

**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, February 7, 2017, at 7:00 p.m., in Council Chambers. The following people were present:

Mayor T. Chet Mann
Council Member Jimmy Haire
Council Member Charles Taylor
Council Member Rebecca Wyhof
City Manager Hal Hegwer
City Attorney Susan Patterson

Mayor Pro Tem Sam Gaskins
Council Member Norman Charles Post, III
Council Member James Williams
City Clerk Bonnie Davis
Deputy City Clerk Vicki Cannady

Absent:

Council Member Byron Buckels

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

PUBLIC COMMENT (Exhibit A)

Tim Knowles (of 505 Greensboro Avenue, Sanford) stated that parking spaces had recently been marked in front of the building he owns at 153 North Steele (corner of Steele and Gordon) and it appears that there are fewer spaces than in other areas nearby. He requested that the size and number of the spaces be reviewed. Mr. Knowles also acknowledged the recent streetscape improvements made downtown and noted that improvements to outlying areas located nearby would enhance the entire downtown area.

Willie B. Simpson (of 2526 Indian Wells Court, Sanford) suggested that the Simmons Building (711 Wall Street, Sanford) could be renovated for use as a homeless shelter. He also invited Council members to an event to be held on February 18 to discuss the homeless situation.

Hope White (of 602 Olde Mill Drive, Sanford) requested clarification on proper procedure for the resignation of board members, specifically how and to whom notice should it be given, and the time frame for withdrawing a resignation.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

CASES FOR PUBLIC HEARING

Public Hearing- Economic Development- "Project Style" (Exhibit B)

Mayor Mann opened the public hearing.

Bob Joyce, as Economic Development Director with the Sanford Area Growth Alliance, spoke in support of the project by stating that it would help support downtown development, noting that this type of compact retail growth results in more tax base per acre and reduces sprawl, in turn reducing service costs to the city. This restaurant and retail store expansion would provide six to eight new jobs and increase the business's annual payroll to just over \$400,000. Plans include restoring the former Post Office building to its original 1930s design style. The business has been in the community for more than 15 years, has received excellent grades from the County Health Department, and is a strong corporate citizen, giving consistently to local charities. Mr. Joyce urged Council to approve the resolution.

With no one else speaking in favor or opposition, Mayor Mann closed the public hearing.

- Consider Adoption of Resolution Authorizing an Economic Development Project and Approving an Agreement with Project Style (Exhibit C)

Council Member Post made the motion to adopt the resolution authorizing an economic development project and approving an agreement with Project Style. Mayor Pro Tem Gaskins seconded the motion, which carried by a vote of five to one; Council Member Taylor cast the dissenting vote.

Economic Development Agreement for Project Style (Exhibit D)

City Attorney Susan Patterson explained that in accordance with the resolution above adopted by Council, this agreement would allow the project to proceed and the city to convey property located at 226 Carthage Street for the purchase price of \$80,000. Equipment would be installed and approximately \$300,000 would be invested in renovations to preserve the building's historic character. In order to preserve taxpayers' interest in the property, a right of re-entry would be included in the event that the terms of the agreement are not fulfilled by the business. Since the project is anonymous at this time, authorization is needed to include the company name on the contract, deed and other documentation to finalize the transaction.

- Consider Adoption of Economic Development Agreement for Project Style

Council Member Post made the motion to adopt the Economic Development Agreement for Project Style and to include the company name on required documentation. Mayor Pro Tem Gaskins seconded the motion, which carried by a vote of five to one; Council Member Taylor cast the dissenting vote.

Public Hearing Regarding Reducing the Speed Limit from 35 MPH to 25 MPH on All Streets Within the West Landing Subdivision (Exhibit E)

Mayor Mann opened the public hearing.

Transportation Administrator Kris Fumage informed Council that the West Landing Homeowners Association has requested Council consider a petition to reduce the speed limit from 35 miles per hour (mph) to 25 mph on all streets in the West Landing Subdivision.

Linda Blanchard (of 1505 Wiggins Way, Sanford), Chairperson of the Speed Limit Committee for the West Landing Homeowners Association, explained several reasons for their request: West Landing has no sidewalks, narrow streets, blind spots on hills, very sharp curves, many residents who walk, and children who ride bicycles. If the reduction is approved, signs

would be posted at both neighborhood entrances after city signs are installed, and written notices would be sent to residents. Ms. Blanchard noted that the petition supporting the speed reduction was signed by more than 75 percent of the property owners (petition on file in City Clerk's office).

Martha Underwood (of 3300 Westcott Circle) spoke in support of lowering the speed limit and noted that after Winterlocken Drive was extended as a "through street" from US Highway 1 to Highway 42/Carthage Street, it has been frequently used as a shortcut, especially during school hours.

Noel Barber (of 2107 Wimberly Woods Drive) spoke in support of lowering the speed limit, noting that one reason she chose to live in West Landing was because residents were physically active.

Sarah Courtright (of 2215 Wimberly Woods Drive) spoke in support of lowering the speed limit and informed Council that she owns another home in West Landing (1501 Winterlocken Drive). She stated that neighborhood residents are willing to do their part to encourage safety and requested assistance from Council to lower the speed limit.

Willie B. Simpson suggested installing road bumps on streets in the neighborhood. Tim Knowles agreed that speed bumps would slow vehicles, as they do at Carolina Trace.

City Attorney Susan Patterson noted that of the 153 signatures on the petition, only 12 were considered invalid (mostly because they were signed by renters rather than owners).

City Manager Hal Hegwer reminded Council that there is no formal policy on revising speed limits and with no standard protocol, Mayor Pro Tem Gaskins suggested a public hearing be held to gauge public opinion.

Council Member Taylor stated that he has had similar issues in his ward on four occasions and encouraged the HOA to contact the Police Department to arrange a speed demo, stressing the importance of proper placement to obtain accurate data. He requested data from speed detection devices and on speeding tickets issued, and also suggested that other alternatives, including speed bumps, be considered in areas with speeding issues.

After thanking those who participated in the public hearing and noting that action could be taken tonight or tabled until later, Mayor Mann closed the public hearing.

REGULAR AGENDA

Capital Project Ordinance Amendment- Sidewalk Improvements Bond Project No. B1401 to Close Project (Exhibit F)

Financial Services Director Beth Kelly explained that this item closes Sidewalk Improvements Bond Project No. B1401; appropriates final interest income and transfers funds remaining in "Sidewalk Improvements" and "Engineering" to "Other Capital projects".

Council Member Williams made the motion to approve the Capital Project Ordinance Amendment- Sidewalk Improvements Bond Project No. B1401 to Close Project; seconded by Council Member Post, the motion carried unanimously.

Grant Project Ordinance Amendment- North Carolina Department of Transportation Sidewalk Project No. B1601 (Exhibit G)

Financial Services Director Beth Kelly explained that this item transfers funds remaining in Sidewalk Improvement Bond Project No. B1401 and appropriates them to NC DOT Sidewalk Project No. B1601 (Woodland Avenue and Courtland Avenue).

Council Member Wyhof made the motion to approve the Grant Project Ordinance Amendment- North Carolina Department of Transportation Sidewalk Project No. B160; seconded by Council Member Post, the motion carried unanimously.

Resolution Authorizing the Advertisement of an Offer to Purchase a 0.16 Acre Vacant Strip of Land Along the Western Side of Seawell Street (Exhibit H)

City Attorney Susan Patterson explained that an offer had been received from Increasing Faith Deliverance Ministries of Sanford, Inc., to purchase a 0.16 strip of vacant land along Seawell Street (which adjoins property they have contracted to purchase) for \$50. This resolution would allow advertising the offer to determine if there are other parties interested in purchasing the property and upsetting the bid. The highest bid would then be presented to Council.

Council Member Wyhof made the motion to approve the resolution authorizing advertisement of an offer to purchase a 0.16 acre vacant strip of land along the western side of Seawell Street. The motion was seconded by Mayor Pro Tem Gaskins.

Mayor Pro Tem Gaskins questioned how the city acquired the small tract. Mrs. Patterson explained that several utility easements are located in this area, near the former Wal-Mart site (constructed more than 20 years ago). Mr. Hegwer noted that Seawell Street did not extend from Lee Avenue to Horner Boulevard many years ago and since the city owned property in the area, this strip is likely a remnant of that property. Mrs. Patterson also stated that the subject tract extends along and adjoins two tracts (shown as "1" on the tax map; shaded and unshaded tracts on the western side of Seawell Street as shown on Matthews survey).

Council voted unanimously in favor of approving the resolution.

Ordinance to Assign Recently Annexed Areas to a City Electoral Ward (Exhibit I)

Community Development Director Marshall Downey explained that this ordinance assigns the recently annexed Knipple property (18.11 acres as shown on Exhibit H) to the City of Sanford Electoral Ward 2.

Mayor Pro Tem Gaskins made the motion to approve the ordinance assigning the recently annexed Area (the "Knipple annexation") to Ward 2. Seconded by Council Member Wyhof, the motion carried unanimously.

Appointment to Fill a Vacancy on the Sanford Housing Authority (Exhibit J)

Mayor Mann explained that this appointment is for a vacancy expiring June 30, 2017. Council Member Taylor nominated Kamilah Davis. Mayor Pro Tem Gaskins nominated Linda A. Smith. Two votes were cast for Kamilah Davis (Council Members Taylor and Williams); four votes were cast for Linda A. Smith (Mayor Pro Tem Gaskins, Council Members Haire, Wyhof, and Post); therefore, Linda A. Smith was appointed to the Sanford Housing Authority for a term expiring June 30, 2017.

