

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, October 7, 2014, at 7 P.M., in the Council Chambers. The following people were present:

Mayor T. Chet Mann	Mayor Pro Tem James Williams
Council Member Byron Buckels	Council Member Sam Gaskins
Council Member Jimmy Haire	Council Member Norman Charles Post, III
Council Member Charles Taylor	Council Member Rebecca Wyhof
City Manager Hal Hegwer	City Attorney Susan Patterson
Administrative Support Assistant Vicki Cannady	

Absent: City Clerk Bonnie Davis

Mayor Mann called the meeting to order and delivered the invocation. The Pledge of Allegiance was recited.

PUBLIC COMMENT (Exhibit A)

Brent Sloan of 2012 Fairview Lane, Sanford, Director of Soccer Operations with the Sanford Area Soccer League (“SASL”), gave a short history of SASL and informed the Council that SASL began as an outcrop of the Lee County Parks and Recreation Department. Their current membership is 450-500 and growing. They are using all of the fields available at the Lions Club Fairground facility, as well as fields at local schools and are still bursting at the seams. He explained that SASL is very excited about the proposal for the multi-sports complex and wanted to present Council with a “face” to associate with SASL. He reiterated their full support for the project.

Jason Waters of 541 Tucks Court, Sanford, explained that SASL teams are often limited to practicing only once per week due to lack of adequate facilities. He also expressed support for the multi-sports complex and the positive economic impact it could have on Sanford.

Jonathan Shockey of 1406 Cherokee Trail, Sanford, commended Council for consideration of the complex. He stated that he had chosen to retire in Sanford, and that as a current SASL coach, he frequently travels to other complexes for games and tournaments where money is spent on meals, hotels and other amenities. A multi-sports complex will help to grow community pride and is an investment in our kids. He informed Council that SASL has been savings funds and has agreed to pay \$8,000 toward the cost of the assessment study. They would like to be associated with the soccer portion of the complex and would be willing to help manage it.

APPROVAL OF AGENDA

City Manager Hal Hegwer requested to remove from the Consent Agenda Item F - Approval of Ordinance Directing the Code Enforcement Officer to Remove or Demolish the Property Herein Described as Unfit for Human Habitation and Directing that a Notice be Placed Thereon that the Same May Not Be Occupied. He also requested to add two items to the Regular Agenda, Approval of Reimbursement Resolution- Purchase of Capital and Consider Presentation of Update on Garbage, Recycling and Yard Waste Pick-up.

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Council Member Taylor requested that Item B on the Consent Agenda (Approval of Ordinance Amending the Annual Operating Budget for Fiscal Year 2014-2015 - Feasibility Study for Multi-Sports Complex) be removed and added to the Regular Agenda.

Council Member Wyhof made the motion to approve the agenda as amended. Seconded by Council Member Gaskins, the motion carried unanimously.

CONSENT AGENDA

Approval of Ordinance Amending the Annual Operating Budget for Fiscal Year 2014-2015 – (Information Technology) – (Exhibit B)

Approval of Ordinance Amending the Annual Operating Budget for Fiscal Year 2014-2015 – (Feasibility Study for Multi-Sports Complex) – (Item Removed from Consent Agenda and Added to Regular Agenda as Item G)

Approval of Ordinance Amending the Annual Operating Budget for Fiscal Year 2014-2015 – (Colon Road Lift Station) – (Exhibit C)

Approval of Resolution – Joint Agreement Between the City of Sanford and Lee County Product Development Initiative – Lee County Industrial Park – (Exhibit D)

Approval of Entering into a Traffic-Review and Inspection Agreement with Department of Transportation for Downtown Streetscape – (Exhibit E)

Approval of Ordinance Directing the Code Enforcement Officer to Remove or Demolish the Property Herein Described as Unfit for Human Habitation and Directing that a Notice be Placed Thereon that the Same May Not Be Occupied – (Item Removed from Agenda) – (Exhibit F)

Council Member Gaskins made the motion to approve the consent agenda. Seconded by Council Member Wyhof, the motion carried unanimously.

REGULAR AGENDA

Consider Presentation by Dr. Bud Marchant Regarding Central Carolina Community College Bond Referendum – (Exhibit G)

Dr. T.E. “Bud” Marchant recognized several members of the Central Carolina Community College (“CCCC”) Board of Trustees present at the meeting (Chairman Julian Philpott, L.W. “Bobby” Powell, Jan Hayes and Norman Charles “Chip” Post), along with members of the Bond Committee (Michael Basinger and Robert Joyce).

