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 19, 2019, at 6 p.m., in Council Chambers. The following people were present:

Mayor T. Chet Mann
Council Member Byron Buckels
Council Member James Williams
Council Member Charles Taylor
City Attorney Susan Patterson
City Clerk Bonnie Davis
City Manager Hal Hegwer

Mayor Pro Tem Rebecca Wyhof Salmon
Council Member Jimmy Haire
Council Member Norman Charles Post, III
Council Member Sam Gaskins
Management Analyst Holly Marosites

Absent:
Deputy City Clerk Vicki Cannady

CALL TO ORDER
Mayor Mann called the meeting to order. Council Member Williams delivered the invocation.

PUBLIC COMMENT
No citizens signed up to speak for Public Comment.

APPROVAL OF AGENDA
Mayor Mann noted that Council has documents at their seats that are more visible due to some problems with scanning and there are two Boards and Commissions applications to serve on the Sanford Tourism Development Authority (TD) that were received late. It is up to Council if they would like to appoint someone to the Authority or they can wait. If Council appoints a member to the Authority the agenda would need to be amended.

Council Member Gaskins made the motion to approve the agenda with the amendment to appoint a member to the TDA Under New Business Item 11H. Seconded by Council Member Williams, the motion carried unanimously.

CONSENT AGENDA
Approval of City Council Work Session Minutes dated January 22, 2019.

Approval of Ordinance Establishing 15-Minute Parking on the South Side of Wicker Street of the City of Sanford – (Exhibit A)

Approval of Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2018-2019 (Sanford/Lee County Regional Airport Sewer Extension Project) – (Exhibit B)

Approval of Grant Project Ordinance Amendment – Sanford/Lee County Regional Airport Sewer Extension Project No. S1801 – (Exhibit C)
Approval of Recommendation to Award Bid on Sanford/Lee County Regional Airport Sewer Extension Project No. S1801 – (Exhibit D)

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

SPECIAL AGENDA
Presentation by S3 Housing Connect Representatives – (Exhibit E)

Mayor Mann praised the S3 Housing Connect members for pulling our community together to address the homelessness issue in Sanford. Community Development Manager Karen Kennedy noted S3 Housing Connect has been actively engaged with representation from non-profits, churches, staff, and community. S3 Housing Connect will report to Council annually on its progress and status of the committee.

Jeffrey Rawlings, with Johnston-Lee-Harnett Community Action, and Terry Allebaugh, with the NC Coalition to End Homelessness, who have worked with staff during the past year, gave an update on the progress in the past year as noted in Exhibit E. Mayor Mann applauded Mr. Rawlings, Mr. Allebaugh, staff and the committee for making this an incredible success. Representative John Sauls was able to give Sanford an appropriation in the amount of $57,000 to be used towards the homelessness initiative.

Management Analyst Holly Marosites introduced Ravon Walker, an intern working with the City. Mr. Walker graduated from East Carolina University and is currently pursuing his MPA degree from N.C. State. Mayor Mann added that Mr. Walker has maintained a 4.0 GPA, while working ten hours with the City and 20 hours somewhere else.

CASES FOR PUBLIC HEARING
Application by Adam Valenti - to rezone one vacant tract of land totaling 0.24 ± acres with frontage on Dalrymple Street from Residential-Mixed (R-6) to General Commercial (C-2). The subject property is identified as Tax Parcel 9652-52-8200-00 as depicted on Lee County Tax Map 9652.19 and as illustrated as a 0.24-acre tract of land on a survey recorded at Plat Cabinet 10, Slide 18-C of the Lee County Register of Deeds Office – (Exhibit F)

Planner I Thomas Mierisch explained that Adam Valenti has submitted a rezoning application to rezone a .24 acre tract of land from Residential-Mixed (R-6) to General Commercial (C-2) located in the northeastern corner of the Dalrymple Street/E. Main Street intersection in the Jonesboro area. The intent is to recombine all three lots into one new 1.45 acre lot to allow for the development of a restaurant that would be served by public water, public sanitary sewer and public streets. Adam Valenti currently owns/operates Valenti’s Italian Restaurant in Vass, N.C. He provided the surrounding zonings as listed in Exhibit F and the permitted uses allowed within each zoning category.

