CITY OF LAURINBURG
CITY COUNCIL MEETING
JULY 16, 2024
CITY HALL AND POLICE DEPARTMENT
303 WEST CHURCH ST.
6:00 PM

Minutes

1. CALL TO ORDER

The City Council of the City of Laurinburg held its regular meeting on Tuesday, July 16, 2024, in the Council Chambers of the City Hall and Police Department at 6:00 p.m. with the Honorable James T. Willis, Mayor, presiding. The following Councilmembers were present: Mary Jo Adams, Mary Evans, Rosemary Rainer, Barbara Rogers, and Andrew G. Williamson, Jr.

Also present were Charles D. Nichols III, City Manager; William P. Floyd, Jr., City Attorney; Harold W. Haywood, Administrative Services Director / City Clerk; Amanda Futrell, Administrative Support Assistant / Deputy City Clerk.

Mayor Willis called the meeting to order at 6:00 p.m. Councilmember Rainer gave the Invocation and led the Pledge of Allegiance.

2. APPROVAL OF AGENDA

The City Manager stated that item 6c needed to be added to the City Manager Reports section of the agenda. He stated that this item is for amending the Fiscal Year 2024-2025 Budget Appropriations Ordinance to allocate the additional needed funding for the Fleet Wash Facility construction project. The City Manager stated that two additional properties located at 902 and 904 South Main Street should be added to item 6d to be considered for possible donation to the City of Laurinburg.

Councilmember Williamson moved to approve the amended agenda, with a second by Councilmember Adams, and the vote was unanimous.

3. PUBLIC COMMENT PERIOD

Mrs. Audrey Mason, of Adams Avenue in Laurinburg, NC, spoke before the Council. Mrs. Mason stated that she wanted to speak before the Council regarding the road she lives on. She stated that the road has big holes and is in terrible condition. Mrs. Mason stated that she wanted to inquire about whether anything could be done about the condition of her road. She stated that she went from door to door in her neighborhood last year to collect money to try to assist with cleaning the road. Mrs. Mason stated that she paid a man to clean up debris around the road. She asked the Council if anything could be done to fix the condition of the road. The City Manager asked Mrs. Mason if the location she is speaking of is inside the city limits. Mrs. Mason was unsure. The City Manager pulled up the location of the road on the GIS system and advised that the road that her property was located on was not in the city limits but was in the county. He advised Mrs. Mason that all roads in the county are NCDOT roads. He stated that the City could reach out to the NCDOT's Wagram office to see if they could assist. He advised Mrs. Mason that if the road was located in the city limits, someone could be sent out to work on repairing the road. The City Manager asked Mrs. Mason if the road was a private drive. Mrs. Mason stated that she had been told prior that it was a private road. The City Manager advised Mrs. Mason that the City would contact the NCDOT to express her concerns and if the road was a NCDOT road, the NCDOT would assist her.

4. CONSENT AGENDA

Mayor Willis Read aloud the Consent Agenda:

a. Consider the approval of the draft minutes for the June 18, 2024, Regular Meeting.

b. Consider the Semi-Annual Surplus Property Sales report.

c. Authorize the Mayor to execute the Order to Collect Property Taxes.

d. Set a public hearing to be held on Tuesday, August 20, 2024, at 6:00 p.m., to consider a request to rezone Parcel ID # 01021001008 on Elm Avenue from Residential-15 to Residential-20.

e. Set a public hearing to be held on Tuesday, August 20, 2024, at 6:00 p.m., to consider a request to rezone Parcel ID #'s 01006101026 and 01006101027 on Kinlaw Drive from Residential-6 to Office/Institutional, and Parcel ID's 01006101028, 01006101029, 01006101030, and 01006201009 on Kinlaw Drive from Residential-15 to Office/Institutional.

f. Set a public hearing to be held on Tuesday, August 20, 2024, at 6:00 p.m., to consider a request for a Special Use Permit on Parcel ID # 04019808007 on Barnes Bridge Road for a church.

g. Consider Resolution No. R-2024-15 to accept a loan from the N.C. Department of Environmental Quality Drinking Water State Revolving Fund-Lead Service Line Replacement to conduct a Lead Service Line Inventory.

e. Consider the approval of the use of McDuffie Square for the National Night Out Event with the Police Department on August 6, 2024, from 6:00 p.m. to 8:00 p.m., and approve the closure of Railroad Street, from Gill Street to Main Street, for this event from 5:30 p.m. to 9:00 p.m.

h. Consider the approval of the request to use McDuffie Square by the Scotland County Area Relay for Life for the Annual Scotland County Relay for Life Event to be held on October 11, 2024, from 12:00 p.m. to 11:00 p.m.

