

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, May 3, 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 James Williams delivered the invocation. The Pledge of Allegiance was recited.

PUBLIC COMMENT

Lawrence Curtis, residing at 456 Heron Rogers Lane, Broadway, NC, stated that he is the owner of W.I.T.'s Remodeling Company. He is the owner of the homes at 228, 230, and 232 Charlotte Avenue and is currently remodeling all three homes. When you look at these homes, there is a worn out dirt path where people walk along the street. He noted that there is a lot of foot traffic through that area and asked Council to install sidewalks along the street from the corner of Third Street to Downtown Sanford. They will soon be landscaping these homes and would very much appreciate the Council installing sidewalk.

APPROVAL OF AGENDA

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

CONSENT AGENDA

Approval of City Council Work Session Minutes Dated March 29, 2016 – (Filed in Minute Book 86)

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

SPECIAL AGENDA

Presentation of Exceptional Service Awards for Participation in Block Party

Mayor Mann presented exceptional service awards to Lisa and Andy Reeder and Christian Galmiche for their participation in the block party. Mr. and Mrs. Reeder learned about the event through Facebook. They asked if they could take the lead on a house that needed the most work. They brought a truck, trailer load of tools and a golf cart – that was utilized throughout the day. Christian Galmiche, a Senior at Lee Senior High School and member of the Skilled USA Club, was encouraged by his carpentry engineering teacher to participate. Christian stayed and worked until the very end and coordinators had to make him stop long enough to eat lunch. There were approximately 180 individuals who volunteered to make this event a success. He thanked everyone for their participation in the block party.

REGULAR AGENDA

Consider Reimbursement Resolution - Parks and Recreation Capital Project – (Exhibit A)

Public Works Director Victor Czar explained that he will talk about this item, along with the next three items together, as they all relate. He stated that about a month ago, Derrick Williams with Alfred Benesch, made a presentation of parks and recreation activities and the potential the City has for grant funding. He spoke about how we may want to move forward with our bond projects as it is related to parks and recreation. This was done after staff did some exhaustive work on the athletic park. As a result of that meeting, staff asked Mr. Williams to provide a proposal that would lead us from where we are through a comprehensive master plan for parks in the City - a site specific master plan where we may identify some sites through the comprehensive project and to give us a conceptual design where we could proceed to try to acquire some grant funding and leverage our funds to the maximum amount possible. The fee for this service is \$75,600 and it is broken into several different components. It will include public input and there would be four public meetings to go through the process. There is a recommendation that we establish a master plan advisory committee which will consist of city staff, and potentially some stakeholders outside of the city staff; and a phone survey - which they will try to get a statistically valid survey from (they feel it is the best method).

The reimbursement resolution will allow the City to reimburse itself from the bond proceeds once they are issued.

Council Member Taylor stated that back in November, Council took action on \$68,000 (Sanford Area Soccer League contributed \$18,000; City contributed \$30,000 and Lee County contributed \$30,000) and asked Mr. Czar how that project differs from this project. He is concerned about the continued consultants and engineering fees.

Mr. Czar replied that Brailsford and Dunlavey's consulting work/fees was specific to a sports complex and the potential for rectangle/diamond fields; it was more from the perspective of economic development driver to tap into the youth sports business enterprises that exist today. It would potentially attract tournament play here and it would look at what the impact of tournaments would be on the local economy.

This project with Alfred Benesch is more general in nature in the sense that it is swing sets and walking trails. The public would have a chance for input on what they see is the biggest desires on the parks system. The other thing is they are trying to set us up to have the best opportunity to get Parks and Restoration Trust Fund (PARTF) grant funding. Some of the steps being recommended to do are to achieve the highest score to get the funding. Mr. Williams has said you can get as much as \$250,000 in two different cycles if you go through these steps, which is a very competitive process. You need to have a good story to tell and a very strong application, which involves the public input, the creation of the committees and some steps they recommend.

Mayor Mann clarified that these are two totally distinct projects. The Benesch Company has done a good report but we are talking about multiple locations/passive type recreational type parks with this report, based upon what the public wants and thinks can have the most impact with the amount of bond money. The sports complex is very much alive but a different stream of funding is being pursued, but we had to have the funding (to pay Brailsford and Dunlavey) in order to know what to build, how to build, how to be competitive, how to manage and operate it and where to put the sports complex. The timing

for a sports complex is much longer than the bond issuance would allow for, so we elected to move in this direction for several different parks in the City that could have the most impact for our citizens.

Mayor Pro Tem Gaskins stated that one of the most obvious points on the first review and after everything was evaluated, we found out that if we had gone ahead on our own, we would have made a big mistake. The value of having the studies performed has helped us from making a big mistake.

