

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, February 2, 2016, at 7 P.M., in the Council Chambers. The following people were present:

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

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

PUBLIC COMMENT

No citizens signed up to speak during public comment.

APPROVAL OF AGENDA

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

DECISIONS ON PUBLIC HEARINGS

Application by Ray Rhodes - to rezone four tracts of land on Wilson Road totaling 2.26 acres +/-, comprised of 121 and 125 Wilson Road and two adjoining vacant tracts, from the current zoning of General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District to allow for the development of a self-storage warehousing facility via a site plan specific zoning district. The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcels 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00 Lee County Land Records.- (Exhibit A)

Community Development Director Marshall Downey explained that a public hearing was held on January 19, 2016, with the Planning Board present. The Planning Board recommends that the City Council of the City of Sanford approve the rezoning request. To meet the consistency requirement with the Long Range Plan in making this decision, the City Council hereby finds that this request appears to be consistent with the 2020 Land Use Plan; it appears to be reasonable and in the public interest since most of the area properties are commercially zoned properties; it has access to public water and public sanitary sewer; it is located on a busy public street in close proximity to the intersection of N.C. Highway 87 South and U.S. Highway 421 and the Council recently approved to rezone one of the tracts from Residential to General Commercial (C-2). The character of the design with an emphasis on the view from Wilson Road and the robust landscape buffers were also taken into consideration.

- Consider Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina - (Exhibit B)

Council Member Post made the motion to approve the Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina. Seconded by Council Member Buckels, the motion carried unanimously.

Application by Chad Abbott - to rezone one 2.68 acre +/- tract of land on Bragg Street from the current zoning of Multi-family (R-17) Conditional Zoning District to General Commercial (C-2) to allow for the development of the site in a manner other than a multi-family apartment community. The property is the same as depicted on Lee County Tax Map 9652.10 and 9652.14 as Tax Parcel 9652-45-5078-00 Lee County Land Records.- (Exhibit B)

Community Development Director Marshall Downey explained that a public hearing was held on January 19, 2016, with the Planning Board present. The request is to create a conditional zoning district with the intent to construct a State Employees Credit Union at this location. The Planning Board recommends that the City Council of the City of Sanford approve the rezoning request. For the purposes meeting the consistency requirement under statute with the 2020 Long Range Plan, in making this decision, the City Council hereby finds that this request appears to be reasonable and in the public interest based on the lack of forward movement for the multi-family project that was approved in 2012, the area zoning, the commercial development in the area, the availability of public water and public sewer and the frontage on a main thoroughfare (Bragg Street).

Mr. Downey advised that the original agenda packet for the City Council meeting on January 19, did not include all the necessary signatures. Those signatures have been included in Council's packet tonight.

- Consider Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina - (Exhibit C)

Council Member Taylor made the motion to approve the Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina. Seconded by Council Member Post, the motion carried unanimously.

REGULAR AGENDA

- Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 - (Insurance Proceeds) - (Exhibit D)

Financial Services Director Beth Kelly explained that the ordinance amends the annual operating budget to appropriate \$18,195 in miscellaneous revenue in the General Fund to the Public Building Department in the General Fund. These are insurance proceeds received to pay for the repairs made to City Hall when it was damaged by a lightning strike. Council Member Wyhof made the motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016. Seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

- Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 - (Public Works Reorganization) - (Exhibit E)

Financial Services Director Beth Kelly explained that the ordinance amends the annual operating budget to appropriate funds required for the reorganization of the Public Works Department. Mayor Pro

Tem Gaskins made the motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016. Seconded by Council Member Post, the motion carried unanimously.

Consider Approval of City Manager Employment Contract – (Exhibit F)

Mayor Mann advised that Council Members met with the city manager two weeks ago and conducted an evaluation/review and Mr. Hegwer received high marks. Part of the outcome was Council wished to bring forward an employment contract for the city manager. They felt that Mr. Hegwer has done an exemplary job and responded to all Council Members' needs. In exchange for an exemplary review, they felt it was in their purview to offer Mr. Hegwer an employment agreement, which offers a severance package and allows for a termination for cause. They felt he should have some level of security through an employment contract. It allows up to 26 weeks of severance; two weeks of pay for every year of service up to 26 weeks. Council was unanimous on the employment contract.

Mayor Pro Tem Gaskins made the motion to approve the city manager's employment contract. Seconded by Council Member Post, the motion carried unanimously.