NEW BUSINESS

Ordinance Establishing Speed Limit on Various Roads Within West Landing Subdivision in the City Limits of Sanford (Exhibit K)

Mayor Mann explained that Council could take action on this item or it could be tabled for later action.

Transportation Administrator Kris Furnage explained that this ordinance would officially establish the speed limit on various roads within West Landing Subdivision at 25 mph.

Mayor Pro Tem Gaskins made the motion to approve the ordinance lowering the speed limit from 35 mph to 25 mph for all streets indicated in the ordinance. The motion was seconded by Council Member Post.

Council Member Taylor suggested that guidelines be established so that in the future, other neighborhoods could reference them when considering a request to lower speed limits. Mayor Pro Tem Gaskins commended the due diligence of the West Landing POA and noted that no one spoke against their request. He also questioned the penalty for drivers who exceed a posted speed limit by more than 15 mph. Major Jamie Thomas stated that exceeding any posted speed by 15 mph is a Class 3 Misdemeanor and the penalty is dependent on the individual's driving record; however, exceeding the 55 mph speed limit by 15 mph can result in license revocation by the North Carolina Department of Motor Vehicles.

Council voted unanimously to approve the ordinance establishing the speed limit on various roads within West Landing Subdivision.

Discussion Regarding a Display for Chinese Pottery

Mayor Mann reminded Council that no decision had been made on how to display the pottery presented to the City through the Sister City project and questioned whether using a commercial-quality glass case would be appropriate. City Manager Hegwer suggested that it could be displayed at City Hall or it could be rotated between City Hall and several other locations (the library, the community college, Visitors' Center, the Miller Art Gallery). Mayor Mann noted that consensus was reached to proceed in that direction.

OTHER BUSINESS

Mayor Mann reminded everyone of the Homelessness Summit meeting scheduled for February 28 from 5:00 – 8:00 p.m. at the Buggy Company, and the Parks and Recreation Master Plan Public Drop-In Session scheduled for February 16, 2017 from 5:00 – 7:00 p.m. at the Civic Center. He announced that the first session of Council's annual retreat planning is set for Monday, February 13, 2017; dates for the second session were discussed but no date was established. Mayor Mann encouraged Council members to attend this year's Town Hall Day, set for Wednesday, March 29, 2017, and stated that there would be no additional business after Council adjourned from Closed Session.

CLOSED SESSION

Council Member Haire made a motion to go into Closed Session pursuant to NCGS 143-318.11(a)(6), to consider the qualifications, performance or conditions of employment of an individual, public officer or employee. Seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

ADJOURNMENT

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

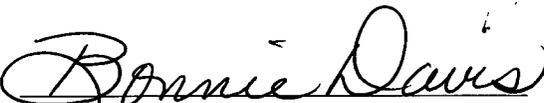
ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THESE MINUTES.

Respectfully Submitted,



T. CHET MANN, MAYOR

ATTEST:



BONNIE DAVIS, CITY CLERK



**City of Sanford Council Members
 Regular Meeting**

7:00 p.m.
 Sanford Municipal Center, Council Chambers
 225 E. Weatherspoon St, Sanford, NC

PUBLIC COMMENT LIST

Date of Meeting: 2/7/17

(Please read the Public Comment Policy before speaking. Comments should be limited to three minutes.)

SPEAKER	ADDRESS	TOPIC
✓ 1. TIM KNOWLES	505 GREYSBRO AVE	PARKING ON GORDON
✓ 2. Rev. Willie Bas Simpson	2526 INDIAN WELLS	COMMUNITY ISSUES
→ 3. Hope White	602 Old Mill Drive	Boards
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Wee Kare Mission

Reverend Willie Bee Simpson
P.O. Box 3852
Sanford NC 27331

February 7, 2017

To: The Mayor and City Council Members of Sanford NC

I have recently relocated to Sanford NC from Charlotte NC where I was very active in the community. Through my observation for the last 6 months I've seen various issues in this city including transportation: as was discussed in a previous meeting and homelessness. I believe those that have a heart can come together to address the homeless issues that's not going away unless we do something about it. Let's not just talk about it but be about it! There are way too many temporary Band-Aids, yet we need a solution. My proposal to the City of Sanford is that we sit down at the table to talk about these issues and come up with a solution to the problem. The homeless need a transitional building. My request is that the City be a sponsor for the less fortunate by purchasing a building as is value. 3 minutes is not enough time to talk about this! Wake up Somebody, Let us come together!

Rev. Willie Bee Simpson

Signed Rev. Willie Bee Simpson

WELCOME TO

**OUR FIRST: WAKE UP WORLD
FELLOWSHIP SERVICE**

LOCATION: TRY JESUS MINISTRIES

Apostle Joseph and Pastor Pansy Green

- 311 CARTHAGE ST. SANFORD N. C
- **SATURDAY FEBURARY 18 @ 3:00 PM**

These are the Last Days

And Somebody Need to Pray!

**“PRAYER WARRIORS; LET US COME TOGETHER TO BREAK
THE POWER OF DARKNESS IN OUR COMMUNITY”**

ALL CHIORS ARE WELCOME

“Tune in for our Live Wake Up Somebody Need to Pray Broadcast”

Wed-Thurs-Fri 10am and again @ 3pm on Periscope

Sponsored by Apostle Willie Bee/Out of Charlotte NC

And Evangelist Valerie M. Simpson /from Brooklyn NY

Contact: @704-200-6423

Or write us @ P.O. Box 3852 Sanford NC 27331



P.O. Box 3729
Sanford, NC 27331-3729

(919) 777-1111
FAX: (919) 775-8205

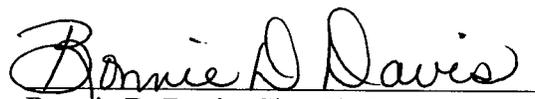
City of Sanford

NOTICE OF PUBLIC HEARING PURSUANT TO NCGS 158-7.1 "Project Style"

The City of Sanford proposes to convey the land and building located at 226 Carthage Street, Sanford, North Carolina, for an economic development project pursuant to N.C.G.S. 158-7.1. The Sanford City Council intends, subject to public comment at the public hearing, for which notice is hereby given, to approve conveyance of a .5063 parcel of land and building with PIN #9642-69-3828-00, Deed Book 580 at Page 457 (1996) subject to restrictions and covenants, and subject to an economic development agreement. The conveyance will be made to "Project Style" which will renovate and improve the building for restaurant/retail uses. The Sanford City Council has determined that the building is significant for its architectural, cultural, or historic association, but has been vacant for several years, and its use is restricted by covenants and conditions that run with the property, so the Sanford City Council has determined the value of the parcel is \$73,000 and the purchaser intends to pay \$80,000, execute an economic development agreement, invest in improvements to the site of approximately \$300,000, preserve its historical appearance and retain and create jobs. It is estimated that "Project Style" will result in additional taxes and other revenues to the City of Sanford over the next ten years.

The Sanford City Council believes this project will stimulate the local economy, promote business, contribute to the revitalization of the Downtown area, retain and create jobs in the City of Sanford and preserve a historic building, which contributes to the Downtown Historic District.

The Sanford City Council will hold a public hearing on the proposed conveyance for this parcel at 7 P.M., on Tuesday, February 7, 2017, in the Council Chambers of City Hall, located at 225 East Weatherspoon Street, Sanford, North Carolina. All interested persons are invited to attend and present their views. The Sanford City Council reserves the right to reject, modify, cancel, or amend this project.


Bonnie D. Davis, City Clerk

RESOLUTION AUTHORIZING AN ECONOMIC DEVELOPMENT PROJECT AND
APPROVING AN AGREEMENT WITH PROJECT STYLE

WHEREAS, North Carolina General Statute 158-7.1 authorizes a city to undertake an Economic Development project by conveying real property to a company in order to encourage the company to locate or expand its operations within the City; and

WHEREAS, notice of a public hearing was published and the Sanford City Council has held a public hearing to consider whether to participate in an economic development project with PROJECT STYLE by selling the property it owns at 226 Carthage Street, Sanford, N.C. for \$80,000; and

WHEREAS, PROJECT STYLE will invest \$300,000 in the property and undertake building renovations for restaurant/retail uses at the site, will preserve the historic character of the building, will contribute to the revitalization of downtown, and will retain approximately 18 jobs and create approximately 15 new jobs at that location; and

WHEREAS, the Sanford City Council believes this economic development project will stimulate the local economy, promote business in the downtown area, and result in the retention and creation of a number of jobs in the city, paying an average wage of approximately \$10.75.

NOW, THEREFORE, BE IT RESOLVED by the Sanford City Council that:

1. The Sanford City Council has determined that based upon the results of a sealed bid process, and due to the restrictions placed on the building for alteration and use, and mandatory historic preservation of the structure, its fair market value is \$73,000 and PROJECT STYLE will pay \$80,000 for the site, will invest \$300,000 in renovations to the building and grounds, will preserve the historic character of the building, will operate a restaurant/retail use, retain and create jobs, contributing to the revitalization of the downtown area, and will pay taxes on the improved site in the City of Sanford.
2. The Sanford City Council finds that the project will stimulate the local economy, promote business, preserve a historic building, contribute to the revitalization of the downtown area, retain and create jobs in the City of Sanford.
3. The Mayor and other officials are authorized to execute a deed and other necessary documents to convey 226 Carthage Street to PROJECT STYLE for an economic development project subject to a right of re-entry and restrictive covenants.

