



## MINUTES

Wednesday, June 2, 2021 — 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 at 6:00 pm and welcomed everyone back to “in person” meetings and thanked IT Nedra Norton and her staff for their hard work on the virtual council meetings during the pandemic. All Councilmembers were present.

### 2. TOWN MANAGER’S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

### 3. ACTION ITEMS FOR JUNE 2, 2021

#### a. Review AR-01-21 Southern Pines Crossfit

*Lauren Long provided an overview of the request. Dean King, on behalf of T & S Developers LLC, is requesting approval of an Architectural Compliance Permit for an 8,910 square foot commercial gym located at 1042 SW Broad Street.*

*Dean King provided the council with additional detail and answered questions regarding the design choices and any non-compliant issues such as roof pitch and building materials.*

#### b. Consider Resolution to Direct the Clerk to Investigate an Annexation Petition Received Under N.C.G.S. 160A-31

*Gareth and Lorraine Williams have petitioned the Town for a voluntary annexation of a contiguous +.353-acre parcel, located at 465 Petty Street, PIN 858220802013 (PARID 00991745). State law requires that Council direct the Town Clerk to investigate the sufficiency of the petition before proceeding further.*

Upon motion by Councilmember Saulnier, seconded by Mayor Pro Tem Murphy and carried unanimously 5-0, AX-02-21 – Resolution to Direct the Clerk to Investigate an Annexation Petition Received Under N.C.G.S. 106A-31 was approved.

#### 4. PUBLIC HEARINGS FOR JUNE 8, 2021 COUNCIL MEETING

- a. **PD-02-21: Planned Development – Preliminary Development Plan for expansion of the Multi-family Legends Apartment Community; Applicant: Morganton Park II, LLC**  
*Town Manager Reagan Parsons provided an overview of the request. The applicant requests approval of a Preliminary Development Plan in order to expand the existing multi-family development, Legends Apartments, at 500 Legends Drive. The two parcels included in this application total 8.56 acres. If approved, the overall development would total 432 units on 27.03 acres.*
- b. **PD-03-21: Planned Development – Preliminary Development Plan for a new four-phased development of Brad Halling American Whiskey; Owner/Applicant: Brad Halling and Jessica Halling dba Rickhouse Properties, LLC**  
*Town Manager Reagan Parsons provided an overview of the request. The applicant requests approval of a Preliminary Development Plan (PDP) in order to construct Planned Development - Preliminary Development Plan a whiskey distillery. The subject parcel is a 15.04-acre parcel located on the North side of Yadkin Road between Trimble Plant Road and US HWY #1.*
- c. **OA-01-21: Text Amendments to the Unified Development Ordinance (UDO)**  
*Town Manager Reagan Parsons provided an overview of the request. The North Carolina legislature adopted Chapter 160D of the general statutes in 2019, which consolidated statutes for local government development regulations into a single chapter. Local governments are mandated to adopt necessary amendments to conform local ordinances to this new law by July 1. Staff presented the more substantive updates to the Town's ordinances at the May 24 work session.*
- d. **Public Hearing on FY 22 Budget**  
*Town Manager Reagan Parsons provided an overview of the request. This is the final public hearing on the proposed FY 22 budget, which begins July 1, 2021.*

#### 5. PROPOSED ACTION ITEMS FOR JUNE 8, 2021 COUNCIL MEETING

- a. **Adoption of the FY 2021-2022 Budget and Setting the Tax Rate**  
*Town Manager Reagan Parsons provided an overview of the request.*
- b. **Approve AR-01-21: Architectural Compliance Permit for Southern Pines Crossfit**  
*Town Manager Reagan Parsons provided an overview of the request.*
- c. **Resolution Awarding the Badge and Service Weapon Carried by Lieutenant Rodney Allred to Him on His Retirement**  
*Town Manager Reagan Parsons provided an overview of the request. G.S. 20-187.2 allows the Town to award the badge and service sidearm to a retiring law enforcement officer. Lieutenant Rodney Allred is retiring after serving as a sworn law enforcement officer for 28 years.*
- d. **Consent Agenda**

All items listed below are considered routine and are proposed to be approved by one motion and without discussion during the June 8, 2021 business meeting. Town Manager Parsons provided an overview of each item and answered questions from Council.

