



MINUTES

Friday, January 26, 2024: 3:00 PM

Town Council Agenda Meeting

C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave

1. CALL TO ORDER

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

2. TOWN MANAGER'S COMMENTS

Town Manager Parsons is not in attendance.

3. ACTION ITEMS

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 and Council narrowed this pool down to four at the January 23rd meeting. Each applicant will have an opportunity to share thoughts and answer questions from Council. The Council may or may not make the formal appointment after talking with each applicant.

This meeting is open to the public and more details are available at sopinesnc.info/council. The short-list of applicants includes:

1. Gary Carroll
2. Logan King
3. Michael Jones
4. Brandon Goodman

Mayor Clement welcomed everyone and introduced the first candidate, Mr. Gary Carroll. Mr. Carroll introduced himself and gave a brief presentation of his history, qualifications and shared the reasons why he feels he is the best choice for the open Council seat.

Mayor Pro Tem Pate asked Mr. Carroll to share what he felt was unique to him and his background that he would bring to the Council in terms of perspective or experience. Mr. Carroll spoke of quasi-judicial hearings and public forums that he attended while on the Planning Board and shared that he felt he brings a view point from a part of the Town that is

not currently represented.

Mayor Clement questioned how Mr. Carroll feels his position on the Planning Board and or HOA compares to the position of councilmember? Mr. Carroll stated that he feels there are some similarities in that the HOA has to manage setbacks and architecture review and then expanded on his experience with development projects as a Planning Board member.

Councilmember Gray asked if Mr. Carroll could think of a project he was involved in while on the Planning Board that involved the West Southern Pines Community. Nothing from West Southern Pines came before the Planning Board while he was serving, but a storage facility was proposed, and he was part of the Planning Board's recommendation against the project as a result of the West Southern Pines community statements during the hearings.

Councilmember Petersen asked Mr. Carroll to share if he felt he could be objective when a project that directly affected his community, such as the proposed Multi-Modal Path was before the Council. Mr Carroll shared that he asked for representation from the Council to be present at a HOA meeting on the subject so that fair representation could be given on both sides of the issue.

Mayor Clement called for a break in the meeting while additional chairs were brought in to accommodate the crowd present and clear access to the exit doors.

Mayor Clement welcomed Mr. Logan King.

Mr. King introduced himself and briefly spoke to the Council regarding his history, qualifications and shared the reasons why he feels he is the best choice for the open Council seat.

Mayor Pro Tem Pate asked Mr. King to share what he felt was unique to him and his background that he would bring to the Council in terms of perspective or experience. Mr. King feels his knowledge of construction costs, construction process and bid processes would be an asset to the Council when the Town is considering projects.

Councilmember Gray questioned what Mr. King feels he will bring to Southern Pines from his experiences of dealing with the Raleigh City Council. Mr. King shared that he feels the Raleigh City Council is currently dealing with issues that aren't at a 'city level' and shouldn't be wasting time on but does feel the learned how to communicate more effectively and grew his 'listening skills' as a result of his dealings with the Council.

Councilmember Petersen asked Mr. King to share how he assisted the other Councilmembers in their campaigns for election. Mr. King donated his time at the polling sites and provided shirts for the campaigns, some donated and some were provided at a fair cost.

Councilmember Petersen asked Mr. King his position on the proposed Multi-Modal Path and Mr. King stated that he would almost always be pro pathways and provided examples of work done in Raleigh.

Councilmember Petersen questioned Mr. King on his knowledge of the CLRP and Mr. King shared that he had read approximately 40% and was involved in the survey's that preceded it's completion.

Mayor Pro Tem Pate questioned Mr. King on how he would deal with community opinion when participating in a process, such as quasi-judicial hearings, where the opinions aren't a factor of the decision. Mr King stated that he would assure citizens while the while they might not currently support the decision that there would come a time when they would be

able to influence the decision making.

Mayor Clement welcomed Mr. Mike Jones.

Mr. Jones introduced himself and shared with the Council the reasons why he feels his background and skills would make him the best choice for the open seat and gave examples of those reasons.

Councilmember Gray asked Mr. Jones to share similarities he could see between his time serving on a town council in Ridgefield and the prospect of serving on the Southern Pines Town Council. Mr. Jones shared that the Ridgefield community was experiencing a lot growth when he was there and that mirrored what Southern Pines is currently experiencing with zoning, new residential and commercial building.

Mayor Clement asked Mr. Jones to share his view of where Southern Pines fits into the southern part of Moore County 'big picture' wise. Mr. Jones shared that he feels Southern Pines plays second fiddle in the minds of the county commissioners and that Southern Pines needed to work on marketing itself better.

