

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, June 21, 2016, at 7:00 p.m., in Council Chambers. The following people were present:

Mayor T. Chet Mann
Council Member Byron Buckels
Council Member Charlies Taylor
Council Member James Williams
City Manager Hal Hegwer
City Attorney Susan Patterson

Mayor Pro Tem Sam Gaskins
Council Member Jimmy Haire
Council Member Norman Charles Post, III
Council Member Rebecca Wyhof
Administrative Support Assistant Vicki Cannady

Absent:

City Clerk Bonnie Davis

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

PUBLIC COMMENT (Exhibit A)

Donna Strickland, of 1708 Woodridge Drive, informed Council of two events being held downtown this weekend by the Spirits of Sanford (“Crimes & Murders” and “A Walk Through Time”- Exhibit B), which will be narrated by Council Member Haire.

The other speakers who signed up for Public Comment will be speaking during one of the Public Hearings for proposed rezoning.

APPROVAL OF AGENDA

Mayor Mann requested that two items be added to the agenda: one to the Special Agenda (Item 7-C) for a presentation by the Financial Services Department and one to the Regular Agenda (Item 10-K) to consider a Contract for Engineering Services for extension of Water and Sewer to Central Carolina Enterprise Park.

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

CONSENT AGENDA

Approval of City Council Meeting Minutes dated April 19, 2016 (Filed in Minute Book 86)

Approval of City Council Meeting Minutes dated May 3, 2016 (Filed in Minute Book 86)

Approval of City Council Workshop Minutes dated May 10, 2016 (Filed in Minute Book 86)

Approval of City Council Meeting Minutes dated May 17, 2016 (Filed in Minute Book 86)

Approval of Reimbursement Resolution – Industrial Park Water and Sewer Improvements (Exhibit C)

Approval of Ordinance Amending the Annual Operating Budget for Fiscal Year 2015-2016 (Design of Industrial Park Water and Sewer) - (Exhibit D)

Approval of Capital Project Ordinance (Industrial Park Water and Sewer) - (Exhibit E)

Approval of Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 (Downtown Sanford, Inc.) - (Exhibit F)

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

SPECIAL AGENDA

Proclamation Honoring the Life of Kenneth Richard “Dick” Hoyle (Exhibit G)

Mayor Chet Mann read a proclamation honoring Richard “Dick” Hoyle, Sr., and presented it to family members.

Recognition of Lee County Young Commissioners

Bill Stone, North Carolina County Extension Director shared highlights of the 2016 Young Commissioners program and participants introduced themselves to Council. Two members, Addison Woody and Justice Evans, spoke briefly about the program. This year’s participants were: Kevin Hernandez, Jaylin Ortiz Acevedo, Justice Evans, Diamond Evans, Phillip Wooden, Xochitl Garcia, Emily Holder, Hailey Page, Daisha Ferguson, Jasmine Williams, Addison Woody, and Rebecca Crabtree.

Recognition of Award to Finance Department

Mayor Mann explained that due to a delay with Financial Services Director Beth Kelly’s schedule, this item be moved to the regular agenda.

CASE FOR PUBLIC HEARING: to be held jointly with the Planning Board.

- A. Application by Wil-Kat Properties, LLC to rezone from Office & Institutional (O&I) to General Commercial (C-2) 6.5 ± acres off of NC Hwy 87. The subject property includes portions of two tracts of land with frontage on NC Hwy 87, opposite Commerce Drive, which are described as follows: (Exhibit H)
- Tract 1 is a 12.7 ± acre tract of land addressed as 4563 and 4599 NC Hwy 87 and identified as Tax Parcel 9660-59-1002 that currently has 2.2 ± acres zoned General Commercial (C-2) and 10.5 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.2 ± acres to 8.0 ± acres and reduce the area zoned Office & Institutional (O&I) from 10.5 ± acres to 4.7 ± acres. The portion of this tract to be rezoned equals 5.8 ± acres.
 - Tract 2 is a vacant 11.4 ± acre tract of land identified as Tax Parcel 9660-58- 2607 that currently has 2.0 ± acres zoned General Commercial (C-2) and 9.4 ± acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial (C-2) from 2.0 ± acres to 2.7 ± acres and reduce the area zoned Office & Institutional (O&I) from 9.4 ± acres to 8.7 ± acres. The portion of this tract to be rezoned equals 0.7 ± acres. The property is the same as depicted on Lee County Tax Maps 9660.01 and 9660.02, a portion of Tax Parcels 9660-59-1002 and 9660-58-2607 Lee County Land Records. It is also portions of Tract 1 and Tract 2 on a survey map recorded in Plat Cabinet 2010, Slide 160, Lee County Registry of Deeds.

Design Review Coordinator Amy McNeill explained that Planning staff has received a rezoning request from Wil-Kat Properties to rezone approximately 6.5 acres off of NC Highway 87 from Office & Institutional (O&I) to General Commercial (C-2). The subject property is located on the eastern side of NC Highway 87, opposite Commerce Drive, and includes portions of two tracts described as follows:

- Tract 1 is approximately 12.7 acres of land developed with a single-family dwelling addressed as 4563 NC Highway 87 and a modular office addressed as 4599 NC Highway 87 that was formerly utilized as a real estate office and as an auto sales business. Tract 1 currently has 2.2 acres zoned General Commercial (C-2) and 10.5 acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial from 2.2 to 8.0 acres, thereby reducing the area zoned Office & Institutional from 10.5 to 4.7 acres.
- Tract 2 is approximately 11.4 acres of vacant land, which currently has 2.0 acres zoned General Commercial (C-2) and 9.4 acres zoned Office & Institutional (O&I). The proposed rezoning would increase the area zoned General Commercial from 2 to 2.7 acres and reduce the area zoned Office and Industrial from 9.4 to 8.7 acres.

The site is currently served by private well and septic systems and all new development that proposes to connect to public water or sewer will need to be approved by the City of Sanford Public Works Department.

NC Highway 87 is illustrated on the Lee County Comprehensive Transportation Plan as an existing boulevard that needs improvement. The roadway in front of the site is a four-lane highway with a striped median that does not include a turn lane. There are no NCDOT Traffic Study counts in the immediate area of the subject property. There is a 2012 traffic count of 28,000 vehicles per day approximately 1.7 miles north of the site in front of the Cracker Barrel restaurant. There is also a 2012 traffic count of 21,000 vehicles per day approximately 1.3 miles south of the site in front of the Carolina Trace golf course.