BE IT FURTHER RESOLVED that the Sanford City Council hereby approves the attached agreement between the City of Sanford and PROJECT STYLE and the Mayor and Clerk are hereby authorized to execute the agreement on behalf of the City.

ADOPTED this __ day of February, 2017.

T. Chet Mann, Mayor
City of Sanford

ATTEST:

Bonnie Davis, City Clerk

STATE OF NORTH CAROLINA)
)
COUNTY OF LEE) ECONOMIC DEVELOPMENT
) AGREEMENT
) FOR PROJECT STYLE

THIS AGREEMENT, made and entered into this the _____ day of _____, 2017, by and between THE CITY OF SANFORD, N.C., a North Carolina municipal corporation (hereinafter CITY) and PROJECT STYLE with an office and place of business in Sanford, Lee County, N.C. (hereinafter referred to as COMPANY);

WITNESSETH:

WHEREAS, COMPANY intends to provide an economic development project located in the City of Sanford, Lee County, North Carolina, which will stimulate the local economy, promote business, assist with revitalization of the downtown area and result in the retention and creation of jobs in the City as a result of the project; and

WHEREAS, as authorized by N.C.G.S. §158-7.1, the CITY OF SANFORD, N.C has agreed to provide an economic development incentive by selling the surplus building and real estate it owns at 226 Carthage Street, Sanford N.C. for development of retail/restaurant space, creating jobs and preserving a historic building in downtown Sanford, N.C.

NOW, THEREFORE, in consideration of the foregoing, the benefits accruing to COMPANY, the representations and mutual promises contained herein, the parties hereto agree as follows:

1. Term. The term of this agreement shall begin upon execution and extend, unless sooner terminated as described herein, if all conditions are met, until July 1, 2020.
2. Project. The project consists of purchase of the land and building at 226 Carthage Street, Sanford, N.C., for \$80,000, investment of \$300,000 in building renovations to the building and site, preservation of the historic character of the building, installation of equipment and operation of a restaurant/retail uses in the City of Sanford, Lee County, North Carolina, which will retain approximately 18 jobs in the downtown area and provide new employment for approximately 15 people, paying an average wage of \$10.75 per hour (See Exhibit A)
3. Representations. COMPANY makes the following representations as the basis for the undertakings on its part herein contained:
 - a. Standing. The COMPANY is a North Carolina corporation duly organized and existing and in good standing under the laws of the State of North Carolina. The COMPANY has the power and authority to enter into this Agreement, to perform its obligations under, and consummate the transactions contemplated by this Agreement, and has by proper corporate action duly authorized the execution and delivery of this Agreement.

- b. No Conflicts. Neither the execution or delivery of this Agreement nor the performance of the obligations under or consummation of the transactions contemplated by this Agreement conflicts or will conflict with any provisions of the Articles of Organization or the Operating Agreement of the company or any material term or provision of any agreement or instrument to which the company is a party or by which it is bound, or constitutes or will constitute a material breach of or a default under any such agreement or instrument.
 - c. Continuity. The COMPANY presently intends to operate the project as restaurant/retail use within the CITY until at least July 1, 2020, and will pay to the CITY the prospective tax revenues from the improvements located on the property which were contemplated pursuant to this Agreement.
 - e. Inducement. The COMPANY hereby certifies that without (BUT FOR) the incentives provided by the CITY OF SANFORD, N.C., it would not site this project in the CITY, and that it has contemplated locating in other locations, such as Holly Springs, N.C. or out of State.
 - f. Timing. The COMPANY agrees to close the purchase of the site on or before July 1, 2017, or as soon thereafter as financing can be arranged, and will begin construction by July 1, 2018 and will invest in preserving and renovating the building and grounds by spending \$300,000 on or before July 1, 2019, will pay taxes on the value of the site with the improvements thereon, has been informed and understands that this project applies only to expenditures for work performed or equipment installed on or after the execution of this document. COMPANY agrees to retain approximately 18 jobs and create approximately 9 full time and 6 part time jobs paying an average wage of \$10.75 per hour at this location by July 1, 2020. In the event Company fulfills these goals sooner, COMPANY may request release from this agreement.
4. Covenant. The COMPANY covenants and agrees to pay the taxes, create the jobs and make the investment, which are the subject of this Agreement in accordance with the purposes and/or under the restrictions and conditions as set forth herein and/or in the deed to the property.
5. Conveyance. In exchange for the investment by the COMPANY and the retention of and creation of new jobs paying the average hourly rate as stated herein, the CITY OF SANFORD, N.C. agrees to sell, grant and convey the property at 226 Carthage Street, Sanford, N.C. for \$80,000, subject to a right of re-entry and restrictive covenants that run with the land, on or before July 1, 2017, and subject to COMPANY being able to secure financing to purchase the property. Failure to secure financing to purchase the property on or before July 1, 2017, or a reasonable time thereafter, shall render this agreement Void.

COMPANY shall submit appropriate documentation of expenditures or information needed to show compliance with the investment and job creation requirements of this project.

6. Limitation. Property provided in accordance with this contract is to be used in accordance with N.C.G.S. §158-7.1 for economic development of the CITY for the improvement, renovation, preservation, installation of equipment and operation of a restaurant or retail use by COMPANY at 226 Carthage Street, Sanford, N.C.
7. Records. The COMPANY agrees that it will supply to the CITY OF SANFORD, or its designee, agent or auditors, good and sufficient, certified and auditable evidence of the COMPANY's compliance with the terms and conditions of this Agreement and such records, information, reports and verification relating to expenditures of funds or the operations of the COMPANY as may reasonably be requested by the CITY. The COMPANY agrees that the CITY shall have access to the records and premises of the COMPANY at all reasonable times, and the COMPANY agrees to submit such reports as the CITY shall request pertaining to the renovation or the operations of the COMPANY, including the NCUI 101 ESC form, W-4 form and E-verify certification and any other or additional information necessary to verify compliance. The COMPANY shall maintain a written accounting and documentation of all of its receipts and disbursements relating to the project which are the subject of this Agreement.
8. Audit. The CITY reserves the right to require a certified audit, or may perform the audit through the use of its staff.
9. Termination. This agreement shall terminate and the COMPANY shall be in breach for the following reasons as determined by the CITY, but not limited to these reasons:
 - a. Ineffective or improper use of the property;
 - b. Failure to pay taxes;
 - c. Failure to comply with the terms and conditions of this Agreement;
 - d. Submission to the CITY of reports which are incorrect or incomplete in any material respects;
 - e. Frustration or impossibility of performance, rendering the carrying out of this Agreement improper or unfeasible;
 - f. Transfer of title to the property prior to fulfillment of all requirements of this agreement, without the prior written consent of the CITY;
 - g. In addition, failure to make satisfactory progress towards making the investment in the property of at least \$300,000 in the building and grounds of 226 Carthage Street by July 1, 2019, without requesting an extension of time to make the investment or modification of the agreement; and the determination of whether satisfactory progress has been made shall be in the sole discretion of the CITY.

10. Clawback, Condition and Right of Re-entry. If the project as described in this Agreement does not produce the improvements and jobs as anticipated following the execution of this agreement, as set forth herein, specifically:

- i. If the amount of investment made in the grounds and building renovation does not meet or exceed \$300,000, by July 1, 2019, without modification of this agreement; and/or
- ii. The average wage paid to the employees did not equal or exceed \$10.75 per hour, as determined by current N.C. Employment Commission criteria (NCUI 101 form); and/or
- iii. The COMPANY does not create at least 9 full time jobs and 6 part time jobs and/or retain at least 18 jobs by July 1, 2020;

then, in each event, if the parties hereto do not agree to modify this agreement or extend the time for performance hereunder, the CITY shall have the right to exercise its right of re-entry and retake the property and/or COMPANY shall re-convey the property, to the CITY by warranty deed, with all improvements thereon and with COMPANY bearing all cost of re-conveyance and that such right, title and interest in and to said property by COMPANY shall revert to the CITY: PROVIDED that such right of re-entry and re-vesting of title in the CITY shall be subject to and limited by and shall not defeat, render invalid or limit in any way the liens of Deeds of Trust to secure loans to finance the construction of improvements on the property.

CITY agrees, upon request, to consider subordinating its right of re-entry to said property to any mortgage, deed of trust or security instrument to secure loans to improve said property.

11. Job Requirement. The new jobs to be created by the Project must be filled by employees hired after the effective date of this agreement who work at least 35 hours per week for full time jobs and at least 10 hours per week for part time jobs and whose wages are subject to withholding under Article 4A of Chapter 105 of the North Carolina General Statutes.

12. Non-Assignment. This Agreement is expressly non-assignable without the prior written consent and approval of the CITY.

13. Extension. The CITY may execute an extension of this Agreement in its discretion and in accordance with such additional conditions as it may require.

14. Waiver or Release. CITY may waive violations or release and terminate any of the foregoing requirements at any time. Said Release or Waiver may be recorded in the Lee County Registry.

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Date Finance Officer

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, a Notary Public of said County and State, do hereby certify that _____ personally came before me this day and acknowledged that he/she is _____ of PROJECT STYLE, a NC corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____, sealed with its corporate seal, and attested by himself/herself as its _____.

Witness my hand and official seal, this the _____ day of _____, 2017.

