



MINUTES

Tuesday, November 28, 2023: 3:00 PM

Town Council Work Session

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. ACTION ITEMS

a. AR-09-23: Morganton Park South Phase 3 (BJ's Wholesale & Starbucks)

This item is a continuance from the November 8, 2023 Agenda Meeting. Midland Atlantic Properties is requesting an Architectural Compliance Permit for Phase 3 of the Morganton Park South Planned Development. The architectural review is for a 101,840-square foot wholesale retail building with an accessory fuel service station (with a kiosk) and a 2,500-square foot drive-through restaurant on +/- 13.89 acres.

Planning Director Grieve presented the updated application and staff report.
Discussion ensued.

John Silverman of Midland Atlantic Properties and Bob Koontz of KoontzJones Design presented details to the Council regarding the changes requested and made to the application.
Discussion ensued.

Councilmember Pate moved to approve AR-09-23; Morganton Park South Phase 3 with the following conditions and/or deviations:

- that all deviations contained in the staff report dated November 28, 2023, be included
- all conditions contained within the staff report be included
- Condition #3 will be edited to include the updated PowerPoint as shown by the applicants on November 28, 2023
- Conditions #4 and #5 will be updated to include the parapet around the entire building shall be increased to 3 feet and any screening as necessary for mechanical equipment will be met with the required shielding as determined at site review.

The motion was seconded by Mayor Pro Tem Murphy and the vote was unanimous.
Motion passed

b. Budget Amendment

Appropriation of Funds to Complete the StreamBank Stabilization project.

Mayor Haney opened the item for discussion and Town Manager Parsons gave a brief overview of

the requests.

Councilmember Pate moved to approve the requested budget amendments, seconded by Mayor Pro Tem Murphy; the vote was unanimous.
Motion passed.

4. COUNCIL UPDATES AND DISCUSSION

a. FY 22-23 Audit Presentation

Presentation of the FY 22-23 audit and financial statements. Draft Financial Statements may be reviewed at <https://www.southernpines.net/Archive.aspx?ADID=1046>

Finance Director Tess Brubaker-Speis and Chad Cook of Forvis, LLP presented a preliminary draft of the 2023 Financial Statement Audit Results.

b. Request for Motion to adopt the FY 22-23 Audit Report

Requested adoption of the Annual Audit as presented earlier in this meeting.

Councilmember Pate moved to adopt the FY 22-23 Audit Report as presented by Forvis, seconded by Councilmember Petersen; the vote was unanimous.
Motion passed.

c. 2024 Council Appointments

Individual councilmembers are appointed by the body each year to serve in various capacities and manager certain responsibilities. Some of these roles are currently held by Mayor Haney and Mayor Pro-Tem Murphy and will need to be addressed on December 5th when they leave the Council. Details are included in the staff memo.

Discussion ensued.

The Council will elect a Mayor Pro Tem and a Treasurer at the December 5th meeting and all other decisions will wait until a 5th council member joins.

d. 2024 Council Meeting Schedule

Discuss the proposed meeting schedule for 2024, including the possibility of merging the work session and agenda meeting into a single event.

Asst. Town Manager Jessica Roth presented two calendar options to the Council. One option continues with the current schedule and the other option reflects a 2 meeting per month schedule. Discussion ensued.

The Council agreed to try out the 2 meeting per month schedule with a final draft presented to Council at the December 5th meeting.

e. Discussion Regarding the Purchase of Replacement Pumper and Ladder Trucks for the Fire Department

Town Manager Parsons and Asst. Town Manager/Fire Chief Michael Cameron presented the options available to the Town and each option's cost..

After discussion, the Council is in agreement to pay outright for the requested trucks to take advantage of the available discount.

f. Southern Pines Water Treatment Plant PFAS Settlement Discussion

Discussion of potential class action settlement related to PFAS.

Town Engineer/Asst. Public Works Director James Michel gave an overview of the item.

Councilmember Petersen questioned Town Attorney Mac McCarley about the town's options and asked for his opinion. Town Attorney McCarley suggested that the town stay in the settlement group. Discussion ensued and the Council agreed with Attorney McCarley's recommendation.

5. COUNCIL ROUNDTABLE DISCUSSION

Councilmember Clement thanked everyone for their support while she was away.

Councilmember Clement questioned the date of the next MPO meeting. Thursday is the next scheduled meeting but there is discussion that it might get canceled.

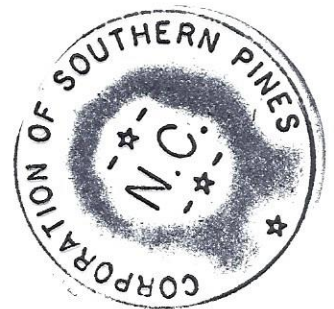
Councilmember Pate asked for information regarding the County updating their land use plan and is being questioned by citizens if the Town is at risk of sacrificing the town's water sources? Town Manager Parsons and Town Engineer Michel shared their knowledge of the subject. Moore County is researching different options now. One known option involves the creation of a second intake and expansion of our processing plant, which will create redundancy and would provide a back-up to the Town's current system. The second currently known option involves rehabbing the old plant in Robbins. RP will not recommend anything that would jeopardize the town's ability to provide water.

6. ADJOURNMENT

Upon motion by Councilmember Petersen, seconded by Councilmember Pate and carried unanimously, Council adjourned at 5:29 pm.

Respectfully submitted:


Elizabeth Robertson, Town Clerk





**ORDINANCE #3018
AMENDING THE STREAMBANK STABILIZATION BUDGET**

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby amended:

Section 1: The project authorized is for the purpose of stabilizing the erosion of the streambank behind the Fire and Police Stations.

Section 2: The officers of this unit are hereby directed to proceed with the capital reserve fund within the terms of the budget contained herein.

Section 3: The following additional amount is appropriated for the project:

Construction	<u>\$ 60,000.00</u>
--------------	---------------------

Total Additional Project Appropriation	<u>\$ 60,000.00</u>
--	---------------------

Section 4: The following additional revenue is anticipated to be available for this project:

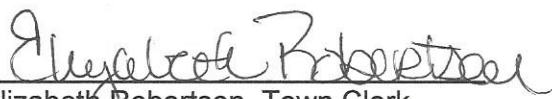
Transfer In General Fund	<u>\$ 60,000.00</u>
--------------------------	---------------------

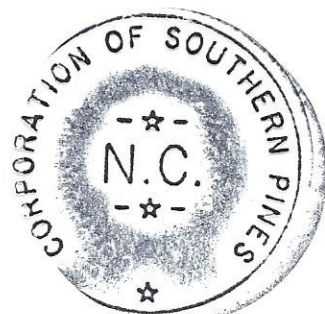
Total Additional Project Revenues	<u>\$ 60,000.00</u>
-----------------------------------	---------------------

Section 5: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 6: This amended ordinance becomes effective November 28, 2023.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of November 28, 2023 as shown in the minutes of the Town Council for that date.


Elizabeth Robertson, Town Clerk



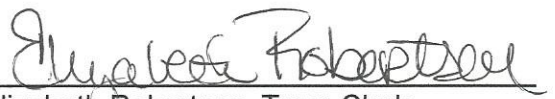


**ORDINANCE #3019
AMENDING THE 2023/2024 FISCAL YEAR BUDGET
STREAMBANK STABILIZATION PROJECT**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 28th day of November, 2023 that the Operating Budget for the Fiscal Year 2021/2022 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
General Fund	Transfer to – CP Streambank Stabilization	10-670-5000	\$60,000.00	
General Fund	Fund Balance Appropriations	10-397-1000	\$60,000.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of November 28, 2023 as shown in the minutes of the Town Council for that date.


Elizabeth Robertson, Town Clerk