Land uses in the area, on the same side of NC Highway 87, include the Carolina Trace gated residential community, single-family homes and an office for Sandhills Realty. Land uses in the area, on the opposite side of NC Highway 87, include a BP convenience store with gas sales, a multi-tenant commercial building currently occupied by a Subway restaurant with drive-through, a church and a medical office.

The subject property is currently zoned Office & Institutional (O&I), which is established to provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions. The dimensional requirements of the O&I district include a minimum lot width of 50 feet, a minimum lot depth of 100 feet (which creates a minimum lot size of 5,000 square feet), with principal building setbacks of 10 feet from any street right-of-way and the required landscape buffer yard width determining the required rear and side yard setbacks as measured from the property lines. A list of permitted uses for the O&I district is included within the exhibit.

The applicant is requesting to rezone to General Commercial (C-2), which is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods

and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance and should be located on or within proximity to major thoroughfares. The dimensional requirements of the C-2 district include a minimum lot depth of 50 feet, a minimum lot depth of 100 feet (which creates a minimum lot size of 5,000 square feet), with principal building setbacks of 10 feet from any street right-of-way and the required landscape buffer yard width determining the required rear and side yard setbacks as measured from the property lines. A list of permitted uses for the C-2 district is included within the exhibit.

The 2020 Land Use Plan does not identify a specific land use for the subject property; therefore, when considering the zoning of this property, current development trends, the surrounding zoning of the neighborhood and information presented at this public hearing should be considered.

Planning staff recommends that the Boards support this rezoning request as it appears to be reasonable and in the public interest based on the mix of existing uses in the area with the trend along NC Highway 87 to be commercial development, the location along a busy four-lane highway and the request for a portion of the tracts to be rezoned as opposed to all of the tracts, which will allow the existing Office & Institutional (O&I) area to serve as a buffer between the existing residential development to the rear and the proposed commercial development within the area requested to be rezoned to General Commercial (C-2).

Mayor Mann opened the public hearing.

Richard Oldham (of 602 Pineknoll Drive, Sanford), appearing on behalf of the applicant, Joffree Bradley, Jr., stated that he is also working with Simpson Construction on this proposal and thinks this request is reasonable and will be a benefit to the surrounding area. He noted that Mr. Bradley has been quite accommodating to the general surroundings by leaving the rear half as O&I, to serve as a buffer.

The applicant, Joffree Bradley (of 1963 Chris Cole Road, Sanford), owner of the local Sears franchise, stated that he would like to locate his business at this site if the rezoning request is approved.

With no others wishing to speak, Mayor Mann closed the public hearing.

- B. Application by Tobibo (CORRECTED to "Toribio" on Exhibit I) Hernandez to rezone from Residential-Mixed (R-12) district to a conditional zoning district to be known as "Sanford Soccer Field Complex District". As proposed, the Sanford Soccer Field Complex District will allow all land uses currently permitted in the Residential-Mixed (R-12) zoning district in addition to a soccer field complex. This petition is for a 1.2 ± acre portion of a larger 9.95 ± acre tract of land off of Airport Road, formerly addressed as 2917 Airport Road. The subject property is a portion of a larger tract that is located in both the City of Sanford's ETJ and Lee County. This rezoning request is for the portion of the tract of land that is located within the City of Sanford's ETJ only. The property is the same as depicted on Lee County Tax Maps 9641.02 and 9641.04, a portion of Tax Parcel 9641-65-4298 Lee County Land Records and is also a portion of Tract 2 on a survey map recorded in Plat Cabinet 10, Slide 7A, Lee County Registry of Deeds (Exhibit J).

Design Review Coordinator Amy McNeill noted that an Updated Rezoning Report was provided to correct information shown on the original documentation. Originally, the site was described as being Residential-Agricultural, which is for the portion of the site located in the County. The portion of the site under City jurisdiction is actually zoned Residential-Mixed (R-12), so that information has been updated, highlighting corrections and revisions. A narrative supplied by the applicant, along with a printout of the civil drawing set for this project, were also provided.

Ms. McNeill stated that Planning staff received a rezoning request from Mr. Hernandez to rezone approximately 1.2 acres off of Airport Road from the current Residential-Mixed (R-12) district to a conditional zoning district to be known as the "Sanford Soccer Field Complex".

The entire tract is approximately 9.95 acres in size, with 8.75 acres being within the jurisdiction of Lee County and 1.2 acres being within the City of Sanford's ETJ. This rezoning request is for the portion of the tract located within the jurisdiction of the City of Sanford only.

The subject property is located on the northeastern side of Airport Road, which is a dead end NCDOT maintained public road, accessed via Tramway Road/NC Highway 78, in the area northeast of Southern Lee High School and San-Lee Middle School. More specifically, the site is a vacant tract of land formerly addressed as 2917 Airport Road and is opposite Airport Road from the Central Carolina Community College Emergency Services Training Center.

The site appears to have access to public water but does not have access to public sanitary sewer; therefore, the site would require the installation of a new private septic system as part of the development process.

Airport Road is not illustrated on the Lee County Comprehensive Transportation Plan, but this plan does illustrate Tramway Road as an existing major thoroughfare that needs improvement. The NCDOT 2013 Traffic Study reports 15,000 vehicle trips per day on Tramway Road, approximately 1,200 feet east of the intersection of Tramway Road and Airport Road.

The immediate area has a mix of uses. The residential uses surrounding the site consist of single-family dwellings. Commercial uses in the area include a vacant commercial building that appears to be a former airplane hangar adjoining the site to the south on Light Industrial (LI) zoned property, the Central Carolina Community College Emergency Training Center located on the opposite side of Airport Road on Light Industrial (LI) zoned property, and a commercial building in the southwest corner of the intersection of Tramway Road and Airport Road zoned Office & Industrial (O&I) that was formerly used as a realtor's office and is currently for sale.

