

SANFORD CITY COUNCIL
WORK SESSION
Tuesday, January 22, 2019
225 East Weatherspoon Street, Sanford, NC

The City Council held a workshop meeting on Tuesday, January 22, 2019, at 6:00 p.m. in the West End Conference Room at the Sanford Municipal Center, 225 E. Weatherspoon Street, Sanford, North Carolina. The following people were present:

Mayor T. Chet Mann	Mayor Pro Tem Rebecca Wyhof Salmon
Council Member Byron Buckels	Council Member Sam Gaskins
Council Member Jimmy Haire	Council Member Norman Charles Post, III (in 6:25 p.m.)
Council Member James Williams	Council Member Charles Taylor
City Manager Hal Hegwer	City Attorney Susan Patterson
Management Analyst Holly Marosites	Deputy City Clerk Vicki Cannady

Absent:
City Clerk Bonnie Davis

Mayor Mann called the meeting to order.

Charter School Presentation (Exhibit A)

Dr. Shawn Williams, President of the MINA (“More Is Now Achievable”) Charter School of Lee County, and Bob Bedee, marketing and media specialist for the school, shared information on the dual-language (English/Spanish) charter elementary school that will emphasize a STREAM (science, technology, reading, engineering, arts and math) curriculum and operate on a year-round schedule. They received approval from the state last week for the “ready-to-open” process with an enrollment of 252 students in grades kindergarten through fifth grade, and to add an additional school year each year for the next three years. Mr. Bedee provided background on charter schools in North Carolina, Lee County schools and needs that can be filled by MINA such as providing opportunities to and empowering Lee County’s increasing Hispanic population and socioeconomically disadvantaged students. They have signed a letter of intent to purchase the southernmost portion of the Kendale Shopping Center property to be used as the school site and hope it will become an asset for the entire community. Plans also include using it as a “wrap-around” resource center by partnering with local providers to bring medical, dental and mental health care services to citizens after school hours. Dr. Williams is working with the property owner and a purchase agreement is pending.

Playground Equipment Presentations (Exhibits B and C)

Holly Marosites, Management Analyst, introduced Don Reuter, the City’s new Parks Administrator. She explained that the Playground Equipment Selection Committee (Council Members Buckels, Post and Taylor; Public Works Director Vic Czar; Facilities/Beautification Administrator Fedd Walker; Mr. Reuter and Ms. Marosites) met several times recently to consider and recommend companies to provide playground equipment for the Kiwanis Family Park project. An initial field of about twelve was narrowed down to five and the final two companies, Barrs Recreation and Playworld, made their proposals. Mr. Taylor noted that these two companies were unanimous final selections of the committee.

April Barrs-McLaurin of Barrs Recreation (along with her parents, John and Carolyn Barrs) presented information shown on the attached Exhibit B. Their family-owned business has been in the

recreation industry for more than twenty years and they are the exclusive representative for Burke playground equipment in North and South Carolina. She stressed the importance of warranties and total costs of ownership, noting that Burke provides a fifteen-year non-prorated warranty for parts and Barrs offers a warranty on installation costs, resulting in zero out of pocket costs to customers. They shared photos of area playgrounds they have designed, including Floyd L. Knight School, and reviewed equipment options. Ms. Barrs-McLaurin stated that Burke has offered the City their selective "Move with Us" grant to maximize our budget. Two options, both within budget, were presented and Council members provided feedback. She confirmed that colors, signs and panels (which can be used to acknowledge sponsors) are customizable and components can be interchanged. Burke will take about five to six weeks to manufacture the equipment after the order is placed and installation will take about two to three weeks. Site work will take another two to three weeks, for a total of approximately ten to twelve weeks. Mr. Barrs noted that he is a general contractor which allows him to pull permits under his license if needed and they have three CPSIs (certified playground safety inspectors) on staff. Ms. Barrs-McLaurin estimated capacity at the proposed playground to be about 250 (actually 190 per her email of January 23).

Nick Gutman (regional sales manager) with PlayPower and Playworld Preferred (out of Huntersville, North Carolina), along with their installation manager and local sales representative, presented their proposal as shown on the attached Exhibit C. They reviewed their proposal and equipment, explaining that all their equipment, site furnishings, and shade structures are manufactured in the United States. They specialize in inclusive and custom playground designs and all products are extensively tested. Their design is integrated with the splashpad as shown on the Master Plan and includes many interactive and inclusive features. Total capacity for the playground as proposed is approximately 138. They confirmed that customized signs could be placed on equipment to recognize sponsors. Design updates made since their last meeting included adding a musical feature area with tuned instruments; swapping out some of the play panels with animals (to provide continuity with the splashpad's animal theme); replacing the drum and driving panels with a nature-hunt panel for scavenger hunts, a nature-sounds panel and an animal-tunes panel. Another design option would be to incorporate trails, pathways or islands onto the surface. They shared several resources for grant funding and discounts and explained that Playworld offers a grant guide on their website. Beebob, an interactive augmented reality game (with ten percent screen time and ninety percent play time) would automatically be included unless we opt out of it, and data (number of users, length of use, etc.) would be provided to us. Warranty information was reviewed and they informed Council that they were just now replacing parts at the First Baptist Church playground they installed sixteen years ago. The timeframe from ordering through completion was estimated to be between about twelve to sixteen weeks total, depending on weather. They confirmed that individual elements could be interchanged and the musical area could be reconfigured. Council Member Taylor noted that this project was also within budget.

A brief recess was taken at 7:55 p.m. and the meeting reconvened at approximately 8:05 p.m.

Mayor Mann questioned whether the parks subcommittee had a recommendation on the two proposals. Council Member Taylor stated that Barrs surpassed expectations in all areas: they were one of only two companies who initially provided a rendering and they actually visited and measured the site; they were also flexible and actively sought grants. He noted that they actually brought the Burke CEO from Wisconsin to join in their initial presentation. Mr. Taylor requested that staff investigate other grants and incentives. Mr. Walker (Facilities/Beautification Administrator) confirmed that he had spoken with staff from the Town of Fuquay-Varina who gave Barrs a favorable reference for both

products and service. Consensus was reached among Council members to proceed with Barrs Recreation on the playground equipment for Kiwanis Family Park.

Regarding whether to use Option 1 or Option 2 as presented by Barrs, consensus was reached to go with Option 1 but several requests were made to include the “surfboard-style” glider swing shown on Option 2. Mr. Czar agreed to discuss this with Barrs and noted that he will be returning to Council soon regarding costs to replace, rather than renovate, the bathrooms at Kiwanis Family Park.

Street Resurfacing Project Discussion (Exhibit D)

City Manager Hal Hegwer reminded Council that a list based on an analytical engineering study had been prepared and presented to Council earlier recommending which city streets should be resurfaced. Project bids were very competitive and the apparent low bid came in under budget, which would allow us to add other streets. Staff could go down the list to choose which streets to add or another approach could be used. Council Member Buckels had expressed concern with the criteria used for the list since public perception indicates that there are several streets that are in worse condition than those included. He noted that citizens are often unaware that some streets within the city are state-maintained streets and are not the city’s responsibility. Mayor Mann agreed that one such example is Courtland Drive, from Horner Boulevard to Woodland Avenue. Letters were recently sent to State Representatives Reives and Sauls requesting that DOT make much needed repairs to that portion of Courtland Drive. Representative Sauls proposed that the city address maintenance needed on Evergreen Street (a city street) and he would ask DOT to address that portion of Courtland Drive, and it is now on DOT’s spring maintenance rotation list. Mr. Buckels expressed concerned with how needs are prioritized and suggested that public perception is very important. Many streets (some city, some state) are in worse condition than those on the analysis-generated list, which Mr. Buckels suggested contributes to the perception that streets are not being maintained adequately. He suggested that Council could make more informed decisions on how to prioritize which streets should be resurfaced rather than the analytical model used to prepare the current list. Council Member Taylor suggested a riding tour. Mayor Pro Tem Salmon questioned whether Mr. Buckels wanted data on traffic volume or the number of citizens impacted to be added to the analytical model.

Public Works Director Vic Czar explained that the analytical model recommends how funding can be maximized to reduce the level at which streets deteriorate. Funds do not allow us to repair our system to a level that can be consistently maintained: the street system as a whole is going to deteriorate and this method reduces how quickly that happens. The goal is to catch some streets that are deteriorating before they reach the point where they would become costlier to treat later. Regarding traffic volume, staff has discussed with the consultant adding other data points but they do not think it would be cost effective. They recommend a block-by-block evaluation approximately every three years to calibrate the model, gauging the speed of deterioration based on several criteria. Mr. Czar stated that there is a real need for a rehabilitation budget in addition to a resurfacing budget because at some point, there will be streets that need reclamation. He also noted, however, that the opposite is true: if streets in the worst condition are treated first, the system will deteriorate quicker because fewer will be maintained and those treated will cost more. He agreed to consider any recommendations from Council to develop the priority list. Mr. Buckels again noted the importance of perception, such as the suggestion to add Evergreen Street and suggested adding other criteria to determine priority. Mr. Hegwer noted that factors such as “ride quality” aren’t included as a variable on the analysis if the street is structurally sound, and acknowledged the difficulty in addressing public perception. Council Member Post suggested that we increase public awareness on paving projects through social media and Council Member Taylor suggested that Council invite DOT representatives to a future workshop to increase communication. Mayor Mann noted that there is difference between viewing streets as a

quality-of-life issue and maintaining the integrity of the street system: the effort is currently on maintaining the integrity of the system. Mr. Hegwer pointed out that we are trying to maintain an asset.

