

**`MINUTES OF
SPECIAL MEETING -
CITY COUNCIL OF THE CITY OF SANFORD
SANFORD, NORTH CAROLINA**

The City Council met on Tuesday, October 20, 2020, at 6:00 p.m., in the Exhibition Hall of the Dennis Wicker Civic Center, 1801 Nash Street, Sanford, North Carolina. The following people were present:

Mayor T. Chet Mann
Council Member Sam Gaskins
Council Member Norman Charles Post, III
Council Member Rebecca Wyhof Salmon
Council Member Charles Taylor
City Manager Hal Hegwer
City Clerk Bonnie Davis

Mayor Pro Tem Byron Buckels
Council Member Jimmy Haire
Management Analyst Holly Marosites
Deputy City Clerk Vicki Cannady
City Attorney Susan Patterson

Absent:

Council Member James Williams

CALL TO ORDER

Mayor Mann called the meeting to order. Mayor Pro Tem Buckels led the invocation and the Pledge of Allegiance was recited.

PUBLIC COMMENT

Public comment period was held on October 6, 2020.

APPROVAL OF AGENDA

Council Member Gaskins made the motion to approve the agenda, which was seconded by Council Member Salmon, and carried unanimously.

CONSENT AGENDA

Approval of Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2020-2021 (COLA) – (Exhibit A)

Council Member Gaskins made a motion to approve the Consent Agenda, which was seconded by Mayor Pro Tem Buckels and carried unanimously.

CASES FOR PUBLIC HEARINGS: to be held jointly with the Planning Board.

Public Hearing on Forest Hills Sewer Extension

City Engineer Paul Weeks explained that the public hearing is on the assessment roll for the Forest Hills sewer extension and this is part of the program where the City pays 75 percent of the construction cost and the homeowner pays 25 percent. If the homeowner taps on at the time of construction, the tap is free. If the homeowner chooses to finance the assessment, the City will finance it at 5 percent. Certificate of mailing was sent out on September 9 to notify the homeowners of this public hearing. A publisher's affidavit was received from the Sanford Herald verifying the date of publication. This extension services seven homes that were annexed in 1976; five out of seven have tied on to the sewer line. Based on the contractor's cost, the assessed amount would be \$5,495.23 per lot assessment. One of the lots sold last Friday and staff found out about the sale so the name was changed on the list.

Mayor Mann opened the public hearing. No one spoke in favor or in opposition. Council Member Salmon advised there was an error on Edward and Denise Crisco, Lot #3; it should read \$5,495.23 and not \$5,495.25. The public hearing was closed.

- Consider Adoption of Resolution Confirming Assessment Roll and Levying Assessments Forest Hills Sewer Extension – (Exhibit B)

Council Member Taylor made the motion to adopt the Resolution Confirming Assessment Roll and Levying Assessments - Forest Hills Sewer Extension. Seconded by Council Member Gaskins, the motion carried unanimously.

Public Hearing on Nash Street Sewer Extension

City Engineer Paul Weeks explained that this is a public hearing on the Nash Street Assessment Roll and this is part of the program where the City pays 75 percent of the construction cost and the homeowner pays 25 percent. If the homeowner chooses to finance the assessment, the City will finance it at 5 percent. Certificate of mailing was sent out on September 3 to notify the homeowners of this public hearing. A publisher's affidavit was received from the Sanford Herald verifying the date of publication was on September 9. This petition serves two parcels and were annexed in 1947. Both parcels have tied into sewer. Based on the contractor's cost, the assessed amount would be \$4,565.90 per lot assessment.

Mayor Mann opened the public hearing. No one spoke in favor or in opposition. The public was closed.

- Consider Adoption of Resolution Confirming Assessment Roll and Levying Assessments Nash Street Sewer Extension – (Exhibit C)

Council Member Gaskins made the motion to adopt the Resolution Confirming Assessment Roll and Levying Assessments Nash Street Sewer Extension. Seconded by Council Member Taylor, the motion carried unanimously.

REGULAR AGENDA

Consider Motion to Take from the Table - Consider Resolution in Support of a Temporary Closure of Portions of Several Streets for the Central Carolina Jaycees 2020 Sanford Christmas Parade

City Manager Hegwer announced that the Central Carolina Jaycees will not be pursuing the traditional Christmas parade this year. They are discussing a different type of event to provide social distancing.

This matter was withdrawn.

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2020-2-21 (S-Line Passenger Rail) - (Exhibit D)

Community Development Director Marshall Downey explained that this matter was discussed at Council's last workshop. There is a \$1.25 million grant opportunity to participate and partner with the NC Department of Transportation. They are looking for a total match of about \$250,000 from the cities/municipalities, that are participating with the DOT. They are requesting \$30,000 from the City of Sanford, based on one station in Sanford. There is a menu of planning work options called the Transit Oriented Development (TOD) included in Council's packets, that the NCDOT has sent to all the municipalities to review. If we match this grant with \$30,000 the TOD options are the elements

we would like to see occur in our community. In working with the consultants and staff, the elements highlighted in yellow would be the best items to move forward with in terms of how to use the \$30,000, if Council is comfortable with using the Singer Furniture property. Staff and DSI have done so much work on this property. He wanted to bring to Council's attention how would the \$30,000 be best spent.

