



MINUTES

Tuesday, May 10, 2022: 6:00 PM

Town Council Business Meeting

Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; Bill Pate; and Ann Petersen.

Mayor Haney asked the public to refrain from commenting during the Public Comment Period on subjects that are on the meeting agenda, asking instead that they wait till that item if before the Council to address the Council.

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

4. PUBLIC COMMENTS

a. The Town Council encourages public input and participation in its Council meetings. This part of the meeting is reserved for individuals who would like to bring issues to the attention of the Council and/or to share information. Comments on items that have a Public Hearing shall be reserved until the Council opens the specific hearing. Each speaker is allotted three minutes during this portion of the meeting.

- Deb Lawson of 205 Pine Needles Drive, Southern Pines, addressed the Council reviewing the history of the St. John Paul Catholic School and the Catholic Church and its history in Southern Pines.

- Suzanne Coleman of 225 N. May Street, Southern Pines, gave copies of the water bill stuffer to the Council and asked the Town to consider increasing the font size used.

* Ms. Coleman also addressed the Council regarding UDO 3.7.1 and singled out Planned Development Section 2.18-4, asking the Council for clarification and consideration.

- Adam Kiker of 170 E. Illinois, Southern Pines, asked the Council to consider that decreasing the supply of housing available will not change the number of people who want to live here while considering future multi-family developments.

- Dot Bringley of 357 Old Dewberry Lane, Southern Pines, a local resident of 'horse country', spoke in favor of the St. John Paul project and does not feel the addition of a church will

disturb the horses.

- Bill Bissif of 355 Pine Barren Vista, Southern Pines, a local resident in the 'horse country', spoke out against the St. John Paul project, citing the increase in noise, light and traffic and their detrimental effects on horses.

- Suzanne Ward of 575 Clark Street, Southern Pines, advised the Council that she is appalled by the council's short-sightedness in the last 6 months regarding the proposed and approved new developments and their effect on residents, citing traffic, public transportation, curb appeal and safety.

- Felicia Winfield of 1760 W. New York, Southern Pines, spoke to the Council regarding DFI and the revitalization efforts of West Southern Pines, asking that when considering the new Morganton Park South development, any new and/or re-development of currently vacant spaces should be appropriately tailored to the neighborhood's character without displacing the residents and businesses. Ms. Winfield feels that reinvestment should be made to go along with redevelopment to bring revenue back to the community and keep the West Southern Pines Community vital.

5. PUBLIC HEARINGS

a. PD-04-22 St. John Paul CDP

Mr. Pete Bogle has submitted a Conceptual Development Plan application to allow a private school, athletic fields, cemetery, rectory and religious institution. The subject parcels are currently zoned RE (Rural Estate) and are identified as PARID 00038409, 00991755, and 10001608.

Continued from March meeting.

Peter Longenbaugh of Pine Barrens Vista, Southern Pines, spoke out against the building of a church as part of the St. John Paul project, citing the impact on the character of the horse community and the prestige of the Pine Barrens Community.

Lloyd Sullivan of 225 Pine Barrens, Southern Pines, spoke out against the St. John Paul project feeling it is not compatible with the surrounding residential horse farm community. (Pictures given to the Council)

- Andy Pettish of Pettish Law in Raleigh representing:

- * Jim and Fran Currie of 141 Pine Barrens Court, Southern Pines

- * Loyd and Cheri Sullivan of 225 Pine Barrens Court

- * Trisha and Bill Bissif of 355 Pine Barren Vista, Southern Pines

Mr. Pettish addressed the Council, utilizing both handouts and a PowerPoint presentation to argue that the St. John Paul CDP is not consistent with the current Southern Pines Code of Ordinances or the Southern Pines Comprehensive Long Range Plan.

Both attorneys were asked by the Council if their clients were amenable to continuing the hearing and negotiating a compromise.

- Tom VanCamp, attorney for St. John Paul, spoke to the Council regarding specific concerns

before addressing a mediation request and asked for a brief recess.