**i. Approve a Resolution to Set Public Hearing for AX-02-21 Voluntary Annexation Petition at 465 Petty Street**

*Upon receipt of a Certificate of Sufficiency from the Town Clerk concerning this petition, the next step in the process is for Council to adopt a resolution setting a date for a public hearing. The hearing is proposed for July 13.*

**ii. Approve a Resolution authorizing Town Manager to enter into agreement with the Owners of Warrior Woods Lake regarding funding for cleanup efforts**

*Staff recommends entering into an agreement with the owners of Warrior Woods Lake. The Town will provide \$16,100 toward remediation efforts following a discharge from the Town's sewer lift station.*

**iii. Approve a Resolution Adopting Local Water Supply Plan**

*NCGS §143-355(1) requires a local government that provides public water services to prepare and submit a Local Water Supply Plan (LWSP) to the Division of Water Resources for the North Carolina Department of Environmental Quality.*

**iv. Approve Ordinances Amending the FY 20-21 Budget**

- 1. \$150,000 increase for contractual services for sewer (monies collected through water and sewer bills to paid to Moore County to treat our collection system)*
- 2. \$8,500 increase for planning contractual services (DFI –needed to commission a Phase II environmental study on land at Henley & Morganton due to the site being a former dump)*
- 3. \$1,421 for fire department supplies (money received from NC Dept of Insurance – to compenstate for any state owned facilities within our area)*

**v. Approve Capital Reserve Fund Ordinances**

- 1. Capital Reserve Fund Resolution*
- 2. Amending Fund 64: CRF – Water Ordinance \$726,504*
- 3. Amending Fund 65: CRF – Sewer Ordinance \$256,135*

**vi. Approve Amendments to Code of Ordinances**

- 1. Chapter 32, Public Works, Section 32.076*
- 2. Chapter 50, Water and Sewer Use*

**vii. Approve Capital Project Fund Ordinances**

- 1. Fund 50: Amending the Streambank Stabilization Budget - \$110,000*
- 2. Fund 57: Amending the Sidewalk Phase II Budget - \$200,000*
- 3. Fund 58: Amending the Recreation Fund – \$92,000*
- 4. Fund 61: Amending the Warrior Woods Lift Station Budget - \$175,049*

5. Fund 63: Amending the Sanitary Sewer Modernization Budget – \$508,590
6. Fund 66: Amending the Water Treatment Process Modernization Budget - \$415,966
7. Fund 67: Amending the Water and Sewer Improvements Budget - \$185,000
8. Fund 74: Amending the Pennsylvania/PeeDee Waterline Budget - \$425,474
9. Fund 53: Creating the Reservoir Park Dam CPF - \$75,000

**viii. Approve Resolution to Close Water and Sewer Impact Fees**

*Staff requests authorization to close these funds, which were established in 1990 to cover the cost of expanding the water and sewer systems. All funds have been transferred to appropriate projects leaving a zero balance and the Town no longer applies these fees.*

**ix. Approve Project Budget Ordinance and Create the American Rescue Plan Act Special Revenue Fund**

*In accordance with the terms of the ARPA documents and the rules and regulations of the U. S. Treasury, the Town must create a special revenue fund to account for revenues and expenditures associated with the ARPA.*

**x. Approve Council Minutes**

**xi. FY 20-21 Nixon Hughes Audit Contract**

*Town Manager Parsons requested to add this to agenda for the June 8<sup>th</sup> meeting. The Finance Director recently received the contract and requests approval prior to the end of the fiscal year..*

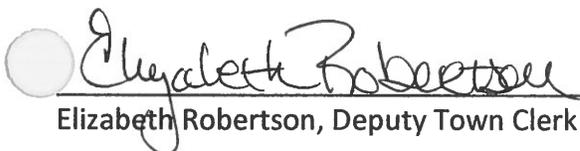
**6. CLOSED SESSION UNDER NC GENERAL STATUTE 143-318.11(a) (4) TO DISCUS POTENTIAL INCENTIVES REALATED TO AN ECONOMIC DEVELOPMENT PROJECT**

Upon motion by Councilmember Saulnier, seconded by Mayor Pro Tem Murphy and carried unanimously 5-0, Council adjourned to closed session at 6:39 pm.

No action was taken during the closed session.

Upon motion by Councilmember Saulnier, seconded by Mayor Pro Tem Murphy and carried unanimously 5-0, Council returned to Regular Session and adjourned at 7:53 pm.

Respectfully Submitted,

  
Elizabeth Robertson, Deputy Town Clerk