Dr. Marchant noted that CCCC celebrated its’ 50th anniversary three years ago. About two years ago, the Board of Trustees requested that the County Commissioners place on the ballot a number of bond referenda that would enable CCCC move into its’ second 50 years of service on a good footing. Expansion and repair work is needed to the Sanford Campus at this time. He explained that the County Commissioners have broken the requests into four separate ballot initiatives, which will be voted upon individually. He summarized each as follows:

(1) Lee Health Sciences Center- New Construction: This is the first construction proposed to be located across the street from the main campus on Kelly Drive; it would be next to the Dennis A. Wicker Civic Center. It has been on the County's Capital Improvement Project ("CIP") list since 2004. It is specifically designed to offer short-term medical training to enable attendees to enter the workforce in a rapid fashion as phlebotomists, sleep and EKG technicians and Certified Nursing Assistants. These jobs are in high demand and students are turned away due to lack of needed facilities. This building would also include a new bookstore since the current bookstore was built in the 1970s and does not accommodate the current volume of more than 6,000 students. Workforce Investment Act ("WIA") services could also be relocated here, rather than in several different locations. The proposed building is approximately 40,000 square feet.

(2) Veterinary Medical Technology Center ("VMT")- Expansion and Renovation: CCCC's VMT program is one of three in the state and it is consistently ranked as one of the top five in the nation. On lists of fastest growing professions in the nation, VMT is typically ranked seventh or eighth and the need is anticipated to increase. Dr. Marchant explained that the trend is that much of the veterinary work, such as shots and cleaning, will be performed by technicians and that veterinarians will be seen only when necessary. Current student enrollment is 62, which will be expanded to 100. There are more than 450 applicants per year. The main reason for renovation of this facility is that there are now higher standards from the accrediting agency, which described CCCC's program as a "jewel" on their last visit. The current building which houses live animals (dogs, cats, birds, rabbits) was built in the 1970s and since that time, cage size requirements have been increased. The proposal is to renovate approximately 4,075 square feet and to add approximately 12,000 square feet at the new facility.

(3) Emergency Services Training Center- Renovation and Expansion; and Lee County Campus- Renovation and Expansion: There are two components to this ballot measure:

- (a) Emergency Services Training Center- Expansion and Renovations: This facility is used for training firemen, first responders and police officers for Lee and surrounding counties. Shower facilities are needed since state law now requires that attendees shower after performing physical training exercises, prior to entering the classroom. A non-lethal firing range is also needed for target practice and the entire facility needs fencing.
- (b) Lee County Campus- Renovation and Expansion: The roof at Wilkinson Hall, which was built in 1978, needs to be replaced. These repairs are on county CIP list, but including them ensures that the work will be done within the next five years. A detailed list of repairs is included in the presentation documentation.

(4) Dennis A. Wicker Civic Center- Expansion and Renovation; and CCCC Small Business Incubator: There are also two components to this ballot measure:

- (a) Dennis A. Wicker- Expansion and Renovations: Many groups have considered holding conventions in Sanford but current facilities are not adequate. There are no "breakout rooms", which are often needed for small group meetings after holding larger preliminary meetings in the main center. Recently, the NC

Association of Beekeepers considered using the Wicker Center for a four-day event, which would have filled every hotel room in Sanford; however, they needed three breakout rooms and had to go elsewhere. The Wicker Center has not been renovated or upgraded since it was built more than 20 years ago. Technology modernization is also needed to meet needs for conference facilities and three breakout rooms are proposed.

- (b) Small Business Incubator: Sanford was fortunate to have received the gift of a building several years ago (from Dr. Paul Howard and Dr. Barbara James) which is located just off of Horner Boulevard. It formerly contained several small stores and shops, but currently is almost empty. It would be a good location for a small business incubator. CCCC has operated one in Dunn for more than 20 years, which has spun off over 400 businesses. It is estimated that a small business incubator would bring up to 200-300 people daily to downtown Sanford to work, along with additional customers.

Dr. Marchant stated his belief is that these bonds can set the pace for the next 50 years of CCCC. He also called CCCC a “gem” in our community and related that in the seven years he has been with the college, he has received innumerable positive comments from citizens whose lives or whose family members’ lives have been enriched by the college. He wants to make the next 50 as good as the last 50 years.

Council Member Haire questioned how Kelly Drive would be crossed once buildings are located on both sides of the street. Dr. Marchant explained that long-range plans include the re-routing of Kelly Drive behind the Civic Center and the public housing complex, with direct access to the Highway 421 bypass. Eventually, a portion of the current Kelly Drive could become some sort of Student Center/Promenade with areas for student gathering and with outdoor seating in order to unite both sides of the street.

Council Member Taylor expressed his concern that this is not a City issue, but rather one that should be left to the voters. He also stated that his discussions with representatives from the League of Municipalities, School of Government and the National League of Cities indicate that it is not in the City’s purview to endorse such issues.

