

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, July 19, 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. For the invocation, Council Member Buckels led the Council in The Lord's Prayer. The Pledge of Allegiance was recited.

PUBLIC COMMENT

No citizens requested to speak.

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 Workshop Minutes Dated May 24, 2016– (Filed in Minute Book 87)

Approval of City Council Workshop Minutes Dated May 31, 2016 – (Filed in Minute Book 87)

Approval of City Council Meeting Minutes Dated June 7, 2016 – (Filed in Minute Book 87)

Approval of Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2016-2017 – (Demolition of 103 First Street, 105 First Street, 113 First Street); (809 Tryon Street - Jaycee Hut (City) and 807 Tryon Street (County) - (demolition of cost will be split 50/50 between City & County) – (Exhibit A)

Approval to Modify the Water and Sewer Disconnection Policy – (Exhibit B)

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

SPECIAL AGENDA

Mayor Mann recognized Vernon Tolliver and his son, Wesley Tolliver, with Boy Scout Troop 942, sponsored by St. Luke Methodist Church; Wesley is working on his Citizenship in the Community Badge.

Introduction of John Maxwell, New CEO for Duke Life Point (Central Carolina Hospital) –

John Maxwell, new CEO for Duke Life Point, gave a brief summary about the recent purchase of Central Carolina Hospital. One of the most impressive things that impressed Duke Life Point is the way Council and this community has portrayed the City and maintained its positive influence in Sanford. He praised the Council for the way it has grown this community in a manner that all the citizens of Lee County should be proud.

Mr. Maxwell informed Council that Duke Life Point started six years ago. Life Point is a hospital company that has 72 hospitals in 23 states. There are 15 Duke Life Point hospitals in that group; nine are in North Carolina. Central Carolina Hospital employs 825 employees, which work in the hospital and physician clinics that they own.

Life Point brings a long-term financial strength to any hospital they join. They have a very broad depth of operational and administrative resources that help navigate all of the operations of a hospital that help keep them compliant, to make sure the hospital can stay functioning for many years to come. They have access to capital. This is what sets Life Point and Duke Life Point apart from several other hospital groups. Duke Life Point does not look at how can we focus on making a difference by maybe saving salaries, or maybe looking at a service line or cutting a salary expense to make a dollar; that is exactly opposite of what Duke Life Point is about. Duke Life Point is about taking those capital resources, investing in the community and making sure they are growing to provide the needs of the community. Life Point and Duke were looking for partners several years ago. Duke was looking at how they could expand their patient safety and quality expertise; Life Point was looking at how they could have backup for clinical expertise to increase the quality at each of their hospitals. Duke brings the depth of their clinical resources; their ability to attract specialists; their patient safety and clinical quality in excellence, which is very much of what they strive for at Central Carolina Hospital. Their goal is when you are being treated at Central Carolina, you have the same quality of patient care that you would receive at Duke. Duke's quality coordinator was at the hospital today discussing different quality metrics on how they can, at Central Carolina Hospital, perform and exceed the expectations that Duke has on their campus in Raleigh. He explained several things they are doing to get involved in the community and also the renovations taking place at the hospital.

DECISIONS ON PUBLIC HEARINGS

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:

- 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. – (Exhibit C)

- 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. (Exhibit C)

Community Development Director Marshall Downey explained that the Planning Board unanimously recommended that Council support this rezoning request. The 2020 Land Use Plan Map does not identify a specific land use for the subject property; therefore, when considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered.,

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

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 Sale of Vacant Property off Daisy Street – (Exhibit E)

City Attorney Susan Patterson explained that an offer of \$600 was received by Wilian Leonel Guevara to purchase vacant property off Daisy Street. It is a sliver of land the City received from the Wilkins Corporation in 2007. Council declared it surplus and authorized the sale of the property using the offer, advertisement and upset bid process. Public notice was advertised and no increased bid was received. Mr. Guevara has agreed to pay all the advertising and closing costs as requested by Council. It is for Council's consideration to accept this bid and authorize the sale of the property to Mr. Guevara and for the execution of the documents.

Mayor Pro Tem Gaskins made the motion to accept this bid and authorize the sale of the property to Mr. Guevara and authorize execution of the documents. Seconded by Council Member Buckels, the motion carried unanimously.