Staff recommends that the Boards support this request. In making this recommendation, staff finds that the rezoning proposal from Residential Single-Family to General Commercial appears to be in keeping with the land uses described in the Plan SanLee Land Use Plan. The request appears to be reasonable and in the public interest based upon the location of the site adjoining an existing shopping center and along a city-maintained roadway with existing public utilities.
Mayor Mann opened the public hearing. Council Member Haire stated that he felt like this would give civic clubs a place to meet in Jonesboro.

With no one else requesting to speak, the public hearing was closed.

Application by Esplanade Communities of Florida, LLC - to rezone two vacant tracts of land totaling 29.04 acres with frontage/access off of Fire Tower Road (SR 1152) from Residential Mixed (R-12) to Residential-Mixed (R-6) Conditional Zoning District to allow the development of an 87-lot residential single-family home subdivision. The subject property is identified as Tax Parcels 9641-55-0952-00 and 9641-45-5299-00 as depicted on Lee County Tax Maps 9641.01 and 9641-02. The subject property is currently within the City of Sanford’s Extraterritorial Jurisdiction (ETJ); therefore, the City may rezone it, but in order to develop the site in the manner proposed, the property owner must request to annex the property into the corporate City limits prior to final plat approval. (Exhibit G)

Zoning Administrator Amy McNeill explained that staff received a rezoning application from Mr. Mark Lyczkowski, representing Esplanade Communities of Florida, LLC, and that this is the first step in the proposed development of a new 87-lot residential single-family home subdivision located off of Fire Tower Road. The plan is to develop a subdivision that would be served by public water, public sanitary sewer and public streets. Fire Tower Road is located between Tramway Road and Carthage Street, with the site being approximately 240ft north of the Fire Tower Road/Tramway Road intersection. The site is comprised of two vacant tracts of land that total 29.04 ± acres.

Ms. McNeill advised of the following surrounding land uses: South of the site are R-12 zoned lots ranging in size from 0.44 of an acre to 1.2 acres that front Tramway Road and, with the exception of one vacant lot, are developed with single-family homes. North of the site are R-12 zoned lots ranging in size from 0.77 of an acre to 3.5 acres that front/access Fire Tower Road and are developed with single-family homes or vacant lots and one R-20 zoned lot that is one acre in size and developed with a single-family home. East of the site is Brookhaven, a 56-lot subdivision zoned R-12 and developed with 42 single-family homes served by public NCDOT maintained streets, public City water, and private septic systems. West of the site, opposite Fire Tower Road, is a 231-acre agricultural tract of land zoned RA, an 8.12-acre tract of land developed with an old abandoned store building, and a 1.0-acre tract of land developed with a single-family home.

Esplanade Communities’ proposal is a conditional zoning district created for the purpose of allowing a property owner to place additional conditions upon an existing, equivalent conventional, general use zoning district. Ms. McNeill informed Council of the surrounding land uses and the permitted uses within the existing and proposed zoning districts.

The following design standards are applicable for the proposed Residential-Mixed (R-6-C) Conditional Zoning District: The minimum lot width is 60ft, with a minimum lot size of 6,000sf, and a max building height of 40 ft. The minimum lot size within this subdivision is 6,000 sf. (Lots 21, 22, 50, 51, 52, and 77), the average lot size is 7,855 sf, and the largest lot size is 15,406 sf (Lot 81). There are 7.27 acres or 25% of the site is included as open space. The minimum building setbacks: Front: 20 feet; Rear: 20 feet and Side(s): 5 feet.
Specific conditions for this subdivision include the following:

- Land usage will be restricted to not more than 87 single-family lots and common areas as illustrated on the conceptual site plan/subdivision plat.
- The community will have a Homeowner’s Association (HOA).
- The community will have concrete valley curb along all public streets.
- The community will have 4-foot sidewalks on both sides of all public streets.
- All homes within the community will be served by City public water.
- All homes within the community will be served by private internal sewer lines/force main that will connect to a private lift station (owned/operated/maintained by the HOA), which will connect to City public sewer lines that are being extended by the developer to serve this subdivision.
- The HOA will own & maintain all open space parcels/areas.
- The community will have a designated playground area.
- The community will have a designated dog park.
- Cluster mailboxes will be located within the open space area upon approval by the USPS and owned/maintained by the HOA.
- All homes within the community will have concrete drives.
- Architectural features and style of the homes will be similar to the architectural elevations included in the rezoning application packet.
- The single-family homes within this community will range in size from 1,350sf to 3,500sf.
- The single-family homes within this community will have exteriors with vinyl siding with some brick or stone accents.