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 – (Administration) - (Exhibit G)

Financial Services Director Beth Kelly explained that the ordinance amends the annual operating budget to appropriate funds in the amount of \$4,500 to the Administration Department to reflect the city manager's new employment contract just approved by Council. Council Member Wyhof made the motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016. Seconded by Council Member Post, the motion carried unanimously.

OTHER BUSINESS

Mayor Pro Tem Gaskins expressed appreciation to staff. He stated that Council and staff have gone through numerous hours over the past month with their working well beyond the normal, anticipated times to keep Council informed and bring them abreast of all the changes happening and in seeking Council's direction.

Council Member Taylor mentioned that this is the 90th Anniversary of Black History Month. He asked for an update on the move to the Buggy Factory.

Community Development Director Downey stated that staff has been in the building for a week and a half. They have worked out most of the major issues, although there were not many. They are still working to do some punchlist items with Progressive in terms of moving some signage to make it easier to route people through the building. From the standpoint of the public and access, it is fantastic to have a one-stop shop. A lot of people who have come by, used to work in that building and he has learned a lot of history. A request came in the other day and before they moved to the Buggy Factory, he would have to email, or call and wait to respond; it might take a half a day. Now, he can walk down the hall and within fifteen minutes, get the sections working together; which will increase once SAGA moves in. The biggest problem he has is keeping people from using all their conference rooms. The Buggy conference room is amazing with the smartboard.

Mayor Mann stated that a ribbon cutting will be held for the Buggy Factory on Monday, March 7 and Secretary Klutz will be attending. Secretary Klutz is excited about attending because it was one of

the few buildings that was not connected to textiles and cotton necessarily; other things were manufactured in the building. Mr. Downey noted that there could be a conflict that day with the timing; so the timing could change.

Mr. Hegwer added that we may want to invite our representatives from the General Assembly who worked closely on that tax credit situation. Our staff is working with SAGA to hold a nice reception.

Mr. Downey is working with Council Member Haire to create a collage wall image when you come in off Chatham Street. He also added that parking has not been an issue so far.

Mr. Haire stated that the Railroad House has a bumper guard that was made at the Buggy Factory and Fred Von Canon has a plaque in his home, where the Department of Navy presented an award for being a military supply manufacturer and they might contribute those items to the Buggy Factory for display.

Mr. Hegwer announced that the City Council meeting scheduled for Tuesday, February 16, has been cancelled due to the Annual Chamber of Commerce banquet being held that night. He reminded Council of the J. Glenn Edwards Elementary Leadership Day on February 23 from 9 A.M. to 11 A.M. He passed a SAMET (construction company) brochure around that included the proposed Central Carolina Enterprise Park and showed the available properties in the park.

Mayor Mann thanked Council for their time spent on the workshops and asked Council to pay attention to the visioning process, which includes the short-term and long-term priorities. He mentioned that City Manager Hegwer and he will be attending the NC Metro Mayors Annual Meeting on March 2, in Rocky Mount. They will be talking about issues that affect cities and what they will be lobbying and advocating for in the future.

Mr. Taylor asked about the status of potential diagonal parking on Carthage Street. Mr. Hegwer replied that staff spoke with the N. C. Department of Transportation and requested them to look at angle parking on Carthage Street between Moore Street and Horner Boulevard. A sketch was mailed to the D.O.T. We told them if we could install angle parking, we would like to do it as part of the streetscape project. The D.O.T. responded and said that they looked at it and have several concerns. The D.O.T. said they could discuss it before or after the next meeting the City will have with the D.O.T. next Thursday. The D.O.T. would like to see before the meeting, how the City plans to drop lanes on Carthage Street, south of Horner Boulevard, as well as, lane use arrows and also they need to see if an 18-foot angled parking space would allow a crew cab pickup truck to park without blocking an 11-foot travel lane. Staff does not think it will block anything. They would also like to see the traffic count calculations to see if one lane would support existing capacity in that area and to not mention the signing and sealing plan revisions for these lane configurations. Mr. Hegwer stated that at this point, staff believes this would require some assistance from a traffic engineering firm to put this together quick enough in order to have the D.O.T. to take a look at it. Mr. Hegwer asked for a consensus from Council to move forward and have an engineering firm to put this information together. Council Members gave its consensus to move forward and hire an engineering firm.