Council Member Gaskins stated his belief that there is no stronger driver for economic development in the City of Sanford and in Lee, Harnett and Chatham Counties than CCCC and that the Council should step forward in support of it.

Council Member Gaskins made a motion to approve a resolution in support of the bond referendum. City Attorney Patterson reminded Council that this item had been tabled at a prior meeting (at the August 19, 2014 meeting). Council Member Gaskins withdrew his motion and made a motion to take the previous motion from the table. The motion was seconded by Council Member Post. It was passed by a six to one vote, with Council Member Taylor casting the dissenting vote. Council Member Gaskins then made a motion to approve a resolution to endorse the bond referendum, which was seconded by Council Member Post. It was also passed by a six to one vote, with Council Member Taylor casting the dissenting vote.

Consider Update on Sanford-Lee County Partnership for Prosperity – (Exhibit H)

Rodger M. Sauls, Jr., CEO of the Sanford-Lee County Partnership for Prosperity, updated Council on recent activities of the Sanford-Lee County Partnership for Prosperity (“SLCPP”). He summarized the mission statement, gave an overview of recent planning processes, as well as a summary of administrative duties completed, marketing/branding work and fundraising activities. He summarized recent inquiries regarding industry recruitment, along with activities by existing businesses and expansions.

Mayor Mann thanked Mr. Sauls for the extensive update. There was discussion as to what may have caused potential clients to select sites other than those in Sanford, and whether clients want existing buildup or sites on which to build.

Mr. Sauls noted that it is an exciting time for retail in the area. Sonic will soon be holding a ribbon-cutting at its new location and Hobby Lobby will be following soon in their facility of approximately 40,000 square feet.

Council Member Taylor stated the importance of support industries (those businesses which help supply the major manufacturers with needed products), and stated that he sensed the trend of compressing business space vertically. He asked what was being done to attract these businesses and distribution centers. Mr. Sauls stated that they are not currently targeting specific industries but are attempting to remain broad and diverse.

Council Member Haire commended Mr. Sauls on his work since assuming duties. Mr. Sauls stated that his goal was to appear before Council once each quarter.

Approval of Ordinance Amending Section 4-15 of the Sanford Code of Ordinances Regulating Urban Archery Deer Hunting Within the Sanford City Limits – (Exhibit I)

Council Member Taylor informed Council that he had spoken with representatives from the North Carolina Wildlife Commission, which approved language used in this ordinance. He suggested that the issue be reviewed next year and revised if needed.

Council Member Taylor made the motion to approve the ordinance as stated, which was seconded by Council Member Jimmy Haire. The motion passed by a vote of six to one, with Council Member Gaskins casting the dissenting vote.

City Attorney Susan Patterson noted that the ordinance will be reviewed each spring when it is determined whether we will participate in the next extended urban archery season.

Consider Granting the Mayor Authority to Execute Document Establishing a “Sister City” with Yixing, China – (Exhibit J)

Mayor Mann explained that the local delegation will be leaving next Friday, October 17, for Shanghai and Yixing, China, where documentation of the official “Sister City” relationship will be signed. Mayor Mann requested approval to sign the documents while in China.

Council Member Post moved to grant the Mayor authority to execute the documentation necessary to establish official “Sister City” status. Seconded by Council Member Wyhof, the motion carried unanimously.

Mayor Mann stated that mayors of other cities he has spoken with confirmed that their experiences on similar “Sister City” projects have been well worth the time, effort and taxpayer money.

Approval of Reimbursement Resolution- Purchase of Capital (Financing for Purchase of Fire Pumper, Street Sweeper and Rough Mower) – (Exhibit K)

Finance Director Beth Kelly explained that the purchase of these items was approved in the current year’s budget and that this resolution will allow us to reimburse ourselves once the installment purchase financing proceeds are received.

Council Member Gaskins moved to approve the resolution; seconded by Council Member Wyhof, the motion was unanimously passed.

Consider Update of City Garbage, Recycling and Yard Waste Pick-up Policy – (Exhibit L)

Solid Waste Superintendent Larry Craig updated Council on the current status of the City’s leaf and limb pick-up. Crews are picking up leaves and grass clippings this week. During the busy season (November through February), service is provided every week. During March through October, pickup is done in the first full week of each month with service increased as necessary. Brochures detailing services, maps and schedules, have been included with water bills to residential customers beginning with the September 29 cycle. These brochures are also provided when applications are made for water taps and at the Public Works Department.

