MINUTES OF
JOINT INTERLOCAL COMMITTEE MEETING
Tuesday, February 11, 2019
Lee County Government Center – Gordon Wicker Conference Room
106 Hillcrest Street, Sanford, NC

The City Council held a workshop meeting on Tuesday, February 11, 2018, at 11:00 a.m. in the Gordon Wicker Conference Room of the Lee County Government Building, 106 Hillcrest Street, Sanford, North Carolina. The following people were present:

City:
Mayor T. Chet Mann
Mayor Pro Tem Rebecca Wyhof Salmon
Council Member Sam Gaskins
City Manager Hal Hegwer
City Attorney Susan Patterson
Management Analyst Holly Marosites
Deputy City Clerk Vicki Cannady

County:
Lee County Commissioner Chair Amy Dalrymple
Lee County Commissioner Cameron Sharpe
Lee County Commissioner Kevin Dodson
Lee County Manager John Crumpton
Lee County Asst. Mgr./Finance Director Lisa Minter
Lee County Attorney Whitney Parrish
Lee County Clerk to the Board Jennifer Gamble

Broadway:
Mayor Donald Andrews

Absent:
City Clerk Bonnie Davis

Amy Dalrymple, Chair of the Lee County Board of Commissioners, called the meeting to order.

Unified Development Ordinance/Airport Overlay
Community Development Director Marshall Downey explained that in connection with updates of our Land Use Plan and the airport’s Master Plan, a new overlay zone has been proposed to control residential growth around the airport. If adopted, it would place additional restrictions on residential growth, changing the current allowance of one unit per acre to one unit per five acres, reducing the opportunity for large subdivisions near the airport. This change was presented at a public meeting last fall and based on negative feedback from landowners that it would restrict their ability to create lots for their families, revisions were made to exempt minor subdivisions and allow up to three lots if served by an easement or up to six lots if served by an existing public street. Subdivisions served by a new public street would be considered “major” subdivisions and would not be exempt. The final draft will be presented at another public meeting planned for February 27 at the airport, with the final plan to be presented to the Joint Planning Commission and public hearings held in the spring. Mayor Mann noted the strategic importance of the airport and the need to protect development in the surrounding area. Mr. Downey stated that he would like to explore development standards in order to set the bar for expectations and identify key elements, and he plans to review specifics at the upcoming City Council retreat.

Mayor Mann noted that the negotiated conditional zoning currently being used extensively by staff is a good tool but staff and developers need specifics. He invited everyone to a meeting of the
Residential Task Force on February 12 at 3:00 p.m. and encouraged the governing bodies to prioritize UDO updates. Mr. Downey explained that we are trying to find a balance that will make the development community comfortable while protecting the character of our community.

**Kiwanis Family Park Timeline (Exhibit A)**

Vic Czar, Public Works Director, explained that work has begun on the Kiwanis Family Park project and all construction should be completed in August. Final playground equipment selections are being made and the playground should be completed in late spring. The splashpad will likely be turned over to the installer in May and will be one of the last items completed since it will also involve constructing a pumphouse and related items. He also reminded everyone that the schedule will be affected by the weather. A temporary construction entrance will be opened soon while the parking area is demolished and portable toilets placed since the restrooms will be demolished. Don Reuter has been hired as the City’s Parks Administrator and is managing the project. Renderings of two proposed entrances by City Council Member Byron Buckels were reviewed and are attached. Mayor Pro Tem Salmon, liaison to the Appearance Commission, explained that there have been discussions about installing large-scale public art displays that could be done as a community project since no funding was included in the city budget.

**Multi-Sport Complex**

County Commissioner Chair Amy Dalrymple reminded Council that several commissioners had conversations with community members several years ago about a multi-sports complex and they worked with a consultant on a comprehensive study that included a great deal of community feedback. The study estimated the cost of a facility would be approximately $21 million. A citizen has recently offered to donate a premier tract of land on Broadway Road near the Highway 421 Bypass that could serve as a site for five to eight regulation sized sports fields, pavilions for markets or shows, concession stands, walking trails, and a playground. The owner would like to locate a hotel, restaurant and/or retail development along the road and the sports park at the rear of the site. Mayor Mann noted that more children between the ages of 6 and 19 (465,000) live within a 60-minute drive of Sanford than anywhere else in the state and a multi-sports facility could serve as an economic engine for our area. He suggested there may be an opportunity to issue general obligation bonds in 2020 to fund the project. Mrs. Dalrymple added that a sports facility would serve as a great amenity in the community, especially since it would be visible from the Highway 421 Bypass and could serve as a “gateway” along Broadway Road. The county’s committee will be meeting soon and a steering committee containing two City Council members will be established. County staff will request updated information from the consultant and Mayor Mann will reach out to members of the focus group to help steer the project. Council Member Gaskins noted that the project stalled earlier not because of a lack of interest or funding, but because there was no appropriate site for the project.

**Joint Library with CCCC**

County Commissioner Chair Amy Dalrymple explained that she recently met with CCCC representatives and they are exploring a joint project to construct a library to serve both the county and the college. The county’s 18,000 square foot library is very costly to maintain and is no longer large enough to provide services and programs needed by our citizens, and the college’s library (original to the school) is much too small for its 16,000 students. CCCC has offered property at the corner of Nash Street and Kelly Drive as a site for a joint library, with a main floor entrance on Nash Street and a rear entrance to the second floor to serve the college. It could also serve as a community center, similar to the model used by Chatham County, and Harnett County is also considering a similar joint arrangement. The site is in a key location, near the college, our largest high school, the Civic
Center and O.T. Sloan Park. Mrs. Dalrymple noted there are significant cost savings of a joint library and suggested this project could also be included in a 2020 bond referendum. They will be consulting with an architect to prepare conceptual renderings and information will be presented to the Local Government Commission for approval. She encouraged everyone to pass along any facility or programming items they would like to see included in a county library. Mayor Mann suggested that Beth List, Lee County Librarian, serve on a bond referendum steering committee.

**Occupancy Tax Discussion**

Mayor Mann explained that the Sanford Tourism Development Authority (TDA) has been very successful in its first year and revenue exceeded projections. They will soon be awarding a bid of approximately $150,000 to a marketing firm (the same firm used by Downtown Sanford Inc., which will reduce expenses). City Council Member Sam Gaskins explained that legislation establishing the TDA included language that “the Authority shall use 2/3 of the funds remitted to promote travel and tourism in the City of Sanford and use the remaining 1/3 of funds remitted to it for the operation and maintenance, promotion and renovation of the Dennis A. Wicker Civic Center” but included no allocation for TDA facilities. He explained that the provision for the Civic Center was included against our wishes and noted that the center already receives funding through county taxes while there is no provision to help the TDA lease or rent space. He confirmed that there has been no pushback on this proposal; that TDA marketing efforts will benefit the Civic Center; and that the Civic Center has an employee, David Foster, who represents it on the TDA. Mayor Mann informed County officials that this topic will be discussed with state representatives at the upcoming Council retreat.

**Deep Well Injection Ordinance**

City Council and Joint Planning Committee Member Sam Gaskins explained that there have been discussions about the fact that the nearby Shearon Harris Nuclear Power Plant in New Hill sits atop a fault line and there are two other fault lines in the vicinity. With concerns about hydraulic fracturing and earthquakes attributed to deep well injections as a predominant cause in Oklahoma and Ohio, he suggested this is a serious issue. An earthquake near the plant could require evacuation of the Triangle area and the entire central North Carolina area. While a state law preventing deep well injection already exists, Mr. Gaskins suggested there is an opportunity for us to include a prohibition of deep well injections in the UDO rather than risk a new state law suddenly being enacted to allow it, as has been done in the past with sudden legislative changes even though they were not included on the docket.

**S3Housing Connect Update and Outreach Missions, Inc. Shelter Sustainability Plan**

Mayor Mann explained that our S3 Housing Connect program has been very successful. Phase One helped establish an emergency shelter for extreme weather and situations and Phase Two includes an improved sustainability plan for shelters. Bread of Life Ministries provides the emergency shelter while the City, County and State have provided funding for facility upgrades. Phase Three will address the need for men’s and women’s shelters and associated services. Outreach Missions, Inc., which has been around since the 1980s, recognized a need and changed their model from a high-barrier shelter to a low-barrier shelter. They also changed their schedule: they were previously open only at night but now are open 24 hours. OMI has a large community- and faith-based support network and is filling a need that would otherwise require resources from our County Social Services.

As a non-profit agency, OMI has requested $71,000 from the City. Mayor Mann explained that Brick Capital Development Corp. has applied for a $750,000 grant for a new shelter and the County has offered a site. He encouraged both boards to help fund OMI through July 1, after which
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time they should be self-sustainable, and also requested that the boards allow Karen Kennedy with Brick Capital to meet with them. OMI founder Earl Murphy shared statistics on the shelter and noted that in 2017, they served fewer than 80 people, but served 115 men (including 34 veterans), 47 women (including four veterans) and 25 children in 2018. Of the 162 adults, 141 left the shelter with employment or income and 144 left with housing. They researched many shelters in developing their program and found that all of them received support from their municipalities and/or counties. Mr. Murphy suggested the program is very cost effective since the people they serve become taxpayers and residents. Mr. Murphy also explained that OMI is in the second year of their five-year plan; they met goals for the first year and are on track to meet them for the second year. Mayor Mann acknowledged OMI’s efforts and encouraged both boards to support them.

Discussion of Proposed Mural to Honor the Life and Work of Dr. Mary Margaret McLeod (Exhibit B)

Mayor Pro Tem Salmon explained that the Appearance Committee has been approached about having a privately funded mural done to honor Dr. Mary Margaret McLeod, who made many contributions to Sanford and Lee County. A proposal to place the mural on the front brick wall of the Social Services building will be addressed at the next Commissioners’ meeting on February 18. County Commissioner Chair Amy Dalrymple explained that this topic has been considered previously and while they support mural projects, there are concerns about locating the mural on a publicly-owned building and with its long-term maintenance. Since the original proposal for the Suzanne Reeves Library Club to maintain the mural is no longer an option and the muralist has only limited maintenance responsibilities (for a specified time period and limited to approximately $250), maintenance will at some point become the County’s responsibility.

Other Business

County Manager John Crumpton reminded everyone that tax revaluation notices will be mailed out next week and encouraged anyone who wanted to appeal to do so before the deadline.

County Commissioner Kevin Dodson thanked everyone who helped with homelessness-related projects and noted that our community is fortunate to have resources.

City Council Member Sam Gaskins acknowledged recent growth in our area, which indicates that cooperation and efforts by both boards has been effective.

Mayor Mann thanked County officials for supporting interlocal efforts, the Sanford Area Growth Alliance and economic development efforts, and the school system. The fact that we will soon have a STEAM program at a Rosenthal school will differentiate us from other surrounding communities and produce rewards in the future.

County Commissioner Chair Amy Dalrymple acknowledged Mayor Pro Tem Salmon, who is currently serving as the President of the Triangle J Council of Governments. Outsiders recognize collaborative efforts between the City and County, and see that we have a common vision of what Lee County is and should be moving forward. She informed city officials that the County is working on a branding effort and strategic plan, thanked all officials for their work, and encouraged everyone to share positive developments with the community.
Adjournment
City Council Member Sam Gaskins made a motion to adjourn the interlocal committee meeting, which 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