Southern Lee High School and San-Lee Middle School are also in the area, with the main entrance into Southern Lee High School and Tramway Park located approximately 1,300 feet southwest of the intersection of Tramway Road and Airport Road.

The subject property is currently zoned Residential-Mixed (R-12) district, which is established to provide areas for a mix of residential dwelling types with a maximum of three and one-half (3.5) dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character. The dimensional requirements of the R-12 district include a minimum lot

size of 12,000 square feet, with principal building setbacks of 30 feet from any street right-of-way, 20 feet from a rear property line and 12 feet from all side property lines. A list of permitted uses for the R-12 district is included within the exhibit.

The applicant is requesting a conditional zoning district to allow for the development of a soccer field complex in addition to allowing the current land uses permitted in the Residential Mixed (R-12) general use district.

Ms. McNeill explained that in districts where soccer fields are permitted, the UDO requires that the minimum lot size be two acres; all uses, buildings and structures shall be at least 50 feet from any adjoining detached single-family dwellings; and the use shall have direct access to a paved public street. The Sanford Soccer Field Complex conditional zoning district appears to comply with all of the UDO's development regulations for this use, in addition to the following conditions which are specific to this project and intended to allow for a successful project while ensuring compatibility between the development and the surrounding neighborhood:

- the soccer field complex will be located on approximately 9.95 acres;
- the development proposes two driveways onto Airport Road, a NCDOT maintained public road;
- parking will be within a gravel parking area that will comply with the UDO dimensional standards and ADA handicap accessibility standards;
- portable field lights are proposed to be used only during night games; and
- existing vegetation will be used to comply with the UDO landscape buffering standards when and where possible.

The project is proposed to be developed in three phases, the timing of which will be market driven.

- Phase 1 (shown on Sheet 6 of 12) will include:
 - both entrance and exit drives onto Airport Road;
 - the gravel parking area, which includes bus parking;
 - the dumpster with fencing and gate;
 - a one-story office/concessions/toilet building;
 - a one-story utility building;
 - two 7 vs. 7 turf fields with fence;
 - the new private septic system;
 - the existing pond with fence;
 - the street yard landscaping along Airport Road;
 - the parking lot landscaping within the interior of the parking area; and
 - the buffer yard landscaping along the perimeter of the site in the area of development, except along the railroad.
- Phase 2 (shown on Sheet 7 of 12) will include:
 - one 11 vs. 11 natural grass soccer field;
 - three 5 vs. 5 turf fields;
 - bleachers;
 - a fence to be installed along the rear of the site along the railroad; and
 - the buffer yard landscaping along the perimeter of the site in the area of development.

- Phase 3 (shown on Sheet 8 of 12) will include:
 - Construction of an open air roof structure over the two 7 vs. 7 turf fields already installed as part of Phase 1. The height of the structure will not exceed 40 feet.
 - Phase 3 may also include a right turn lane to be installed along Tramway Road if required by NCDOT.

The Concept Plan submitted as part of this rezoning request will govern the development and use of the property and will be legally binding on the land, even if a property transfer were to take place. The conditional zoning process is a negotiated process and, as such, Council and/or Planning Board may request that certain conditions be considered or altered. However; the petitioner must accept such conditions before inclusion in the conditional zoning district.

A public information meeting was held on May 24, with two staff representatives, four project representatives and three citizens in attendance. Following a presentation about the proposed project by the project architect, a discussion was held and the following items were the major topics of concern expressed by neighbors:

- Automotive traffic: Tramway Road has lots of automobile traffic, which is currently problematic for the residential neighbors. For example, they have to wait a long time in order to pull out of the driveway and onto Tramway Road, especially at certain times of the day when the nearby schools are beginning or ending classes for the day. If this property is rezoned and this project is developed at this location, there is a concern that the traffic problem will worsen.
- Pedestrian traffic: There is a lot of pedestrian traffic along Tramway Road in front of the existing houses from students walking to and from school. If this property is rezoned and this project is developed at this location, there is a concern that there will be even more kids walking, not only along the front of their yards, but through their yards to get to the soccer fields.
- Noise and lights: There is currently a lot of noise and bright lights associated with the local schools, especially when they have sporting events after school and on weekends. If this project is developed at this location, there is concern that there will be more noise and bright lights from a closer location that adjoins their property.

The 2020 Land Use Plan does not identify a specific land use for the subject property; therefore, when considering the zoning of this property, current development trends, the surrounding zoning of the neighborhood and information presented at the public hearing should be considered.

The public hearing for the 8.75 acre portion of the tract of land that is located within the jurisdiction of Lee County was held on June 20, 2016, with the Lee County Board of Commissioners and the Lee County Planning Board. There were project representatives and concerned neighbors who attended the meeting.

Topics of discussion included the high volume of vehicular and pedestrian traffic along Tramway Road and the noise generated by the sporting events at the nearby schools. Concern was expressed regarding the soccer field complex attracting children who live nearby who may walk along or cross Tramway Road or even walk along the railroad tracks to get to the venue, which could potentially be hazardous.

The Lee County Planning Board recommended that the rezoning request be approved with the conditions that no alcohol be served or allowed on site and that signs be posted stating no alcohol, no drugs and no weapons allowed. The board also included within the motion a recommendation that NCDOT consider requiring a turn lane/stacking lane on Tramway Road when entering Airport Road from the south as part of the approval for Phase 1. Staff will present this recommendation to the Lee County Commissioners at their next meeting on July 18.

Mayor Mann opened the public hearing.

Council Member Wyhof questioned whether fencing the entire perimeter of the property had been considered. Ms. McNeill stated that the owner had verbally agreed to fence the perimeter and it could be included as an additional requirement.

Steve Malloy (of 2615 Belaire Drive, Sanford), a commercial real estate broker with Adcock and Associates, stated that he represents the landowner, Lee Ray Thomas, and is also working with the applicant, Toribio Hernandez, on this project. Several changes have been made to the design, and since many are based on issues raised at the meeting with the Lee County Planning Board on June 20, they are not yet incorporated into the conceptual drawing package. He confirmed that portable lights will be used at night. He explained that several people have searched for a location for such a facility in Lee County and Mr. Hernandez is the first one to really seize the opportunity and design a quality product, noting that there is a market for one. Many are the fields currently used are dangerous, with no sanitation and no traffic or parking control.

