The City Council met at the Sanford Municipal Center, 225 E. Weatherspoon Street, on Tuesday, May 7, 2019, at 6 p.m., in Council Chambers. The following people were present:

- Mayor Pro Tem Rebecca Wyhof Salmon
- Council Member Sam Gaskins
- Council Member Norman Charles Post, III
- City Manager Hal Hegwer
- Deputy City Clerk Vicki Cannady
- Council Member Byron Buckels
- Council Member Jimmy Haire
- Council Member Charles Taylor
- City Attorney Susan Patterson
- Absent: Mayor T. Chet Mann
- Council Member James Williams
- City Clerk Bonnie Davis

**CALL TO ORDER**

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

**PUBLIC COMMENT (Exhibit A)**

The following individuals spoke in favor of the proposed ordinance to erect a stop sign on Gulf Street at the intersection with Cross Street: Aidan Harbison (201 N. Gulf Street, Sanford), John Cloud (321 N. Gulf Street, Sanford), Brian Gould (319 Summit Drive, Sanford), and Greg Stoch (220 N. Gulf Street, Sanford).

**APPROVAL OF AGENDA**

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

**CONSENT AGENDA**

City Council Work Session Meeting Minutes dated April 9, 2019 (filed in Minute Book 96)

Joint Meeting Minutes dated April 10, 2019, with Sanford Area Growth Alliance, Lee County Commissioners, Town of Broadway Commissioners and Sanford City Council (filed in Minute Book 96)

Council Member Buckels made the motion to approve the agenda. Seconded by Council Member Gaskins, the motion carried unanimously.

**SPECIAL AGENDA**

Update from Sanford Area Growth Alliance (SAGA)

SAGA Chief Executive Office Michael Smith reported that his organization continues to refine their marketing message for Sanford, Lee County and Broadway by focusing on channels and people who have significant influence on site selection decisions. They have travelled to regional conferences to build relationships with site consultants, along with the team from the
Economic Development Partnership of NC and regional partners from the Research Triangle Regional Partnership. He highlighted the following activity:

- They have worked 37 projects year-to-date compared with 23 from the same period last year. Manufacturing strength continues to be our area’s biggest draw but they are seeing more life science projects and more food and beverage projects than in prior years.
- The Chamber is having another strong year, with retailers reporting double-digit sales increases. Sales tax collections have also increased by nearly double-digits over last year. Staff is developing a new program tentatively called “RISE” (Real Investment in Sanford Entrepreneurs). They are also working to enhance wi-fi downtown.
- Staff continues to connect with local businesses and industries, and have reinstated what was previously known as the “Plant Managers Association”, now called the “Major Employers Group.”
- The NC Director of Skills USA spoke at the most recent Public Policy Luncheon. He commended local student Brandon Ramirez, the national president and noted that three of the last five national student presidents of this group have been from our area.
- A major announcement is expected in the next 60 days regarding a new subdivision project.
- Staff is working with Representative John Sauls on paved permanent access points at Deep River to allow easy river access for kayaking and recreation. Downtown continues to see fewer vacancies, along with increased traffic and rents.
- They are seeing significant activity and potential expansion in our local industrial community, with increased traffic at local properties vacated when Static Control moved some of its operations.
- Walls are in place at the Central Carolina Enterprise Park spec building and they continue to see significant interest in that space: completion is anticipated in about 45 days.
- The Chamber and Tourism Development Authority are working with the Outdoor Channel on a fishing show that will be filming in Sanford in the next several weeks. The show was made possible by funding and sponsorships from the Chamber, TDA and one of our small businesses, Cashion Fishing Rods. The show will be broadcast nationally more than 40 times.
- A statewide event will be held in Sanford in early October at the Civic Center.
- Dr. Bill Stone with the NC Cooperative Extension, will be giving a “State of Agriculture” report on May 13. SAGA is working closely with Dr. Stone and members of the agricultural sector to explore opportunities to match local assets with needs. They encouraged regional partners at the Research Triangle Regional Partnership to form an agriculture cluster, which they did and funding has been requested from the legislature. It will involve regional marketing, social media and additional national outreach. More information on this new initiative will available at the “State of the Region” event that will be held in Raleigh on May 23.

Mr. Smith thanked Council for the opportunity to provide an update and thanked them for their support of SAGA.

