



MINUTES

Tuesday, June 6, 2023: 6:00 PM

Town Council Agenda Meeting

**C. Michael Haney Community Room: Southern Pines Police Department
450 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.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

3. REVIEW JUNE 13 PUBLIC HEARING ITEMS

a. 2nd Public Hearing on Proposed FY 23-24 Budget

This is the second and final public hearing on the proposed budget, to begin July 1, 2023. Town Manager Parsons stated he plans to make a briefer presentation at the June 13, 2023, meeting since this will be the second public hearing but the full presentation from May 9, 2023, is on the website for those who wish to review it.

b. PD-02-23: Conceptual Development Plan for +/- .786 acres on the West Side of S. Bennett St. between New York Ave. and Pennsylvania Ave. (continued)

Mr. Colin Webster, on behalf of Grovsner Land, LLC, has submitted an application for a mixed-use development with condominiums, single-family townhouses, office, retail, and restaurant.

Mayor Haney introduced the item and Town Manager Parsons stated that the full staff report would be available in the June 13th packet.

c. Z-02-23: Rezoning of 2.6 acres on west side of Valley View Road adjacent to Hyland Hills Golf Course

Frank Thigpen, Esq. requests to rezone a 2.6-acre parcel from Facilities, Resources, and Recreation (FRR) to Residential Single-Family (RS-2).

Mayor Haney introduced the items and Town Manager Parsons briefly reviewed the application.

Discussion ensued.

d. Z-03-23: Rezoning of 1 acre of town-owned land on the north side of Eastman Road

The Town proposes to rezone a 1-acre parcel from Residential Single-Family (RS-1) to Facilities, Resources, and Recreation (FRR). The parcel is on the north side of Eastman Road, Parcel ID 00040888.

Town Manager Parsons briefly reviewed the application. He also noted that Town Engineer, James Michel, evaluated a neighboring property after the owner contacted the Town regarding concerns about runoff that comes when the water tower drains. Councilmembers

asked staff questions about the details of the property and application.

4. REVIEW PROPOSED ACTION ITEMS FOR JUNE 13 AGENDA

a. Consider AR-05-23: Sheetz Inc. Convenience Store

Mr. Tom Anastasi of Sheetz, Inc., requests an Architectural Compliance Permit to construct a convenience store with gas sales at 1930 North Poplar St, at the intersection with U.S. Highway 1.

Planning Director BJ Grieve provided an overview of the application. He oriented attendees with the site layout and reviewed the proposed facade designs.

Sheetz employee Tom Anastasi was present to represent the application. He provided an overview of the Sheetz company.

Councilmembers asked Mr. Anastasi some questions about architectural details, landscaping, and vehicular access to the gas pumps.

b. Consider Ordinance #2066 Adopting the FY 23-24 Budget

This is the proposed FY 23-24 budget which has been presented by the Town Manager to take effect on July 1, 2023. This ordinance approves the budget, sets the tax rate at 29 cents per \$100 valuation, and also sets an additional 60 cents per \$100 valuation in Municipal Service District #1.

5. REVIEW PROPOSED CONSENT AGENDA FOR JUNE 13 AGENDA

Town Manager Parsons provided a brief overview of each item proposed for the consent agenda.

a. Approve Ordinance #2067 to Amend the Code of Ordinances Chapter 50 Water and Sewer Use, Appendix A, Rates Fees and Charges

This amendment establishes the proposed water and sewer fees that will take effect July 1, 2023, as discussed during the budget process and planned in the FY 23-24 budget.

b. Approve Ordinance #2068 to Amend the Code of Ordinances 32.076 for FY 23-24 Solid Waste Fees

This amendment establishes the proposed solid waste fees that will take effect July 1, 2023, as discussed during the budget process and planned in the FY 23-24 budget.

Parsons informed Council that the County announced updated, higher disposal rates after staff calculated the estimated rates. This change results in an estimated \$46,000 increase in expenditures. If Council wishes to continue with the 50/50 resident/Town split and the 100% commercial recovery fee, the updated monthly fees would be \$17.25 for residents and \$20.00 for commercial customers. Council expressed general consensus to adopt the updated fees; staff will update the draft ordinance prior to June 13.

c. Approve Ordinance #2069 Amending CRF Fund 64 to Appropriate Water System Development Fees

This amendment recognizes the water SDF collected April 1, 2022 to March 30, 2023.

d. Approve Ordinance #2070 Amending CRF Fund 65 to Appropriate Sewer System Development Fees

This amendment recognizes the sewer SDF collected April 1, 2022 to March 30, 2023.

e. Approve Ordinances #2071 - #2083 Amending the Town's Capital Project Funds

The amendments to the Town's Capital Project Funds have been prepared in order to align with the FY 23-24 budget.

