon informed Council that an expert from North Carolina State University came down to the golf course and was very impressed and shocked that they maintain the course with the budget they have to work with.

Mr. Von Canon said that they have some drainage issues that need some work and also repair some of their cart paths. He advised that their equipment is eight years old and it has helped them with repairs by having Mr. Dull on the maintenance staff.

Mr. Von Canon informed Council that he has been approached by someone associated with Central Carolina Community College about their 50<sup>th</sup> anniversary golf tournament. There will be about 200 players. They have made a request for the City to donate the golf course that day and not charge for the carts and play. They will be purchasing tournament prizes from the golf course which would amount to approximately \$6,700 to \$6,800. Council discussed the issue and felt they should not donate the course.

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Mr. Von Canon stated that the golf course does several things for the City: (1) it uses effluent water at the course and this has helped with not putting water back into the river; (2) people can play for several hours and this helps them eliminate stress; (3) it is a quality of life issue for the citizens.

He advised that in order to be successful at the course you have to have good leadership, good management, good people, and a good product.

Mayor Pro Tem Stone said that he felt they should work on having a good relationship with the other private golf courses and not be the competitor.

Mayor Olive asked about the status of the clubhouse restoration. She said that there may be grants available for the restoration. Mayor Olive said there are bridge clubs that need a place to meet and they would pay rent to use the building. Mr. Hegwer commented that he would check into this.

Mr. Von Canon advised that last year, a North Carolina state law was proposed to place a 10 percent recreation tax on golf. It did not go through; however, he learned this weekend at a school he attended, this is not a dead issue. If a law of this type goes through, it would amount to about \$70,000 to \$80,000 at the golf course.

Mr. Von Canon acknowledged that he has two gentlemen in the 90s that still come to the golf course every week; they are Walter Roberts and Martin Rubin.

#### **Parks and Public Space Philosophy** – (Exhibit B)

Lee County Parks and Recreation Director John Payne explained that they have a master plan for parks and green space. They asked the Department of Commerce to look at their master plan to see how they fit with other communities and they did it at no cost to the county. Mr. Payne advised that they did a limited public survey on the website about recreation. He plans to have a public hearing on the master plan at the Lee County Board of Commissioner's second meeting in March.

Mr. Payne spoke about renovations to the San Lee Park and advised that they are reassessing Horton Park; they may phase out the pool. They are looking for permanent sites for soccer fields.

Community Development Director Bob Bridwell explained that they want to take an active role in collaboration with Lee County on parks and recreation. Investments will have to be made with the parks and staff will be coming before Council with some things they want to do this year. Mr. Bridwell felt that the City should split the cost 50/50 with Lee County to build the proposed skateboard park at the O. T. Sloan Park. Mr. Payne stated that it would cost between \$40-\$50 per square foot to build a nice, top of the line skateboard park. To build a 4,000 square foot skateboard park, it would cost between \$150,000 to \$200,000. That would last about 15 years before a lot of maintenance would have to be done. Mr. Payne commented that the trend is to build skate spots not skate parks. Each spot has one to two features. Mr. Payne stated that the director in Asheville said that most kids would scale the fence and use the skate park after

hours so they would not have to use their safety gear. He reminded Council that the General Assembly passed legislation that does not hold municipalities and counties responsible if the proper signage is put up and the facility is not manned.

Mayor Pro Tem Mike Stone mentioned putting a skate park on Market Street because a lot of kids in East Sanford cannot go to the O. T. Sloan Park. This would give the kids in that community something to do and keep them out of trouble. Mr. Payne stated that the property on Market Street is not settled on ownership. They felt it was best to put the skateboard park at the O. T. Sloan Park because it would not disturb the residents; there is plenty of parking; and eventually, it will have a signaled entrance.

Council Members discussed the issue of skateboard parks at length. Some council members preferred smaller and more accessible skate parks, versus a larger one at the O. T. Sloan Park.

**East Sanford Strategy** – (Exhibit C)

Downtown Development Manager II David Montgomery presented an outlined area in East Sanford that they would like to focus on for redevelopment. He said if we are going to use dollars for rehabilitation, it needs to be in a visible area. The area staff chose was encompassed within the Charlotte Avenue, McIver Street, Third Street, Second Street, and Market Street vicinity. Mayor Pro Tem Stone talked about moving the borders of the redevelopment area away from Chatham Street to encompass more neighborhoods. He talked about the possibility of forgivable loans for rehabilitation for single-family properties and also acquisition of vacant properties for residential infill, etc. Staff has talked with Brick Capital and they would be interested in the program. There would be certain criteria they would follow somewhat similar to what Brick Capital offers. Mr. Hegwer stated that the program would encourage private investment; it would be similar to economic development incentives.

Mr. Bridwell stated that they would like to look at quality of life enhancements in that area such as sidewalk improvements which would include street furniture to make it more like a neighborhood and landscaping improvements. Mayor Pro Tem Stone added that additional lighting would help reduce crime and upgrade the neighborhood. Mr. McNeil commented that upgrading the homes and neighborhood would make the people feel better about their community.

**Project Priority List** – (Exhibit D)

City Manager Hal Hegwer presented council with a list of project priorities as shown in Exhibit D. He said with the proposed budget coming up, he wanted Council to have a copy of some of the projects that staff feels is necessary.

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

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**ADJOURNED**

The meeting was adjourned upon motion of Council Member L. I. (Poly) Cohen; seconded by Council Member Walter McNeil, Jr., the motion passed unanimously.

Respectfully submitted,

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Cornelia P. Olive, Mayor

ATTEST:

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Bonnie D. White, City Clerk