Mayor Mann and he met this morning and one of the questions from staff's perspective is whether the line they are proposing is a true commuter line where you have multiple trains running every 15 to 20 minutes, or will it be three to five trains per day. He met with City Manager Hegwer, Public Works Director Vic Czar and it would be nice to have a future stop at the airport. If staff can get further clarification that this is something the DOT is going to do fairly quickly and there is going to be a commuter line, we could go for a second station and another \$30,000 match and do more planning work. We would be at different points in that path in terms of how we plan for this.

Mayor Mann stated that he found out that it is multiple runs during the day and how many have not been determined; it will be all day. He does not now if it is hourly or every two hours, etc. The original concept was to have a morning and an evening test, but they have gone back to running them on a regular schedule throughout. He did not get to connect with Deputy Secretary Julie White about the feasibility of a second stop at the airport. For the public's knowledge, the S-line runs in front of our airport and will be an ideal location to move commuters who are working in our industrial parks and new plants. He will speak with Julie White to see if this is something they will consider and Council can determine if we want to contribute an additional \$30,000 to stop at the airport. Mr. Hegwer stated that the deadline is moving rapidly – October 26. He advised to pursue the \$30,000 and as it unfolds with more dialogue. Mr. Taylor asked about the stops and if you keep adding stops, the length of the trip to Raleigh will lengthen. Mr. Hegwer stated a support letter has been drafted for the mayor to sign. Mr. Hegwer stated that it builds an appetite for a federal grant and it can completely change an area.

Council Member Post made the motion to adopt the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2020-2-21 (S-Line Passenger Rail). Seconded by Council Member Gaskins, the motion carried unanimously.

Consider Resolution Authorizing the City Council to Enter into a Ten-Year Lease with the Brick Capital Community Development Corporation, Inc. – (Exhibit E)

City Attorney Susan Patterson explained that Brick Capital Community Development Corporation has requested to enter into a lease with the City for Lot 6 Block A on the disposal plat, Section 1 Hooker Street Right-of-Way and Parcel Map in the Washington Park Redevelopment Area to be used as a passive park for the Berkley Place residents. The terms of the lease are \$1 per year for ten years. They will make the repairs and improvements as necessary; maintenance of the premises including landscaping, planting flowers, mowing grass, and the City agrees to rough mow the grass approximately four times.

Council Member Taylor noted there was an error on Item 7 of the lease where it states the City agrees to contact Waste Management and the City no longer contracts with them. Attorney Patterson noted that she will make the correction, with Council's permission, before execution.

Council Member Gaskins made the motion to adopt the Resolution Authorizing the City Council to Enter into a Ten-Year Lease with the Brick Capital Community Development Corporation, Inc. Seconded by Mayor Pro Tem Buckels, the motion carried unanimously.

NEW BUSINESS

Consider Resolution Directing the Clerk to Investigate a Petition for Annexation Under G.S. 160A-31 – (Forbes Forest Land Property Management, LLC) – (Exhibit F)

Senior Long-Range Planner II David Montgomery explained that staff received an annexation petition from Forbes Forest Land Property, LLC on September 4, 2020 and staff is seeking approval of a resolution to direct the clerk to investigate the petition for sufficiency. The property in questions refers to the Brownstone project. He felt the property would be called the “The Glen” off of Cool Springs Road Subdivision.

Council Member Taylor made the motion to approve the resolution directing the clerk to investigate the petition. Seconded by Council Member Gaskins, the motion carried in favor of five to one with Council Member Norman Charles Post III casting the dissenting vote.

Consider Reimbursement Resolution – Purchase New Golf Cars – (Exhibit G)

City Manager Hegwer advised that during this pandemic, we have witnessed some unusual circumstances and witnessed high volume of play at the golf course. We would typically talk about this at a workshop; however, with some of the maintenance issues staff is having, we felt it was prudent to bring before Council tonight. The last golf carts were bought in 2017 with the intent of trying to get through this fiscal year with the carts purchased in 2017. However, it does not look like it is possible with all the maintenance issues. Our Finance Department has said we are spending too much money on the carts we have now. These carts are not going to make it until June of next year.

Golf Pro/Manager David Von Canon said the golf course has remained open during COVID-19 and people had to ride single golf carts. The golf carts have aged a year in seven months. It is time to go with the lithium battery golf carts. They are more expensive but it is a long-term investment; they should have a life of five years. Tires do wear out but they are minimal expense; the biggest saving is messing with the batteries. There is no watering; no wires going back; the new braking system-no brake cables breaking; these are very nice carts.

