

MINUTES OF RETREAT 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, February 4, 2014, at 4 P.M., in the West End Conference Room to hold a retreat workshop. The following people were present

Mayor Chet Mann	Council Member Rebecca Wyhof
Council Member Jimmy Haire	Council Member Charles Taylor
Council Member Norman Charles Post, III	Council Member Sam Gaskins
Council Member Walter H. McNeil, Jr.	Mayor Pro Tem James Williams
City Manager Hal Hegwer	City Clerk Bonnie D. White
City Attorney Susan Patterson	City Staff

Mayor Mann called the meeting to order. He stated that as Council begins the work of finalizing the City Council's priorities and the important decisions regarding the bond implementation, he posed a question that would hopefully encourage Council Members to dig deeper and think longer before they act or speak. The questions were, "What defines each of you? How do you want the City of Sanford to be defined?" Are you defined by your character or by your actions and culture? How will our City be defined? He said that cultures can change over time and can break down. A culture can become non-caring, divisive, lazy, and slow to respond and quick to adopt one trend or another. A poor culture can permeate the halls of a City.

Mayor Mann said that character is who you really are and what you stand for. It is what should define you. A City with character is one that has a great foundation that has made sacrifices for the good of its citizens, one that has vision, and stands strong during hard times and lasts for decades. He asked that as Council works together, to keep in mind that they are determining the future of the City and to be mindful of our character and how we want to be defined. He said that as we agree to disagree on items occasionally to not allow our words and actions to define who we are but our character. (Exhibit A)

Mayor Mann asked Council that after reviewing the short-term and long-term priorities from the visioning workshop, that Council needs to "whittle" down the priorities and list what they feel is the most important.

Mr. Haire felt that Council needs to give code enforcement the personnel to get the job done with more inspectors and somebody in their office. Mr. Mann said that several of the short-term priorities could be grouped into one and made into one idea. He asked Kelly Miller to finite the priorities on a list.

Council Members Wyhof and Taylor felt that the code enforcement policies do not have teeth to be enforceable; there are too many letters written before there is any action. Mr. Taylor gave an example of the situation in McCracken Heights. He said code enforcement is doing their job but he is concerned that the policies do not have any substance to them to really be enforceable. Mr. Taylor said

Council Retreat
February 4, 2014

a lot of the codes are dated and need to be revamped. Mr. Mann added that they are rural in nature and we are urban.

Council Members discussed and examined the list of short and long-term priorities and grouped some of them together as listed on Exhibit B.

Council Member Taylor said that we need to do the plus and minus delta where you see what is working on these and what is not working, to formulate your strategy and plan going forward. He said it is very beneficial when you look at setting a goal as well as a stretch goal. Mr. Mann said we could schedule that for the next meeting.

Lee County Parks and Recreation Director John Payne gave a presentation on the existing O. T. Sloan Park and a layout of what a Complex Sports Concept could look like. He said O. T. Sloan Park was developed in 1974. He displayed a diagram of the park. You can park 236 cars in one lot and 80 around the existing ball fields. Back in 2008, Temple Sloan's Family Foundation made almost ten acres available to us. We said that there are some people privately that have asked what they could do at the O. T. Sloan Park. In 1999, the tennis courts were resurfaced and those cracks have returned. He pointed out on a diagram where the different sport locations are located such as pool, two ball fields, tennis courts, and Boys and Girls Club. He said that when the dog park issue was brought up, there was an interest too, in getting the Friends of the Park Foundation re-established. They were formed in 1987 and had various fundraisers to help the park. It was necessary to make sure that they were still a viable organization and so a group of people have gotten together to serve on that board. Interested members are Ray Covington-President; April Montgomery-Secretary; Bob Bridwell-Treasurer; and Donnie Oldham is the Vice-President. The group has met to talk about some things and there are some private individuals who are willing to spend some money on a project to revitalize the O. T. Sloan Park to make it a truly flagship park.

Mr. Payne showed the layout of the new proposed O. T. Sloan Park Concept; he said this is just a concept and subject to change. He said this new concept assumes that someone is going to purchase two additional lots totaling five acres. It will be a four field complex for baseball/softball games. He said that right now he has 14 weekends booked at Tramway Road Park and that is all that complex can support with the high school and middle schools playing on this field and to maintain it. It is an economic development tool for the weekend. He said that he receives a lot of calls from other sanctioning organizations asking if he has any available weekends. Mr. Payne said he is envisioning artificial turfs so no one gets rained out.

Mr. Haire asked if they will use the high school parking lot for parking on weekends. Mr. Payne replied yes, especially if money is used for sidewalk improvements in that area to tie these two complexes together. They envision constructing a building of approximately 24,000 square feet and use 10,000 square feet for gymnastics; and have a large, open, multi-purpose area for basketball, volleyball, soccer, etc. Mr. Taylor mentioned that you could use the perimeter for a bike course. Mr. Payne showed the possibilities of what could be done with a proposed sports complex.

Mayor Mann recessed the meeting at 5:30 P.M. for a five-minute break.

Council Retreat
February 4, 2014

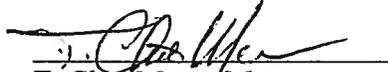
Financial Services Director Beth Kelly gave a financial overview of the City (Exhibit C). Mrs. Kelly stated that the ad valorem taxes make up 50 percent of the General Fund Revenue. She said that we are coming in a little under budget for sales taxes based on the current projections; however, it is still a little early because we have received only five months.

She advised that there has been a decline in the fund balance since 2010. In the year 2013, the City purchased recycling carts, paved the Chatham Street parking lot and installed lighting. Mr. Hegwer said that even though we do not have debt, we are not as healthy as other cities our size. Mrs. Kelly stated that the average fund balance for cities our size that were last published were 41 to 42 percent.

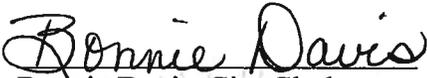
Mrs. Kelly presented Council with different scenarios of anticipated debt service payments (Exhibit D) along with corresponding adjustments in the tax rate.

Council Member Council Member Sam Gaskins made the motion to adjourn. Seconded by Council Member Walter McNeil, Jr., the motion carried unanimously.

Respectfully submitted,


T. Chet Mann, Mayor

ATTEST:


Bonnie Davis, City Clerk