Councilmember Petersen asked Mr. Jones if he had served on any Southern Pines boards and Mr. Jones replied that he had not. Councilmember Petersen then briefly reviewed facts she had found on Ridgefield and questioned if Mr. Jones saw a discrepancy when overseeing that community versus Southern Pines. Mr. Jones stated that he had served Ridgefield over 20 years prior and was not involved in where the community currently was but was very proud of what he had accomplished back when he did serve.

Mayor Pro Tem Pate asked Mr. Jones if, as a result of his time working with the Airport Authority, that he felt the Town could do to better that relationship. Mr. Jones feels that if the Council would expand it's view and relationships with the neighboring communities the benefit to the Town itself would be great.

Councilmember Petersen questioned if Mr. Jones worked on affordable housing while in Ridgefield. Mr. Jones shared his experiences last the time although it was in a different state.

Mayor Clement welcomed Mr. Brandon Goodman.

Mr. Goodman introduced himself and spoke to the Council regarding his history, qualifications and shared the reasons why he feels he is the best choice for the open Council seat.

Councilmember Gray asked Mr. Goodman to share his thoughts on managing development or growth in the area seeing as he in the development business. Mr. Goodman feels his experience in reading and interpreting building plans would be an asset when working to manage proposed development.

Councilmember Pate asked Mr. Goodman unique skill or perspective he felt he would bring to the Council and Mr. Goodman shared that he felt his knowledge of local government, zoning and state delegations will benefit the Town in the future when managing growth.

Councilmember Petersen questioned if Mr. Goodman's felt his participation and resulting 4th place finish in a prior election reflected the Town's viewpoint on how it should be governed. Mr. Goodman stated that he feels the 4th place result reflects that he did a poor job campaigning.

Mayor Clement asked Mr. Goodman to share his thoughts on how Southern Pines ranks within Moore County. Mr. Goodman responded that he feels Southern Pines has it's own

brand that is world known and isn't or shouldn't be in competition with any of the other entities in the area and should be governed uniquely.

Councilmember Gray asked Mr. Goodman to share his thoughts or suggestions for helping the West Southern Pines community and Mr. Goodman shared that several years prior he had approached a former Town staff member with what he felt was an issue within the West Southern Pines community and how to resolve said issue that he feels mirrors the later published DFI study whose solution he supports and agrees with.

Mayor Pro Tem Pate questioned Mr. Goodman on his response should the accusation come of bias when making Council decisions due to Mr. Goodman's profession within the development community. Mr. Goodman qualified that he is a builder not a developer and that when presenting and building a project to the Council years before he had no issues which he feels proves his credibility and that as far as bias or preferential treatment is concerned he feels that he would be protective when dealing with his own community.

Mayor Clement asked Mr. Goodman to share his experience when developing Walker Station. Mr. Goodman gave background on the project and feels the community has become exactly what was intended and has become a model for other communities.

Councilmember Petersen questioned Mr. Goodman on his thoughts on preservation of the community as a whole as opposed to development and Mr. Goodman responded that preservation should always be the first option. Councilmember Petersen then questioned the logic of having a developer on the Council to which Mr. Goodman reiterated that he feels his skill set would very useful.

Mayor Clement asked Mr. Goodman what he felt the Town of Southern Pines role was legislatively within the State. Mr. Goodman feels we should maintain good relationships with county and state representatives and feels the MPO is a great start to that.

Councilmember Petersen questioned the procedure moving forward. Mayor Clement advised that based on prior conduct the procedure is a vote after the interviews of the candidates with the decision made by motion.

Councilmember Petersen stated that she would prefer the use of weighted votes and Mayor Clement advised that with the stated preference of following past procedures that weighted voting had never been used and doesn't feel its appropriate at this time.

Mayor Clement granted a 7 minute recess so that Council can review their notes.

Councilmember Petersen asked for discussion on the use of weighted voting prior to a motion being made.

Mayor Clement reiterated that she feels the vote should be made be motion as has been done in the past.

Mayor Pro Tem Pate stated that he would like to follow past procedure with a vote following the interviews.

Discussion ensued.

Councilmember Gray shared that she feels ranking the candidates demeans them and is comfortable with a motion and vote.

Councilmember Gray moved to appoint Mr. Brandon Goodman to the open seat, seconded by Mayor Pro Tem Pate; the vote was as follows:

Mayor Clement = aye

Mayor Pro Tem Pate = aye

Councilmember Petersen = nay

Councilmember Gray = aye

Motion passed.

4. ADJOURNMENT

Mayor Clement adjourned the meeting at 4:38 pm.

Respectfully submitted:


Elizabeth Robertson, Town Clerk

