

LAW AND FINANCE MEETING  
Tuesday, September 8, 2015  
5:00 P.M., Council Chambers  
225 East Weatherspoon St., Sanford, NC

The Law and Finance Committee met on Tuesday, September 8, 2015, in the Council Chambers of City Hall, located at 225 East Weatherspoon Street, at 7:00 P.M. The following people were present:

Law and Finance Committee:

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

Mayor Chet Mann called the meeting to order.

Consider Discussion of Potential New Year's Fireworks Celebration in Conjunction with Streetscape Completion

City Manager Hal Hegwer advised that he set up a meeting with the Police and Fire Departments, Bob Joyce, Jennifer St. Clair, Meg Moss, Tim Shaw and staff to discuss holding a potential New Year's Eve Fireworks celebration in conjunction with the completion of the streetscape project. He wanted to see if Council is interested in holding such an event. He referred to an article (Exhibit A) of what other cities spend on firework displays, which ranges from \$15,000 and up. He did not think all the funds could be raised privately; however, DSI and some other private individuals may contribute to the event.

Mayor Mann stated that he is in favor of it, particularly in conjunction with the completion of streetscape.

Jennifer St. Clair, Executive Director of Downtown Sanford, Inc., informed Council that after their meeting on Friday, she contacted the businesses Downtown in the areas that they felt would be affected by the event to get feedback and she received thumbs up from them. There were no negative comments. They want to celebrate it with the completion of Downtown. Peggy Taphorn with the Temple Theatre raised concerns about the timing and parking because the Temple has an event every year on New Year's Eve. However, Ms. Taphorn has spoken with the individual who puts on the event, and they are willing to adjust their time to coordinate with it. Their event is 8:00 P.M. to 10:30 P.M., so they have pushed their event back to 8:30 P.M. to accommodate the fireworks event.

Meg Moss, Chamber of Commerce Executive Director, stated that on behalf of the members of the Chamber of Commerce, they applaud the City's efforts at the revitalization and growth of Downtown and fully support a celebration to promote those efforts. They hope the event is done in grand style to bring attention to the improvement of streetscape.

Council Member Taylor stated that he participated in the last celebration held in Downtown Sanford for New Year's Eve and the response was not good. His concern is twofold. You could save money off the New Year's Eve night. That is a big holiday night and you pay premium for fireworks. He would like to see if we could do something to stimulate the Christmas shopping in Downtown Sanford area and not after Christmas. There is a lot of established traditions on New Year's Eve and we are competing with everybody else. He suggested having the fireworks after the Christmas parade and have businesses open late at night to stimulate Downtown.

Jennifer St Clair replied that it is hard to get their merchants to stay open on the parade night and on the flip side of doing it after Christmas, it dies after Christmas. January is a hard month for their merchants and it may get some people downtown after Christmas.

Council Member Gaskins said he was a member of the First Night committee and it was really difficult to get people to Downtown Sanford on First Night. He was on the committee for two years and it did not work. There is a lot of competition that night.

Mr. Hegwer said it is open to get a date and time for the fireworks. He felt that \$15,000 would be adequate to holding a fireworks. He would like feedback on the matter.

Mr. Taylor added that the merchants may be more receptive to being open if fireworks were being done on the parade night.

Mr. Haire added that Hickory, North Carolina, holds their fireworks after the Christmas parade, which in Sanford the parade is on Monday, December 7. He informed everyone that on December 7 will be the 105<sup>th</sup> birthday for the Depot. It opened on December 7, 1910. The mayor of Hickory commented in the magazine that if he ever did away with the fireworks after the parade, they would run him out of town.

Mayor Mann received a consensus of Council to move forward with holding a fireworks display.

#### Consider Update from Economic Development Director Bob Joyce

Economic Development Director Bob Joyce advised that we have a very enthusiastic community and an active business community ready to go. He was speaking on behalf of the SAGA Board and Director Joy Thrash. They currently have nine active projects that are considering Lee County. A couple of projects that Council is aware of, is Project Gizmo, which is still using that code name until the company and the governor's office makes an announcement. Project Cobalt is another project that is underway and an announcement is forthcoming also. They have seven other projects: One is in business services; two in industry services; one in manufacturing; one in pharmaceuticals; and one is an IT project. He stated that they receive a lot of requests for a lot of information and a lot of times they do not have what the company is looking for. A lot of companies are looking for 200,000 and 300,000 square foot buildings and 35 and 45 ceiling heights and we do not currently have that type of product. There are a lot of industry expansions in the southeast and that speaks well of the economy.

Mr. Joyce indicated that there are several local expansions in manufacturing that are in various stages of completion which include GKN project (104 jobs) and Challenge Printing (added 30 jobs). New construction includes Hydro Tube, STI Polymer, Wilson Machinery, and Rodeco. Relocation and expansions include Camping Survival.com; Arden Manufacturing (leased Cigar Supply Warehouse); Wind Solutions (C. J. Winslow has purchased the former Skate Ranch building to turn into a wind turbine business); and there are two local businesses that he cannot name tonight that will be relocating to a larger space and an existing manufacturer that is building additional space which will add to the tax base.

Mr. Joyce advised that they held a meeting with Kushner this week, who owns Kendale Shopping Center, about some possible renovations to the center, which is a key corridor. They continue to see growth in the retail sector of South Horner Boulevard and also Tramway area.