(Seal)
Notary Public

My Commission Expires:

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, a Notary Public of said County and State, do hereby certify that Bonnie Davis personally came before me this day and acknowledged that she is City Clerk of the City of Sanford, a municipal corporation, and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal, and attested by herself as its City Clerk.

Witness my hand and official seal, this the _____ day of _____, 2017.

(Seal)
Notary Public

My Commission Expires:

EXHIBIT A
TO THE AGREEMENT BETWEEN
THE CITY OF SANFORD
AND
PROJECT STYLE

ANTICIPATED INCENTIVES

1. The Project. The project consists of purchase for \$80,000 and investment of at least \$300,000 in building renovations, historic preservation, site improvements, and equipment to be installed in a retail/restaurant project by PROJECT STYLE on property located at 226 Carthage Street in the City of Sanford, Lee County, North Carolina, which will provide employment for at least 33 people (part time and full time jobs) in Sanford, N.C. by the end of the incentive period, paying an average wage of \$10.75 per hour.
2. The Incentive. The CITY OF SANFORD, N.C. shall convey the property and building located at 226 Carthage Street, Sanford, N.C. to COMPANY for \$80,000 subject to the right of re-entry and restrictive covenants that run with the land.

EXHIBIT B
INCENTIVE POLICY



West Landing Homeowners Association
P.O. Box 4622
Sanford, NC 27331

January 18, 2017

Bonnie Davis
City Clerk
P. O. Box 3729
Sanford, N.C. 27331

Reference: Petition to reduce the speed limit in West Landing from 35 to 25 MPH

Dear Ms. Davis,

This letter is to the City of Sanford, North Carolina.

We the residents of West Landing, present this petition in the interest of safety for our families and for the visitors to our community and their families. At the January, 2016 meeting of the West Landing Home Owners Association, the members present voted to petition the City of Sanford to reduce the community speed limit to 25 MPH. Considerations voiced by the residents for reduction of the current 35 MPH speed limit are:

Topographic features of the community streets include blind spots on hills making it dangerous for both pedestrians and oncoming vehicles.

There are road curves and sharp curves that create areas of danger.

The current 35 MPH speed limit perpetuates the most serious offenders to exceed the limit by five to eight miles per hour.

No sidewalks. Residents use the community streets for exercise, walking pets and visiting within the community.

Children use those same roadways as the adults do, but may not have the same awareness of the potential dangers the current conditions and speed limit present.

A reduction in the community speed limit would promote an overall safer environment that would contribute to a positive quality of life for our residents.

The City of Raleigh has adopted a Neighborhood Traffic Management program (www.raleighnc.gov) or (919) 996-4066 to promote safe and efficient public streets. This program speaks to 25 MPH residential speed limits.

Page Two

We ask the City of Sanford to consider and approve our petitions to reduce the speed limit to 25 MPH, making our West Landing Community a safer place to travel and live.

75% of the property owners in West Landing have signed this petition to support approval of the new speed limit at 25 MPH.

Several items of information have been included with this letter. They are listed below.

Sincerely,



Linda Blanchard
(804) 815-1007
Lblanc3440@aol.com
Speed Limit Committee Chairperson
West Landing Homeowners Association

Enclosures: Copy of Blank Petition
Copy of Signed Petitions
Speed Limit Enforcement
City of Raleigh Neighborhood Traffic Management Program
List of Streets in West Landing to Change to 25 MPH
Community Map

Copy: Sam Gaskins, City Council
Susan Patterson, City Attorney
Rick Thomas, President WLHOA



P.O. Box 3729
Sanford, NC 27331-3729

(919) 777-1111
FAX: (919) 775-8205

City of Sanford

January 25, 2017

Public Notice

The public shall take notice that the Sanford City Council will hold a public hearing on Tuesday, February 7, 2017, at 7 PM, in the Council Chambers, located at 225 East Weatherspoon Street, Sanford, North Carolina, to consider a petition to reduce the speed limit from 35 MPH to 25 MPH on all streets in the West Landing Subdivision. The public is invited to attend and comment.

Bonnie Davis
City Clerk

PUBLIC NOTICE

The public shall take notice that the Sanford City Council will hold a public hearing on Tuesday, February 7, 2017, at 7PM, in the Council Chambers, located at 225 East Weatherspoon Street, Sanford, North Carolina, to consider a petition to reduce the speed limit from 35 MPH to 25 MPH on all streets in the West Landing Subdivision. The public is invited to attend and comment.

Bonnie Davis
City Clerk

(Friday)

1-27-17

Speed Limit Enforcement

- Installation of city speed limit signs. It is the intent of West Landing Subdivision to maintain speed limits on neighborhood streets that promote public safety and have a reasonable expectation of driver adherence.
- Signs to be posted by West Landing at both West Landing entrances, one at Westover and West Landing Drives, the other at Winterlocken and Windmere Drives. The object is to remind residents and visitors that they have entered a slower-paced environment so they will gladly lower their speed. Ex: **Welcome to West Landing, a 25 MPH Community. Drive with Care**
- Pavement markings are another way to remind drivers of the speed limit and/or upcoming stop signs.
- Notices will be distributed to community residents to inform them of the change in speed limit and the need to moderate their speed in respect of the law, their neighbors and safety.
- West Landing has an active Homeowners Association and Neighborhood Watch.



West Landing Homeowners Association
P.O. Box 4622
Sanford, NC 27331

Department of Public Works
Victor Czar, Director Sanford
Municipal Building 225 E.
Weatherspoon St.
Sanford, NC 27330

Petition to Lower the Speed Limit from 35 MPH to 25 MPH in West Landing

At the January, 2016 meeting of the Home Owners Association the members present voted to petition the City of Sanford to reduce the speed limit to 25 MPH. Residents should sign this petition if you would like the City of Sanford to lower the speed limit in your neighborhood to make it a safer place for us all.

Provide homeowner(s) address, name(s) and phone number(s), and signature of each homeowner with date signed. Check if you reside in the home, rent, or it is vacant.

Address of Property _____

Property Owner Name _____ Phone _____

Property Owner Signature _____ Date _____

Property Co-Owner Name _____ Phone _____

Property Co-Owner Signature _____ Date _____

Owner Occupied _____ Renter Occupied _____ Vacant _____

Thank you for printing this page from the City of Raleigh's Official Website (www.raleighnc.gov).

Neighborhood Traffic Management

The City of Raleigh wishes to promote safe and efficient public streets that contribute to a positive quality of life for residents. The City is also committed to maintaining and improving the quality of our neighborhoods by mitigating impacts that may detract or adversely affect the places where we live. Positive street design and good traffic management within our neighborhoods are important elements of this goal.

The management of traffic volumes and speeds on residential streets can be a challenge. While all public streets available are for use by the public, it is every driver's responsibility to drive at safe speeds on the streets where we live. But when the drivers don't behave, residents can seek assistance from the Transportation Operations Division in managing issues with neighborhood traffic.

Contact: NTMP@raleighnc.gov (<mailto:NTMP@raleighnc.gov>) | 919-996-4066

Traffic Calming Program

When speeding problems persist along a street, residents may wish to consider the installation of traffic calming treatments. These treatments physically limit the ability of traffic to move at a high rate of speed. Treatments can include re-engineering the streets to have medians and curb extensions that force drivers to alter their path of travel and subsequently reduce their speeds.

[Neighborhood Streetscape Projects](/home/content/PlanDev/Articles/TransPlan/NeighborhoodStreetscapes.html) (</home/content/PlanDev/Articles/TransPlan/NeighborhoodStreetscapes.html>)

In other cases, the City may look at deploying treatments like speed humps to inhibit traffic.

Our division evaluates a street for traffic calming based on several factors and prioritizes each street for treatment based on the severity of the problem. These factors include the amount of traffic speeding on the street, how many speed-related accidents have occurred along the street, and the amount of pedestrian activity in the area.

[Project List](/content/PWksTrafficEng/Documents/NeighborhoodTrafficManagementProgram/TrafficCalmingProjects/2013_2014ProjectLists.pdf) (/content/PWksTrafficEng/Documents/NeighborhoodTrafficManagementProgram/TrafficCalmingProjects/2013_2014ProjectLists.pdf) | **[Application](/content/PWksTrafficEng/Documents/NeighborhoodTrafficManagementProgram/NTMPApplication.pdf)** (</content/PWksTrafficEng/Documents/NeighborhoodTrafficManagementProgram/NTMPApplication.pdf>)

[View Project Status](/home/content/PWksTrafficEng/Articles/TrafficCalmingProjects.html) (</home/content/PWksTrafficEng/Articles/TrafficCalmingProjects.html>)

Speed Limit Reductions

One of the first strategies that can be considered is a reduction in the posted speed limit. Speed limit reductions to 25 mph can be considered on any residential street carrying less than 4,000 vehicles per day. In order to start the process, a petition of support from the residents along a street is required. At least 75% of either the adult residents or the property owners along the street are required to agree to the speed limit reduction. Once a completed petition is received for a street, our staff will prepare the request for the City Council's review. Once the Council approves a request, new signs reflecting the change in the speed limit are posted within seven days.

Multiway Stop Control Evaluations

Transportation Operations Division staff conduct evaluations at intersections throughout the City for possible multiway stop control, also known as three-way and four-way stops. Each intersection is evaluated against established safety criteria to determine if a location is appropriate for conversion. These criteria include:

1. Volumes of traffic (cars, bikes & pedestrians) entering the intersection on each approach
2. The number of accidents that have occurred within the last year at the intersection

- Ensure the public safety of streets in residential areas for drivers and for pedestrians;
- Improve multi-modal opportunities within a neighborhood, including enhancements for pedestrian, bicycle, and transit accessibility; and,
- Achieve moderate vehicle speeds on residential streets by a combination of policies, physical measures, and public outreach.