Council Member Haire stated that if we are focused on a splash pad, he does not need to pay somebody to tell him where to put it. He said he would guarantee it, that even if it is the only one in Lee County and you tried to hide it, they will find it. If you build a splash pad, you will have the only one in town and people will find it; we do not need to pay someone to tell him where to put it. He could decide where to put a splash pad and save \$75,000. He can get in his car and ride to other cities to see how they did their splash pad and mimic it and not spend \$75,000.

Mr. Czar stated that we are not “married” to a splash pad. What the consultant is going to do is do an inventory of the existing facilities and do a phone survey to see what the citizens want. He is going to compare us to national standards and other cities our size-different standards to see how we stand up to park acreage versus units our size. He is going to hold public meetings where people can identify elements and what they want in a park; it may or may not be a splash pad.

Mr. Czar said it is an investment to make the best grant application possible and you are not going to have that without going this route. It is the best way to give Council information to make a decision to best spend your money to address the needs that will be identified through the process.

Mayor Mann added that you may be talking more than one location.

City Manager Hegwer said that first in the process, you have public participation and input from the bond referendum and that is where the whole participation began. He thought the goal is to get more in depth of what Council and the citizens want. If you know specifically what you want to do, then you do not need to study anything. If you want PARTF funding, you need public participation because what they see is if the state is going to give you money, they want to make sure you go through the process; otherwise, you will not be able to compete for the funding. If you know exactly what you want to do, he suggested not pursuing a study and move forward.

Mr. Taylor stated that if you go back to right before the \$2 million bonds were issued for the sports complex and recreation, it was the request of staff to have plans drawn up for a splash pad at the little Kiwanis Park at the corner of Carthage and Wicker Streets; we spent \$7,000 on it. We got away from that after the bond was passed and went to a sports complex, where we spent another \$30,000 and now we are requesting another \$75,000. He agrees with Mr. Haire. He understands that the City can get additional funding from PARTF; however, PARTF funding has been very difficult for us to secure in this County for a long time. Mr. Taylor was concerned about the constant additional fees and felt we have not had any movement to a conclusion with parks. We had a plan drawn based on a site at the corner of Carthage and Wicker Streets for a splash pad and spent \$7,000 for the drawing to help sell the bonds and now we have gone full circle.

Mayor Mann asked if that was his proposal for the \$2 million – one big splash pad. Mr. Taylor replied that was the original intention that was presented.

Mayor Pro Tem Gaskins made the motion to approve the Reimbursement Resolution - Parks and Recreation Capital Project. Seconded by Council Member Wyhof, the motion carried in favor five to two with Council Members Haire and Taylor casting the dissenting votes.

Consider Capital Project Ordinance - Parks and Recreation – (Exhibit B)

This ordinance sets the project up on the accounting books. Mayor Pro Tem Gaskins made the motion to approve the Capital Project Ordinance - Parks and Recreation. Seconded by Council Member Williams, the motion carried in favor five to two with Council Members Haire and Taylor casting the dissenting votes.

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford (Implementation Planning of Parks and Recreation Bond Project) – (Exhibit C)

This ordinance transfers funds from Fund Balance in the amount of \$75,600 to begin and implement planning of the park and recreation bond project.

Mayor Pro Tem Gaskins made the motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford (Implementation Planning of Parks and Recreation Bond Project). Seconded by Council Member Williams, the motion carried in favor five to two with Council Members Haire and Taylor casting the dissenting votes.

Consider a Proposal from Alfred Benesch & Company for Professional Services Aimed at the Development of a Comprehensive Parks and Recreation Master Plan – (Exhibit D)

This is the proposal from Alfred Benesch & Company for the professional services in the development of a comprehensive parks and recreation master plan in the amount of \$75,600.

Council Member Williams made the motion to approve the proposal from Alfred Benesch & Company for professional services aimed at the development of a comprehensive parks and recreation master plan. Seconded by Mayor Pro Tem Gaskins, the motion carried in favor five to two with Council Members Haire and Taylor casting the dissenting votes.

Consider Grant Opportunity for the Purpose of Establishing an Asset Management Program for the City's Sewer Piping System – (Exhibit E)

Public Works Administrator Laura Spivey informed Council that this year, the state is providing grant funding for municipalities to work on asset management plans for water and sewer systems. The City has applied for an AIA grant or an Asset Inventory Assessment project for the City's sewer collection system. The grant is for \$150,000, which requires a 20 percent match bringing the total project cost to \$180,000. Staff anticipates using sewer rehab funds provided annually in the capital account to cover the matching funds; therefore, there would be no additional appropriation needed. The water authority established this grant to help communities to develop asset management plans that would in turn, assist communities in submitting better projects to the state for further funding of construction projects. The grant would allow us to add a prioritization tool, a cost tool and a condition asset tool and would in turn, help our current GIS system we use.