Mr. Joyce stated that in the next 90 days, the SAGA Board, particularly the economic development side, will work to continue to update their inventory of buildings and sites. He said they are working with different contractors and venues of the state through the Department of Commerce, which a portion of their website is called "Access NC" where they list buildings and sites available. They are working with their local realtors to make sure they are promoting us in every way possible. We want to improve our data base of infrastructure. Mr. Joyce added that we have one of the premier data bases with our GIS Department to have maps of all infrastructure in place. There is demographic information we need to provide industry. They are asking more questions about workforce information and training. We have the resources available for this; it is just getting it in from the community college, Employment Security Commission, and Workforce Training in a community profile that talks about workforce.

There are three committees under SAGA that are very active: Product Development Committee chaired by City Manager Hal Hegwer; Business Retention and Expansion Committee chaired by Brad Crace at Caterpillar; and Economic Development Committee chaired by Brad Simpson.

Mayor Mann asked Mr. Joyce to speak about unemployment numbers and the misconception. Mr. Joyce stated that in the research they have done, they are hearing throughout the manufacturing sector that there are jobs available. The concern is that the numbers do not match up with what is being heard locally. We have weekly conversations with Human Resource people throughout the community. When we see a high unemployment number it makes us question where the numbers are coming from. In digging into this issue, it seems that Lee County's increase is several different things: (1) We have school employees on a ten-month contract who are filing for unemployment in the summer if they cannot find employment. There are many in education who stretch their paychecks out over twelve months and get a paycheck but on a ten-month contract. In a relatively small market, those numbers can make a huge difference when you add 100 plus school employees to that number; (2) We believe that because we have a lot of people out of the market, and the unemployment numbers are based on those people looking for work. We had a lot of people who stopped looking for work and their skill levels were not sufficient in computer literacy, which he feels accounts for the high unemployment numbers.

Mayor Mann indicated that he would like for them to give an update on SAGA to the City Council on an annual basis.

Consider Discussion Regarding Depot Park Building Improvements – (Exhibit B)

Mr. Hegwer explained that in discussions earlier regarding the repairs to the Depot, there are several items we would like to move forward with to help maintain the building's integrity. The estimated repairs would cost approximately \$14,100, which include improvement to crawl space access and indoor air quality, water proof exterior wall, moisture barrier to protect building structure-floor joint, entire crawl space area to be graded to sump pumps, replacement of sump pumps and grade around the building to make sure the slopes are adequate. Staff will prepare a budget amendment for Council to consider at its next meeting.

Mayor Mann reminded the public that after the closed session, Council will return to the Council Chambers to adjourn the meeting and that a workshop will be held in the West End Conference Room immediately following the adjournment of this meeting.

Other Business

Council Member Buckels asked Council to consider putting Brick Capital on Council's next meeting. They have been responsible for the community development in Sanford.

Council Member Post reminded the public and Council that a roundtable discussion will be held on Tuesday, September 15, 2015 at 8:30 A.M., in the West End Conference Room of City Hall with the Sanford Area Growth Alliance, Sanford Area Homebuilders, and any concerned citizens that would like to share their thoughts regarding the proposed UDO amendment requiring curb and gutter and sidewalks. He urged everyone to attend.

Mayor Mann stated that the Depot Park Celebration will be held in the morning at 8:30 A.M., at the Depot building. Breakfast will be served. Council Member Haire will make a presentation at the celebration.

On Monday, September 14, 2015, the Sanford Area Growth Alliance will be holding their annual meeting at Carolina Trace. You need to register for the meeting and tickets are on sale. It will be a growth update. All stakeholders will present a presentation. He encouraged Council to attend the meeting.

Mayor Mann spoke at a Crisis Intervention Training Commencement ceremonies and acknowledged that we have nine Sanford Police Officers that took the training. As he studied what crisis intervention is in Lee County and Sanford, he became very aware of just how important those officers who took the training are to our community. They are trying to avoid using deadly force or violent force in situation where people are mentally unstable. Thirty-six officers have now graduated in the last three years from this class.

Mayor Mann stated that he would like for the Sister City initiative to be put on the agenda for Tuesday. They will have an update meeting this Friday, at 9 A.M., in the West End Conference. Mayor Mann stated that we have been invited by Duke University to visit their Chinese campus which is on the route from Shanghai to Yixing, which would be more

collaboration with education and economic development opportunities. The Chinese company that Mr. Joyce mentioned that visited Sanford have headquarters in Shanghai and are very interested in bringing a company to Sanford. They have even requested a meeting at their headquarters in Shanghai. A budget amendment will need to be prepared for a delegation of six.

Closed Session

City Attorney Patterson read a motion for Council to go into closed session in accordance with N.C.G.S.143-318.11(a) (5) to instruct the public body staff or negotiating agents concerning the position to be taken on the price or other material terms of a contract or proposed contract for the acquisition of real property. So moved by Council Member Gaskins and seconded by Council Member Buckels in open session, the motion carried unanimously.

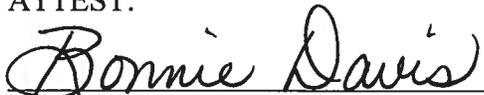
Return to Regular Session and Adjournment

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

Respectfully Submitted,

  
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T. CHET MANN, MAYOR

ATTEST:

  
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BONNIE DAVIS, CITY CLERK