When our staff receives a speeding concern from a resident on a street, our first step is to evaluate the extent of the problem. How many cars are using the street? At what speed is the majority of traffic travelling? Are there specific conflicts with pedestrians?

[Program Policies \(/content/PWksTrafficEng/Documents/NeighborhoodTrafficManagementProgram/NTMPPolicies.pdf\)](/content/PWksTrafficEng/Documents/NeighborhoodTrafficManagementProgram/NTMPPolicies.pdf)

Schedule of Traffic and Parking Regulation

[Traffic Schedule No. 1 Electronic Traffic Control Signals \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo01.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo01.doc)

- 1.A. Traffic Signals And Pedestrian Signals
- 1.B. No Turn On Red

[Traffic Schedule No. 2 Stop Intersections \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo02.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo02.doc)

[Traffic Schedule No. 3 Yield Signs \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo03.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo03.doc)

[Traffic Schedule No. 4 Through Streets \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo04.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo04.doc)

[Traffic Schedule No. 5 Speed Limits \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo05.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo05.doc)

- 5.A. Speed Limits Other Than 35 Mph
- 5.B.1 School Zones - Twenty-Five Mph
- 5.B.2 School Zones - Thirty-Five Mph

[Traffic Schedule No. 6 Restricted Turns At Channelized Intersections \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo06.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo06.doc)

- 6.A. One Lane Of Traffic
- 6.B. Two Lanes Of Traffic
- 6.C. Three Lanes Of Traffic
- 6.D. Four Lanes Of Traffic
- 6.E. Five Lanes Of Traffic
- 6.F. Six Lanes Of Traffic
- 6.G. Seven Lanes Of Traffic

[Traffic Schedule No. 7 U Turns Prohibited \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo07.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo07.doc)

[Traffic Schedule No. 8 Restricted Turns At Or Between Intersections \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo08.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo08.doc)

- 8.A. No Left Turn
- 8.B. No Right Turn
- 8.C. No Straight Through Movement

[Traffic Schedule No. 9 One Way Streets \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo09.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo09.doc)

[Traffic Schedule No. 10 Through Truck Routes \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo10.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo10.doc)

[Traffic Schedule No. 11 Local Truck Routes \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo11.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo11.doc)

[Traffic Schedule No. 12 Pedestrian Crossing Prohibited \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo12.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo12.doc)

[Traffic Schedule No. 17 Materials Loading And Unloading Zones \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo17.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo17.doc)

[Traffic Schedule No. 18 Truck Loading Zones \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo18.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo18.doc)

[Traffic Schedule No. 19 Bus Zones \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo19.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo19.doc)

[Traffic Schedule No. 20 Parking Meter Zones \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo20.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo20.doc)

20.A. Fifteen Minute Zones

20.B. Thirty Minute Zones

20.C. One Hour Zones

20.D. Two Hour Zones

[Traffic Schedule No. 21 Controlled Parking Residential Areas \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo21.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo21.doc)

21.A. Residential Area A

21.B. Residential Area B

21.C. Residential Area C

21.D. Residential Area D

21.E. Residential Area E

21.F. Residential Area F

21.G. Residential Area U

21.H. Residential Area G

[Traffic Schedule No. 22 Taxi Zones \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo22.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo22.doc)

[Traffic Schedule No. 23 Police Vehicle Parking Zone \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo23.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo23.doc)

[Traffic Schedule No. 24 Commercial Loading Zones \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo24.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo24.doc)

[Traffic Schedule No. 25 No Parking Tow-Away Zones \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo25.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo25.doc)

[Traffic Schedule No. 26 Bicycle Lanes \(/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo26.doc\)](/content/CityClerk/Documents/TrafficCode/TrafficScheduleNo26.doc)

26.A. Bicycle Lanes with No Parking

26.B. Bicycle Lanes with Unrestricted Parking

All Streets in West Landing Subdivision to Change Speed Limit to 25 MPH:

West Landing Drive

Wynns Drive

Wimberly Woods Drive

Wiggins Way

Wiley Street

Westfall Circle

Winterlocken Drive

Wickfield Drive

Winterwind Circle

Windjammer Court

Wycliff Court

Westcott Circle

Windmere Drive

Wellston Place

Windfall Drive



Windmere Dr

Winterlocken Dr

Windmere Dr

Winterlocken Dr

Windmere Dr

Westcott Cir

Winterlocken Dr

Wendhammer Ct

Wyolf Ct

Winterwind Cir

Wickfield Dr



South Dr

Winterlocken Dr

W Landing Dr

Washall Cir

Wimberly Woods Dr

Wynns Dr

Wimberly Dr

Civil Nest Rd

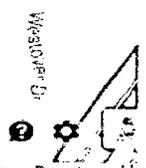
Wimberly Woods Dr

Wiley Rd

Wimberly Woods Dr

West Rd

Google 2107 Wimberly Woods Dr



Address	Owned by:	Signed by:
2107 Wimberly Woods	Noelle L. Gorzki	Noelle Barber & W. Lance Barber
2001 Wimberly Woods	Trent L. & Emily S. Jones	Nicholas & Tracy H. Jones (renter)
1109 West Landing	Alene Price Blanchard	Elaine Harris
3200 Windmere	Crystal Bristow	Crystal Bjorkland
3218 Windmere	Brian K. & Diann D. Murphy	"renter"
3222 Windmere	Roger W. & Mary S. Saunders	Carol Davis (renter)
3306 Windmere	Rex & Jennifer S. Brown	"renter"
3421 Windmere	Lynn E. Alston	Lynn Juckett & Brandon Hooker
3409 Winterwind	Pamela Ann Gaster	Darren Fincher
3412 Winterwind	Waylon S. & Leslie A. Richards	Joan Burge (renter)
2102 Wimberly Woods	Jeffrey A. & Debra H. Shaw	Adilia Sama (renter)
1100 Wiley	Alexander & Carmen Ivette Gonzalez	Gidget & Randy Pully (renter)

153 properties have signatures – 12 are invalid

CAPITAL PROJECT ORDINANCE AMENDMENT
SIDEWALK IMPROVEMENTS BOND PROJECT NO. B1401
TO CLOSE PROJECT

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance numbers 2014-08, 2014-46, 2014-54, 2014-58, 2015-07, 2015-09, 2015-52, 2015-65, 2016-48, and 2016-94 are hereby amended:

Section 1: The project authorized is for the costs of acquiring, constructing, reconstructing, extending or improving sidewalks, including without limitation, curbs, gutters, drains, bridges, overpasses, underpasses, and grade crossings and providing traffic controls, signals and markers and acquiring land, rights-of-way and easements required for any of the foregoing.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the bond proceeds and the budget contained herein.

Section 3: The following appropriation is required to close the project:

<u>Revenue</u>	<u>Appropriation of Funds</u>	<u>Expenditures</u>	
Interest Income	7,647	Transfer to Other Capital Projects	7,647

Section 4: The following transfer is required to close the project:

<u>Transfer from the Following Accounts</u>	<u>Transfer of Funds</u>	<u>Transfer to the Following Accounts</u>	
Sidewalk Improvements	76,303	Transfer to Other Capital Projects	79,018
Engineering	2,715		

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the bond agency, and state regulations.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement request should be made to the bond agency in an orderly and timely manner.

Section 7: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and on the total revenues received and claimed.

Section 8: The Finance Officer is directed to include in the annual budget information projects authorized by previously adopted project ordinances which will have appropriations available for expenditure during the budget year.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the City Council and the Finance Officer for direction in carrying out this project.

ADOPTED this, the 7th day of February, 2017.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan C. Patterson, City Attorney

GRANT PROJECT ORDINANCE AMENDMENT
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
SIDEWALK PROJECT NO. B1601

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the grant project number ER-2971H, agreement number 5631, ordinance number 2015-45 is hereby amended:

Section 1: The project consists of construction of concrete sidewalk along SR 1119 (Woodland Avenue) and SR 1122 (Courtland Avenue) in Sanford, Lee County.

Section 2: The officers of this unit are hereby directed to proceed with the grant project within the terms of the grant documents and the budget contained herein.

Section 3: The following amounts are appropriated for the project:

Sidewalk Project	\$ 86,665
------------------	-----------

Section 4: The following revenues are anticipated to be available to complete this project:

Contribution from Other Capital Project	\$ 86,665
---	-----------

Section 5: The Finance Officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

Section 7: The Finance Officer is directed to report on a quarterly basis on the financial status of each project element in Section 3 and on the total revenues received or claimed.

Section 8: The Finance Officer is directed to include in the annual budget information projects authorized by previously adopted project ordinances which will have appropriations available for expenditure during the budget year.

Section 9: Copies of this grant project ordinance shall be furnished to the Clerk to the City Council and the Finance Officer for direction in carrying out this project.

