

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, June 4, 2013 at 7 P.M. in the Council Chambers. The following people were present:

Mayor Cornelia Olive	Council Member Charles Taylor
Mayor Pro Tem Sam Gaskins	Council Member L. I. (Poly) Cohen
Council Member Jimmy Haire	Council Member Walter H. McNeil, Jr.
Council Member James Williams	Council Member Rebecca Wyhof
City Manager Hal Hegwer	City Clerk Bonnie D. White
City Attorney Susan Patterson	

Mayor Cornelia Olive called the meeting to order. A moment of silence was observed. The Pledge of Allegiance was recited.

PUBLIC COMMENT - (Exhibit A)

Willie Bee Simpson and Valerie Simpson, spoke regarding hosting Community Kare Festivals in the parks of Sanford. They just relocated to Sanford from Charlotte, where they hosted these events giving away food and clothing to the needy. The ultimate purpose is to bring peace, spread love and not violence throughout the city. They would need assistance from the city to put on these events.

APPROVAL OF AGENDA

City Manager Hal Hegwer requested to add an item to the Special Agenda – Program about Participation in Benjamin Moore Main Street Matters Campaign. He requested to add the retreat to the agenda today and we will recess this meeting tonight until tomorrow morning at 10 A.M., in the West End Conference Room, to talk about items related to the bond referendum, the budget, and the parks and recreation items including the golf course.

Council Member Poly Cohen made the motion to approve the amended agenda. Seconded by Mayor Pro Tem Sam Gaskins, the motion carried unanimously.

CONSENT AGENDA

Approval of Contract with Lee County Economic Development Corporation–(Exhibit B)

Council Member Walter McNeil, Jr. made the motion to approve the consent agenda. Seconded by Council Member Poly Cohen, the motion carried in favor six to one with Council Member Charles Taylor casting the dissenting vote.

SPECIAL AGENDA

Downtown Development Manager II David Montgomery announced that Benjamin Moore, one of America’s most respected paint manufacturers and color authority, announced in May, its biggest initiative ever to revitalize communities across North America with the launch of its Main Street Matters Campaign. The campaign is asking people around the country to vote

for over 100 cities that they think should be revitalized through this program. These cities include both U.S. and Canadian cities. Sanford was nominated to participate in the competition; the only one to do so in the State of North Carolina. Those top twenty winners will receive free paint and painting services to beautify three city blocks of their respective downtowns. It not only includes paint and supplies, but color experts will consult on the best choices to enhance the architectural style, regional influences, and historic references in the community. It will hire skilled, local professional painters and also involve the local Benjamin Moore retailer, McNeill Paint. It was because of McNeill Paint in Sanford that we were selected. He presented a powerpoint presentation to show the public how to vote. You can vote one time per day. Voting will conclude on June 30, 2013. They will post the main street communities that were selected in July.

CASE FOR PUBLIC HEARING

Public Hearing on the Proposed Annual Operating Budget for the City of Sanford FY 2013-2014 – (Exhibit C)

City Manager Hal Hegwer gave a brief overview of the budget. The budget is on the City's website. The total budget amounts to \$44,177,112 at this point in time, which is the budget he has submitted to City Council. The City has been able to maintain a stable tax rate for the last five years and actually reduced taxes during that five years. In the last several years, we have not been able to fund resurfacing and one of the objectives of his budget this year, was to try to have an annual amount to cover the resurfacing street improvement needs in order to maintain the current level of service of our street system. We include funding for resurfacing in the amount of \$500,000 this year; this would cover approximately five miles. We lost sales tax in the amount of six cents to the County, when the County changed the sales tax distribution method from per capital to ad valorem. If we did not have the six-cent loss, you would be looking at a one-cent tax increase from \$.51 to \$.52 from property tax revenue neutral.

Mayor Olive opened the public hearing.

Shelia Barber, residing at 232 Palace Drive, spoke against the tax increase. She said that water and sewer rates have increased, along with a 10 percent unemployment rate in Sanford. People have lost their homes and those who have not, will have to figure out where to come up with the money if taxes are increased. Ms. Barber stated that government could care less if she can feed her children, put gas in her car to drive to work, get the kids to school and buy their books and everything else they need. She asked Council to reconsider raising the taxes.

Charles Staley, residing 3117 Hickory Hill Drive, spoke against the tax increase. He felt the City should use the fund balance instead of raising taxes 13 percent. He said there is a gentleman in Asheville that has said he would take over the golf course and manage it for the City and won't have to pay him a penny. He was against extending the greenway and loaning the money to the airport.

Randy Todd, said his business is located at 919 South Horner Boulevard. He spoke against the tax increase. He said if his taxes go up, his taxes on what he has to pay go up where he works. He did not see where we have to spend the money on the golf course. He did not feel that the City needs to own the golf course. He felt the City should turn it into upscale

homes; you would have the money made off the lots you sell and then you receive taxes on the homes built, instead of spending money on salaries and upkeep.