Mr. Taylor added that he has spoken with Temple Theatre and Illusions and others on that road, and he received no resistance whatsoever on diagonal parking. He received good support that it would

be a wise choice in that area. There have been problems in the past with the elderly parallel parking on that street.

Financial Services Director Beth Kelly gave a brief summary of the City's Quarterly Budget Report ending December 31, 2015.

Mayor Mann recessed the meeting at 7:50 P.M. and reconvened it at 7:55 P.M.

NEW BUSINESS – (Items for discussion and action will only be taken if necessary. Otherwise, these items will be placed on the next agenda for approval.)

Consider Visitor Services Program – (Exhibit H)

CEO and Director of Sanford Area Growth Alliance (SAGA) Joy Thrash spoke on the need for a Visitor Services Program. She said it is something that could be easily brought together with the right support. She referred to Exhibit H, a letter she wrote to Mayor Mann. She read a quote from the beginning of the letter that stood out to her from the Economic Development Partnership of NC, "more than 40,000 North Carolina businesses produce goods and services to support visitor demand, with travelers contributing more than 25 percent of their total products and services." She said that we are missing out on an opportunity to contribute to those numbers. When you take a map of the counties that surround Lee County, every county has a Visitors Services Bureau/Center, something that focuses visitors' services in their county. Thinking that we are well-centered with these counties surrounding us, it makes sense that we could be a destination location for folks that might want to do something here with other counties.

Ms. Thrash stated that when she became the CEO for SAGA, in the program of work, there were about two and one-half pages dedicated in the program of work fulfilling visitors services initiative and she knew that was an area Sanford is lacking in and she took it on as her responsibility as the CEO to see how we can start making that happen. We have someone covering our Chamber of Commerce area and someone covering economic development, but we are missing the visitors' services component. This is an important part of economic development; thinking about the hospitality industry. As she has spoken with different people, some of the things she has been told is the "timing has never been right; there was a downturn in the economy; lack of strategic focus; shortage of funding; and maybe no leadership structure. As she has thought about these items, she started thinking that we have the answers to those things as the economy is turning around; the timing has never been better with the consensus of everyone working together in the community; we do have the leadership and it makes sense for the Growth Alliance to be the organization that brings these people together; we have no specific interest just in arts or recreation or just in agricultural; just in hospitality.

Ms. Thrash stated that the thing she continues to hear is that we will look at this and hopefully get the Occupancy tax increased and we can fund it through that; however, what if we don't get the occupancy tax. She put together the idea of starting with a program manager type position which would be part-time; have some funding for some marketing opportunities and at least start to develop processes to promote things that are going on in Sanford and Lee County; not only internally, but also externally throughout the state; depending on what the event would be. We do not have that process in place now and we are missing opportunities every week to be able to promote something within the County and the City, or either work with a group that wants to come in and do something within the community.

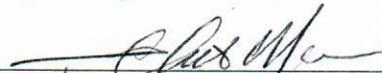
She added that the program manager position would be a part-time position funded through support from the City, County, and we have been able to create some private funds to help with it as well. This person would help start developing the processes to put this program in place; get a focus on the internet so that we can have a place for people to land and know what is in Lee County to visit. This person would work through a committee that would come together representing all the different areas she mentioned. She plans to start the committee meeting in the next couple of weeks even without the position, because people are eager and excited to get this done and we don't want to lose momentum. As this position develops, if the Occupancy Tax would be increased, then we can fully fund this position. The concept is to develop this into a director's position that would be equal to Bob Joyce's role in economic development and Meg Moss, as the Chamber director. This person would be focused on visitors' services. Adding to the concept would be bringing in the train depot that the City purchased just for the idea of having a visitors' center. In talking with individuals, the concept would be to not just to have brochures that someone would come in and pickup. If they come to the Depot, we would have all the areas living and breathing – agricultural community could have a section dedicated to show people what is here to offer; recreation – show the things we have such as kayaking on the river; arts display from a local artist that rotates out once a month, etc. They just need the resources to make this happen. She requested funding in the amount of \$25,000 from the City and not wait to see if the Occupancy Tax is increased. She will be presenting this funding request to the County.

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

ADJOURNMENT

Mayor Pro Tem Gaskins made the motion to adjourn the meeting; seconded by Council Member Buckels, the motion carried unanimously.

Respectfully Submitted,



T. CHET MANN, MAYOR

ATTEST:



BONNIE DAVIS, CITY CLERK