Mr. Malloy explained that this particular site was chosen because Tramway Road is a major east/west highway located in the center of the county. Cost was also a consideration, since locating on Horner Boulevard would be cost prohibitive. He also noted that even though this proposed site is zoned residential, it will never be used for residential purposes, so the key is for an owner to work with the surrounding owners to determine a more compatible use. Alterations have been agreed to by the applicant based on the neighborhood meeting and the Planning Board meeting, including fencing the perimeter. He also gave the following information on the proposed project:

- It will be open six days a week as follows: Tuesday through Thursday from 4:30 p.m. until 10:00 p.m.; Friday from 4:30 p.m. until 11:00 p.m.; Saturday from 11:00 a.m. until 11:00 p.m.; and Sunday from 11:00 until 9:00 p.m.
- It will be used primarily by children on Saturday, with adults using it later in the day (to accommodate employees of many local restaurants who participate on teams).
- Evening games requiring lights (estimated to be approximately 30 feet high) will be played in the rear, as far away from houses as possible.
- There will be no large announcing system.
- There should be no more than approximately 25-35 people there at a time plus a few spectators. Most of the volume will be on weekends or evenings when there is no school or work traffic. Games will be staggered for more gradual traffic flow (estimated to average about one vehicle coming or going every minute or so).
- There will be communication with DOT to address safety concerns for pedestrian and vehicular safety and what could be done to alleviate them.
- There will be no music other than the national anthem during tournament finals.
- Regarding security, Mr. Hernandez and his family will be on-site and there will also be hired security during games.
- Alcohol, weapons and drugs will be prohibited.

Eduardo Hernandez (of 303 Johnsonville School Road, Cameron) translated for Torobio Hernandez (of 303 Johnsonville School Road, Cameron), who is his father. He stated the following:

- The purpose is to train youth aged 4 through 18.
- They are affiliated with Pachuca, a professional soccer team and current champion in Mexico. Representatives were in Sanford last week to research the area and a contract of approval was signed.
- They plan to operate year-round, other than when storms or snow prevent play.
- They are not affiliated with the league already playing in the Kendale area. They own and operate the indoor facility located at the corner of Horner Boulevard and Carthage Street, as well as the facility on Cemetery Road.
- They plan to draw participants from about three hours away and from South Carolina. They hope to be able to send a youth to Chicago or Mexico for competition and being affiliated with the Pachuca Club will make that easier.
- They are the first league in North Carolina to be affiliated with the Pachuca league.
- They will have fencing around the perimeter of the facility and also on the fields.

Mayor Mann questioned what would trigger installation of the turn lane with DOT and whether the applicant was equipped and prepared to meet whatever DOT might require. Eduardo Hernandez stated that they would meet whatever is required.

Joseph Klemick, the project architect, confirmed that a DOT representative informed them that a right-hand turn lane on Tramway Road would be required at full build-out during Phase 3; however, after the Planning Board meeting, they agreed to meet this requirement during Phase 1. He shared the following information on the project:

- The site slopes about 40 feet from Tramway Road down to the railroad tracks, which will factor into site planning.
- The major decisions made in this project were placing the buildings to be a hard buffer between the neighboring residents along Tramway Road, allowing more privacy for sound and light from the activities of the field.
- Phase I of the project will include the following:
 - Installing the parking lot with almost full build-out of buffer yard type C around the perimeter, including the addition of the perimeter pedestrian fence in response to some comments and concerns from the neighbors;
 - Some parking lot vegetative islands and a septic field in the north;
 - A perimeter fence around the small body of water found at the northern border and also in replacement of the buffer yard on the northeastern and southeastern sides, as well as keeping the remaining existing vegetation;
 - Fencing around the 7 vs. 7 fields;
 - The office, concession building, restrooms and maintenance facility;
- After concerns were raised at the Planning Board meeting, they will be relocating the dumpster away from the neighbors' properties.
- A full pedestrian fence around the entire site.
- Phase 2 of the project will include the following:
 - An 11 vs. 11 natural grass field;
 - Three 5 vs. 5 turn fields with a circulation and site pathway.

- Phase 3 of the project will include the following:
 - As previously stated, the right-hand turn lane will be incorporated in Phase 1 rather than Phase 3;
 - An open air wide span structure over the 7 vs. 7 fields to allow a greater buffer and to allow play on the facilities during inclement weather conditions.
- Slide 9 of the Conceptual Drawing illustrates patterns for the vegetative buffer as required by the UDO Guidelines.
- Since the site tapers from Tramway Road, (1) the main nighttime activity requiring lights will be played on the 5 vs. 5 fields, which is lowest in elevation and furthest away from all neighboring residences; and (2) the office space and areas used by employees will be at the top of the site to provide a more connected view across the entire site.

Council Member Taylor requested clarification on where the portable lighting would be used. Mr. Klemick stated that it would primarily be used on the 5 vs. 5 fields but the open air structure would also allow lights to be used on the 7 vs. 7 fields. Mr. Taylor asked if anything had been requested that will be challenging. Mr. Klemick stated that one of the main concerns seems to be the mention of a bridge along Tramway Road for pedestrian activity, which would require further conversation with DOT, as well as discussion about sidewalks along Tramway Road.

Van Johnson (of 955 Zion Church, Sanford) asked that Council consider the opportunities this project would provide. He has known the site owner's family for several years and doesn't think they would allow the sale of the property for anything that would degrade the community.

Dolly Holt (of 2019 Tramway Road, Sanford) expressed concern that there will be more traffic accidents if the project is permitted. Many children will be walking to the site from nearby trailer parks and neighborhoods. Many of the neighbors are senior citizens who have lived there all of their lives. She is also concerned about the noise that will be generated.

Carlos Flores (of 20435 NC Highway 24/27, Cameron) expressed support for the project and noted that he has had to travel several hours away to play at a facility as nice as this proposed site.