- Ordinance #2071 - Amending the Recreation Improvements Fund
- Ordinance #2072 - Amending the Water Treatment Process Modernization Fund
- Ordinance #2073 - Amending the Sidewalks Phase II Budget
- Ordinance #2074 - Amending Sanitary Sewer Modernization Fund
- Ordinance #2075 - Amending Reservoir Park Improvements Fund
- Ordinance #2076 - Amending Facility Modernization Fund
- Ordinance #2077 - Amending Warrior Woods Lift Station Fund
- Ordinance #2078 - Amending Pennsylvania - PeeDee Fund
- Ordinance #2079 - Amending the Paving Streets Transfer to Parking
- Ordinance #2080 - NC DOT Waterline Project Fund
- Ordinance #2081 - Amending the Parking Lot Fund
- Ordinance #2082 - Amending the Paving Streets Fund
- Ordinance #2083 - Amending the Lift Station Upgrades Project Fund

f. Approve Ordinance #2084 to Establish a Municipal Service District Special Revenue Fund

g. Approve Ordinance #2088 to Amend or Repeal Outdated Provisions of the Town Code of Ordinances

Town Attorney Mac McCarley is drafting an ordinance to amend or repeal certain sections of the Town Code to align with current case law.

h. Approve Resolution #1047 Granting Permission to the Moore County Historical Association to Use Copyrighted Material for Non-Commercial Uses

The Town published and holds valid copyrights to two books: *The 1st Hundred Years of Southern Pines, North Carolina* and *Perspective on a Resort Community: Historic Buildings Inventory, Southern Pines, North Carolina*. The Association is producing an online archive of local history photographs and has requested permission to use certain material from these publications to caption these photographs.

i. Approve Resolution #1048 to Establish a Materiality Threshold and Ordinance #2065 to Amend the FY 22-23 Budget for Recognition of SBITAs Under GASB 96

GASB Statement No. 96 is a new requirement for public sector organizations related to accounting for the use of subscription-based software. Staff recommends that, for GASB Statement No. 96 accounting purposes, the Town Council approve a materiality threshold to exclude SBITA assets that are immaterial to the Town's financial statements.

j. Approve Resolution #1053: Set Public Hearing Date for AX-01-23: PARID 00040888

The Town of Southern Pines is annexing approximately one acre of land located on the north side of Eastman Road, approximately 1,000 feet west of the intersection with W. New York Ave. The Public Hearing is to be set for the Town Council Business meeting on July 11, 2023.

k. Approve Resolution #1054: Set Public Hearing Date for AX-02-23: **PENDING**

Morganton Park Realty, LLC and PACN Realty, LLC are petitioning the Town of Southern Pines for annexation of approximately 26.74 acres of land located on the north side of

West Morganton Road just west of Brucewood Road. The Public Hearing is to be set for the Town Council Business meeting on July 11, 2023.

Parsons informed Council that this item will be postponed a month, as there are some outstanding items with the application.

l. Approve Resolution #1055 to Appropriate System Development Fees

Council must annually adopt this ordinance to appropriate system development fees (SDF).

m. Approve Resolution #1056 Adopting the 2023-2033 Capital Improvement Plan (CIP)

Staff has updated the Town's 2023-2033 CIP to align with capital projects and transfers outlined in the FY 23-24 budget.

Parsons informed Council that the CIP will be updated prior to June 13. There is a revision due to the recently completed pavement condition survey.

n. Approve Contract Extension for Sale of Water to Moore County Utilities

Extends an existing bulk water contract that expires in 2025, updating the rates charged.

o. Approve Meeting Minutes for May 2023

Staff has prepared the following meeting minutes for approval:

- May 2, 2023 Agenda Meeting
- May 9, 2023 Business Meeting
- May 23, 2023 Work Session

p. Approve Resolution Related to MPO

Staff anticipates receiving a resolution related to the Town's participation in the new MPO.

Parsons noted that staff has not received the draft resolution yet, but anticipates receiving it later this week.

q. Approve Appointment for Vacant Planning Board Position

Cooper Carter has resigned from the Planning Board effective June 4, as he is moving overseas. Jennifer Garner is a recent applicant for the Planning Board who meets the criteria to fill Mr. Carter's vacant seat, if Council desires to appoint her.

6. ADJOURNMENT

Upon motion by Bill Pate, seconded by Paul Murphy and carried unanimously, Council adjourned at 6:57 pm.

Respectfully submitted:


Elizabeth Robertson, Town Clerk