CASES FOR PUBLIC HEARING
There were no cases for public hearing.
DECISIONS ON PUBLIC HEARINGS

Application by the Ruby and Ernest McSwain Worthy Lands Trust, for property owned by the Ruby Crumpler McSwain Estate, to rezone one vacant 0.50 +/- acre tract of land with frontage/access off of Woodland Avenue, from Residential Mixed (R-12) to Office & Institutional (O&I). The subject property is identified as Tax Parcel 9652-04-1924-00 as depicted on Lee County Tax Maps 9652.09 and 9542.13 and illustrated as Lot 1 on a 1907 survey labeled a Map of Sou. Sanford, NC, and recorded at Plat Cabinet 2, Slide 314 of the Lee County Register of Deeds Office, along with a portion of W. Spruce Street that was closed by the Sanford Board of Alderman in 1993 per Deed Book 507, Page 912, of the Lee County Register of Deed Office (Exhibit B)

Thomas Mierisch, Planner I, reminded Council that the public hearing on this application was held on April 16, 2019, at which time all relevant information was presented. He informed Council that the Planning Board voted unanimously to recommend approval of this request as presented since it appears to comply with the Long Range Plan place type designation of “Neighborhood Transition Area” and appears to be reasonable and in the public interest based on the location of the site between two existing commercial uses on a city maintained public street with existing water and sewer service.

- **Vote to Approve or Deny Statement on Long Range Plan Consistency as it Relates to this Rezoning Request**
  
  Council Member Gaskins stated that the proposed design appears to comply with the PlanSanLee “Neighborhood Transition Area” place type and this specific area was used as the local example; therefore, he made a motion that this request is consistent with the adopted long-range plan. The motion was seconded by Council Member Taylor and carried unanimously.

- **Vote to Approve or Deny Rezoning Request- Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina (Exhibit C)**
  
  Council Member Gaskins stated that the proposed zoning map amendment is reasonable and in the public interest because it is consistent with the adopted land use plan and has existing access to public water, sewer, and streets; therefore, he moved to approve the request to rezone the vacant 0.50 acre +/- tract of land with frontage/access off of Woodland Avenue identified as Lee County tax parcel 9652-04-1924-00 from Residential Mixed (R-12) to Office & Institutional (O&I). The motion was seconded by Council Member Buckels and carried unanimously.

Application by the Ruby and Ernest McSwain Worthy Lands Trust, for property owned by the Ruby Crumpler McSwain Estate, to rezone one vacant 0.33 +/- acre tract of land formerly developed with a house addressed as 1015 Woodland Avenue, and being a corner lot with frontage/access off of Woodland Avenue and W. Rose Street, from Residential Mixed (R-12) to Office & Institutional (O&I). The subject property is identified as Tax Parcel 9542.95-7483-00 as depicted on Lee County Tax Map 9642-12 and illustrated on Exhibit A of a 2016 Deed of Easement recorded at Deed Book 1412, Page 677, of the Lee County Register of Deeds Office (Exhibit D)

Thomas Mierisch, Planner I, reminded Council that the public hearing on this application was held on April 16, 2019, at which time all relevant information was presented. He informed Council that the Planning Board voted unanimously to recommend approval of this request as presented since it appears to comply with the Long-Range Plan place type designation of
City Council Meeting
May 7, 2019

“Neighborhood Transition Area” and appears to be reasonable and in the public interest since it is a corner lot with frontage and access off Woodland Avenue and West Rose Street, with existing water and sewer service.

- **Vote to Approve or Deny Statement on Long Range Plan Consistency as it Relates to this Rezoning Request**
  Council Member Buckels stated that the proposed design appears to comply with the PlanSanLee “Neighborhood Transition Area” place type and this specific area was used as the local example; therefore, he made a motion that this request is consistent with the adopted long-range plan. Council Member Gaskins seconded the motion, which carried unanimously.

- **Vote to Approve or Deny the Rezoning Request- Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina (Exhibit E)**
  Council Member Gaskins stated that the proposed zoning map amendment is reasonable and in the public interest because it is consistent with the adopted land use plan and has existing access to public water, sewer, and streets; therefore, he made a motion to approve the request to rezone a vacant 0.33 ± acre tract of land formerly developed with a house addressed as 1015 Woodland Avenue and identified as Lee County tax parcel 9642-95-7483 from Residential Mixed (R-12) to Office & Industrial (O&I). The motion was seconded by Council Member Buckels and carried unanimously.