Mr. Hegwer added that this is a good thing; it is a good tool the state is going to utilize to evaluate projects because it looks at what makes the most sense, not just what you might want to do. They are going to make you go through a little more effort to justify that you are spending the state and tax dollars maximizing the benefits.

City Engineer Paul Weeks explained the asset management plan. He stated that an asset management program gives you the opportunity to manage (in this case what we have in the ground) 200 miles of sewer line that we need to take care of. This program allows us to prioritize what needs to be taken care of first. The tools will help us develop a prioritization schedule. It will help us determine the consequence of failure of some of these lines. An example would be if a larger outfall would fail, that might have a more severe consequence than an 8-inch line in a residential area. They are both significant events; however, one may have a more severe consequence. The asset management plan takes all these things, along with the level of condition assessment and age of lines, and it prioritizes what you need to look at first. For each item in the asset management plan, it will not only list the priority you need to address but also the cost to address it. This will help us develop our capital improvement plan as we move forward as we budget.

When municipalities file their funding requests for money from the state for projects, the state can be assured that what they are filing for ranks high on the prioritization scale in their asset management plan. A new line would fall to the bottom of the prioritization list and other things would come to the top. It is pretty much a living document; every time you renew something, you would be able to adjust your asset management plan accordingly.

Public Works Czar added with the bond referendum that recently passed – the Connect NC had \$110 million or \$130 million for water and sewer projects; this is going to get you in better shape to apply for those grants to line up with what this state wants to see and how you are managing your system. They would like a standardized system across the entire state so that they could figure out where the best place to spend their money but they know that is unrealistic. They would like for each individual unit to have one so they know at least you are looking at your own and this will put us in the best position.

- Resolution by the City Council of the City of Sanford – AIA Grant – (Exhibit F)
This resolution would allow the mayor to execute any documents associated with the grant. Council Member Haire made the motion to approve the Resolution by the City Council of the City of Sanford – AIA Grant. Seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

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.)

Update on Sister Cities Association of Sanford

Public Information Officer Kelly Miller gave an update on the Sister Cities Association. The City has a Sister City relationship with Yixing, China and have sent two delegations to Yixing - one in 2015 and one in 2014.

She stated that the City has joined Sister Cities International, which is a national and international program that connects sister cities with each other and also with cities that may be looking for sister city relationships. She referred to Exhibit (G) showing the member benefits to membership. Mrs. Kelly noted that they have already used one of them, which is information on establishing a sister city non-profit

association, so we can hold fundraisers and host events that are outside of public dollars; private fundraising, bank account, a president, a treasurer and more. They met with Barbara Shepherd, State Representative for the Sisters City International, to talk about the different opportunities that an association would allow us. She is from Cary where they have four sister cities.

Mrs. Miller stated that they established a President – Jan Hayes; Secretary – Bill Horner, Jr.; and Treasurer – Kevin Brown. They all served on this committee.

She added that the articles of incorporation have been submitted and once they are received back, they can move forward with establishing a 501(c)(3) Non-profit.

OTHER BUSINESS

Council Member Haire noted that a lot of kids are having pictures taken in their cap and gowns and they have a business in Harnett County where they hire a lot of extra kids and yesterday was interview day. He added that they had their resumes – one was an Eagle Scout; one had not missed a day of school since the third grade; and one wants to be an astro-physicist. When some of the kids did not know what they wanted to do, he would tell them city government, county government, state government, federal government, military, healthcare, and now he is adding consultant, because apparently they make a lot of money.

Council Member Taylor stated that this week we celebrate National Day of Prayer and this is something that has meant a lot to this community regardless of your faith and background. This is one of the principles our country was founded on and hoped each one gets an opportunity to celebrate whether it be at a function in the community or on your own.

Mayor Mann added that National Day of Prayer is this Thursday, at 12 noon, at the flagpole on the lawn of City Hall, and the Mayor's Prayer Breakfast is also this Thursday, at St. Luke's Methodist Church. Doors open at 7 A.M. and breakfast at 7:30 A.M. The event will be over by 8:30 A.M.

Mayor Mann thanked all the individuals who cleaned up Downtown for the Arts & Vine Festival this weekend. He informed everyone that the Downtown celebration for the completion of the streetscape project will be held on Friday, October 7 and to mark your calendars.

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

ADJOURNMENT

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

Respectfully Submitted,



T. CHET MANN, MAYOR

ATTEST:



BONNIE DAVIS, CITY CLERK