- Mr. Pettish indicated that his clients were agreeable to negotiations.
- Father John Forbes of St. John Paul expressed concern that Mr. Pettish doesn't represent everyone who objects to the project and reiterated that a community hearing was held.
- Mr. Pettish stated that he is working with multiple people in the community.
- Dr. Tom Daniels, Equine Veterinarian, of 635 Valleyview Road, Southern Pines, owns a clinic in Southern Pines and spoke about the temperament and fragility of horses and his belief that the St. John Paul Project will be detrimental to the local equine community.
- Pete Bogle of 1655 Country Hill Drive, Salisbury, NC, addressed the Council on behalf of the applicant regarding the concessions that are being made.

Mr. VanCamp addressed the Council stating that all involved clients have agreed to a continuation of the hearing so that they can proceed with mediation.

Upon motion by Councilmember Petersen, seconded by Councilmember Pate and voted in favor unanimously, the Public Hearing for PD-02-22 St. John Paul CDP to be continued to the June 14, 2022 Regular Business Meeting.

Motion passed.

b. MSD 01-22 Creation of a Municipal Service District Under NCGS Article 23 Chapter 160A to Fund Parkway Improvements Related to a Reimbursement Agreement.

A Municipal Service District (MSD) is proposed in the area between W. Morganton Rd. and 15-501. Following this hearing, state statutes require two votes by the Council to establish the MSD. The second vote is planned for the June 14th business meeting.

Councilmember Pate moved to open the public hearing for MSD 01-22, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Town Manager Parson gave an overview of the proposed agreement to implement an additional tax rate within the "district" to fund a parkway that will connect Morganton and Hwy 15/501. This item requires two votes, the second of which will be held at the June 14, 2022, Regular Business Meeting.

Ms. Rusher has been invited to the regularly scheduled May 25, 2022 Work Session.

Councilmember Petersen moved to close the hearing for MSD 01-22. Seconded by Councilmember Pate; the vote was unanimous.

Motion passed.

Upon motion by Councilmember moved to close the hearing for , seconded by ; the vote was unanimous.

c. Initial Presentation of the Fiscal Year 2022-2023 Budget

Town Manager Reagan Parsons will present the proposed FY 22-23 budget. This is the first of two public hearings, prior to the proposed adoption on June 14.

Councilmember Pate moved to open the hearing for the Fiscal Year 2022-2023 Budget. Seconded by Councilmember Clement, the vote was unanimous.

Motion passed

Mayor Haney thanked Town Manager Parsons, Finance Director Tess Brubaker-Speis, Asst. Town Manager Roth for their hard work on the budget.

Town Manager Parsons thanked Finance Director Brubaker-Speis and Asst. Town Manager Roth as well as local resident Suzanne Coleman.

Discussion ensued.

- Suzanne Coleman - the state of our union is strong. The increase in fees proposed by Parks & Rec is a small part of our income but has a huge impact on our residents. In view of how well the town is doing and how much we're putting into salary increases and projects, Ms. Coleman feels the town should be able to retain the old fees. Recycling fees are a flat tax and violate the principle of tax fairness. ARPA funds could be used to offset the fee increases.

- Town Manager Parsons clarified that there is not a recycling fee in the budget but a waste removal fee, which includes both collection and removal of all waste.

Upon motion by Mayor Pro Tem Murphy moved to close the hearing for the Fiscal Year 2022-2023 Budget. Seconded by Councilmember Clement, the vote was unanimous.
Motion passed.

6. ACTION ITEMS

a. Consider AR-09-22: Pinehurst Surgical Center Site 3N

Harold Dean Peacock on behalf of Morganton Park Realty, LLC requests approval of an Architectural Compliance Permit for a 52,905 square foot medical office, located in the planned development known as Morganton Park North and owned by Pinehurst Medical Group, LLC.