Application by Wolfheel Properties, Inc., to rezone two adjoining tracts of land totaling 0.44 +/- of an acre addressed as 1103 and 1007 Woodland Avenue, from Residential Mixed (R-12) to Office & Institutional (O&I). The subject property is identifies as Tax Parcels 9642-95-9360-00 and 9652-05-0239-00 as depicted on Lee County Tax Maps 9642.12 and 9652.09 and illustrated as Lots 2 and 3 on a 1952 survey labeled Map Showing Actual Survey for Redivision of Block #184 of the Monroe Additional to the Town of Sanford, NC, Lee County, recorded at Plat Cabinet 2, Slide 474, of the Lee County Register of Deeds Office (Exhibit F)

Thomas Mierisch, Planner I, reminded Council that the public hearing on this application was held on April 16, 2019, at which time all relevant information was presented. He informed Council that the Planning Board unanimously recommends approval of this request as presented since it appears to comply with the long-range plan place type designation of “Neighborhood Transition Area” and appears to be reasonable and in the public interest based upon the location of the site next to an existing commercial use with frontage on a city maintained public street with existing water and sewer service.

- **Vote to Approve or Deny Statement on Long Range Plan Consistency as it Relates to this Rezoning Request**
  Council Member Buckels stated that the proposed design appears to comply with the PlanSanLee “Neighborhood Transition Area” place type and this specific area was used as the local example; therefore, he made a motion that this request is consistent with the adopted long-range plan. Council Member Gaskins seconded the motion, which was unanimously approved.
Vote to Approve or Deny the Rezoning Request- Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina (Exhibit G)

Council Member Gaskins stated that the proposed zoning map amendment is reasonable and in the public interest because it is consistent with the adopted land use plan and has existing access to public water, sewer, and streets; therefore, he made a motion to approve the request to rezone two adjoining tracts of land totaling 0.44 ± acre addressed as 1103 and 1107 Woodland Avenue from Residential Mixed (R-12) to Office & Institutional (O&I). The motion was seconded by Council Member Buckels and carried unanimously.

REGULAR AGENDA

There were no items on the regular agenda.

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).

Ordinance to Erect Stop Signs Within the City of Sanford – Chapter 36, Traffic Code of Ordinances (Exhibit H)

Engineering Administrator Van Johnson explained that a request was made by property owners in the area of Gulf and Cross Streets to make this intersection a four-way stop rather than the current two-way stop. Mr. Johnson stated that to his knowledge, only one phone call was received opposing this request and they requested that he inform Council that they are emphatically opposed. Council Member Buckels stated that he met with area residents last month and four of them spoke earlier in support of the request; he also received phone calls from seven people supporting the request and one emphatically opposed.

Council Member Buckels made a motion to approve the Ordinance to Erect Stop Signs within the City of Sanford – Chapter 36, Traffic Code of Ordinances but with no second, the motion failed. Council Member Gaskins noted that several stop signs are posted in the area and he requested traffic and accident information for at least five years back. He stated that he has received several complaints about adding another stop sign and suggested that another strategy be considered. Mayor Pro Tem Salmon suggested that this issue be discussed at a Council workshop when additional information and statistics are available. She thanked neighborhood residents for attending and acknowledged that this issue warrants further attention.

Ordinance Establishing Speed Limit on Various Roads Within Fairway Woods Subdivision in City Limits (Exhibit I)

Engineering Administrator Van Johnson explained that a request was made by the Fairway Woods Homeowners’ Association to reduce the speed limit from 35 mph to 20 mph and erect signage. In order to maintain consistency with other similar neighborhoods, staff suggests that the change be from 35 to 25 mph. Council Member Taylor agreed with the suggestion for a 25-mph speed limit. Council Member Gaskins requested statistics on accidents in the neighborhood before making this change. Council Member Taylor explained that electronic signs have been placed in the neighborhood on two occasions and the request is being made not because of accidents but out of safety concerns since many citizens walk in the neighborhood.

Council Member Taylor made a motion to approve the Ordinance Establishing Speed Limit on Various Roads Within Fairway Woods Subdivision in the City Limits. The motion was
seconded by Council Member Buckels. Council Member Gaskins made a motion to table this issue until information on accidents in the neighborhood is received but the motion failed for lack of a second. The motion to approve the ordinance reducing the speed limit carried by a vote of five to one, with Council Member Gaskins casting the lone dissenting vote.

Ordinance Establishing Speed Limit on Various Roads within Hawkins Run Subdivision in City Limits (Exhibit J)

Council Member Taylor explained that electronic speed signs have been posted in the Hawkins Run neighborhood in the past and staff has received data on traffic and speed studies. Council Member Gaskins suggested that this information be provided to Council prior to reducing the speed limit and made a motion to table the issue; however, with no second, the motion failed.

Council Member Taylor made a motion to approve the Ordinance Establishing Speed Limit on Various Roads within Hawkins Run Subdivision in the City Limits. The motion was seconded by Council Member Buckels and passed by a vote of five to one, with Council Member Gaskins casting the dissenting vote.

Renewal Contract for Inmate Labor Between the City of Sanford and NC Department of Public Safety (Exhibit K)

Public Works Manager Fedd Walker explained that the inmate labor program continues to be very successful and helps supplement the City’s efforts to continually provide litter collection, ground maintenance and other activities. The current contract will expire June 30, 2019, and staff is requesting that Council renew the proposed contract. The Public Works Department currently uses eight inmates but we can request more if we provide the required ratio of supervision. There are also requirements for amenities (such as trucks and trailers of a specific size; portable toilet) and we would have to purchase additional vehicles and equipment if we want to increase inmate staffing. He noted that this arrangement offers inmates an opportunity to learn a trade and reenter the work force. Mr. Hegwer stressed that the inmates provide a tremendous benefit to the City and perform exceptionally well on the job. Council Member Buckels expressed concern about the pay which, according to Mr. Walker, is “$1 per hour” (actually $1 per eight-hour workday) but Mr. Walker explained that this pay scale is established by the state and he has relayed these concerns to the superintendent.

Council Member Taylor made a motion to approve the Renewal Contract for Inmate Labor Between the City of Sanford and NC Department of Public Safety. The motion was seconded by Council Member Gaskins and approved by a vote of five to one, with Council Member Buckels casting the dissenting vote.

Municipal Mowing Agreement Between the NC Department of Transportation and the City of Sanford (Exhibit L)

Public Works Manager Fedd Walker explained that this agreement is for a five-year extension of our agreement with the Department of Transportation and allows us to be considered a contractor. It would provide reimbursement for five mowing cycles annually and offer us control in scheduling and frequency of mowing. He confirmed that the prior contract with DOT was executed in 2013; they are typically five-year contracts; and fuel adjustments can be made monthly.
City Council Meeting
May 7, 2019

Council Member Gaskins made a motion to approve the Mowing Agreement between the NC Department of Transportation and the City of Sanford. The motion was seconded by Council Member Post and unanimously approved.

**Bond Order Authorizing the Issuance of Enterprise Systems Revenue and Revenue Refunding Bonds of the City of Sanford, North Carolina (Exhibit M)**

City Manager Hal Hegwer explained that approximately $13.5 million of the $45 million bond issuance would be new debt issued for the Moncure Megasite sewer extension project, Amos Bridges Road waterline project, Hawkins Avenue waterline project and Raleigh Executive Jetport (Sanford Airport) sewer extension project. The remainder would be used to refinance the outstanding balance (about $31.5 million) on the debt originally issued for the Wastewater Treatment Plant expansion. This bond order will authorize execution of all documents required for filing in connection with bond issuance. Moody’s Rating Agency has affirmed our revenue bond credit rating of Aa3 and we anticipate the Fitch Agency rating next week. The Local Government Commission was to meet today and while he does not yet have results from that meeting, Mr. Hegwer stated that he was fairly confident the issuance would be approved. Pricing of the bonds is scheduled for around May 30 and the deal should be closed in mid-June. Mayor Pro Tem Salmon noted this was a great rating and a great deal for citizens of Sanford. Council Member Gaskins questioned how the new issuance would affect the payment amount and term for the portion paying the balance on the Wastewater Treatment Plant bonds. Mr. Hegwer responded that he did not have details but believed the term would be the same as the original debt.

Council Member Post made a motion to approve the Bond Order Authorizing Issuance of Enterprise Systems Revenue and Revenue Refunding Bonds of the City of Sanford, North Carolina. The motion was seconded by Council Member Haire. Mayor Pro Tem Salmon called for a vote on the motion by asking who was in favor and several Council members responded; however, before asking who opposed the motion, Council Member Gaskins made a motion to table the vote until additional information is received. Council Member Taylor stated that the vote had been taken but Mr. Gaskins noted there was no opportunity for discussion after the motion was seconded and he had not yet cast his opposing vote. Mayor Pro Tem Salmon stated that the vote on the motion to approve the bond order was taken prior to Mr. Gaskins motion to table. She apologized for confusion on the parliamentary procedure and explained that anyone voting in the affirmative could request that the vote be reconsidered. Mr. Gaskins suggested the vote wasn’t yet final. Mr. Buckels stated that Mr. Gaskins may be correct because he did not recall voting in favor of the motion and if time is not of the essence and more time is needed, he would second Mr. Gaskins motion to table the vote until additional information is received. City Attorney Susan Patterson suggested that Mayor Pro Tem Salmon ask Council members to clarify their vote. Mayor Pro Tem Salmon requested that vote be clarified but called for a brief ten-minute recess.