Elsie Stovall (of 1909 Tramway Road, Sanford), stated that she owns nine rental properties near the site and some of the tenants have already told her they plan to relocate. There is a water hole on her site, which could be dangerous to children. Pedestrians are already walking through the middle of her yard. Because of the high volume of traffic, she has waited up to 12 minutes to turn out of her driveway onto Tramway Road. She also is concerned about alcohol use (since there are often beer cans at the soccer field in Kendale) and doesn't think alcohol or drug use can be controlled in any large crowd. Lights will also disturb wildlife and drive animals nearer to the neighbors' properties. Ms. Stovall agreed that such a project would be great for Lee County but suggested that another site be located for it and asked Council to consider the citizens who have lived near the site all of their lives. Ms. Stovall presented a "Petition for Action" signed by citizens opposed to locating the proposed soccer complex at this proposed site (Exhibit K).

David Jackson (of 2904 Airport Road, Sanford), lives directly across from the proposed site. He also expressed concern about potential alcohol use, as well as problems with traffic, noise and lights at the facility. Police officers will be unable to patrol the area and still handle other assignments. Even if improvements are made to Tramway Road, there will still be problems on

Airport Road, which will remain two lanes. He has lived at this location for 23 years and is worried that if the facility is permitted, there will be activity until midnight, six nights a week.

Carrie Davidson (of 2015 Tramway Road) agreed that there will be too much noise. She also expressed concern about the traffic and noted that they must leave their home before 7:30 a.m. in order to turn left onto Tramway Road. If the road is widened to four-lanes, it will take much of their front yard. Even if the facility is fenced, pedestrians will still walk through residents' yards.

Danny Davison (also of 2015 Tramway Road) noted that adding a right turn lane into Airport Road will not address traffic requiring a left turn. He already has problems with lighting and noise from Southern Lee High School events and this facility may be directly behind his rear yard. Many vehicles speed along this stretch of Tramway Road and there recently was a three car accident in his front yard. He also noted that emergency responders already use the center lane to navigate through the traffic.

Vivian Hernandez (of 3625 Lee Avenue, Sanford) voiced support for the facility. She has known the Hernandez family for quite a while and they are also from Sanford, even though they now live in Cameron. She stated there have been no problems with drugs or alcohol at their indoor facility although there have been a few fights. Mr. Hernandez suspends anyone involved and enforces his rules. She believes he wants to build and grow a successful business that will provide opportunities for youth and adults to be active and avoid negative influences.

Peggy Dollar Dilworth (of 7710 Villanow Drive, Sanford) owns the home at 2007 Tramway Road, where her son currently resides. She previously lived there and is quite familiar with the traffic problems. She agreed that if the facility is permitted, Tramway Road will become even more congested and hazardous for vehicles and for pedestrians. Crowds will be larger than estimated and there will be problems controlling them, despite assurances to the contrary. Hiring a large security force may help alleviate this but she doesn't think that will be done. She suggested there are other more suitable areas in Sanford to locate such a facility rather than this neighborhood.

Jahara Aguirre (of 2901 Kendale Drive, Sanford) voiced support for the facility. She has also known the Hernandez family for quite a while. Her uncle operates the other Latino soccer league. She has driven her sister to Raleigh to play and thinks the project would be well-received in Sanford, would be a positive attraction would help support businesses, hotels and restaurants. If a better site were available, Mr. Hernandez would have selected it.

Sherry Thomas (of Hughes Street, Sanford) noted that she doesn't live near the proposed site but stayed with her mother (who does live near it) for six weeks and had trouble sleeping due to the noise. Her concern is for the many retirees living in the area who can't afford to relocate. She suggested that another location be selected since one soccer field is already located in this area.

Kevin Hernandez (of 200 Scarlet Oak Lane, Apartment T, Sanford) informed Council that he has played at the Hernandez' indoor facility and that Mr. Hernandez strictly enforces the rules with no exceptions. While he understands the concerns about traffic, Mr. Hernandez has worked with adjoining property owners. He also agreed that the facility presents many opportunities to bring people to Sanford and Lee County and would be open to all residents, not just Latinos.

Matthew Dilworth (of 2007 Tramway Road) responded to a previous comment that the existing soccer field near San-Lee Middle School has presented no problems by noting there is a stop light located at the entrance to that facility to help slow traffic and provide more safety for pedestrians. He acknowledged that Mr. Hernandez appears to have the best intentions but is concerned that many promises have been made which may not be kept. The concession stands, which will be almost directly behind his house, will likely be a convenient place for littering. Various height requirements have been proposed for fencing but should be more specific since young children can easily scale a fence and may only serve as an incentive for pedestrians to walk along the fence, in the rear yards of property owners. The hours of operation previously stated could be changed and day-time use may be added during summer months when children are not in school. If security will be provided only at games, who will determine what constitutes a game (as opposed to practice). There is still a question of where the dumpster will be relocated. He noted that there appear to be many more questions than answers. He acknowledged that there have been many emotional responses tonight, but that is only because people care.

Joseph Dilworth (of 7710 Villanow Drive, Sanford, whose son, Matthew, lives at 2007 Tramway Road), stated that he also opposes the project. He also noted that the center "turning" lane on Tramway Road is often used as a passing lane and this issue should be addressed, even if the soccer complex is not approved.

Council Member Taylor requested that the city and county work together to research traffic issues and possibly lowering the speed limit on Tramway Road from Lemon Springs Road to the edge of the city limits.

Mayor Mann acknowledged the public comments on both sides of the proposed project and closed the public hearing. The Planning Board retired to the West End Conference Room.

Recess

At approximately 8:55 p.m., Mayor Mann requested a short ten minute recess. He reconvened the meeting at approximately 9:10 p.m.

REGULAR AGENDA

Mayor Mann explained that Design Review Coordinator Amy McNeill was needed at the Planning Board meeting; therefore, Item 10-A would be moved to the end of the Regular Agenda.

Consider Resolution in Support of the Temporary Closure of Portions of Several Streets for the Purpose of a 5K and 10K Fun Run and Fundraiser (Exhibit L)

Kris Fumage, Transportation Administrator, explained that a request had been received from the Carolina Animal Rescue and Adoption to close several streets in the historic district for the sixth annual 5K and 10K run, to be held on August 27 between 7:00 a.m. and 12:00 p.m.

