



AGENDA

Tuesday, January 23, 2024: 3:00 PM

Town Council Work Session

E.S. Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. TOWN MANAGER'S COMMENTS

3. APPROVAL OF AGENDA

4. PUBLIC COMMENTS

5. PRESENTATIONS

a. Concept Plans for Renovations to Finance & Administration Buildings

The finance building is approximately 50% vacant following the relocation of planning and inspections to the community development building. Additionally, both the finance and administrative buildings have needs for ADA accessibility. The FY 23-24 budget allocated \$100,000 to develop concept plans and cost estimates; staff has been working with architects from CPL to advance this project. CPL architects Taylor Bishal and Brad Norvell will present the recommended concept plans and a high-level pre-design cost estimate for building renovations. Staff seeks Council authorization to advance construction drawings and bid documents.

6. ORGANIZATIONAL MATTERS

a. Appointment to Complete the Remainder of Mayor Clement's Unexpired Council Term

Taylor Clement was elected Mayor in the November 7th election, leaving her former Council seat vacant. In accordance with NCGS § 160A-63, the Town Council appoints a citizen to complete the remainder of her unexpired term through the November 2025 election. Ten citizens submitted applications for this seat as well as responses to follow-up questions. More details are available at sopinesnc.info/council.

7. CONSENT AGENDA

a. Approve Resolution #1079: Acceptance of Water Asset Inventory and Assessment Grant

The NC Department of Environmental Quality has awarded the Town a \$200,000 grant to perform asset inventory and assessment work for the Town's water system.

b. Approve Resolution #1080: Acceptance of Wastewater Asset Inventory and Assessment Grant

The NC Department of Environmental Quality has awarded the Town a \$200,000 grant to perform asset inventory and assessment work for the Town's wastewater system.

c. Approve Ordinance #3023: Amending the Municipal Service District Special Revenue Fund

Staff requests an amendment to the MSD Project Budget in the amount of \$3,092. This accounts for ad valorem tax revenues.

d. Approve Town Council Meeting Minutes for December 2023

Staff requests approval of the following meeting minutes for December 2023:

- December 5, 2023
- December 12, 2023

8. ACTION ITEMS

a. Consider WP-03-23 Watershed Protection Permit - 1.02 acres on Central Drive

Kevin Lindsay has applied for a Watershed Protection Permit for 1.02 acres on Central Drive. The requested permit would allow for the construction of eight apartment units with 45% total impervious surface. The property is located within the Little River Watershed that is part of the Cape Fear River Basin.

b. Consider Resolution #1081: Reimbursement Agreement for Two Fire Trucks

This resolution declares the Town's intent to pursue tax-exempt financing in an amount not to exceed \$2.5 million. Upon receipt of the borrowed funds, the Town may reimburse itself for funds advanced to purchase one or more fire trucks.

c. 2024 Council Appointments

Individual councilmembers are appointed by the body each year to serve in various capacities and manage certain responsibilities. At the December 5th meeting, Council appointed Bill Pate as Mayor Pro-Tem and Ann Petersen as Treasurer. Council indicated an interest to discuss the other appointments after the 5th Councilmember is selected. The included staff memo outlines more information on these appointments and their responsibilities.

9. PUBLIC HEARINGS

a. Consider OA-06-23: Proposed Text Amendments to the Unified Development Ordinance

The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO). The proposed amendments cover three topics described in the staff report.

b. Consider SU-01-23: Expansion of Authorized Land Uses in 1998 Mill Creek Mixed-Use Development Master Plan

Mr. Bob Koontz has applied for a Special Use Permit amendment application to expand the authorized land uses in the General Business conditional zoning district (GB-CD) portion of the Mill Creek development. The public hearing was opened at the December 12th Town Council meeting.

c. Consider PD-05-23: Preliminary Development Plan for Phase 10 of Morganton Park North

Mr. Bob Koontz has applied for a Preliminary Development Plan for 160,000 square feet of medical office space on 8.7 acres in Morganton Park North.

d. Consider SU-02-23: Special Use Permit for a Major Subdivision at 730 S. Bennett Street

Mr. Kevin Lindsay has applied for a Special Use Permit, Major Subdivision Preliminary Plat, and Watershed Protection Permit in order to subdivide the parent tract into 13 townhomes with a homeowners' association.

10. COUNCIL UPDATES AND DISCUSSION

a. Discussion Regarding Terms for Appointed Boards

Follow-up discussion regarding the status of terms on various Council appointed boards and potentially setting terms to expire at a similar time each year.

b. Planning Department Update

Staff will update Council on applications advancing from the Planning Board to Council and implementation efforts related to the recently adopted CLRP.

11. COUNCIL ROUNDTABLE

12. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's [YouTube channel](https://bit.ly/3hXx2Qk). Video of the Town Council meetings will be live streamed on the channel for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream. To receive notifications when new content is published, please "subscribe" to the Town's channel at <https://bit.ly/3hXx2Qk>