

**CITY OF LAURINBURG
CITY COUNCIL MEETING
NOVEMBER 19, 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, November 19, 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 Mary Jo Adams gave the Invocation and led the Pledge of Allegiance.

2. APPROVAL OF AGENDA

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

3. RECOGNITION

Mayor James T. Willis recognized a member of the staff of the City of Laurinburg Police Department.

- a. Retiree in the Police Department - Assistant Police Chief Terry Chavis.

Mayor Willis recognized retiree Assistant Police Chief Terry Chavis by reading aloud the wording on the retirement plaque presented to Assistant Police Chief Terry Chavis as follows:

PRESENTED IN RECOGNITION AND SINCERE APPRECIATION TO

**Terry Chavis
Assistant Chief of Police
July 29, 1998 – November 1, 2024**

Terry Chavis was hired on July 29, 1998, as Police Officer with City of Laurinburg. He was promoted on November 30, 2007, to Police Sergeant. On November 23, 2012, he was promoted to Police Lieutenant. He was promoted to Patrol Captain on August 2, 2013, and then chosen as the Assistant Chief of Police on October 6, 2017. He will retire with 30.8 years of service with 26 of those years here in the city of Laurinburg. He is retiring effective November 1, 2024.

The Mayor and the Laurinburg City Council express their sincere appreciation for his unselfish professional service to the citizens of Laurinburg and this community. He worked to make our city a better place to live for all the citizens of Laurinburg.

We wish him many more years of continued success in this next chapter of his life.

Presented on this day on the 19th of November 2024 by the Mayor and City Council.

Mayor James "Jim" Willis

Mayor Pro Tem Mary Evans

Councilmember Mary Jo Adams

Councilmember Rosemary Rainer

Councilmember Barbara Rogers

Councilmember Drew Williamson

4. PUBLIC COMMENT PERIOD

There was no one present to speak.

5. CONSENT AGENDA

Mayor Willis read aloud the Consent Agenda:

- a. Consider the approval of the draft minutes for the October 15, 2024, Regular Meeting.
- b. Set a public hearing for Tuesday, December 17, 2024, at 6:00 p.m. for a request to rezone Parcel # 010245 01064 on Harry Malloy Road from Residential-20MH to Industrial.
- c. Consider Ordinance No. O-2024-34 Amending the FY 2024-2025 Budget Appropriations Ordinance (Ordinance No. O-2024-21) to transfer funds from the Annual Vehicles & Equipment Capital Projects Fund to the General Fund to pay for planned operating capital projects.
- d. Consider the approval of the use of the Art Garden by Tis The Season for a Live Nativity event on December 13, 2024, from 5:00 p.m. until 7:00 p.m.
- e. Consider the approval of the use of the Art Garden by Merge Worship Co. for a Community Worship Night for the Christmas Season on December 14, 2024, from 4:00 p.m. until 9:00 p.m.
- f. Consider the approval of the use of the Laurinburg Dog Park by the Scotland County Humane Society for the Christmas Lights Event on December 14, 2024, from 12:00 p.m. until 4:00 p.m.

Councilmember Evans moved to approve the Consent Agenda.

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

Ayes - Adams, Rogers, Evans, Rainer, Williamson

Nays - None

(Copy of Ordinance No. O-2024-34 on file in the clerk's office)

6. PUBLIC HEARINGS

- a. Consider a Request to Rezone Parcel # 020305 0106005 from Residential-20MH to Industrial.

Mayor Willis opened the public hearing to consider a request to rezone parcel 020305 0106005, located on Wallace Way, from Residential-20MH to Industrial. He asked Mr. Mac McInnis, Planner/Code Enforcement Officer, to explain the request to the Council.

Mr. McInnis explained that this parcel was a 7.59 acre parcel located in Scotland County Economic Development Corporation's Incubator Park. He stated that when the park was created, everything was zoned Industrial except for this parcel which was zoned Residential-20MH. He explained that there was formerly a home on the parcel which is no longer there. He stated that the parcel was never rezoned to Industrial after the home was removed and in order for the Scotland County Economic Development Corporation (SCEDC) to use the parcel for commercial development, the 2.45 acre portion of this parcel will need to be rezoned to Industrial. Mr. McInnis stated that the rezoning request was heard by the Planning Board on October 8, 2024, and was recommended unanimously for approval.

Mayor Willis explained the location of the parcel. He stated that the SCEDC already has a 50,000 square foot spec building in the industrial park and plans to build another 30,000 square foot spec building in the area of this parcel. He stated that this item is to hear comments in favor or in opposition of the rezoning.

Public Comments in Favor of the Rezoning

Mr. Mark Ward, President of the Scotland County Economic Development Corporation, stated that they are requesting to have the zoning of the parcel changed from Residential-20MH to Industrial. He stated that the SCEDC has received funding from Golden Leaf, and they cannot proceed with site work or construction until the entire track is zoned industrial. A conversation ensued about the home that was formerly on the property. Mr. Ward advised that there is no longer a home on the property. A conversation ensued about the location of the parcel. The Council and citizens were shown a map of the parcel's location. A conversation ensued about the possible use of the 30,000 square foot spec building that the SCEDC plans to build. Mr. Ward advised that the building would be used for industrial recruitment. He explained the recruitment process to the Council.

There wasn't anyone to speak in opposition to the rezoning.

Councilmember Adams motion to approve Ordinance No. O-2024-35 rezoning from Residential-20MH to Industrial the property located on Wallace Way and identified as Scotland County Parcel Number 020305 0106005 because it advances the public health, safety, and welfare, and based upon the following:

The rezoning of Scotland County Land Parcel number 020305 0106005 on Wallace Way from Residential-20MH to Industrial is consistent with an adopted

comprehensive plan and any other officially adopted plan that is applicable because:

- 1) This 7.59 acre parcel is part of the 85 acre Industrial Park along Highway 401/Wagram Rd. behind the County Economic Development Office.
- 2) The 2.45 acre portion of the parcel was combined but never rezoned to match the rest of the Industrial Zoning.
- 3) Future land use in this area will be for Industrial operations and distribution of products at wholesale.

And it is reasonable because of the following:

- 1) Industrial zoning should have excellent transportation access and available infrastructure, which this area does.
- 2) Adjacent parcels are zoned Industrial and all current uses are Industrial
- 3) Rezoning to Industrial allows uses that are consistent with existing uses.

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

Ayes - Adams, Rainer, Evans, Rogers, Williamson

Nays - None

(Copy of Ordinance No. O-2024-35 on file in the clerk's office)

- b. Consider a Request for a Special Use Permit on Parcel # 010067 07001 on Dundee Drive.

The City Attorney explained to the Council, and those in attendance, the process of a quasi-judicial hearing. He discussed the difference between a legislative hearing, which allows general public comments, and a quasi-judicial hearing which only allows sworn testimony, documents, or reports rather than general public comments. He explained that the purpose of a quasi-judicial hearing is to ensure the Council obtains only the facts needed to make a decision on the specific permit request made. He stated that quasi-judicial hearings are necessary to protect the constitutional and due process rights of citizens by providing a forum where land use can be decided fairly. The City Attorney stated that the Council is to consider only evidence presented at the hearing to determine the facts. He also explained the Unified Development Ordinance stance on the burden of proof in a quasi-judicial hearing. He stated that anyone that wishes to testify in this matter will be asked to be sworn prior to testimony.

Mayor Willis opened the public hearing for the request for a Special Use Permit

on Parcel 010067 07001 on Dundee Drive. He asked Mr. McInnis to explain the request to the Council.

Mr. McInnis, being duly sworn, stated that Bryant Properties LLC has requested a Special Use Permit on a 1.92 acre parcel located on Dundee Drive to build 6 duplex buildings that would be a total of 12 dwelling units. He stated that the zoning on this property is R-6, and a multifamily dwelling is a use by right, but when there are more than 7 units, a Special Use Permit is required. Mr. McInnis stated that this request was also heard on October 8, 2024, resulting in 3 votes to recommend approval and 3 votes to recommend denying approval. A conversation ensued about requirements and regulations that the applicant would be required to meet. Mr. McInnis stated that the layout of the duplexes shown to the Council tonight meets the current zoning requirements as far as setbacks go. He stated that the applicant had mentioned his intention to buffer between his development and the development that is already there. Mr. McInnis stated that his department will review what the applicant is going to do before it is done. A conversation ensued about how much the city would be involved with regulation of the development if the applicant were to build only 7 units. Mr. McInnis advised that the City would not be involved in regulating the duplex development if the applicant only built 7 units but would only issue the applicant a zoning permit.

Mayor Willis asked the applicant to come forward to be sworn by the City Clerk if he wishes to speak.

Public Comments in Favor of the Rezoning

Mr. Marco Bryant was sworn in by the City Clerk. He stated that his wife, Mrs. Megan Bryant is also in attendance on behalf of Bryant's Properties, LLC. Mr. Bryant discussed his plans to develop these duplexes. He stated that he and his wife located this property which had been for sale online for 6 or 7 months. He stated that they decided to purchase the land to build a development on the property. Mr. Bryant stated that their intent was to maximize the space on the parcel as much as they could while abiding by all state and local codes. He stated that their goal is to work with the Scotland Healthcare System to bring physicians, nurses and professionals to the duplexes and assist the hospital with recruitment. He stated that they had to hire a civil engineer to lay out the plans for the duplex and a structural engineer to approve the plans. Mr. Bryant stated that the duplexes would be appealing. He stated it will have a buffer, which will likely be an 8-foot privacy fence all the way around the development. He stated that they will not build on the power line easement and will not encroach on anyone's property. