

**SANFORD CITY COUNCIL
WORK SESSION**

Tuesday, September 13, 2022
West End Conference Room
225 East Weatherspoon Street, Sanford, NC

The City Council held a work session on Tuesday, September 13, 2022, at 1:00 p.m. in the West End Conference Room at City Hall. The following people were present:

Mayor Rebecca Wyhof Salmon
Council Member Mark Akinosho
Council Member Jimmy Haire
Council Member James Williams
City Attorney Susan Patterson
Deputy City Clerk Vicki Cannady

Mayor Pro Tem Charles Taylor
Council Member Byron Buckels
Council Member Linda Rhodes
City Manager Hal Hegwer
City Clerk Bonnie Davis

Call to Order

Mayor Salmon called the work session to order.

Consider Update on S-Line Rail Project (Exhibit A)

Community Development Director Marshall Downey presented an overview of the information shown in Exhibit A, of the North Carolina Department of Transportation's Integrated Mobility Division's S-Line Project, which is a transit-oriented development planning initiative for seven North Carolina communities, including Apex, Franklinton, Henderson, Norlina, Raleigh, Sanford, Wake Forest and Youngsville, along the S-Line rail corridor. He explained that the purpose of this study is to examine the potential transit-oriented development opportunities, which will offer multiple forms of transportation. The study will review a broad range of economic, and environmental benefits, such as the impact of rail service, evaluation of market conditions, affordable housing options, as well as transportation opportunities.

In August 2022, North Carolina Department of Transportation (NCDOT) received a \$3.4 million grant to support the preliminary design planning of the general project location and design concepts of the S-Rail Hubs. The preliminary location for the S-Line Hub in Sanford is First Street in the Central Business District in Downtown Sanford. Council Member Taylor questioned if the white building that is for sale that is located between Moore Street and Chatham Street on the other side of the railroad tracks could be considered as a possible hub. Mr. Downey replied that NCDOT considered this structure; however, there was some topography and accessibility issues and they did not like the idea of people having to cross over the tracks to access downtown. Mr. Taylor asked Mr. Downey if there would be any benefit to consider purchasing this property for its proximity to this corridor. City Manager Hegwer indicated that he would check into this matter. The goal for completion of the S-Line Transit-Oriented Development Study Vision Plan is early 2023. Mr. Downey explained that the City of Sanford is also participating with the Integrated Mobility Division of NCDOT for a ride-share project, as a means of transportation for destinations to and from the S-Line Transit Hub.

The consensus of Council was that the preliminary location for the S-Line Hub on First Street would offer many opportunities to Downtown Sanford.

Consider Discussion Regarding Water Treatment Plant (Exhibit B)

Public Works Director Vic Czar presented a slide presentation and reviewed the monitoring process of the Water Treatment Plant as demonstrated in Exhibit B. He explained that the water plant

is highly regulated and that they are in compliance with all Environmental Protection Agency (EPA) regulations. Mr. Czar explained that polyfluoroalkyl (PFAS and WFF) substances have been detected in water, air and soil samples and it is something that they will have to deal with in the future; however, at the present time, there are not any rules governing these substances. As part of the 1996 amendment to the Safe Water Drinking Act, the City performs any testing that is required by the Unregulated Contaminant Monitoring Rule (UCMR) and will participate in the upcoming UCMR5 starting in 2023.

Water Filtration Administrator Scott Christiansen explained that PFAS are everywhere; these are man-made chemicals used in manufacturing and consumer products, such as waterproof and stainproof products, nonstick cookware, food packaging, fire suppression foams and wicking clothing. There are thousands of these chemicals and they are discharged from landfill and reclamation facilities. They are termed “forever chemicals” because they do not decompose in the environment or our bodies. The EPA develops health advisories to provide information on contaminants that can cause health effects and are known or anticipated to occur in drinking water; however, these advisories are non-enforceable and non-regulatory. In 2016, the EPA developed a lifetime health advisory for PFAS, FOA and PFOS combined to be 70 parts per trillion; in June 2022, the EPA published an updated advisory lowering the recommended exposure limits to near zero; therefore, they were banned from production in some places. Mr. Christiansen added that if a gallon of water was consumed everyday over a lifetime, it would be equal to three drops of these chemicals being consumed. Mr. Christiansen informed Council they started testing monthly for PFAS in both the Cape Fear River and finished water in March 2020. These results are published to both the 2020 and 2021 Annual Water Quality Report. The most recent testing results are below the health advisory levels for GenX chemicals and PFBS, but above the new interim advisory for PFOA and PFOS. Mr. Christiansen added that Sanford is following the EPA’s recommendations concerning PFAS. Staff is monitoring and publishing both the raw and finished water analytical results. PFAS are specifically targeted in the new facility upgrade for reduction removal by secondary filtration with granular activated carbon. Currently, testing is being performed to evaluate the best carbon media from reduction-removal.