ADOPTED this, the 7th day of February, 2017.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan C. Patterson, City Attorney



P.O. Box 3729
Sanford, NC 27331-3729

(919) 777-1105
FAX: (919) 718-6569

Email: susan.patterson@sanfordnc.net

City of Sanford

Susan C. Patterson
City Attorney

MEMORANDUM

TO: Mayor and Council Members
City Manager

FROM: Susan C. Patterson, City Attorney *SP*

DATE: February 7, 2017

SUBJECT: Offer Received to Purchase 0.16 vacant strip of land
Along the western side of Seawell Street, PIN 9651-89-1527-00

We have received an offer from Increasing Faith Deliverance Ministries of Sanford, Inc. to purchase a small 0.16 acre vacant strip of land along Seawell Street, with PIN #9651-89-1527-00 in the amount of \$50.00. This lot adjoins property that Increasing Faith Deliverance Ministries of Sanford, Inc., is under contract to purchase.

Attached is a Resolution to authorize the advertisement for Upset Bids to sell the property. If you have any questions, please let me know.

RESOLUTION AUTHORIZING THE ADVERTISEMENT
OF AN OFFER TO PURCHASE A 0.16 ACRE VACANT STRIP OF LAND
ALONG THE WESTERN SIDE OF SEAWELL STREET
WITH PIN NUMBER 9651-89-1527-00
SANFORD, NORTH CAROLINA

WHEREAS, the City of Sanford obtained property by deed from William J. Brinn, Sr. & wife, Margretta H. Brinn, in Deed Book 469 Page 914 in the Office of the Register of Deeds for Lee County which property is more particularly described as follows:

BEGINNING at a point near the northern margin of Seawell Street, the northwestern corner of the tract conveyed by the grantors herein to the grantees herein and running thence North 30 degrees 3 minutes 11 seconds West 12.6 feet to a point; thence North 57 degrees 56 minutes 49 seconds East 303.21 feet to a point in the southwestern line of the Georgia McKay property as described in a deed recorded in Book 294 Page 616, Lee County Registry; thence South 15 degrees 19 minutes 59 seconds East 21.06 feet to a corner of the said tract conveyed by the grantors herein to the grantees herein; thence with a line of said tract South 15 degrees 19 minutes 59 seconds East 11.87 feet to a point, another corner of said tract; thence with the northern line of said tract South 61 degrees 37 minutes 55 seconds West 294.79 feet to the place or point of BEGINNING. For further reference see Book 469 Page 914 and Plat Cabinet 8 Slide 87C.

WHEREAS, the City Council of the City of Sanford desires to dispose of said property as being surplus to their needs;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sanford as follows:

1. That the 0.16 acre vacant strip of land with PIN 9651-89-1527-00, along the western side of Seawell Street, Sanford, North Carolina, hereinbefore described, is hereby declared to be surplus to the needs of the City of Sanford.
2. That an offer has been received from Increasing Faith Deliverance Ministries of Sanford, Inc. to purchase the property for the sum of Fifty Dollars (\$50.00).
3. The offeror shall deposit with the City of Sanford a sum equal to five percent (5%) of its offer. The deposit shall be retained until, either an upset bid is made, the offer is accepted and the sale is executed, or the offer is rejected.
4. The City Clerk shall cause a notice of such offer to be published in accordance with the requirements of N.C.G.S. 160A-269.

5. Within ten (10) days following the publication of the notice of such offer, any person may upset the bid by a written offer to purchase the property at a sum which is greater than the original offer by ten percent (10%) of the first One Thousand Dollars (\$1,000.00) and five percent (5%) of the remainder, accompanied by a deposit of five percent (5%) of the increased bid, said sums to be paid either in cash, certified check, cashier's check or bank money order. Bids with conditions or terms not contained in the original offer will not be accepted or considered. The highest qualifying bid becomes the new offer under consideration. In the case of identical bids, the one submitted earliest will be accepted as the high bid.
6. The City Clerk is directed, should a qualifying upset bid be received, to re-advertise the offer at the increased bid amount as often as is necessary until a final qualifying bid which has not been upset is received.
7. After a final bid is received and accepted by the City Council, the Mayor and Clerk are directed to execute a deed on behalf of the City Council to transfer such property to the highest bidder. The highest bidder shall pay all advertising costs associated with the sale. The City will reserve right and title to all utilities or easements of record.
8. The City Council may at any time reject any and all offers.

Adopted this the 7th day of February 2017.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

INCREASING FAITH DELIVERANCE MINISTRIES

P.O. BOX 2335
SANFORD, N.C., 27330

January 13, 2017

Susan Patterson, City Attorney
P.O. Box 3729
225 E. Weatherspoon St.
Sanford, N.C. 27331

Ref: Property on Seawell St.
Increasing Faith Deliverance
Ministries

Dear Mrs Patterson,

I, Bishop Ulysses Upchurch, representing the Increasing Faith Deliverance Ministries, is requesting to purchase a small piece of property lying on the western side of Seawell St.

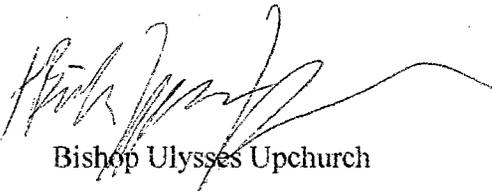
The property requested is the tract described as parcel pin #9651-89-1527-00 and in deed book 469 page 914, Lee County registry. The requested tract contains approximately .162 acres. For a better description of property, please refer to the attached plat prepared by Thomas J. Matthews, recorded in Plat Cab 8, slide 87C.

The Church is willing to make an offer of \$50.00 for the property described above.

If you have any questions please contact myself at 919-478-8132 or Robert J. Bracken, PE @ 919-774-6074 or e-mail bjbracken@windstream.net.

Thank you in advance for your attention to this matter.

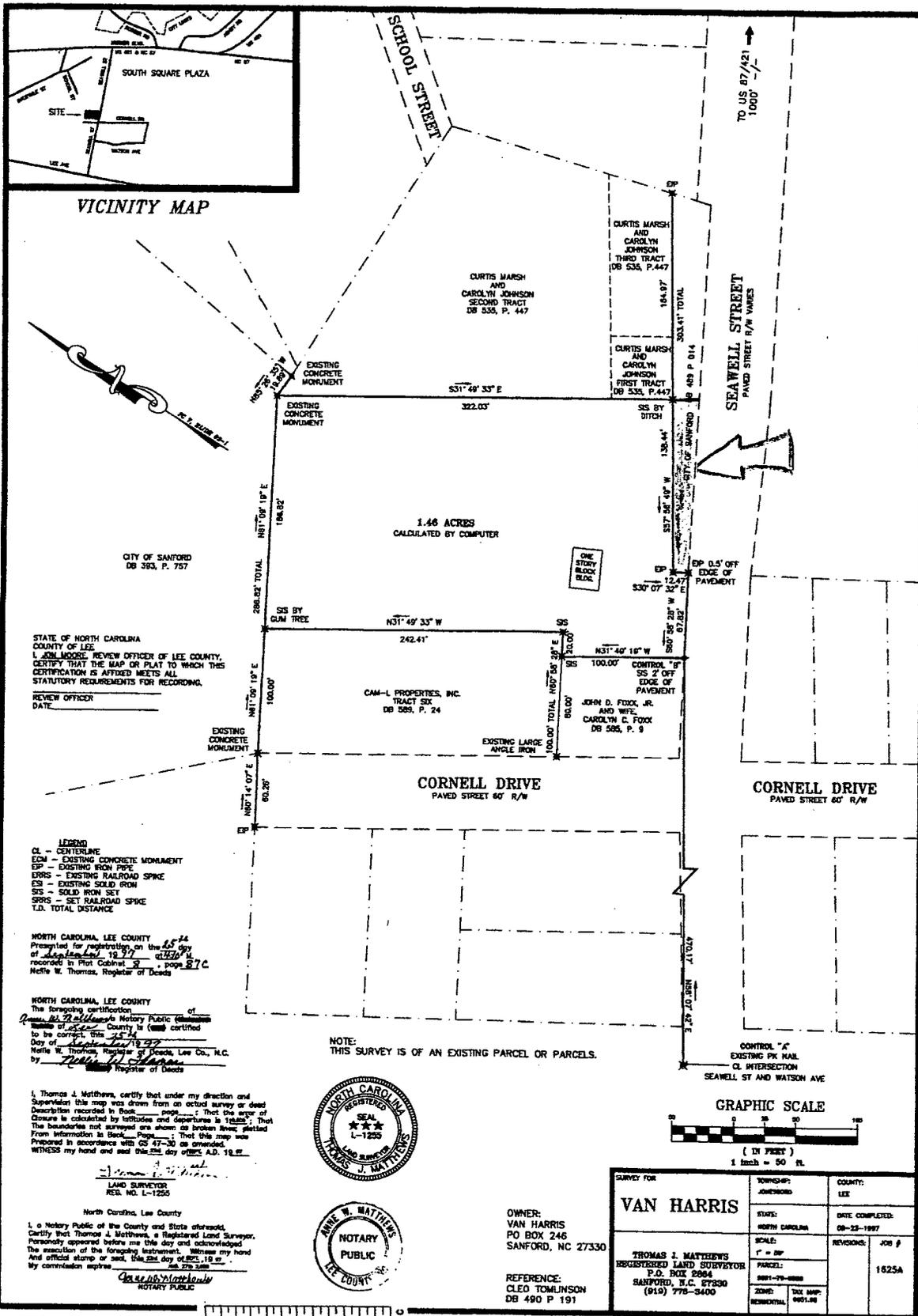
Sincerely,
Increasing Faith Deliverance Ministries, by



Bishop Ulysses Upchurch

PC 8 SL 87C

PC 8
87C



STATE OF NORTH CAROLINA
COUNTY OF LEE
I, JOHN MOORE, REVIEW OFFICER OF LEE COUNTY,
CERTIFY THAT THE MAP OR PLAN TO WHICH THIS
CERTIFICATION IS ATTACHED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE: _____

NORTH CAROLINA, LEE COUNTY
Presented for registration on the 25 day
of September, 1997, at 10:30 A.M.
recorded in Plat Book 32, page 87C.
Wells W. Thomas, Register of Deeds

NORTH CAROLINA, LEE COUNTY
The foregoing certification
of
Thomas J. Matthews, Notary Public (Seal)
to be correct this 25 day
of September, 1997.
Wells W. Thomas, Register of Deeds, Lee Co., N.C.
by Thomas J. Matthews, Register of Deeds

I, Thomas J. Matthews, certify that under my direction and
supervision this map was drawn from an actual survey or deed
descriptions recorded in Book _____ page _____. That the area of
Closure is calculated by latitudes and departures in feet; that
the boundaries not surveyed are shown as broken lines; plotted
from information in Book _____ Page _____. That this map was
prepared in accordance with GS 47-30 as amended,
WITNESS my hand and seal this 25 day of September, A.D. 1997.

LAND SURVEYOR
REG. NO. L-1255

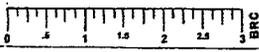
North Carolina, Lee County
I, a Notary Public of the County and State aforesaid,
Certify that Thomas J. Matthews, a Registered Land Surveyor,
Personally appeared before me this day and acknowledged
The execution of the foregoing instrument. Witness my hand
and official stamp or seal, this 25 day of September, 1997,
by commission expires 25 September, 1998.

Thomas J. Matthews
NOTARY PUBLIC

OWNER:
VAN HARRIS
PO BOX 246
SANFORD, NC 27330

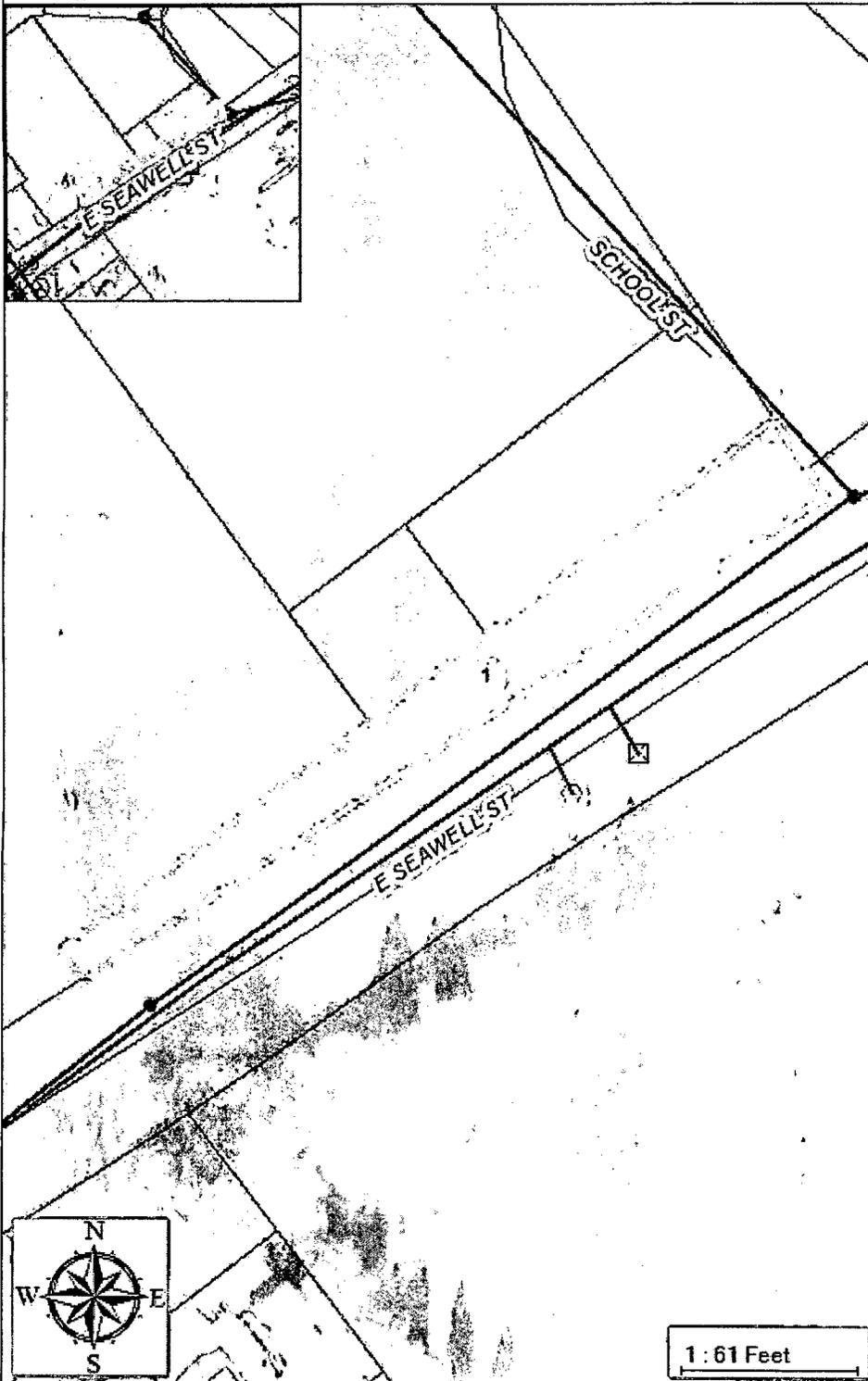
REFERENCE:
CLEO TOMLINSON
DB 480 P 191

SURVEY FOR VAN HARRIS	TOWNSHIP: JONESBORO	COUNTY: LEE
	STATE: NORTH CAROLINA	DATE COMPLETED: 08-23-1997
	SCALE: 1" = 50'	REVISIONS:
	PARCEL: SANFORD-29888	JOB # 1825A
	ZONE: RESIDENTIAL	TAX MAP: 1997-98





Lee2
Printed August 30, 2016
See Below for Disclaimer



- Parcels
- Streets
- Water Mains
- Water Main Appurtenances
 - ARV
 - BOV
 - CAP
 - GV
 - HYD
 - HYD-VALVE
 - HYDRANT
 - METER
 - PLUG
 - PUMP STA
 - REDUCER
 - VALVE
 - WATER TANK
- Sewer Mains
- Sewer Manholes
- Railroad
- Lee County
- Sanford City Limits
- Broadway Town Limits

Jonesboro Twp.

<u>PIN</u> 9651-89-1527-00	<u>Acres</u> 0.16197578	<u>Parcel Address</u> 0 SEAWELL ST
<u>PARID</u> 965189152700	<u>Appraised Land</u> 3500	<u>Appraised Building</u> 0
<u>Book</u> 469	<u>Page</u> 914	<u>Tax District</u> CSF
<u>Subdivision</u>	<u>Subdivision Number</u>	<u>Legal 1</u> VACANT SEAWELL ST
<u>Legal 2</u>	<u>Legal 3</u>	<u>Owner</u> SANFORD, CITY OF
<u>Owner2</u>	<u>Mail Address</u>	<u>Mail Suffix</u>
<u>Mail Street Dir</u>	<u>Mail Street</u> PO BOX 3729	<u>MAILADRSUF</u>
<u>Mail City</u> SANFORD	<u>Mail State</u> NC	<u>Mail Zip</u> 27331
<u>Out BLDG Description</u>	<u>Out BLDG YRBLT</u> 0	<u>Sale Price</u> 0
<u>Sale Date</u> 12/6/1991 12:00:00 AM	<u>Dwelling Card</u> 0	<u>Dwelling Style</u>
<u>Dwelling DESCR</u>	<u>Dwelling YRBLT</u> 0	<u>Shape Length</u> 663.621057916477
<u>Appraised Total</u> 3500	<u>Out BLDG Area</u> 0	<u>Dwelling SFLA</u> 0
<u>OBJECTID 12</u> 12223		

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Ordinance No. 2017-__

**AN ORDINANCE TO ASSIGN RECENTLY ANNEXED AREAS
TO A CITY ELECTORAL WARD**

WHEREAS, the City Council of the City of Sanford, North Carolina has recently annexed certain contiguous property in the corporate limits of the City of Sanford; and

WHEREAS, the annexed property is described as Knipple Annexation.; and

WHEREAS, in accordance with North Carolina General Statutes Section 160A-23, the City Council has the authority to revise the electoral ward boundaries to include newly annexed property in the existing wards.

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Sanford that the recently annexed area listed below and shown on the attached Electoral Ward Map shall hereinafter be a part of the electoral ward as follows:

<u>Annexed Area or Property</u>	<u>Annexation Ordinance Number</u>	<u>Effective Date</u>	<u>Assigned Ward</u>
Knipple Annexation	2017-01	1-3-17	#2

Adopted this 7th day of February, 2017.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

APPROVED AS TO FORM:

Susan C. Patterson, City Attorney

COTTEN RD

**Addition
to
Ward 2**

Portion of
9644-43-0899-00
2919 Beechtree Drive
18.11 acres

BEECHTREE DR

JEFFERSON DAVIS HWY

JEFFERSON DAVIS HWY

CHARLESTON DR

**Existing
Ward 2**

ACORN DR



**Addition to Council Ward 2
for
City of Sanford, NC**



Map created by Sanford / Lee County Strategic Services - Feb. 2017
Property line location and length are approximate.

CITY OF SANFORD
APPLICATION FOR
BOARDS/COMMISSIONS/COMMITTEES

NAME OF APPLICANT: Kamilah Davis
COMPLETE ADDRESS (including zip code): 171 Hill Ave. Sanford, NC 27330

DAYTIME PHONE: (919) 353-4659 EVENING PHONE: (919) 353-4659

MARITAL STATUS: Divorced SPOUSE'S NAME: _____

E-MAIL: kddavis30@gmail.com

I AM A REGISTERED VOTER IN PRECINCT NUMBER 2 WHICH IS LOCATED IN: () SANFORD CITY LIMITS OR () SANFORD'S EXTRATERRITORIAL JURISDICTION

I WISH TO BE CONSIDERED FOR APPOINTMENT TO THE FOLLOWING BOARD/COMMISSION/COMMITTEE:
(list only one) Sanford Housing Authority

LIST ANY EXPERIENCE/QUALIFICATIONS YOU HAVE RELEVANT TO THE ABOVE BOARD/COMMISSION/COMMITTEE:

I work closely with SHA because of my job at Family Promise of Lee County.

LIST BELOW YOUR SECOND CHOICE BOARD/COMMISSION/COMMITTEE, IF APPLICABLE: (list only one)

LIST ANY EXPERIENCE/QUALIFICATIONS YOU HAVE RELEVANT TO THE SECOND PREFERENCE:

I CERTIFY THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. THIS THE 24 DAY OF January, 2017.

Kamilah Davis
(Signature of Applicant)

(Please return completed application via one of the following: Mail to City Clerk, P. O. Box 3729, Sanford, NC 27331-3729; fax to 919-775-8205; or email to bonnie.davis@sanfordnc.net). If you have any questions, please call City Clerk Bonnie Davis at 919-777-1111.

CITY OF SANFORD
APPLICATION FOR
BOARDS/COMMISSIONS/COMMITTEES

NAME OF APPLICANT: Linda A. Smith

COMPLETE ADDRESS (including zip code): 1501 Windmill Dr.
Sanford, NC 27330

DAYTIME PHONE: 919 774 6781 EVENING PHONE: 919 774 6781

MARITAL STATUS: Widow SPOUSE'S NAME: _____

E-MAIL: lindsmith@Windstream.net

I AM A REGISTERED VOTER IN PRECINCT NUMBER (1), WHICH IS LOCATED IN: SANFORD CITY LIMITS OR SANFORD'S EXTRATERRITORIAL JURISDICTION

I WISH TO BE CONSIDERED FOR APPOINTMENT TO THE FOLLOWING BOARD/COMMISSION/COMMITTEE: (list only one) Sanford Housing Authority

LIST ANY EXPERIENCE/QUALIFICATIONS YOU HAVE RELEVANT TO THE ABOVE BOARD/COMMISSION/COMMITTEE:

* Served on the Lee County Board of Education for 8.5 years, and other nonprofit boards in Lee County

LIST BELOW YOUR SECOND CHOICE BOARD/COMMISSION/COMMITTEE, IF APPLICABLE: (list only one)

LIST ANY EXPERIENCE/QUALIFICATIONS YOU HAVE RELEVANT TO THE SECOND PREFERENCE:

* See above

I CERTIFY THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. THIS THE 30th DAY OF January, 2017.

Linda A. Smith
(Signature of Applicant)

(Please return completed application via one of the following: Mail to City Clerk, P. O. Box 3729, Sanford, NC 27331-3729; fax to 919-775-8205; or email to bonnie.davis@sanfordnc.net). If you have any questions, please call City Clerk Bonnie Davis at 919-777-1111.

**Ordinance Establishing Speed Limit on Various Roads
Within West Landing Subdivision in the City Limits of Sanford**

WHEREAS, West Landing Subdivision is a quiet residential neighborhood within the City Limits of Sanford, with many city streets which end in cul-de-sacs; and,

WHEREAS, according to NCGS §20-141(b), the current speed limit on the roads within West Landing Subdivision is 35 mph; and,

WHEREAS, residents of West Landing Subdivision have signed a Petition requesting the City of Sanford to set the speed limit within the subdivision at 25 mph and to erect signs giving notice of the authorized speed limit: and,

WHEREAS, NCGS §20-141(e) authorizes local authorities within their respective jurisdiction by ordinance to set higher or lower speeds than that set forth in NCGS §20-141(b).

NOW, THEREFORE, BE IT ORDAINED, by the SANFORD CITY COUNCIL that:

1. The Sanford City Council declares that the speed limit on the following City streets, within West Landing Subdivision, as shown on the attached map, is hereby set at 25 mph:
 - Windjammer Court,
 - Winterwind Circle,
 - Wickfield Drive,
 - Winterlocken Drive, from Windmere Drive to Wimberly Woods Drive
 - Westfall Circle,
 - Wiggins Way,
 - Wimberly Woods Drive,
 - Wiley Street,
 - Wynns Road,
 - Windfall Drive,
 - Wycliff Court,
 - Westcott Circle,
 - Wellston Place,
 - Windmere Drive,
 - West Landing Drive from Westover Drive to Winterlocken Drive

2. Staff is hereby directed to erect appropriate signs giving notice of the established speed limit.

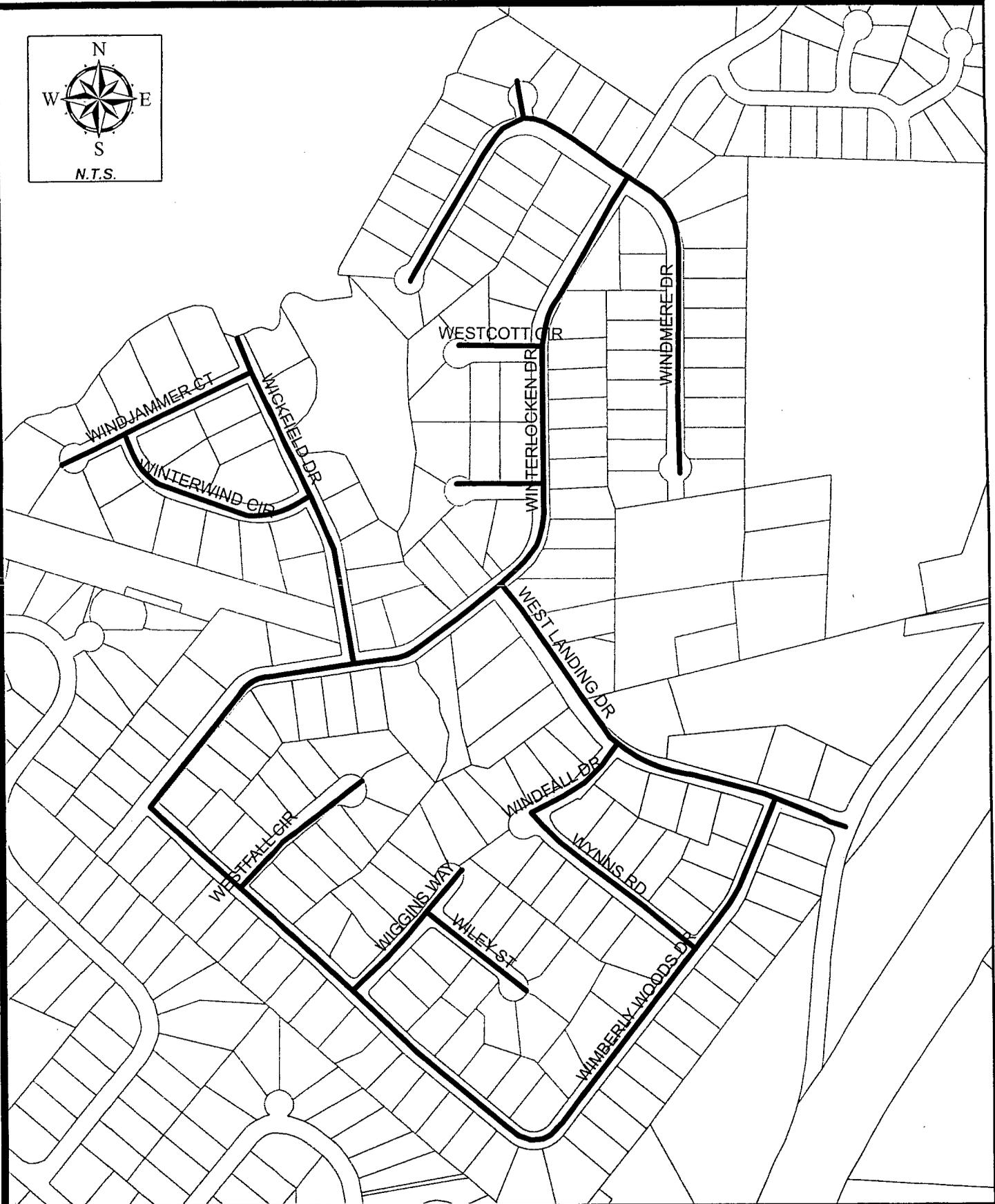
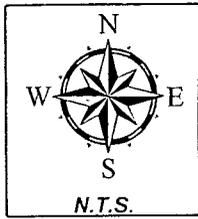
3. This ordinance shall become effective when the signs giving notice of the authorized speed limit are erected.

Adopted this _____ day of February 2017.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk



25 MPH SPEED LIMIT

Date: 01/25/17

Scale: Not to Scale

Drawn By: Staff