Mr. Craig explained that the interlocal agreement for disaster debris cleanup service has been approved by the County and will be forwarded to Council for signature. Twelve requests for qualifications were made in February. After review, a contractor located in Alabama was selected for a three-year period. The company we have previously used did not respond to the request. The County will be lead agent on this project and the City will be contracting through them but we will have our own crews assigned. This system worked well during the tornado cleanup back in 2011.

Mr. Craig stated that the Citizens Academy met today with department representatives of Public Works, Solid Waste, Building Maintenance and Fleet. Many questions were answered and they toured the compost facility.

Mr. Craig answered questions from Council Members and confirmed that city ordinance states that debris is not picked up from vacant lots as a general rule; however, route drivers are aware that owners often use their own adjacent lots as a pickup site and we do often make an attempt to work with them. The problem occurs when debris is illegally dumped. Mayor Mann suggested a supplemental leaflet or notice on the local television channel summarizing this information. Mr. Craig reminded everyone that the City website has answers to many frequently asked questions.

Council Member Gaskins noted that Seattle has launched a marketing campaign encouraging residents to compost food waste in order to reduce landfill problems. Mr. Craig explained that the City is likely not permitted to receive food waste since we have been reclassified as a large Type 1 facility (we were formerly a Type 3 facility). We had previously used chicken litter to help with leaf decomposition but after being informed by the Department of Water Quality of the requirements associated with this, we elected to discontinue this practice and are now using

only compost turner and watering occasionally when needed. His department would have to research to determine exactly what we are permitted to receive regarding food waste.

Mr. Craig also informed council that Waste Industries' recycling pickup schedule is provided to us each year in January and it is published on our website.

Approval of Ordinance Amending the Annual Operating Budget for Fiscal Year 2014-2015 – (Feasibility Study for Multi-Sports Complex) – (Item Removed from Consent Agenda and Added to Regular Agenda as Item G) – (Exhibit M)

Council Member Taylor stated that he thought the memorandum seemed light in content regarding what will be included in the feasibility study for the additional cost and that perhaps more guidance was needed from Council regarding our specific needs.

City Manager Hegwer explained that the current budget amendment is only to designate the funds and that the framework details and scope of work were still being developed.

Council Member Haire questioned whether the study would reveal anything that Council did not already know.

Council Member Williams stated his assumption that the study will detail the number of fields needed, what other complexes we would be competing against, and give information to ensure that we neither overbuild nor underbuild.

Council Member Gaskins noted that the presentation made to the interlocal committee was quite detailed and suggested that perhaps the presentation should also be made to Council. The fees provided by the four companies who responded to requests for qualifications ranged from \$50,000-\$70,000 and corresponded to the amounts of content provided. He requested the matrix used to evaluate the bids and information to determine how the selection choice was made.

Mayor Mann stated that the goal of the project is to create a destination complex here in Sanford. Richmond County/Rockingham and Aberdeen are currently constructing sports parks in the \$10-12 million price range, which involved feasibility studies in the \$50,000-\$65,000 price range. He suggested that a complex in our area would be incorporated into a regional plan which would also be tied to economic development. Mayor Mann noted that the presentation made to the interlocal committee was much more comprehensive than the summary provided and perhaps the presentation should be made to Council.

A motion was made by Council Member Post to table the ordinance until after a presentation is made to Council; seconded by Council Member Taylor, the motion carried unanimously.

Council Member Rebecca Wyhof left the meeting at 8:20 p.m.

OTHER BUSINESS

Council Member Post stated his belief that it was a momentous time in Sanford and Lee County right now. The area is moving forward with many projects, including the CCCC bond referendum, activities of the SLCPP, the potential for the multi-sports complex, and sidewalk

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construction; many things are coming together. The Buggy Factory, Colon Road Lift Station and broadband internet service are examples of cooperation by the City and County.

Council Member Buckles stated that renovation, expansion and modernization of our facilities will keep us competitive in the area.

City Manager Hegwer informed Council that the October 21 meeting would be cancelled due to the China trip. The presentation of the multi-sports feasibility study will be scheduled as soon as possible. If necessary, a Law and Finance Committee meeting could be changed to a Council meeting. Members would be updated on this scheduling.

Mayor Mann stated appreciation for the CCCC and SLCPP presentations. He commented on the increase in recent retail activity, both in downtown and around Sanford. Inquiries are being made on available properties for potential investment, which is an encouraging sign for the economy of this area and for subsequent private investment. He expressed his appreciation for the work done on the recently completed Lift Station project and reminded everyone of the upcoming trip to China.

ADJOURNMENT

Council Member Post made the motion to adjourn the meeting; seconded by Council Member Gaskins, the motion carried unanimously.

Respectfully Submitted,



T. CHET MANN, MAYOR

ATTEST:



BONNIE DAVIS, CITY CLERK