Councilmember Evans moved to approve the Consent Agenda. Councilmember Rainer moved to second the motion, and the vote was as follows:

Ayes - Evans, Rainer, Adams, Rogers, Williamson
Nays - None
(Copy of Resolution No. R-2024-15 and Semi-Annual Surplus Property Sales report on file in the clerk's office)

5. PUBLIC HEARINGS

a. Consider a request to rezone parcel ID # 01024601018 from General Business to Residential-20.

Mayor Willis opened the public hearing for the request to rezone parcel ID # 01024601018 located on Eastover Lane from GB to R-20.

Mr. Mac McInnis, Planner/Code Enforcement Officer, explained that Mr. Ronald Ristau has requested that parcel 01024601018 be rezoned from General Business to Residential-20 so he can construct a single family dwelling for his family to live in. He stated that the adjacent lot in the rear and the lots on both sides are currently zoned R-20. Mr. McInnis stated that the Planning Board heard the request on June 11, 2024, and voted unanimously to recommend approval of the rezoning.

Mayor Willis asked if anyone wanted to speak either in favor or in opposition of the request. There wasn't anyone in attendance that wanted to speak in favor or in opposition to the request. Mayor Willis asked if there were any comments from the Council. There were no comments from the Council. Mayor Willis closed the public hearing.

Councilmember Evans motioned to approve Ordinance O-2024-23 rezoning from General Business to Residential-20 the property located on Eastover Lane and identified as Scotland County Parcel Number 01024601018 because it advances the public health, safety, and welfare, and based upon the following:

The rezoning of Scotland County Land Parcel number 01024601018 on Eastover Lane from General Business to Residential-20 is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable because:

1) The R-20 zoning district is established to accommodate low density residential uses, agricultural lands, and woodlands within the city's planning jurisdiction. This district allows uses that would not be appropriate in more intensely developed residential zones.
2) The area along Eastover Lane is being used largely for Residential/Agricultural development.
3) This parcel is surrounded by R-20 zoning and would be used for residential development.

And it is reasonable because of the following:

1) The Rezoning to R-20 will allow uses consistent with other existing area uses;
2) Rezoning to R-20 will help to maintain the present character of the City while promoting diversity and future growth;
3) The rezoning to R-20 will have no detrimental impact to the property values of surrounding landowners, and;
4) The rezoning to R-20 will require no infrastructure improvements by the City of Laurinburg.

Councilmember Adams moved to second the motion, and the vote was as follows:

Ayes - Evans, Adams, Rainer, Rogers, Williamson
Nays - None
(Copy of Ordinance No. O-2024-23 on file in the clerk's office)

b. Consider a request to rezone parcel ID # 01000401013 from Residential-15 to Office/Institutional.

Mayor Willis opened the public hearing for the request to rezone parcel ID # 01000401013 located on the corner of West Church Street and South Wilkinson Drive from Residential-15 to Office/Institutional.

Mr. Mac McInnis stated that Mr. Joe Bowen has requested the property that he purchased, parcel ID # 01000401013, located on the corner of West Church Street and S. Wilkinson Drive, be rezoned from R-15 to Office/Institutional. He stated that Mr. Bowen plans to construct an office for his Edward Jones business. He stated that there is a large amount of Office/Institutional zoning in the area and rezoning to Office/Institutional would still permit residential use. Mr. McInnis stated that the Planning Board heard the request for this rezoning on June 11, 2024, and voted unanimously to recommend approval of the rezoning.

Mayor Willis asked if there was anyone in attendance that wanted to speak in favor of the request.

Mr. Joseph Bowen spoke before the Council. He advised the Council that they wanted to build an office for his Edward Jones business in the style of a Barndominium. He stated that it would be an office structure but would look more like the homes in the area. He stated that he wanted to get away from the cookie cutter looks at the building he is currently in, in the Oaks Building. Mr. Bowen stated he wanted to create an experience for his clients. He stated that they have already started cleaning and making improvements to the parcel.

Mayor Willis asked if anyone wanted to speak in opposition to the request. There wasn't anyone in attendance that wanted to speak against the rezoning request. Mayor Willis closed the public hearing.

Councilmember Rainer motioned to approve Ordinance No. O-2024-24 rezoning from Residential-15 to Office/Institutional the property located on West Church Street and identified as Scotland County Parcel Number 01000401013 because it advances the public health, safety, and welfare, and based upon the following:

The rezoning of Scotland County Land Parcel number 01000401013 on West Church Street from Residential-15 to Office/Institutional is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable because:

1) The Office and Institutional zoning district is established to encourage land uses which serve as an adequate buffer between intensive nonresidential uses and residential uses; provide aesthetic controls and dimensional requirements to ensure compatible office and service development with surrounding residential uses; and encourage a mixture of medium density residential uses with offices and services.
2) The Comprehensive Plan 2035 Future Land Use Map indicates the development of mixed uses in the area where the parcel is located.
3) There is already a tremendous Office and Institutional presence along with the Residential uses in the area. The rezoning of this parcel will allow residential as well as office and service uses on the property as a permitted use.

And it is reasonable because of the following:

1) The Rezoning to OI will allow uses consistent with other existing uses;
2) Rezoning to OI will help to maintain the present character of the City of Laurinburg while promoting diversity and future growth.
3) The rezoning to OI will have no detrimental impact to the property values of surrounding landowners, and;
4) The rezoning to OI will require no infrastructure improvements by the City of Laurinburg.

Councilmember Adams moved to second the motion, and the vote was as follows:

Ayes - Rainer, Adams, Evans, Rogers, Williamson
Nays - None
(Copy of Ordinance No. O-2024-24 on file in the clerk's office)

6. CITY MANAGER REPORTS

a. Update on North Fire Station construction.

The City Manager stated that he wanted to give the Council an update on the North Fire Station construction. He stated that Hawk's construction hopes to get a CO to be able to occupy the North Fire Station around the end of July or the beginning of August. He stated that they plan to start moving equipment into the new fire station. He stated that the hopes are that the Council will wait to partner with the Chamber of Commerce for a grand ribbon cutting in early fall. He stated that the desire was to really celebrate the new fire station that has been in the works for the past 6 years. The City Manager explained that the building is complete, but the construction company will still have touch-up work to do to complete the project to the City's expectation. A conversation ensued about the old fire station and if anyone was interested in the property. The City Manager stated that the goal was to move everything out of the old fire station first. He stated that he thinks that the rescue squad still has an interest in the property. He stated that once everything is moved out of the old station, the City will reach out to the rescue squad about their interest in the building.

b. Consider Ordinance No. O-2024-25 Amending the FY 2024-2025 Budget Appropriations Ordinance (No. O-2024-21) to allocate funding for an unfinished project from the previous fiscal year in the Solid Waste Fund.

The City Manager stated that this item is for an unfinished project from the previous fiscal year in the Solid Waste Fund. He stated that Hudson Paving (now Fred Smith) was going to construct a 100 ft x 100 ft concrete pad for the yard waste facility. He stated that the hopes were that the project would be completed by June 30, 2024, but there were some scheduling conflicts and weather issues. The City Manager stated that the funds that were budgeted for the concrete pad went back into fund balance and this budget amendment asks for the Council to move the funds from the fund balance and budget it so that the pad can be constructed.

Councilmember Williamson motioned to approve Ordinance No. O-2024-25 amending the FY -2024-2025 Budget Appropriations Ordinance (Ordinance No. O-2024-21) in the Solid Waste Fund by increasing the Solid Waste Fund balance appropriated (line item 31-239900) by $68,914.00 and increasing Sanitation-Other Improvements (line item 32-439900) by $68,914.00. Councilmember Rogers moved to second the motion, and the vote was as follows:

Ayes - Williamson, Rogers, Adams, Evans, Rainer
Nays - None
(Copy of Ordinance No. O-2024-25 on file in the clerk's office)

c. Consider Ordinance No. O-2024-26 Amending the FY 2024-2025 Budget Appropriations Ordinance (No. O-2024-21) to allocate the additional needed funding for the Fleet Wash Facility construction project.

The City Manager stated that this item was added regarding the Fleet Wash

Facility. He stated that last month the bids were brought back to the Council to approve awarding the contract for the Fleet Wash Facility construction. He stated that PCI was the low bid on the project. The City Manager stated that $750,000 was budgeted for the Fleet Wash Facility. He stated that the low bid was $812,880. He stated that what is before the Council tonight is the approval of the allocation of the additional funding needed for this project in the amount of $62,880 which will be split between the Electric and Water/Sewer Funds.

Councilmember Adams motioned to approve Ordinance No. O-2024-26 amending the FY 2024-2025 Budget Appropriations Ordinance (Ordinance No. O-2024-21) by increasing the Electric Fund balance (line item 30-439900) and Water/Sewer Fund balance (line item 31-439900) by $31,440.00 each, and increasing Building Maintenance-Other Improvements (line items 592-707300 and line item 593-707300) by $31,440.00 each in the FY 2024-2025 budget. Councilmember Williamson moved to second the motion, and the vote was as follows:

Ayes - Adams, Williamson, Evans, Rainer, Rogers
Nays - None
(Copy of Ordinance No. O-2024-26 on file in the clerk's office)

d. Discussion of McKay Street property donation.

The City Manager stated that this item is to discuss the acquisition of three donated properties by the City of Laurinburg to include a property on McKay Street and 2 properties on S. Main Street. He stated that the property on McKay Street is a safety hazard, and the City has reached out to the owner multiple times about obtaining the property. The City Manager stated that the owner had reached out to the City with the desire to donate the property. He stated that funds have been budgeted for demolition of buildings that can be used for the property. The City Manager stated that the other two properties to be discussed for donation to the City of Laurinburg are 902 and 904 South Main Street. He explained that the two properties are beyond dilapidated. He stated that the City has had discussions with the owner about the past due taxes and the condition of the homes, which present safety issues. The City Manager stated that during a meeting with the owner's representative last week, they expressed the desire to donate the properties. He stated that the City would have to pay back taxes on the properties.

Councilmember Adams motioned to approve the acquisition of parcel 01005106011 on McKay Street and parcels 01005703023 and 01005703024 on South Main Street as donated property to the City of Laurinburg for zero cost and authorize the Mayor to execute any real estate transaction documents. Councilmember Rainer moved to second the motion and the vote was unanimous.

e. Consider conveyance of surplus property to the Southeast Regional Airport Authority.

The City Manager stated that Mr. Seth Hatchell, Executive Director of the Laurinburg-Maxton Airport, had reached out because they are seeking some vehicles for their fleet. He stated Mr. Hatchell asked what the City does with surplus vehicles. The City Manager advised Mr. Hatchell that they are listed on Govdeals.com. The City Manager stated that Mr. Hatchell was interested in two of the vehicles that were shown to him. The City Manager stated that he has consulted the City Attorney and the City Clerk about the ability and process to convey those vehicles to the Southeast Regional Airport Authority due to the fact that the City of Laurinburg co-owns the Laurinburg-Maxton Airport with the Town of Maxton. He stated that what is before the Council tonight is to consider the conveyance of two surplus vehicles, a 2008 Chevy Colorado and a 1998 Toyota Rav 4, to the Southeast Regional Airport Authority.

Councilmember Adams motioned to authorize the conveyance of two surplus vehicles, a 2008 Chevrolet Colorado with VIN 1GCCS299588192193 and a 1998 Toyota RAV 4 with VIN JT3GP10V2WO031338, to the Southeast Regional Airport Authority. Councilmember Evans moved to second the motion, and the vote was unanimous.

f. Update to Local Wellhead Protection Plan.

The City Manager stated that this item before the Council is asking for an update to the Local Wellhead Protection Program. He stated that the City does this every 5 years to protect the water source. He stated that the plan was approved by NCDEQ on June 19, 2024. The City Manager advised the Council that there was a pamphlet included in their agenda packet and these pamphlets would be placed in Consumer Billing for citizens. The City Manager discussed how the plan would help protect against possible contamination of water sources.

Councilmember Williamson motioned to authorize the Treatment Plant's Director to proceed with the implementation of the Local Wellhead Protection Program. Councilmember Rainer moved to second the motion and the vote was unanimous.

g. Consider the Agreement between the City of Laurinburg, Scotland County, and the Scotland County Humane Society.