Mr. Hegwer said with lithium batteries, we eliminate corrosion such as battery acid to expose to an employee; these are lighter golf carts and have less impact on the actual playing surface. These batteries can be charged much quicker. We looked at this three years ago and felt at that time it was not the right time. Mr. Von Canon said that the first time they come out, John Hockaday at Anderson Creek purchased them and they had some bugs with them. Everybody he has spoken with about the carts are loving them. They will get 36 to 45 holes per charge, about 25 miles on a full charge.

Mr. Von Canon gave an update on the golf course, noting that the course is in good shape. Play is up and play is coming from out of town with younger people taking up the game of golf and a lot of people who have come back to play.

Council Member Gaskins made the motion to adopt the Reimbursement Resolution – Purchase New Golf Cars. Council Member Post seconded the motion. Attorney Patterson asked that the motion to include to surplus the old carts. Mr. Gaskins amended his motion to adopt the

Reimbursement Resolution – Purchase New Golf Cars and to include the surplus of the old carts. Seconded by Council Member Post, the motion carried unanimously.

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2020-2021 (New Golf Carts) – (Exhibit H)

Council Member Gaskins made the motion to adopt the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2020-2021 (New Golf Carts). Seconded by Council Member Norman Charles Post III, the motion carried unanimously.

Consider Appointment of Members to the Equity Task Force Initiative – (Exhibit I & J)

Mayor Mann stated that the committee (Mayor Mann, Mayor Pro Tem Buckels and Council Member Post) narrowed down the applicants by sectors and proposes the following people serve on the initiative. Mayor Pro Tem Buckels added that the Equity Taskforce Initiative was established as an advisory taskforce. The mission of the taskforce is to collaboratively examine and work to dismantle disparities in the lives of Sanford residents by bringing an equity lens to improve outcomes for all populations. The duty is to develop recommended strategies and equitable policy solutions to research, open forums, community meetings, surveys, and collaboration with various municipal departments, groups, and individuals working in service areas critical to the health and well-being of Sanford residents. The taskforce will be comprised of nine members from different sectors of the community and three at-large members and one local facilitator.

Council Member Salmon made the motion to appoint the people on the spreadsheet by acclamation (Exhibit J). Seconded by Gaskins, the motion carried unanimously.

Council Member Post read off the members representing the committee as on Exhibit J.

OTHER BUSINESS

Mr. Haire stated the Christmas parade could be held at the Fairgrounds with a reverse drive-thru parade, where the floats are parked and the observers drive through.

Mr. Taylor stated that there is an organization looking at doing a reverse parade. The Lions Club is one of the healthiest Lions Club in the state. Two years ago, they were hit with bad weather; and last year they had a good fair and this year, they will not have a fair due to COVID. He asked that we keep our first responders and their families in prayer. It is a difficult time and we are due another update from the City Manager regarding COVID issues and how we are coping with the City.

Mayor Mann thanked the Fire Department, the Police Department and the EMS Department for serving and protecting the public.

City Manager Hegwer mentioned COVID continues to give us challenges every day and we are learning something new every day about the pandemic and the effect on our employees. There continues to be more money available for the housing eviction crisis and utility billing.

Community Development Manager Karen Kennedy explained that there is a pot of funds coming available through United Way for eviction and rent and utility assistance. The eligibility requirements are that the individual must earn an income less than or equal to 80 percent of area median income; live in a rental unit and the name has to be on the lease or the rental agree; they experience difficulty paying rent because of COVID-19 impacts; and be behind on rent and or utilities

as of April 1, 2020. It is a grant program not a loan program; it pays rent payments on behalf of the applicant up to six months including back and future rent. It is paid directly to the landlords that agree to participate in the program. The utility assistance assists with essential utilities such as electricity, water, wastewater, natural and propane gas paid for up to six months of past due utility payments paid directly to the utility provider. United Way's 211 system is the way a person has to enter this program. They have to call 211 and speak with the operator and tell them they are experiencing the difficulties. 211 will handle referring them to Johnston-Lee-Harnett Community Action, which is the entity who is going to provide the case management and working with the client. Mrs. Kennedy has had correspondence with Director Marie Watson and with everything going on, Ms. Watson already has a very heavy long list of people in the queue waiting for this money to come in. You still have to call 211 and if you encounter individuals with these issues, please have them call 211 and go through the process. There will be another large pot of money coming soon from the governor's office but those details have not been determined yet. Rachel Picard and staff have updated the S-3 Connect's Facebook today and the website with the information about this program; United Way's website and Johnston Lee Harnett's website have also been updated with this information.

Closed Session

City Attorney Susan Patterson read a motion to go into closed session in accordance with NCGS 143.318.(11)(a)(3) to consult with an attorney employed or retained by the public body to preserve the attorney-client privilege. So moved by Council Member Taylor and seconded by Council Member Salmon, the motion carried unanimously.

RETURN TO REGULAR SESSION AND ADJOURNMENT

Council Member Taylor made the motion to adjourn the meeting; seconded by Mayor Pro Tem 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