The subject property appears to have access to public water via an 8-inch public water main located in the right-of-way of North Ridge Drive; however, it does not currently have access to public sewer and the developer is proposing that all homes within the community will be served by private internal sewer lines/force main that will connect to a private lift station (owned/operated/maintained by the HOA), which will connect to City public sewer lines that are being extended by the developer to serve this subdivision. As a general rule, any/all new development must comply with the rules and regulations of the Sanford Public Works Department regarding the extension of and/or connection to public City maintained utilities.

The subject property has approximately 650 ft of frontage on Fire Tower Road, which is a NCDOT maintained roadway with a 60 ft right-of-way. The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Fire Tower Road as an existing minor thoroughfare, with no recommendations. Draft STIP is recommending removal of the Tramway Road widening project. There is a 2012 traffic count of 3,500 vehicle per day along Fire Tower Road in front of Lots 2 and 3.

Per the applicant, a Traffic Impact Analysis (TIA) that recommends a turn lane be constructed at the subdivision entrance off of Fire Tower Road has been submitted to NCDOT for review/approval. If a turn lane is required by NCDOT, it must be illustrated on the subdivision construction drawings reviewed/approved by the TRC prior to the development of the site in the manner proposed.
The Plan SanLee Land Use plan identifies the future land use place type for this tract of land as “Suburban Neighborhood,” which has the following characteristics:

- Residential areas on the outskirts of a core urbanized area;
- Facilitates large scale development of single-family residential;
- Walkable, with a high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares;
- A local example is the Westlake Valley neighborhood in Sanford.

A public informational meeting was held on January 31, with a total of eleven people in attendance, including Planning staff, the applicant, the project designer, one of the property owners, and seven adjoining property owners/area residents. The major topics of conversation were as follows:

- Traffic, in general – there are existing traffic problems in the area due to the high volume of traffic associated with Southern Lee High School and SanLee Middle School, especially with regard to entering and exiting Tramway Road during the morning drop-off and afternoon pick-up times for the schools, and concern was expressed that the additional traffic generated by this subdivision might exacerbate the problem.
- Traffic, in Brookhaven Subdivision – there is concern that a proposed street connection to North Ridge Drive will create additional vehicular and pedestrian traffic through Brookhaven that may disrupt the quiet neighborhood and invite crime into the neighborhood.
- Brookhaven Subdivision – residents expressed frustration over of the lack of amenities within the existing adjoining Brookhaven Subdivision, specifically that there are narrow streets, no sidewalks, and no street lights and expressed concern that a roadway connection to this neighborhood may encourage more people to enter the neighborhood –which will make the lack of existing amenities more problematic for the residents.
- Brookhaven Subdivision – residents would like to have access to public sanitary sewer if the cost is not unreasonable.
- Buffer – the adjoining property owners would like as much of a buffer as possible between their properties and the proposed subdivision, preferably a buffer area containing landscaping and/or fencing.

Staff recommends that the Boards support the request to rezone this site from Residential Mixed (R-12) to Residential-Mixed (R-6-C) Conditional Zoning District as the subdivision design incorporates many of the components included within the Plan SanLee “Suburban Neighborhood” place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater (via a private lift station connection to public City sewer), and sidewalks on both sides of all public streets. The density of three dwelling units per acre exceeds the recommended 4-7 dwelling units per acre, but 25 percent of the site being dedicated as common open space appears to accommodate the needs of the collective residents within the subdivision and offsets the higher density.

Staff makes this recommendation subject to the following suggestions/recommendations:

- To promote connectivity, staff suggests extending North Ridge Drive through Lots 50 and 51 to create a stub street that extends to the perimeter property line and strongly encourages extending the sidewalk along the proposed main entrance road into the subdivision (Road A) out onto/parallel to Fire Tower Road to the perimeter of the subdivision property, both north and south of the entrance drive.
To encourage diversity of housing styles, staff strongly encourages limiting the number of the same style of house that can be built consecutively along each street within this subdivision.