   The City Manager stated that this item is in front of the Council tonight to consider the agreement between the City of Laurinburg, Scotland County and the Scotland County Humane Society and authorize the City Manager to execute the agreement. He stated that members of the board for the Humane Society came before the Council last month with concerns about some of the verbiage in the new agreement. The City Manager stated that the County Manager had a meeting with some of the board members and the Director of the Humane Society. He stated that the County Manager and the Scotland County Health Director bridged some of the gaps in communication. The City Manager stated that the agreement has been approved, and the County has signed off on the agreement. He stated that he reached out to some of the members of the board at the Humane Society to ensure there wasn't any additional opposition to the agreement.

   Councilmember Rogers motioned to approve the agreement between the City of Laurinburg, Scotland County and the Scotland County Humane Society and authorize the City Manager to execute the agreement. Councilmember Adams moved to second the motion, and the vote was unanimous.

h. Discussion of formal request from Scotland County to provide financial support for the 911 Center.

   The City Manager stated that this item is to discuss the formal request from Scotland County to provide financial support to the 911 Center. He stated that the Council has discussed this multiple times but hasn't given the County a formal response to the request. He stated that the City Attorney has reviewed the agreement, and it is clear that the financial obligations of the City in the agreement was completed on June 30, 2024. The City Manager asked the Council what they would like to do moving forward. He stated that he and the City Attorney could craft a formal response to the request for support. The consensus of the Council was to have the City Manager and the City Attorney craft a formal response to the County Manager advising that the City of Laurinburg would not be participating in providing financial support for the 911 Center at this time.

Councilmember Adams motioned to have the City Manager and the City Attorney craft a formal response to the County Manager and the County Commissioners, advising that the City of Laurinburg would not be participating in providing financial support for the 911 Center at this time. Councilmember Rogers moved to second the motion, and the vote was unanimous.

7. APPOINTMENTS

a. Consider the re-appointment of Planning Board member.

Mayor Willis stated that this item is to re-appoint a planning board member. He stated that Mr. Larry Everett is willing to serve another 3-year term.

Councilmember Rainer motioned to re-appoint Mr. Larry Everett for another 3-year term on the Laurinburg Planning Board to expire on July 31, 2027. Councilmember Adams moved to second the motion, and the vote was unanimous.

b. Mayoral appointment to the Laurinburg Housing Authority board.

Mayor Willis stated that he re-appointed Mr. William Tyson to the Laurinburg Housing Authority board. He stated that Mr. Tyson is doing a good job for the City in his role as a member of the Laurinburg Housing Authority board.

8. COMMENTS FROM MAYOR AND/OR COUNCILMEMBERS

Councilmember Williamson wanted to recognize the Community Development Director, Mr. Walker McCoy, for the presentation he gave at the Rotary Club meeting. He stated that Mr. McCoy provoked a lot of great questions, and the room was very impressed with all the things Mr. McCoy and his group are doing for the City.

Councilmember Evans stated that the City of Laurinburg is doing wonderful things. She stated that the Council has had to make some changes that will affect the citizens. She stated that she hopes that they can give something back to the citizens. She suggested that the City go to the north side of town and do some improvements, such as cleaning of trees. Councilmember Rainer suggested cleaning ditches and checking water retention.

Mayor Willis and the Council recognized a couple in attendance, James and

Latoya Mclean. They congratulated Mrs. Mclean for her new role as the Director of Scotland County Elementary Schools. Mrs. Mclean was formally the Principal of South Johnson School. Mayor Willis stated that Mr. Mclean is a stalwart at Carver Elementary School and does amazing work with the Blue Blazers, which is a mentor program for boys. The Mayor and the Council thanked them both for all they do and for being in attendance tonight.

9. CLOSED SESSION

Councilmember Evans moved to go into closed session at 6:56 p.m. pursuant to NCGS 143-318.11(a)(4) to discuss economic development. Councilmember Williamson moved to second the motion, and the vote was unanimous.

Councilmember Adams moved to adjourn the closed session at 7:24 p.m. and return to the open meeting. Councilmember Evans moved to second the motion, and the vote was unanimous.

10. ADJOURNMENT

Motion was made by Councilmember Adams, seconded by Councilmember Williamson, and unanimously carried to adjourn the meeting.

The meeting was adjourned at 7:24 p.m.

James T. Willis, Mayor

Harold W. Haywood, City Clerk