Consider Offer Received to Purchase Block G Lot 8 Vance Street and Resolution Authorizing the Advertisement of an Offer to Purchase Lot 8 Block G Vance Street, Brick Capital Redevelopment Area No. 1 – (Exhibit F)

Community Development Manager Karen Kennedy explained that an adjoining property owner, David Percell and wife, Rose Percell, submitted an offer of \$3,400 (tax value) to purchase vacant property on Vance Street, which is in the Brick Capital Redevelopment Area. He would like to tie this property into his existing land. This resolution authorizes the advertisement of the offer to purchase Lot 8, Block G Vance Street in the Brick Capital Redevelopment Area No. 1.

Council Member Buckels made the motion to approve the Resolution Authorizing the Advertisement of an Offer to Purchase Lot 8 Block G Vance Street, Brick Capital Redevelopment Area No. 1. Seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

Consider Update on 109 South Third Street – (Exhibit G)

City Attorney Susan Patterson gave an update on the foreclosure of property located at 109 S. Third Street, owned by Larry Wayne Bowen, Jr., for the non-payment of taxes. A while back, she informed Council that a foreclosure had been conducted on this property and after the time for bidding on the process ended, the City and County were the highest bidders; meaning there were no other bidders on the property. Before they completed the foreclosure process, certain people contacted the County asking for the bid to be assigned to them. However, there were three people who offered different prices as if they were bidding on the property. The request was to assign the bid. In going through that process, we determined that we had not finished the foreclosure because once the request to assign the bid came in, that halted the process. Since there is interest in the property, it is the recommendation of the County and City Attorneys that we complete the foreclosure process. It will be up to Council's discretion if we want to go through the upset bid process or consider other options for the property.

It was the consensus of Council to proceed with the foreclosure process. Mr. Hegwer advised that we have several options with the property and staff will come back with suggestions for Council's consideration.

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.)

OTHER BUSINESS

Council Member Buckels expressed concern regarding the senseless and unnecessary loss of lives. These senseless acts are affecting our community in a very traumatizing way, in particular, our youth. Young people are already trying to cope and deal with peer pressure, adolescence, and possibly, trying to deal with post traumatic disorders. If signs of the disorder are not identified and the symptoms are not treated, it can become a chronic issue. He appealed to Council and those actively involved in finding solutions to the problem to be aggressively proactive as City Council Members. He said we must continue to be aggressively proactive through our public safety department; through our Community Development Department; and as concerned citizens in our neighborhood; therefore, we need to invest in our young adults through educational, economic, spiritual, and social problematic change, if we are going to deal with the issues concerning our community.

Council Member Wyhof stated that U. S. Senator Robert Morgan passed away this weekend. She stated that he was an amazing person that she was honored to know and he had a real impact on her life personally, as she started her time in public service. He served our region and our state tremendously well and was a real statesman, setting an example for others. She was proud of the legacy he left on our community and extended condolences to the family.

Council Member Haire echoed Mr. Buckels and Ms. Wyhof's comments. He expressed appreciation to the Sanford Fire Department for their expertise in showing citizens how to install

car seats for infants. A firefighter attends 40 hours of class to become certified. Mr. Haire noted that his daughter had a baby and the Sanford Fire Department helped her with the installation of the car seat; she had nothing but praise for the Fire Department for this service.

Mayor Pro Tem Gaskins also praised the Fire Department (and Ken Cotten) on the article in the Sanford Herald describing the job they do.

Council Member Williams requested a presentation be done for the public on implementation of the new water and sewer reconnection policy.

Council Member Taylor commented that after the public hearing on the proposed soccer complex, it bothered him because you have an organization that is willing to put in a million-dollar private investment in our community for sports and that is exactly what we were aiming for with the sports complex. He hopes, that as a staff, that we can do what we can to help that process. They were very accommodating. Some of the emotional arguments were relative to traffic; if you look at the times the complex would be in operation, it is not going to interfere with the daytime traffic hours. One of the hiccups was the North Carolina Department of Transportation. He is hoping as a staff, that we could clear any hurdles from our standpoint to give them a fair shot to have an established facility in our community. Those type of investments are very rare; anybody willing to sink \$1 million into land and a complex.