To encourage architectural interest, staff suggest that a carriage-style garage door be incorporated in the design of the homes and that additional exterior elements be added to the facades in an attempt to avoid an abundance of horizontal vinyl siding creating a monotonous visual effect.

Please note that the information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

Mayor Mann opened the public hearing.

Audrey Smith, residing at 3408 North Ridge Drive, spoke against the rezoning. She walks her dogs at night and the lighting is minimal in that area. Her major concern is that this neighborhood has absorbed the traffic from Southern Lee and San Lee Schools. It takes five to ten minutes to pull out safely from Brookhaven Drive. North Ridge Drive and Brookhaven are not wide enough for two lanes of traffic. She expressed concern over the additional traffic in the Brookhaven Subdivision.

Mark Lyczkowski, residing at 3018 Carrington Lane and representing the Esplanade Communities, spoke in favor of the project. Mr. Lyczkowski noted that he could not solve the problems Brookhaven Subdivision has inside its development; however, the proposed subdivision will have 87 lots and he is proposing two ways in and two ways out of the subdivision. He felt it would help the Brookhaven residents because they can drive through this proposed subdivision to a stoplight at Fire Tower Road and that stoplight will help them out to Highway 78. He felt this was the whole and purpose of stubbing out roads. The proposed subdivision will have street lights and sidewalks. A traffic impact analysis was performed by The Timmons Group and it was submitted to the Department of Transportation (DOT). The DOT has required them to upgrade Fire Tower Road to support the on and off movements into the subdivision. They looked at the signalization of the traffic light at Highway 78 and the DOT felt no improvements were needed. They did an analysis of the timing of the day of the school traffic, and it came back that no upgrade was needed.

Mr. Lyczkowski stated that they are trying to bring some first-time home buyers to Sanford as the price range of the homes will be between $200,000 - $235,000. They are proposing open space and sidewalks along Fire Tower Road. The current ordinance requires sidewalk on one side of the street; however, they are going to have sidewalks on both sides of the street; they will make the entire subdivision a model subdivision. There will be street trees also.

Nadella Wilson, residing at 2816 Brookhaven Drive, spoke against the rezoning. She stated that the Department of Transportation does not take care of the streets. The streets are too narrow. They are broken, and need paving; no maintenance has been done. She expressed concern about the increased traffic in the neighborhood with the streets already in disrepair.

Charles Chalmers, residing at 2812 Brookhaven Drive, spoke against the petition. They drive their cars in water and mud. He said he applied for city sewer four to five years ago and has never received it; they need city sewer. His main concern is there are a lot of senior citizens who live in Brookhaven and the roads are in poor condition, along with limited lighting.
Al Godwin, residing in Brookhaven Subdivision, said he was not against the development. He expressed concern that Brookhaven has not been maintained by the government. The proposed development will be in the City and Brookhaven is in the County. Brookhaven needs wider streets, better lighting and there needs to be speed limit signs, etc.

Mark Lyczkowski noted that they will install some carriage garage doors to give the neighborhood character and not build the same house side by side. He is willing to talk with the Department of Transportation regarding the streets in the Brookhaven Subdivision, on behalf of the residents. It is up to the Department of Transportation.

Council Member Taylor suggested staff speaking with the residents in Brookhaven regarding voluntary annexation. Amy McNeill stated that staff would be glad to meet with the residents and see what the overall problems are and how they would be best addressed.

Mayor Pro Tem Salmon expressed concern regarding the method by which the sewer is set up and asked if there are any other neighborhoods in the City that have HOAs covering the sewer repair. Ms. McNeill stated that there is not another subdivision in the City limits that she is aware of that has this type of sewer; however, lines that are HOA maintained within the subdivision will go to a lift station in the subdivision. The lines are owned and operated by the HOA and are connected to public sewer. All the legalities will have to be worked out with the developer. If this is the HOA’s system, something will have to be in place to make sure the HOA pays for repair, etc. Legal documents will have to be in place to make sure the lines are maintained.

Mr. Lyczkowski stated that he met with City Engineer Paul Weeks and Public Works Director Vic Czar. There are some pockets of land that are good growth area, but from a gravity standpoint, you cannot get sewer to them. He has proposed a private sewer lift station maintained by the HOAs. He talked with corporate and he will get with the City Attorney to work out the legalities. They will fund the HOAs from a developer’s standpoint as they will put in a certain amount of what is required towards a loan to the HOA and over time, the HOA will pay the developer back and an insurance policy will be taken out for the lift station. There will be an account set up and it would be funded initially and an insurance policy would be taken out for the unforeseeables for the City’s protection. Mrs. Salmon felt this would need to be in place before she voted on it.