Council Member Wyhof made the motion to adopt the Resolution in Support of the Temporary Closure of Portions of Several Streets for the Purpose of a 5K and 10K Fun Run and Fund Raiser for CARA. Seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

Consider Grant Project Ordinance Amendment, 2015 NC Housing Finance Agency Single-Family Rehabilitation Loan Pool (SFRLP1521) (Exhibit M)

Beth Kelly, Financial Services Director, explained that this item transfers \$3,500 from the housing rehabilitation line to the “soft costs” line within the project for this grant agreement.

Council Member Buckels made the motion to adopt the Grant Project Ordinance Amendment. Seconded by Council Member Post, the motion carried unanimously.

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 (Clean-Up Amendment) (Exhibit N)

Financial Services Director Beth Kelly explained that this amendment is the annual year end clean-up amendment from several departments for Fiscal Year 2015-2016.

Mayor Pro Tem Gaskins made the motion to adopt the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 (Clean Up Amendment). Seconded by Council Member Post, the motion carried unanimously.

Consider Resolution Amending Signatories for the City of Sanford’s Local Government Other Post-Employment Benefits Trust (Exhibit O)

Financial Services Director Beth Kelly explained that this is an update to Council’s 2008 approval to set aside funds in the state’s irrevocable trust plan and also updates approved signatories. Nothing within the trust itself changes; it is only a separation at the state level for the pension side of the retirement plan.

Mayor Pro Tem Gaskins made the motion to adopt the Resolution Amending Signatories for the City’s Local Government Other Post-Employment Benefits Trust. Seconded by Council Member Wyhof, the motion carried unanimously.

SPECIAL AGENDA- Presentation by Financial Services Department

Financial Services Director Beth Kelly informed Council that the City had received an award from the Government Finance Officers Association for its Popular Annual Financial Report, a newly developed report which summarizes the city’s financial activities. When budget and financial information were presented at the first Citizens’ Academy, participants commented that the information would be more easily understood by laymen if it were presented in a simpler, non-technical format. The report also received positive feedback from subsequent sessions of the Citizens’ Academy and is an example of a successful collaboration between staff and citizens.

REGULAR AGENDA-

Consider Resolution Authorizing the Advertisement of an Offer to Purchase Lot 18, Block P, Boykin Avenue, Brick Capital Redevelopment Area No. 1 (Exhibit P)

City Attorney Susan Patterson explained that an offer has been received from Ernest L. Murchison and wife, Jannie E. Murchison, to purchase a vacant lot on Boykin Avenue, in the amount of \$1,000. This lot is a vacant lot with a tax value of \$2,800, and adjoins a lot already owned by Mr. and Mrs. Murchison. If approved, the resolution would authorize advertisement of this offer and allow ten days for upset bids, with Council having final approval as to whether or not the property is sold.

Council Member Buckels made a motion to adopt the Resolution Authorizing the Advertisement of an Offer to Purchase Lot 18, Block P, Boykin Avenue, Brick Capital Redevelopment Area No. 1. Seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

Consider NC DOT 2016 Bicycle and Pedestrian Planning Studies Request for Carthage Street/Charlotte Avenue Road Diet (Exhibit Q)

Long-Range Planner David Montgomery explained that staff is requesting authorization to apply a grant from NCDOT for a planning study of large scale bicycle and pedestrian infrastructure projects. The focus of the study is to progress a proposed project from its current long-range status to a level where potential engineering issues and reliable cost estimates can be determined. Staff feels that this is good project candidate. Because this is a federal grant, it will require a 20% match. Typical costs are between \$40,000 and \$100,000 (to be determined by DOT), so the match is estimated to be between \$8,000 and \$20,000. Approval notifications will be done on August 5 for a start date of September 1. DOT would be responsible for project administration and the main role of staff would be public involvement and any public participation meetings.

Council Member Taylor made a motion to authorize staff to apply for the NC DOT 2016 Bicycle and Pedestrian Planning Studies Grant Request for Carthage Street/Charlotte Avenue Road Diet. Seconded by Council Member Post, the motion carried unanimously.

Consider Non-Motorized Volume Data Program Memorandum of Agreement (Exhibit R)

David Montgomery, Long-Range Planner, explained that he is seeking authorization for the Mayor to execute a Memorandum of Agreement with NCDOT to participate in Phase 2 of their Non-Motorized Volume Data Program, which will provide bike and pedestrian counters on roadways and greenways in several divisions. He noted that the City was fortunate to be one of the communities selected to participate. The agreement details each party's responsibilities, including the City's responsibility for installation, monitoring and maintaining equipment at a permanent continuous station location along the greenway. A remote transmitter will transmit data directly to DOT for processing and returning to the City. City Attorney Susan Patterson noted that she had not been presented the Memorandum for review and requested any approval be subject to legal review.

Council Member Post made the motion to authorize the Mayor to execute a Memorandum of Agreement with DOT to participate in Phase 2 of their Non-Motorized Volume Data Program, subject to legal review and approval. Seconded by Council Member Buckels, the motion carried unanimously.

Update of Late Fees (Exhibit S)

Financial Services Director Beth Kelly informed Council of the average number of accounts billed at the monthly minimum, accounts assessed late fees but which were paid before going on the service cutoff list. She gave two options for revising dates on which second notices and late fees are generated:

- Option 1: Due date would be approximately 20 days after bill date; second notices sent five days later; \$5 late fee is applied after 5:00 p.m. on 30th day after bill date; cutoff list generated on the morning of 31st day after bill date, with \$15 administrative fee applied to any account still unpaid;
- Option 2: Due date would be approximately 20 days after bill date; \$5 late fee applied after 5:00 p.m. within five days after due date (before second notices sent); second notices are then sent and include the late fee; cutoff list generated on morning

of 31st day after bill date, with a \$15 administrative fee applied to any account still unpaid.

City Manager Hegwer explained that these options are presented only for information and discussion: no decision is being requested tonight. Mrs. Kelly noted that if a different policy is adopted, software changes will take approximately two to three months for processing. This time could be used to educate the public on changes.

Council Member Buckels noted that Option 1 does not change the process or total fee. Ms. Kelly agreed that the \$20 fee total would remain the same, but would be two separate charges. (\$5 late fee, \$15 administrative fee for accounts still unpaid when cutoff list is generated).

Mayor Pro Tem Gaskins stated his reservations with Option 2's "grace" period, noting that payments made after the "due" date are in fact late and should be assessed a fee. The goal is to curb late payments, reducing the volume and expense of second notices (currently estimated at approximately \$2,500 monthly). Various options on the exact timing for assessing late fees were discussed. Mr. Gaskins suggested possibly waiving fees during the transition for customers willing to participate in some type of training or questionnaire about the policy.

Mayor Mann emphasized that the goal is to make it easier for customers and to keep everyone connected to utilities but also to curb behavior that results in additional costs to the City. He questioned whether more time was needed to consider options before making any decisions.

Council Member Post made a motion to table the issue of late fees for utility services. Mayor Pro Tem Gaskins seconded the motion, which carried unanimously.

Motion to take from the Table- Discussion and Consideration of Preliminary Major Subdivision Plat for 23 Lot Residential Subdivision labelled The Park at Southpark (Exhibit T)

Council Member Taylor made a motion to remove from the table discussion and consideration of a Preliminary Major Subdivision Plat for a 23 Lot Residential Subdivision labelled The Park at Southpark. Seconded by Council Member Post, the motion carried unanimously.

Amy McNeill, Design Review Coordinator, explained that this issue was on the June 7 agenda, when it was tabled due to concern by several board members that the subdivision was not required to install sidewalk, curb and gutter. The UDO allows for developers to use the average lot size to determine whether the project is required to provide sidewalk along one side of the street and curb and gutter. Based on the lot design for this project, these items would not be required within this residential subdivision.

Ms. McNeill explained that AGA Corporation is seeking preliminary plat approval for a 23 lot residential subdivision located within the city's corporate limits, at the end of Commerce Drive on land that was recently rezoned to Residential Single-Family (R-14). All lots are proposed to be served by public water, public sewer and public streets. This plat was reviewed by the Sanford Planning Board on May 17 and the overall design was approved to move forward, with the general condition that all Technical Review Committee revisions be addressed prior to the final plat being recorded. Preliminary major subdivision plats require approval by the governing board; therefore, this item is being offered for your consideration.

Council Member Williams made a motion to accept the recommendation of the Planning Board and approve the Preliminary Major Subdivision Plat for a 23 Lot Residential Subdivision labelled The Park at Southpark. The motion was seconded by Council Member Taylor.

Council Member Wyhof suggested that perhaps Council should revisit sidewalk requirements for residential subdivisions and questioned whether developments should be allowed without sidewalks since it appears that citizens want them. She noted that adding sidewalks in areas built without them is more costly and more intrusive.

The vote to approve the motion was unanimous.

Consider Appointments to Various Boards, Commissions, and Committees – (Exhibit U)

Mayor Pro Tem Gaskins requested confirmation on the number of terms appointees can serve. City Attorney Patterson explained that appointees have typically been limited to two consecutive terms but Council has discretion to waive that policy, especially if there aren't enough applicants.

ABC Board (1 appointment)

Council Member Post nominated Louis W. "Bobby" Powell for the term expiring June 30, 2019. Council Member Taylor nominated David Riddle, Jr. for the term expiring June 30, 2019. second.) Council Member Wyhof made the motion to close the nominations. Seconded by Council Member Buckels, the motion carried unanimously.

Six votes in favor of Louis W. "Bobby" Powell were cast by Mayor Pro Tem Gaskins and Council Members Williams, Haire, Wyhof, Post and Buckels. Council Member Taylor voted in favor of David Riddle, Jr.; therefore Louis W. "Bobby" Powell was appointed to the term expiring June 30, 2019.

ADA Committee (3 appointments: 1 vacant term expiring 6/30/18; 2 vacant terms expiring 6/30/19)

Council Member Wyhof nominated Nancy Whalen for the term expiring June 30, 2019. Council Member Taylor made the motion to close the nominations and appoint Ms. Whalen to the term expiring June 30, 2019 by acclamation. Seconded by Council Member Wyhof, the motion carried unanimously.

Airport Authority – (1 appointment)

Council Member Taylor nominated William Wayne Staton, Jr. to the term expiring June 30, 2019. Council Member Post nominated L.I. "Poly" Cohen. Council Member Taylor moved to close the nominations. Seconded by Council Member Wyhof, the motion carried unanimously.

Five votes in favor of William Wayne Staton, Jr. were cast by Mayor Pro Tem Gaskins and Council Members Taylor, Haire, Wyhof and Buckels. Two votes in favor of L.I. "Poly" Cohen were cast by Council Members Williams and Post; therefore, William Wayne Staton, Jr. was appointed to the term expiring June 30, 2019.

Appearance Commission – (2 appointments)

Council Member Haire nominated Nancy Kimble. Council Member Buckels nominated Linda Ware. Council Member Taylor made a motion to close nominations; however, there was no

second. Mayor Pro Tem Gaskins nominated Julian “Jenks” Youngblood. Council Member Post made a motion to close nominations. Seconded by Council Member Taylor, the motion carried unanimously.

For the first appointment, Nancy Kimble received a unanimous vote of Council members and was appointed to one of the two positions on the Appearance Commission.

For the second appointment, six votes in favor of Linda Ware were cast by Council Members Taylor, Williams, Haire, Wyhof, Post and Buckels, and she was appointed to the second of two positions on the Appearance Commission.

Board of Adjustment/Housing Board of Appeals) - (3 appointments)

Council Member Post nominated all three applicants, Ann Barkley, Gordon Anderson and Van Groce, Jr., and made the motion to appoint all three of them by acclamation to the three appointments expiring June 30, 2019, on the Board of Adjustment/Housing Board of Appeals. Seconded by Council Member Taylor, the motion carried unanimously.

Joint Environmental Affairs Board (3 appointments)

Council Member Post made the motion to appoint all three applicants, Denise Roethlisberger, Brooks Gage and Ervin Fox, to the Joint Environmental Affairs Board and made the motion to appoint all three of them by acclamation to the three terms expiring June 30, 2019. Council Member Buckels seconded the motion.

Council Member Taylor noted that this board was the second choice of Ervin Fox; however, no request was made to change the nomination.

Mayor Pro Tem Gaskins and Council Members Williams, Haire, Wyhof, Post and Buckels voted to appoint Denise Roethlisberger, Brooks Gage and Ervin Fox by acclamation to the Joint Environmental Affairs Board for the three terms expiring June 30, 2019. The motion passed by a vote of six to one in favor, with Council Member Taylor casting the dissenting vote.