Max Dolan, residing at 809 Woody Hill, spoke against the tax increase. He loves Sanford and Lee County and respects what Council Members do to support the citizens. He is raising two adopted children from when they were missionaries overseas. So, this put him from the almost retired phase back into the “you better be a young daddy phase again.” He was in agreement with Mr. Staley that Council should use the funds from fund balance.

Reverend Willie Simpson, just moved to Sanford from Charlotte, spoke against raising taxes when you have reserves somewhere else. He said that Charlotte had a golf course that built homes on it. He added that it did not make sense to have to move your car every other hour on Steele Street. He wanted to know if they have a budget for non-profits because some children do not have a place to go and that is the reason they get into a lot of trouble. He and his wife would like to renovate a place where children will have somewhere to go.

Ed Page, residing at 404 N. Gulf Street, spoke against raising taxes. He said the unemployment rate is high; families have tightened their budget year after year; and businesses are struggling. He said the golf course is not sustaining itself also. Mr. Page stated that the fund balance is three times that which is required. He said that most residents would find that this is a rainy day fund and it is there when needed or something comes up unexpectedly.

John Barron, residing at 3417 Windmere Drive, spoke against raising the taxes. He said that the City has been done wrong by the County Commissioners regarding the change in sales tax methodology. He said Lee County increased his property value so his taxes will go up. He is on a fixed income. He suggested cutting picking up the bulk trash one to two times a month which saves the wear and tear on the trucks and use those employees doing other things in the City.

With no one else requesting to speak, the public hearing was closed.

DECISIONS ON PUBLIC HEARINGS

Application by Phillip S. Bray - to rezone 0.32 of an acre +/- located northwest of the intersection of W. Raleigh Street and Cameron Drive and addressed as 302 W. Raleigh Street from Residential-Mixed (R-12) Zoning District to Office & Institutional (O&I) Zoning District. The property is the same as depicted on Lee County Tax Map 9652.18 as Tax Parcel 9652-40-3499-00 Lee County Land Records. – (Exhibit D)

Assistant Community Development Director Marshall Downey advised that the Planning Board met and recommended unanimously to approve the rezoning petition. In making this decision, the Planning Board found that the request appeared to be reasonable and in the public interest based on the availability of public water and public sewer, the proximity of the site to Kendale Plaza Shopping Center, and the former use of the site as a business. The site complies with the adopted Land Use Plan and it recommends mid to high density residential office.

- Consider Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina – (Exhibit E)
Council Member Charles Taylor made the motion to adopt the Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina. Seconded by Council Member Wyhof, the motion carried unanimously.

Application by Otter Creek Properties, LLC - to rezone 0.28 of an acre +/- located northeast of the intersection of N. Horner Blvd and Randolph Street and addressed as 700 & 702 N. Horner Blvd from Residential-Mixed (R-12) Zoning District to General Commercial (C-2) Zoning District. The property is the same as depicted on Lee County Tax Map 9643.03 as Tax Parcel 9643-42-1865-00 Lee County Land Records. – (Exhibit F)

Assistant Community Development Director Marshall Downey advised that the Planning Board met and recommended unanimously to approve the rezoning petition. In making this decision, the Planning Board found that the request appeared to be reasonable and in the public interest based on the availability of public water and public sewer, the fact that the existing Horner Boulevard areas north and south are essentially C-2 General Commercial, and that the traffic count in the area is high and the subject property is on a commercial corridor. The Land Use Plan identifies this area as Highway Overlay, which is typically associated with commercial development.

- Consider Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina – (Exhibit G)
Council Member Cohen made the motion to adopt the Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina. Seconded by Council Member Jimmy Haire, the motion carried unanimously.

Mayor Olive recessed the meeting for a ten-minute break at 7:55 P.M. The meeting was reconvened at 8:05 P.M.

REGULAR AGENDA

Consider Introduction of the Bond Order Authorizing the Issuance of \$4,000,000 General Obligation Greenway Bonds of the City of Sanford, North Carolina – (Exhibit H)

Mayor Olive read the Introduction of the Bond Order Authorizing the Issuance of \$4,000,000 General Obligation Greenway Bonds into the record as shown on Exhibit H.

Council Member Poly Cohen made the motion to approve the Bond Order Authorizing the Issuance of \$4,000,000 General Obligation Greenway Bonds of the City of Sanford, North Carolina. Seconded by Council Member James Williams, the motion carried unanimously.

Consider Introduction of the Bond Order Authorizing the Issuance of \$6,500,000 General Obligation Streetscape Bonds of the City of Sanford, North Carolina – (Exhibit I)

Mayor Olive read the Introduction of the Bond Order Authorizing the Issuance of \$6,500,000 General Obligation Streetscape Bonds into the record as shown on Exhibit I.