Mr. Weeks stated that each home will have their own sewer bill, which is part of their water. If someone does not pay the sewer bill, the City’s recourse is to shut off their water. It does not affect anybody else. If we charge the HOA for sewer and the HOA did not pay the sewer bill, going in and shutting off everybody’s water would be a nuclear option. Mr. Weeks said the private lift station concept is different but not unheard of. Ryder Downs has a private lift station and private sewer. The Marketplace (commercial) at Tramway also has a private lift station and private sewer.

Mr. Lyczkowski noted that he would have his corporate attorney to meet with City Attorney Patterson and City Engineer Paul Weeks to work out the issues to make sure it is satisfactory to the City.

Jim Chandler with The Timmons Group addressed questions regarding water runoff. All state and federal permits will be acquired and the project will be closely monitored by the State. The pump station is designed to state standards and there will be a back-up generator, SCADA, red lights, etc.
There is an intensive inspection program the HOA is going to have to implement. He will talk with Mr. Lyczkowski to make sure it is in the homeowner’s budget and address the covenants more.

Mr. Gaskins stated the benefits of annexation to the residents of the Brookhaven Subdivision.

Robert Wilson, residing at 2816 Brookhaven Drive, asked if the development is allowed, would the residents of Brookhaven be in the City limits and would it affect their taxes. He expressed concern over the additional traffic it would incur.

Community Development Director Downey explained that being annexed is a voluntary process. Under state law, you cannot annex part of a subdivision, the entire subdivision would have to be annexed.

Council Member Buckels thanked the residents of Brookhaven Subdivision for sharing their concerns. He noted that we have to have smart growth.

Patrick Kelly, residing at 1525 Fire Tower Road, said his farm is about a quarter of a mile down the street from this subdivision. They are concerned about the traffic and buffer. With the two schools being located nearby, the School Board (of which he is a member) can look into the number of buses going in the subdivision. The sidewalk leading to the schools on Fire Tower Road would be an asset, as some children walk to school.

Mayor Mann added that we can put this item on the next workshop for discussion regarding the Brookhaven residents’ concerns. Mr. Taylor stated that it would be good for staff to reach out to the Community Watch Group at Brookhaven to have dialogue regarding annexation before we place it on a workshop.

Mayor Mann closed the public hearing. Mayor Mann recessed the meeting at 7:45 P.M. and was reconvened at 8:00 P.M.

**The Planning Board retired to the West End Conference Room**

Public Hearing on Municipal Service District Expenditures

Financial Services Beth Kelly explained that the public hearing is held for the MSD expenditures as listed on Exhibit H.

- **Consider Approval of Expenditures (Exhibit H)**
  Mayor Pro Tem Salmon made the motion to approve the expenditures. Seconded by Council Member Gaskins, the motion carried unanimously.

**DECISION ON PUBLIC HEARING**

Application by Harrington Properties of NC, LLC – to rezone one vacant 2.7 ± acre tract of land off of Golf Course Road from R-20, Residential Single-Family to R-6-C, Residential Mixed Conditional Zoning District for the purpose of developing a 10-lot residential single-family home subdivision with an additional lot dedicated for open space. The subject property is identified as Tax Parcel 9644-71-3681-00 as depicted on Lee County Tax Map 9644.04 – (Exhibit I)
Community Development Director Marshall Downey explained that Planning Board found that the rezoning proposal from Residential (R-20) to Residential-Mixed Conditional Zoning District (R-6-C) is consistent with the adopted comprehensive Plan SanLee because the design includes detached single-family dwellings and undeveloped open/greenspace which is consistent with the “suburban neighborhood” land use plan type for this parcel and it incorporates a new public street with sidewalks, establishing its own “sense of place,” while maintaining vehicle connectivity to Hawkins Run by way of Golf Course Road. The request appears to be reasonable and in the public interest based upon the availability of public utilities and that the conceptual home designs proposed are similar to architectural styles found in the area along McNeill Road.