Mayor Mann questioned whether we could use a portion of the resurfacing budget on “impact” or “ride quality” streets and a portion based on structural integrity. Mayor Pro Tem Salmon pointed out that using an analytical approach removes politics from the process and makes it easier to explain how decisions are made. She suggested perhaps using funds generated by the vehicle tax for resurfacing based on the analytical model and a different funding source for other paving projects, such as those in high impact areas. Mr. Taylor suggested differentiating funds between rehabilitation and resurfacing. Mr. Czar agreed that some streets are in fact more “rehabilitation” projects that need a higher level of maintenance (and are costlier), but there aren’t many on the current list. Mr. Hegwer pointed out that if we could ever get to a cycle of paving streets every 15 years, they would not reach the rehabilitation level. It was also noted that all municipalities experience these same issues. Mr. Buckels suggested that streets in very poor condition should be addressed and Council should include other factors when prioritizing resurfacing streets. Mr. Czar agreed that the analytical model is not the only option and agreed that other factors could be included. Mayor Mann requested Mr. Buckels provide a listing of streets that he felt should be addressed. Mr. Czar stated that he hopes to receive final approval of a resurfacing list at the next Council meeting in order to take advantage of the apparent low bidder’s prices.

Reorganization Discussion (Exhibit E)

City Manager Hegwer explained two proposed staffing transitions for which he was requesting consensus. One is at the golf course, where there are currently two full-time indoor positions and three full-time outside positions. Back around 2013, when there was an outside vacancy and six full-time positions, one of the full-time positions was split into two part-time positions. That worked for a while but staff is now requesting that those two part-time positions become one full-time position that will create no additional expense and provide an employee growth potential. He explained that it is a challenge to find and retain a qualified employee to work only 20 hours a week long-term and also noted that retirement contributions are required for employees working more than 20 hours weekly. The second position is in the Public Works’ Utilities Department. Duties of the Public Works Manager were revised after Tim’s Shaw’s retirement, with many of his duties being reassigned among the three public works administrators. Revised duties will include more analysis, evaluation and management of staff, contracts and programs. Mr. Hegwer noted that the Moncure sewer extension project, along with other infrastructure projects, will involve additional maintenance and related services. With changing technology and increasing regulatory requirements, different skills sets are required than were needed ten to twelve years ago and asset management is the trend today (streets, pumps, shop, etc.). Mayor Mann agreed that this position is greatly needed and will be an asset to staff and the city.

Other Business

Council Member Williams requested that we invite a representative who would like to present information on group health insurance.

Mayor Mann requested that Council members email him information for items they want included at the upcoming Council retreat, currently planned for March 7 and 8.

Council Member Taylor reminded Council of the upcoming meeting of the Joint Planning Commission scheduled for Thursday, January 24, 6:00 p.m. at the Dennis Wicker Center, to consider eight proposed amendments and to elect a vice-chair.

Council Member Buckels echoed Mr. Taylor's request to invite DOT representatives to discuss street resurfacing projects.

Management Analyst Holly Marosites shared a calendar from Tnemic Tanks, the company that did the coating on our water tanks, which included a photo of the City's water tank.

Mayor Mann thanked everyone for the progress made on selecting playground equipment and noted that Lee County will now have two charter schools. He encouraged everyone to attend the JPC meeting and thanked Mayor Pro Tem Salmon and Council Member Taylor for comments they made about the UDO at the last Council meeting. He noted that the County Manager told him the Commissioners plan to increase education and create awareness about the importance of addressing the UDO since everyone needs to know the rules.

Adjournment

Council Member Gaskins made a motion to adjourn the work session. Seconded by Council Member Post, the motion carried unanimously.

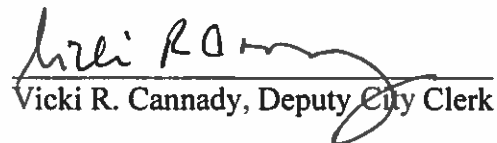
ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THESE MINUTES.

Respectfully Submitted,



T. CHET MANN, MAYOR

ATTEST:



Vicki R. Cannady, Deputy City Clerk