Council Member Rebecca Wyhof made the motion to approve the Bond Order Authorizing the Issuance of \$6,500,000 General Obligation Greenway Bonds of the City of Sanford, North Carolina. Seconded by Council Member Walter McNeil, Jr., the motion carried unanimously.

Consider Introduction of the Bond Order Authorizing the Issuance of \$2,000,000 General Obligation Sidewalk Bonds of the City of Sanford, North Carolina – (Exhibit J)
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Mayor Olive read the Introduction of the Bond Order Authorizing the Issuance of \$2,000,000 General Obligation Sidewalk Bonds into the record as shown on Exhibit J.

Council Member Jimmy Haire made the motion to approve the Bond Order Authorizing the Issuance of \$2,000,000 General Obligation Sidewalk Bonds of the City of Sanford, North Carolina. Seconded by Council Member Poly Cohen, the motion carried unanimously.

Consider Introduction of the Bond Order Authorizing the Issuance of \$2,000,000 General Obligation Parks and Recreation Bonds of the City of Sanford, North Carolina – (Exhibit K)

Mayor Olive read the Introduction of the Bond Order Authorizing the Issuance of \$2,000,000 General Obligation Parks and Recreation Bonds into the record as shown on Exhibit K.

Council Member James Williams made the motion to approve the Bond Order Authorizing the Issuance of \$2,000,000 General Obligation Parks and Recreation Bonds of the City of Sanford, North Carolina. Seconded by Council Member Jimmy Haire, the motion carried unanimously.

Consider Resolution of the City of Sanford, North Carolina Regarding Bond Orders Authorizing the Issuance of \$4,000,000 General Obligation Greenway Bonds, \$6,500,000 General Obligation Streetscape Bonds, \$2,000,000 General Obligation Sidewalk Bonds and \$2,000,000 General Obligation Parks and Recreation Bonds, Setting a Public Hearing Thereon and Directing Publication of a Notice of Said Public Hearing – (Exhibit L)

Mayor Olive read the resolution of the City of Sanford, North Carolina Regarding Bond Orders Authorizing the Issuance of \$4,000,000 General Obligation Greenway Bonds, \$6,500,000 General Obligation Streetscape Bonds, \$2,000,000 General Obligation Sidewalk Bonds and \$2,000,000 General Obligation Parks and Recreation Bonds, Setting a Public Hearing Thereon and Directing Publication of a Notice of Said Public Hearing. The resolution sets the public hearing date for Tuesday, June 18, 2013, at 7 P.M., in the Council Chambers at City Hall, located at 225 East Weatherspoon Street, Sanford, NC. The notice will be published in *The Sanford Herald* on or before the 8th day of June, 2013.

Council Member Taylor made the motion to adopt the resolution. Seconded by Mayor Pro Tem Sam Gaskins, the motion carried unanimously.

Consider Ordinance to Assign Recently Annexed Areas to a City Electoral Ward – (Exhibit M)

Community Development Director Bob Bridwell explained that the ordinance assigns the recently annexed property described as New Hope Church, Inc., located at 3007 Beechtree Drive, to Ward 2.

Council Member Charles Taylor made the motion to adopt the Ordinance to Assign Recently Annexed Areas to a City Electoral Ward. Seconded by Council Member Rebecca Wyhof, the motion carried unanimously.

OTHER BUSINESS

Council Member Taylor said he was glad to see that the process by which we do a bond referendum because we are able to put it before the voters. We need to view all situations that come up and see as we vote in representing the City, that we are representing the people. Council needs to do the desires of the people regardless of how they feel personally about things.

Mr. Taylor said that they had a slight snafu on Monday in Pittsboro. They had a natural gas leak in Pittsboro and they had to put the Mining and Energy Commission meeting off. The meeting will be held after the Mining and Energy Board on Friday around 1 PM. They have a full Mining and Energy Board at 9 A.M. in the Archdale Building. He invited everyone to attend.

Mr. Taylor thanked the citizens for the prayers for our governing body, state and federal leaders. He said it is very grateful and humbling to hear people say they are remembering them in their prayers.

Mayor Olive stated that the Extension Service held an ice cream social for people involved in community service. They had fresh homemade brownies and it was a very pleasant and happy one.

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

RECESS

Council Member James Williams made the motion to recess the meeting until Wednesday morning at 10 A.M., in the West End Conference Room, located at City Hall, 225 East Weatherspoon Street. Seconded by Council Member Charles Taylor, the motion carried unanimously.

Respectfully Submitted,

CORNELIA P. OLIVE, MAYOR

ATTEST:

BONNIE D. WHITE, CITY CLERK