- **Vote to Approve a Statement on Long-Range Plan Consistency as it Relates to this Rezoning Request**
  
  Mayor Pro Tem Salmon stated that the proposed design includes detached single-family dwellings and undeveloped open/greenspace, which is consistent with the “suburban neighborhood” land use designation for this parcel and it incorporates a new public street with sidewalks, establishing its own “sense of place” while maintaining vehicle connectivity to Hawkins Avenue by way of Golf Course Road; therefore, made the motion that the request is consistent with the adopted long-range plan. Seconded by Council Member Gaskins, the motion carried unanimously.

- **Consider Vote to Approve or Deny the Rezoning Request - Consider Adoption of Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina – (Exhibit J)**
  
  Council Member Gaskins made the motion that the proposed zoning map amendment is reasonable and in the public interest because it is consistent with the adopted land use plan, the availability of public utilities and that the conceptual home designs proposed are similar to architectural styles found in the area along McNeill Road; therefore, made the motion to approve the request to rezone one vacant 2.7 acre tract of land off of Golf Course Road from Residential Single-family (R-20) to Residential-Mixed Conditional Zoning District (R-6-C) for the purpose of developing a 10-lot residential single-family home subdivision with an additional lot dedicated for open space. Seconded by Council Member Post, the motion carried unanimously.

**REGULAR AGENDA**

Consider a Preliminary Plat Labeled “Golf Course Road Subdivision” – for the purpose of developing a 10-lot residential single-family home subdivision with an additional lot dedicated for open space. – (Exhibit K)

  Community Development Director Marshall Downey explained staff does not bring these preliminary plats to public hearing; they go directly to the Planning Board as a technical review and this is the final step that needs Council’s approval. Council just approved the rezoning and the plat is before Council for adoption.

  Council Member Gaskins made the motion to approve the preliminary plat. Seconded by Council Member Post, the motion carried unanimously.

Consider Recommendation to Award a Contract for 2019 Street Resurfacing and Rehabilitation (Exhibit L)

  City Manager Hal Hegwer advised that considerable discussion has been held regarding resurfacing and the project was bid November 1, 2018. The low bidder was Riley Paving in the amount of $459,939.21. Staff recommends awarding the bid to Riley Paving.
Council Member Buckels expressed concern about the method by which the roads were selected to be resurfaced. He has spoken with the manager about the issue many times. The City placed a vehicle tax of $30 per vehicle last year and the funds are to be used for resurfacing. Mr. Buckels felt that in selecting the streets, it has been somewhat subjective. He felt that we need to take a closer look at how we arrive at choosing the streets. Mr. Buckels asked when was the last survey performed on the streets. Mr. Hegwer replied in 2017. Mr. Buckels asked if this survey was used to choose the streets that have been selected tonight. Mr. Hegwer replied yes. The Pavement Condition Index (PCI) gives you a general synopsis of the condition of the streets. With the PCI, these streets are graded (from block to block) and given a grade from 0 – 100 and that is the paving condition index. Mr. Buckels asked when we get the PCI, how do we determine at that point which streets are going to be paved.

Mr. Czar replied that there is an engineering model that has been developed by Kercher Engineering that takes into account the amount of money you have, the tools you have to repair your streets and the condition of your street system. Then it provides a list of streets it suggests you pave so that your street system deteriorates as slow as possible. In essence, they try to give you the list of the best “bang for your buck.”

Mr. Buckels said that he is receiving a lot of questions regarding Woodland Avenue. He looked at the condition of Woodland and it is one of the worst streets that the City maintains. He wanted the public to know why Woodland Avenue (from Horner Boulevard to Rose Street) is not being paved. Mr. Buckels referred to Exhibit M the short list of streets selected by the survey with the project cost, etc. and Exhibit N, which is part of the 1300 block survey based on the PCI, starting with the lowest PCI rating. He questioned the streets chosen to be paved according to the PCI survey. He did not feel we were maximizing the best use of the benefit of where most of the cars travel. He did not agree with the list of streets proposed to be paved/resurfaced.

Mr. Czar stated that there is an algorithm that tells you the best way to spend the money you have so that the overall street system maintains the highest rating you can have – that is what the algorithm does. It does not go to the worst PCI. It has to do with the amount of funding you have, what the different street conditions are and the tools you have in your toolbox. It tries to do the best it can with that information. This is how the algorithm thinks you can spend the money. The only street not based on the algorithm is Currie Drive. The algorithm tries to catch the streets before they get bad enough to cost you more.