Public Works Director Vic Czar added that our drinking water is regulated by EPA and FDA regulations and staff is following their recommendations to remove PFOA and PFOS chemicals from our water system.

Mayor Salmon acknowledged that she would forward this information to Donna Strickland who voiced concern about the “forever chemicals” showing up in the City of Sanford water system at the September 6, 2022, City Council meeting.

Consider Boards and Commissions Liaison Vacancies (Exhibit C)

Mayor Salmon reviewed the spreadsheet, Exhibit C, and verified that the liaisons she had recorded on the spreadsheet were in agreement to serve in each particular area. She reviewed the role of liaison serving the boards and commissions. The information provided to Council from these boards and commissions will be helpful for Council Retreat. Mrs. Salmon added that it is important that liaisons attend meetings, and they should inform someone if they cannot attend so that someone else could attend in their place. Mrs. Salmon noted that she would like to add a line item for reports from liaisons to future workshop agendas.

Mayor Salmon noted that a liaison was not assigned to the City’s Commission on Opioid Abuse Commission because it is likely that this Commission will be dissolved and if this happens, the liaison assigned to this board could be assigned as a liaison to represent the City of Sanford on Lee County’s

opioid abuse epidemic board. Mayor Salmon noted that the current vacant seat, (Ward 5) for a City Council Member will soon be filled by someone that is a registered voter with the Democratic Party.

Following discussion, a consensus of Council was to change the Boards and Commissions bylaws to reflect that the Sanford Area Growth Alliance (SAGA) Committee members be the mayor and a seated Council member; to place on the September 20, 2022, agenda, a change in the Boards and Commissions bylaws that the members be the mayor and a seated City Council member; the appointment of Mayor Salmon and Byron Buckels as members to the SAGA Board of Directors and to end the term of former City Council Member Sam Gaskins. Also, to be included on the Consent Agenda of the September 20, 2022, City Council meeting, the appointment of Mayor Salmon, Jimmy Haire and Linda Rhodes as members to the Friends of Sanford Board.

Mayor Salmon asked Council for a volunteer interim liaison for the next meeting or two of the S3 Housing Connect and the Joint Environmental Affairs Board, until liaisons could be officially appointed. Council Member Buckels agreed to attend these board meetings as an interim liaison.

Listed below is the list of the various City of Sanford Boards and Commissions and the Council members who agreed to serve as liaisons:

ABC Board	(Liaison not assigned) Linda Rhodes and Charles Taylor are Volunteers to serve (they are to discuss which one will serve)
ADA (Americans with Disabilities Act)	James Williams
Appearance Commission	Mayor Salmon
Airport Authority	Hal Hegwer (By Statute)
Appearance Commission	Rebecca Salmon
Board of Adjustment	(Traditionally, No Liaison)
Commission - Opioid Abuse Epidemic	(Board may later be dissolved-No Liaison at this time)
Downtown Sanford (DSI)	Linda Rhodes
Fire Committee	James Williams (By Ward), Jimmy Haire (Members)
Friends of Sanford	Rebecca Salmon, Jimmy Haire, Linda Rhodes
Historic Preservation Commission	Linda Rhodes
Joint Environmental Affairs Board	(Liaison not assigned – Byron Buckels -Interim)
Joint Interlocal Committee	Byron Buckels, Rebecca Salmon, Charles Taylor
Joint Planning Commission	Rebecca Salmon (Mayor by ordinance), Charles Taylor
Planning Board	(Traditionally No Liaison)
S3 Housing Connect	(Liaison not assigned – Byron Buckels -Interim)
Sanford Affordable Housing Dev. Corp.	Rebecca Salmon (Mayor), James Williams (By Ward), Byron Buckels
Sanford Area Growth Alliance	Rebecca Salmon (by position of Mayor), Byron Buckels (sitting Council member)
Sanford Housing Authority	Jimmy Haire
Sanford Parks Commission	Charles Taylor
TARPO (Triangle Area Rural Planning Org.)	Rebecca Salmon (Alternate)
Tourism Development Authority (TDA)	Mark Akinosho
Triangle J Council of Governments	Rebecca Salmon, Mark Akinosho (Alternate)