Historic Preservation Commission (4 appointments: 2 regular appointments; 1 vacant term expiring 6/30/17; 1 vacant term expiring 6/30/18)

Mayor Pro Tem Gaskins requested confirmation that the Board was still composed of seven members, rather than five, which was suggested at a prior Council Meeting. City Attorney Patterson explained that this option was presented at the April 19 Council meeting but was later removed from consideration by Planning Department staff.

For the two appointments expiring June 30, 2019, Mayor Pro Tem Gaskins nominated Allen Gordon; Council Member Buckels nominated Tracy Brown Hughes; and Council Member Taylor nominated Greg Stoch. Council Member Taylor made a motion to close nominations. Seconded by Council Member Post, the motion to close nominations carried unanimously.

- For the first of two appointments expiring June 30, 2019, five votes in favor of Allen Gordon were cast by Mayor Pro Tem Gaskins and Council Members Williams, Haire, Wyhof and Post, with Council Members Taylor and Buckels opposed; therefore, Allen Gordon was appointed to one of the two appointments expiring June 30, 2019.

- For the second of two appointments expiring June 30, 2019, three votes in favor of Tracy Brown Hughes were cast by Council Members Williams, Post and Buckels. Four votes in favor of Greg Stoch were cast by Mayor Pro Tem Gaskins and Council Members Taylor, Haire and Wyhof; therefore, Greg Stoch was appointed to one of the two appointments expiring June 30, 2019.

For the vacant term expiring June 30, 2018, Council Member Post nominated Tracy Brown Hughes. Mayor Pro Tem Gaskins nominated Julian “Jenks” Youngblood. Council Member Taylor made the motion to close nominations; seconded by Council Member Post, the motion carried unanimously.

- For the vacant term expiring June 30, 2018, six votes in favor of Tracy Brown Hughes were cast by Council Members Taylor, Williams, Haire, Wyhof, Post and Buckels. Julian “Jenks” Youngblood received one vote, cast by Mayor Pro Tem Gaskins; therefore, Tracy Brown Hughes was appointed to the vacant term expiring June 30, 2018.

For the vacant term expiring June 30, 2017, Mayor Pro Tem Gaskins nominated Julian “Jenks” Youngblood. Council Member Post made a motion to close nominations and appoint Julian “Jenks” Youngblood to the vacant term expiring June 30, 2017, by acclamation. Seconded by Mayor Pro Tem Gaskins, the motion carried unanimously and Julian “Jenks” Youngblood was appointed to the vacant term expiring June 30, 2017.

Planning Board - 3 regular appointments: 2 terms expiring 6/30/19; 1 vacant term expiring 6/30/17; 1 alternate position expiring 6/30/19

Council Member Post nominated Richard “Dick” Poletti and Tom Joyner to the two terms expiring June 30, 2019, and made a motion to appoint them by acclamation. Seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

Council Member Taylor nominated and made a motion to appoint Richard Oldham to the vacant term expiring June 30, 2017. Seconded by Council Member Williams, the motion carried unanimously.

For the Alternate position expiring June 30, 2019, Mayor Mann noted that the Planning Board was shown as a “second choice” by Tracy Brown Hughes. Council Member Taylor noted that she had been appointed as a member of the Historic Preservation Board. Mayor Pro Tem Gaskins suggested asking Ms. Hughes if she would consider serving as an alternate and made a motion to table voting on the Alternate Position on the Planning Board. Seconded by Council Member Taylor, the motion carried unanimously.

Sanford Housing Authority – 2 appointments expiring 6/30/19

Council Member Haire nominated Bill Tatum and Michael Charles Silverman and made the motion to appoint them by acclamation to the terms expiring June 30, 2019. Council Member Williams nominated Ervin Fox.

For the first of the two appointments, six votes in favor of Bill Tatum were cast by Mayor Pro Tem Gaskins and Council Members Taylor, Haire, Wyhof, Post and Buckels. Council Member

Williams voted for Ervin Fox; therefore, Bill Tatum was appointed to a term expiring June 30, 2019.

For the second of the two appointments, four votes in favor of Michael Charles Silverman were cast by Mayor Pro Tem Gaskins and Council Members Haire, Wyhof and Post. Three votes in favor of Ervin Fox were cast by Council Members Taylor, Williams and Buckels; therefore, Michael Charles Silverman was appointed a term expiring June 30, 2019.

Consider Contract for Engineering Services (Sanford Utility Industrial Park Sewer, Clyde Rhyne Drive Water Extensions) - (Exhibit V)

City Engineer Paul Weeks explained that this is a standard engineering services agreement with WithersRavenel, selected from nine firms back in 2014. Mayor Pro Gaskins made a motion to approved the Contract for Engineering Services with WithersRavenel; seconded by Council Member Wyhof, the motion carried unanimously.

NEW BUSINESS

There was no new business.

OTHER BUSINESS

Council Member Taylor stated that he spoke to the Exchange Club last year and there were seven members with a combined total of 325 years of service to the organization, with 63 of those being contributed by Mr. Dick Hoyle, who was honored tonight.

CLOSED SESSION

City Attorney Susan Patterson stated that a motion was needed to go into closed session in accordance with N.C.G.S.143-318.11(a) (3) for attorney-client privilege; (4) for matters relating to the location or expansion of industries or other businesses in the area served by the public body; and (5) to instruct the staff on the positions to be taken on negotiating a price or other terms for acquisition of real estate.

Council Member Whyof made the motion to go into closed session; seconded by Council Member Haire, the motion carried unanimously.

RETURN TO REGULAR SESSION AND ADJOURNMENT

Council Member Williams made the motion to adjourn; seconded by Council Member Taylor, the motion carried unanimously.

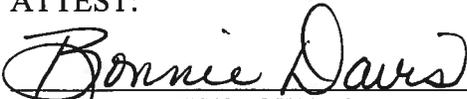
**ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED
BY REFERENCE AND MADE A PART OF THESE MINUTES.**

Respectfully Submitted,



T. CHET MANN, MAYOR

ATTEST:



BONNIE DAVIS, CITY CLERK