

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

The City Council met in the Council Chambers at the Sanford Municipal Center on Wednesday, February 9, 2011, at 8 A.M., for the oath of office to be given to incoming Council Member Bob Brown. Mr. Brown was appointed by the Council on February 1, 2011, to fill a vacancy, which was held by former Mayor Pro Tem Mike Stone.

Present:

Mayor Cornelia P. Olive	Council Member Sam Gaskins
Council Member Walter McNeil, Jr.	Council Member L. I. "Poly" Cohen
Council Member James Williams – arrived at 8:15 A.M.	
City Attorney Susan C. Patterson	City Clerk Bonnie D. White
City Manager Hal Hegwer	

Absent:

Council Member Linwood Mann
Council Member Charles Taylor

Clerk of Court Susie Thomas gave the oath of office to Robert (Bob) H. Brown. Mayor Olive presented Mr. Brown with a City key pin.

Council members proceeded to the West End Conference Room to begin the retreat. Mayor Olive called the retreat to order.

Community Development Director Bob Bridwell stated that staff plans to present to Council on February 23, the proposed Downtown Plan and the Pedestrian Plan. McGill and Associates will be attending the meeting to present the plans. He advised that staff has been working with the Downtown Sanford Board of Directors (DSI) regarding the plan. Joni Martin and Carol Carlson were present from DSI. Mrs. Martin stated that in March, they plan to present to Council their priorities for Downtown and what they would like to see this coming year. Mr. Bridwell said that he would like for council members to go to Concord to see how they have renovated their Downtown.

Projects staff discussed were the Streetscape Steele Street; Interior block redevelopment (Auction House acquisition/demo; Renovation of Charlie Watson Lane; acquisition of the Depot building; Fountain improvements; acquisition of the First Citizens lot; acquisition of Dossenbach top deck; development Chatham Street lot; Christmas decorations; Wayfinding signage; and Gateway enhancements. Appearance projects include bypass gateway signage (landscaped); highway signage (8 signs); and East Sanford Historic District Signage. (Exhibit A)

Mr. Bridwell stated that staff feels that the Depot building is the premier site of Downtown and the City needs to own it. Mayor Olive asked if the DSI Board has spoken with the Board of Realtors or prepared a resolution about the purchase price of the building. She said that they are asking too much for the building and the City has spent a lot of money enhancing the property around it. Downtown Development Manager II David Montgomery replied that they would talk to them. Mr. Bridwell advised that the fountain is in need of repair. Mr. Montgomery advised that the kids go into the fountain to play in the water, then they go on the grass and track mud and grass back into the fountain; therefore, clogging the filters. Mr. Shaw advised that staff has to change the filters twice a day. He said that you

have to treat the fountain like a swimming pool. Mr. Hegwer stated that if the fountain is repaired, it would enhance the price of the building.

Mr. Montgomery explained that they would like to purchase the First Citizen's lot for parking which would make 18 spaces available for parking and the deck behind Dossenbach's Furniture Store. Mr. Dossenbach uses the bottom deck and staff would like to see the City purchase the top deck for additional parking. Mr. Montgomery stated that lighting, signage, and some repair to the deck would need to be done. This would create an additional 35 more parking spaces. Council Member McNeil made the suggestion that someone needs to talk with Mr. Dossenbach about donating the property to the City.

Mr. Montgomery and Mr. Bridwell presented a powerpoint presentation of proposed gateway enhancements and appearance projects for next fiscal year.

Mr. Bridwell advised that the Endor Iron Furnace Trail is being used heavily by the public. He said that the next phase would be to extend the trail back towards the hospital. Mr. Bridwell stated that he will be looking for PARTF funds for the project.

Public Works Director Vic Czar gave a brief summary of the water system rehabilitation (Exhibit B). Mr. Czar informed Council that there are 630 miles of maintained roadways within the County, and we have 580 miles of waterlines. In 1990, we had 30 miles of waterlines that were smaller than 6 inches and we have cut that figure in half to only 15 miles now. The lines that are smaller than 6 inches cannot provide fire protection; they have to be six inches or larger.

Mr. Czar spoke about the leak detection and repair. Most water leaks are small and can leak for two years before you see them. There were 372 leak investigations last year and 216 of them were the City's responsibility to repair. He displayed and explained a water audit staff prepared to show how many gallons of water are unaccounted for. Staff would like to tighten these numbers up on unmetered gallons. The City is on top of the industry standard; however, we want to be more proactive. The unmetered gallons result from leaks, flushing of lines, usage by the fire departments, unapproved usage (stealing water), meter inaccuracies, etc. Mr. Gaskins added that it amounts to approximately \$150,000 each year. Mr. Czar added that staff will be asking for \$750,000 annually in the budget for rehabilitation of waterlines.

General Services Director Tim Shaw gave a brief overview of street, solid waste, and beautification services (Exhibit C). He said that 71 miles of curb are swept each year; twice weekly in the Downtown areas and weekly from March through November in the residential areas. The City disposed of 312 tons of sweeping debris in a lined landfill.

Mr. Shaw stated that in the Solid Waste Division, there were 83 work orders for removal of graffiti; over 20 tons of litter collected; over 120,000 feet of curb cutting; and over 237,000 feet of sidewalk cleaned. The City utilizes inmates for various projects such as litter removal, beautification projects, etc. Mr. Shaw explained that there will be an increased demand placed on the City this coming year which includes the maintenance of the Endor Iron Trail Greenway; the added interchanges at U. S. Highway #1/ U. S. Highway 421 and U. S. Highway #1 and Burns Drive; and the pocket parks.

Mr. Shaw displayed two different concepts for a proposed skatepark on Third Street (Exhibit D). Plan A is 8,300 square feet and Plan B is 9,200 square feet. They plan to talk with some skateboarders about the designs. Council Member McNeil raised a question about what is staff looking at for the safety of kids at the retention pond. Mr. Czar replied that there may not have to be a retention pond. Nothing is set in stone for the site yet. Mr. Shaw wanted Council to review the two designs for the proposed skatepark.

Public Works Director Vic Czar talked about wholesale water rates (Exhibit E). He talked about regionalism and the competition. He added that the City of Sanford is a major supplier of water. We sell water to Chatham County, Goldston, Carolina Trace, and the Town of Broadway at wholesale rates. Conversations have been held with Moore County; however, they are not currently interested. Harnett County sells water to Moore County. He said that you can price yourself out of the business. We receive approximately \$500,000 in revenue from the bulk users. This is something we do not want to drive away. Mr. Czar explained the methodology of trying to develop a rate for wholesale water customers that is reasonable and is defensible. Currently, Chatham County pays \$2.67 per 1,000 gallons; Carolina Trace pays \$3.20 per 1,000 gallons; Town of Broadway pays \$2.27 per 1,000 gallons; and Goldston Gulf Sanitary District pays \$2.02 per 1,000 gallons. In looking at the state auditor's fiscal analysis, the average for towns our size is \$2.21 per 1,000 gallons. In Goldston's contract, they pay us a \$25,000 fee on top of the \$2.20 per 1,000 gallons for availability of water. Chatham County is asking for more water and Carolina Trace would like to eliminate the use of some wells that are supplementing their water supply. In using the methodology, staff came up with a proposed volume rate of \$2.21 for Chatham, Carolina Trace, and Broadway. Broadway's rate would be lower; however, Harnett County could very easily supply them with water. Mr. Hegwer stated that it is a reasonable rate and it is defensible.

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

ADJOURNMENT

The meeting was adjourned upon motion of Council Member Sam Gaskins; seconded by Council Member L. I. "Poly" Cohen, the motion passed unanimously.

Respectfully submitted,

Cornelia P. Olive, Mayor

ATTEST:

Bonnie D. White, City Clerk