Consider Discussion of American Rescue Plan Act Funds (Exhibit D)

Financial Services Director Beth Kelly provided an overview of the funding and reporting to date of the American Rescue Plan Act Funds. She noted that they had filed the required report to the US Treasury in April 2022, and they are required to file a report annually. There is local funding of approximately \$9 million in addition to state funding. She reviewed the ARPA allowable expenditures, described in Exhibit D, and explained that staff chose the category “premium pay” for the City’s standard allowance for deductions. The revenue replacement is for the local funds and staff will be presenting budget amendments in the next few months to move funds for budget salaries. Mrs. Kelly commented that of the \$9.6 million funds received, the City has paid out \$464,682 in premium pay. Mrs. Kelly gave an overview of commitments to date as explained in Exhibit D, and added that they will be receiving more detailed information, and staff will be conferring with Council in the future to determine the types of products that the remaining \$7,693,330 will be used for.

Other Business

Council Member Buckels inquired about the process of replacing the vacant Council Member position. Mayor Salmon replied that it will be up to Council to choose the appointee. The requirements are that they must live in Ward 5, be registered to vote in party they’re replacing, which in this case is the Democratic Party, and be at least 21 years old. City Attorney Patterson noted that at the time of appointment the appointee must be from the same party as the Council Member who vacated the seat. Mayor Salmon suggested that it would be nice to have a written letter from the appointees expressing their willingness to serve on the City Council.

Council Member Taylor mentioned that he is still receiving calls regarding the dimly lit areas in Sanford’s major corridors. Public Works Director Vic Czar responded that they are dealing with Duke Energy concerning this issue. They should respond soon and staff will present the details to Council as soon as the information is received.

Council Member Haire questioned the status of some structures that are under foreclosure. City Attorney Patterson responded that several of these cases have gone to Lee County for foreclosure and some are in litigation. She added that she would provide a report of the status of compliance of these structures.

Council Member Taylor mentioned that Sargent Gilstrap, who was instrumental in Animal Control, has left the Sherriff Department and he plans to have his successor perhaps address City Council for an update on current issues.

Council Member Rhodes commented that she attended the recent Downtown Sanford Inc. meeting and she is excited about the possibilities of entertainment that are evolving in our community.

Council Member Akinosho expressed concern about Brick Capital’s plan to provide housing for low-income families with grant funds and not provide the ownership of the property in the transactions.

City Manager Hegwer reminded Council that if they wanted to attend the Triangle J Regional Summit, that is scheduled for Wednesday, November 2, 2022, they need to contact staff to register. City Clerk Bonnie Davis noted that staff needs to change the October 4, 2022, regularly scheduled City Council Meeting to 1:00 p.m. because of National Night Out activities, and she asked for a consensus; Council was favorable to change the October 4, 2022, City Council meeting time to 1:00 p.m.

Attorney Patterson asked for a decision on the adjudicatory hearing date for CHARAH. Council decided on Thursday, September 22, 2022, at 11:00 a.m. until 4:00 p.m. for the public hearing for CHARAH.

North Carolina State Representative John Sauls voiced concern about the stormwater runoff located at the new development beside Westlake Downs and asked that the City respond to this issue. Attorney Patterson confirmed with Public Works Director Vic Czar that this stormwater runoff is regulated by the State of North Carolina in our jurisdiction; they make sure there are barriers and silt fences to ensure silt doesn't go onto adjacent properties. Public Works Director Vic Czar informed Mr. Sauls that Diane Adams is the State contact for this area. Community Development Director Marshall Downey added that sometimes the barriers and silt fences fail, and Ms. Adams can review the area to ensure the State regulations are being followed. City Manager Hal Hegwer stated that this is an issue that the City of Sanford will work to resolve, and staff will keep Mr. Sauls informed of the status of this issue.

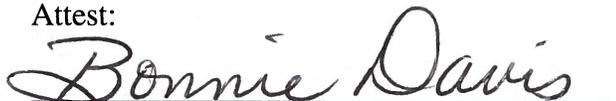
Adjournment

Council Member Rhodes made the motion to adjourn. Seconded by Council Member Buckels, the motion carried unanimously.

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


Rebecca Wyhof Salmon, Mayor

Attest:


Bonnie Davis, City Clerk