After the meeting was reconvened, Mayor Pro Tem Salmon offered Mr. Gaskins an opportunity to comment and stated that she would ask members to confirm their votes to approve the Bond Order. Mr. Gaskins stated that the “new money” portion of the bonds is being financed for 25 years; the “old money” (paying the balance on the bonds originally issued for the Wastewater Treatment Plan) will be financed for the balance of the original term (15 years) and the refinancing will lower the payments by approximately $120,000, a significant saving. Mayor Pro Tem Salmon noted that the recess provided an opportunity to obtain answers to Mr. Gaskins’ questions. She then asked Council members to confirm their votes: Council Members Buckels,
City Council Meeting  
May 7, 2019  

Post, Taylor, Gaskins, Haire and Mayor Pro Tem Salmon all voted in favor of the motion to approve the bond order, which carried unanimously.

City of Sanford Quarterly Budget Report – Third Quarter Ending March 31, 2019 (Exhibit M)  
Senior Budget Analyst Cindy O’Quinn reviewed items from the quarterly budget report as shown on the attached Exhibit M.

Resolution Directing Clerk to Investigate a Petition for Annexation Under G.S. 160A-31 (Exhibit N)  
Community Development Director Marshall Downey explained that Council is being asked to consider directing the clerk to investigate a petition for voluntary annexation under G.S. 160A-31. The petitioner is Schoolhouse Sanford, LLC, on whose site “Ascend Academy” (a public charter school opened last fall) is located. That project opened with private septic systems but they indicated a desire to access public sewer service and they are now seeking voluntary annexation to extend that service. Mr. Downey noted that there was a discrepancy in the description originally included in the petition which has been corrected as shown on page 72 of Exhibit N. City Attorney Susan Patterson confirmed that the description included in the exhibit is the correct description.

Council Member Gaskins made a motion to approve the Resolution Directing the Clerk to Investigate a Petition for Annexation under G.S. 160A-31. The motion was seconded by Council Member Taylor and unanimously approved.

OTHER BUSINESS  
Council Member Taylor thanked City Manager Hegwer and Management Analyst Holly Marosites for working with the Fairway Woods and Hawkins Run Property Owners’ Associations. Several issues discussed at the meetings were resolved within 24 hours and all were resolved within a week. He also informed fellow Council members that the Joint Planning Commission met in April and the eight proposed amendments related to mining and oil and gas extraction are moving forward, with public hearings to be scheduled at each of the governing bodies (Sanford City Council, Broadway Town Commissioners, Lee County Commissioners). He noted there was good dialogue at the meeting and he is pleased with work done by the commission and staff. A meeting of the S3 Housing Connect board is scheduled for May 9 and additional information will be provided.

Mayor Pro Tem Salmon thanked everyone who participated with and helped organize the recent Block Party in the area near Temple Ball Park. She thanked everyone involved with the recent visit by guests from Atizipan, Mexico, our future Sister City. Feedback received from the delegation indicated that they had a great visit and were very impressed with our community. They toured several local attractions associated with economic development, education, and public safety. She acknowledged community support of the Mayors’ Prayer Breakfast held recently at the Civic Center and noted that a new sculpture was recently unveiled in Depot Park to recognize volunteers. She stated that she attended the recent Hanmadang (Tae Kwon Do) Global Open event that drew hundreds of people into our community to stay in our hotels and eat in our restaurants. She also commented that she saw some of the first elements of the splash pad while walking on the greenway recently and thanked everyone for their hard work on all the activity around Sanford.
City Council Meeting
May 7, 2019

**ADJOURNMENT**

Council Member Gaskins made the motion to adjourn the meeting; seconded by Council Member Buckels, the motion carried unanimously.

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

Respectfully Submitted,

T. CHET MANN, MAYOR

ATTEST:

BONNIE DAVIS, CITY CLERK