Mr. Taylor asked for an update on drainage issues in Jonesboro and Downtown Sanford as well, because we may have some different patterns of water that we did not have in the past. He would like to have this issue added to a workshop, particularly Ms. Headen's property on Main Street and the property behind Joyner Dickens Heating & Air Conditioning on Globe Street.

Mr. Taylor noted that the NCDOT is doing a great job cleaning the culverts on Spring Lane.

Mr. Taylor expressed thank you to all the employees; Public Works has been out a lot lately in the 100 degree heat and to say thank you to the Police and Fire Departments as they continue to keep us safe.

Mayor Mann announced that on Thursday, July 21, 2016, at the Dennis A. Wicker Civic Center, from 4 PM to 7 PM, there will be a public input session on parks. The City has voted to take our \$2 million in bonds and direct them towards City parks. He invited the public to attend so staff can receive input as to what they want regarding parks.

Mayor Mann stated that we have had a lot of economic activity. Having Duke-Life Point in town, the brands we have attracted recently - Anytime Fitness, which is open 24 hours a day; to Starbucks; we are seeing housing starting to move; homes that have been on the market have now been sold; this says something about what is happening in Sanford.

Mayor Mann said his weekend has been full of calls and questions from people he knew and did not know. He stated that he has spoken with at least 45 people this weekend (half he did not know and half he knew) African-American, white, a couple of Hispanics, and not one of them

said they feel this city has a police problem. We can certainly improve on our police and community relations, as well as each one of us can improve our relationships with the citizens in our wards. He felt we are blessed to have a community that works together. When he needs help, the African-American community is one of the first to step up and help him and likewise, he is one of the first to help them also. He did not want the media and statistics quoted to dilute or distract those who like to live here from thinking anything negative about this town. He feels just as safe now as he did five years ago. We need to be careful about the world we live in and the things that happen around us as a community. The question he has been asked over and over is, "Are we prepared for an incident?" That is a separate question from what has happened to the things that Council Member Buckels has been talking about. It is two different things. The answer to the community is "yes." The police are prepared to the extent they can be for a tragic incident of deranged people who would take an opportunity to hurt someone in a time of civil unrest. The answer to that question is, "Are you prepared and what are you going to do for your community and neighborhood." The answer, in his opinion to the issues that we have had with young black males shooting and hurting other young black males, is that we help those communities regain their footing, their spirituality, and the sense of honor, values and morals that are instilled in young people when they are in school from a young age - preteen and up. Mayor Mann said that is the answer, in his opinion, to how we right that ship on those few people who have low regard for life. It is not a reflection of Sanford and it is not a reflection of our African-American community here; as you know it is a strong and vibrant community. He asked the public to pray for those who have been harmed in places like Baton Rouge and St. Paul. He would love to have ongoing discussions and proactive steps before a tragedy, rather than trying to get together after one. Mayor Mann encouraged everyone to stay together; pray together; work together, live together and have fun together.

Mayor Mann stated that he talked with the Police Chief and they are going to direct actions at places where things occur and we are going to take the proper steps to keep our police officers safe and our citizens safe. Police officers put their lives on the line every day and we need to rally around them, as well as the people that need protecting.

Mr. Hegwer reminded everyone that National Night Out is August 2. There have been several activities held already. We continue to work together to get to know each other and listen to what the public has to say. He said we need to move the time of the City Council meeting on August 2 to 1 PM, instead of 7 PM, so Council Members can attend the National Night Out activities that afternoon. It was the consensus of Council to meet at 1 PM on August 2.

Mayor Mann encouraged the public to attend and event this Friday night, at 7 PM, on the lawn of City Hall, to meet the police officers; fire fighters; there will be a lot of public safety vehicles; games, slides and hot dogs.

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

ADJOURNMENT

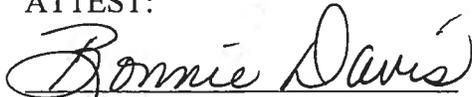
Council Member Williams made the motion to adjourn the meeting; seconded by Council Member Haire, the motion carried unanimously.

Respectfully Submitted,



T. CHET MANN, MAYOR

ATTEST:



BONNIE DAVIS, CITY CLERK