Mayor Mann added that it would take one-half of our budgeted amount to pave Woodland Avenue. Council members and staff discussed the issue at length.

Council Member Gaskins made the motion to award the bid to Riley Paving. Seconded by Mayor Pro Tem Salmon, the motion carried in favor with a six to one vote, with Council Member Buckels casting the dissenting vote.

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2018-2019 (State Code Enforcement) — (Exhibit O)

Financial Services Director Beth Kelly explained that this amendment transfers $75,000 to the Code Enforcement Department for the State Code Enforcement Contract, which was discussed at Council’s workshop.
Council Member Buckels made the motion to approve the ordinance. Seconded by Council Member Gaskins, the motion carried unanimously.

**NEW BUSINESS (Items for discussion and action will only be taken if necessary. Otherwise, these items will be placed on the next agenda for approval.)**

**Consider Banking Contract Extension — (Exhibit P)**

Financial Services Director Beth Kelly explained that First Citizens Bank (FCB) was awarded the City’s banking services bid in 2013 providing the lowest cost of four financial institutions by more than $20,000. FCB has agreed to extend our contract through 2020 at the same rates we are currently paying. No terms of the contract or services provided will change; therefore, staff recommends the extension of the contract to First Citizens Bank.

Mayor Pro Tem Salmon made the motion to approve the banking contract extension to First Citizens Bank. Seconded by Council Member Gaskins, the motion carried unanimously.

**Consider Audit Contract Extension — (Exhibit Q)**

Financial Services Director Beth Kelly explained that the City awarded its audit contract to Joyce and Company in 2015, based on their professional qualifications and lower cost. The contract covered fiscal years 2015 through 2018. Staff is seeking a two-year extension of their audit services contract with Joyce and Company. (See Exhibit Q for details).

Council Member Buckels made the motion to approve the audit contract extension. Seconded by Council Member Gaskins, the motion carried unanimously.

**Presentation of Quarterly Financial Report — (Exhibit R)**

Financial Services Director Beth Kelly summarized the City’s Quarterly Financial Report as listed on Exhibit R.

**Consider Resolution Declaring the Intention of the City Council to Consider the Closing of an Unopened Portion of Cone Street from Intersection of Fry Street Eastward 150 feet — (Exhibit S)**

City Attorney Susan Patterson stated that the resolution declares the intention of closing an unopened portion of Cone Street from intersection of Fry Street Eastward 150 feet. It is just a small portion of that road and if Council approves the resolution, there will be a public hearing on the matter. This property would revert to the adjoining property owners. Council Member Gaskins made the motion to approve the resolution. Seconded by Council Member Post, the motion carried unanimously.

**Consider Recommendation to Award a Contract for 2019 Sewer Rehabilitation — (Exhibit T)**

City Engineer Paul Weeks explained that staff received three bids on December 4, 2018 for the 2019 Sewer Rehabilitation. The low bidder is IPR Southeast in the amount of $457,545. Staff has performed a background check and references note that they are well equipped to deal with the project scope. Staff recommends awarding the 2019 sewer rehabilitation project to IPR Southeast in the amount of $457,545.

Council Member Gaskins made the motion to award the contract to IPR Southeast. Seconded by Council Member Williams, the motion carried unanimously.
Consider Preliminary Assessment Resolution – Carthage Street Sewer Extension – (Exhibit U)

City Engineer Paul Weeks explained that this is the thirteenth project before Council which is part of the program where the City pays 75 percent of the main line cost and if the homeowner gets the tap at the same time of construction, the tap is free. The cost to the homeowner is the 25 percent remaining cost, the cost to reroute their house plumbing, and the cost to decommission their septic tank. This petition involves 9 parcels which were annexed in December 1976. The estimated cost is $159,344. This project is based on front frontage instead of per lot. Four out of seven property owners have signed the petition which is 57 percent and based on front frontage, about 71 percent. This resolution sets the public hearing for this project on March 19, 2019, at 6 P.M.

Council Member Gaskins made the motion to approve the resolution. Seconded by Mayor Pro Tem Salmon, the motion carried unanimously.