Councilmember Petersen moved to approve AR-09-22 Pinehurst Surgical Center Site 3N. Seconded by Mayor Pro Tem Murphy the vote was unanimous.
Motion passed.

b. Consider AR-11-22: Old Morganton Park South Outparcel 2

Barry Byrd Architecture and Bradford Equities II, LLC request approval of an Architectural Compliance Permit for a 6,760 square foot commercial retail building in Morganton Park.

Planning Director Grieve advised the Council that information was received just prior to the May 6, 2022, Town Council Agenda Meeting that, while not included in the staffing report, was discussed at the meeting with the Council and all items needed were submitted by the applicant.

Councilmember Clement expressed her doubt regarding the project.

Mayor Pro Tem Murphy made a motion to approve AR-11-22 Old Morganton Park South Outparcel 2. Councilmember Clement seconded the motion and the vote was unanimous.
Motion passed.

c. Consider Ordinance #1988 - Charter Amendment to Conduct Nonpartisan Municipal Elections Using the Plurality Method

NC General Statutes permit the Town to amend its Charter to change the type of elections.

Per the public notice published on March 27, the Council held a public hearing on April 12, 2022 to receive comments on a proposed amendment to conduct future municipal elections according to the nonpartisan plurality method in accordance with G.S. 163-292.

Councilmember Clement moved to approve Ordinance #1988 Charter Amendment to Conduct Nonpartisan Municipal Elections Using the Plurality Method, seconded by Councilmember Pate, the vote was unanimous.

Motion passed.

d. Consider Ordinance #1993 - MSD-01-22: Initial Adoption of a Municipal Service District (MSD) for the Purpose of Funding a Parkway & Associated Infrastructure Between Morganton Road and 15-501

This is the first of two votes required by the Town Council to create a MSD between W. Morganton Rd. and 15-501. The second is scheduled for the June 14th business meeting.

Councilmember Pate moved to approve MSD-01-22 as presented, seconded by Councilmember Clement, the vote was unanimous.

Motion passed.

7. CONSENT AGENDA

Mayor Pro Tem Murphy made a motion to approve the Consent Agenda, seconded by Councilmember Petersen, the vote was unanimous.

Motion passed.

a. Condemn the Unsafe Structure at 875 Clark Street and Authorize the Expenditure of \$9,850 for Demolition Work

Chief Building Inspector John Bullock and Code Enforcement Officer Lisa Webb request that Council condemn this unsafe structure and authorize the expenditure to proceed with demolition.

b. Donate Playground at Elizabeth Rounds Park to the Lions Club of Ellerbe

As discussed at the April 25 work session, staff is working on a project to replace the playground equipment at Elizabeth Rounds Park. The Lions Club of Ellerbe has requested that the Town donate the old equipment. The Town will not incur any costs or liability associated with transporting the equipment to Ellerbe and re-installing it. This also saves the Town costs that would otherwise be incurred to transport and dispose it.

c. Approve Town Council Meeting Minutes for April 2022

1. April 6, 2022 Town Council Agenda Meeting
2. April 6, 2022 Town Council Budget Retreat
3. April 12, 2022 Town Council Business Meeting
4. April 25, 2022 Town Council Work Session

d. Approve Resolution and Agreement to Consolidate the Water Systems Serving The Carolina (Caropines)

At the May 2021 Council work session, staff reviewed a proposal to transfer a small

portion of Moore County's water system (serving part of the Carolina Development - Caropines) to the Town. Council directed staff to continue negotiations with the County, resulting in a mutually accepted agreement to complete this transfer. Town Council must adopt a resolution approving the agreement. The Town Attorney is drafting the resolution for consideration on the May 10 agenda.

Town Manager Reagan Parsons reviewed the proposal for the Council.

Town Engineer James Michel provided details and answered questions from the Council.

Discussion ensued.

e. Approve Budget Amendment for PeeDee/ Pennsylvania Road Water Line Replacement

This budget amendment will update the project budget based on actual bids received on April 27, 2022.

8. ADJOURNMENT

Upon motion by Councilmember Petersen, seconded by Councilmember Petersen, and carried unanimously, Council adjourned at 9:40 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk