



MINUTES

Wednesday, November 8, 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.

Mayor Haney congratulated Mayor Elect Taylor Clement on her win in yesterday's election and complimented everyone on running clean and respectful election campaigns.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

Staff requests that Council add a resolution to the consent agenda to declare surplus and award Lt. Paul Wright his badge and service weapon upon his retirement. No objections were made.

3. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

PD-04-23 West Southern Pines Center Conceptual Development Plan

The Southern Pines Land and Housing Trust has applied for a Planned Development Conceptual Development Plan (CDP) for the +/- 17.13 acres of the West Southern Pines Center for African American History, Cultural Arts, and Business.

Mayor Haney introduced the item for discussion.

Staff stated they had no concerns regarding the project and no questions were voiced from the Council.

4. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

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

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 BJ Grieve presented the application and staff report to the Council. There are some problems with the submitted application missing the application deadlines and missing information within the submission.

The following people were present on behalf of the applicant:

John Silverman and Bill Meese of Midland Atlantic Holding Company

Bob Koontz of KoontzJones Design

Patrick Netreba of BJ's Wholesale

Bryan Wondalosky of Casco Architects

The applicants gave a presentation on their project and addressed items that were missing or questioned in their original application submitted to staff.

Discussion ensued.

Council and the applicants agreed that the applicants will return for the scheduled November 28, 2023, Town Council Work Session meeting for further discussion. The applicant will provide the missing or requested items to the planning staff by November 15, 2023, at 5:00pm.

5. REVIEW PROPOSED CONSENT AGENDA FOR UPCOMING BUSINESS MEETING AGENDA

Councilmember Petersen asked that a two-meeting schedule be considered and discussed at the work session. Staff will provide two calendar options for the 2024 Town Council meeting schedule for review at the next meeting (2nd & 4th week and current schedule).

The question of appointing a person to fulfill the rest of Councilmember Clements term or enacting a vote. After discussion, council agreed to advertise for applications and then the council will interview and vote on the new member.

a. Approve Ordinance #3013 Establishing a Capital Project Fund for Fire Trucks

The Town owns a ladder truck and fire engine that are nearing their end of life. Staff recommends establishing a capital project fund to designate funds towards these upcoming purchases. The ordinance also allocates \$1.5 million to this fund.

Town Manager Parsons reviewed the staff request. Citing increasing prices and delays for delivery, the staff is requesting to create a fund for the purchase of two fire trucks with the intention of avoiding any additional costs.

b. Approve Ordinances #3014 and 3015 Amending the Budget for Recreation Improvements

The Town has recently resurfaced the playgrounds at Downtown Park and Pool Park. Due to unforeseen conditions underneath the previous surface, additional prep work was needed. The additional scope of work totaled \$33,488 for both playgrounds.

Town Manager Parsons reviewed the request from staff for additional funds for the resurfacing project at the parks. Some issues were found with the subsurface that increased the cost.

c. Approve Resolution #1076 Supporting the Town's Application to be Designated a Bee City USA Affiliate

The Appearance Commission requests that the Town apply for affiliation as a Bee City USA. Similar to the Town's participation in the Tree City USA program, this is a voluntary program and demonstrates the Town's support for supporting pollinators, integrated pest management, and environmental awareness and sustainability. It also helps to advance policy 4.9 of the 2040 Comprehensive Plan: "Protect natural areas and environmental assets throughout the community."

Town Manager Parsons advised that the cost of maintaining is just the application fee and will coordinated through the Appearance Commission.

d. Approve Resolution #1077 to Modify the Thresholds for Capital Assets and SBITAs

Staff recommends increasing the Town's capitalization threshold from \$10,000 to \$20,000. This is a monetary threshold that determines whether an asset is reported on the Town's financial statements and was last updated in 2013. The Town's materiality threshold for SBITAs was set to match the capitalization threshold, so staff also recommends increasing this threshold to \$20,000.

Town Manager Parson gave a brief overview of the item.

e. Approve meeting minutes for October 2023

Staff has prepared the following meeting minutes for approval:

- October 3, 2023 Town Council Agenda Meeting
- October 10, 2023 Town Council Business Meeting
- October 24, 2023 Town Council Work Session

No corrections were requested.

6. CLOSED SESSION

a. Closed Session - Personnel

Council will hold a closed session as authorized in N.C.G.S. §143-318.11(a)(6) for the evaluation of Town Attorney, Mac McCarley.

Councilmember Petersen moved to enter closed session at 7:32 pm per N.C.G.S. §143-318-11(a)(6), seconded by Councilmember Clement; the vote was unanimous.

Motion passed.

Councilmember Petersen moved to return to open session at 8:19 pm, seconded by Councilmember Clement; the vote was unanimous.

Motion passed.

7. ADJOURNMENT

Upon motion by Councilmember Petersen, seconded by Mayor Pro Tem Murphy and carried unanimously, Council adjourned at 8:19 pm.

Respectfully submitted:


Elizabeth Robertson, Town Clerk