Consider Renewal of Deer Urban Archery Season – (Exhibit V)

Management Analyst Holly Marosites explained that this is the renewal form for the Deer Urban Archery Season. The Urban Archery Season is from January 11 – February 16, 2020. This past year, five deer were harvested.

Mayor Pro Tem Salmon stated that during the recess, a citizen who lives on Carthage Street, Jane LaRue, has 45 acres of land and she has had several occasions where people have been hunting on her property without her permission. People need to understand that you cannot hunt on other people's property without permission. Citizens need to call law enforcement when someone is hunting on their land without permission.

Council Member Taylor made the motion to approve the renewal of the Deer Urban Archery Season. Seconded by Council Member Buckels, the motion carried unanimously.

Consider Appointment of Chairmen to Sanford Tourism Development Authority (TDA) (Resignation of Chairman - term expires June 30, 2019) and Appointment to the American with Disabilities Act Compliance Committee - (term expires June 30, 2020) – (Exhibit W)

Council Member Gaskins nominated Kevin Brown to fill the chairman position on the TDA. Council Member Taylor made the motion to close the nominations and appoint Kevin Brown as chairman by acclamation. Mayor Pro Tem Salmon seconded the motion and it carried unanimously.

Mayor Mann stated that we have received two applications for the vacancy incurred by the resignation of Steve Brewer. Council may or may not want to take action since the two applications have just been received. Council Member Gaskins nominated Tim Emmert to fill the vacancy of the business/tourism position and the term expires June 30, 2019. Mayor Pro Tem Salmon made the motion to close the nominations and appoint Tim Emmert by acclamation. Seconded by Council Member Buckels, the motion carried unanimously.

Council Member Taylor nominated Andy Norman to serve on the American with Disabilities Act Compliance Committee. Council Member Williams made the motion to close the nominations and appoint Andy Norman by acclamation (term expires June 30, 2020). Seconded by Council Member Gaskins, the motion carried unanimously.
Consider Resolution to Support the NC Carolina Core – Triangle Area Rural Planning Organization – (Exhibit X)

Council Member Gaskins explained that we now have a NC Carolina Core, a new branding initiative of the Central Carolina Megasite Corridor by the Piedmont Triad Partnership. It is a marketing initiative to market U.S. Highway 421, from the Triad down to Fayetteville connecting I-85 and I-95. From an economic development standpoint, this is good because we can say we have a four-lane highway from Sanford to Greensboro, especially with foreign investors, we have a major highway that is going to become an interstate. Converting Highway 421 to an interstate will be desirable and it would have the sign that says “Future Interstate Corridor.” This resolution shows our support for having Highway 421 to become an interstate. The NC Carolina Core would brand market Highway 421 corridor as a vision for Central North Carolina to include signage along the corridor. It could be fifteen to twenty years before anything like this would be completed. Mr. Gaskins will forward a copy of this resolution along with the next two to our delegation. He will be meeting with Congressional representatives in Washington next month and he would love to have copies in hand when talking with our Congressional representatives. It would help Central North Carolina and the Piedmont to attract industries to the four megasites.

Council Member Post made the motion to approve the resolution. Seconded by Council Member Gaskins, the motion carried unanimously.

Consider Resolution to Support Future Interstate Upgrade for Highway 421 – Triangle Area Rural Planning Organization – (Exhibit Y)

Council Member Gaskins explained this resolution in support of the Interstate Upgrade for Highway 421 as stated in the above resolution and Exhibit Y. Council Member Post made the motion to approve the resolution. Seconded by Council Member Gaskins, the motion carried unanimously.

Consider Resolution in Support of Eliminating the Local Match Requirements for Bicycle and Pedestrian Projects – Triangle Area Rural Planning Organization – (Exhibit Z)

Council Member Gaskins explained that locally, the City has been required to allocate a 20 percent match for bicycle and pedestrian projects. It is difficult for small communities to come up with a 20 percent match for these types of programs; therefore, this resolution is in support of eliminating the local match.

Mayor Pro Tem Salmon made the motion to approve the resolution. Seconded by Council Member Gaskins, the motion carried unanimously.

OTHER BUSINESS

Mayor Mann added that he will be attending the Legislative Town Hall meeting tomorrow and meeting with our delegates; he plans to discuss aid in road funding/construction.

ADJOURNMENT

Council Member Buckels made the motion to adjourn the meeting; seconded by Mayor Pro Tem Salmon, 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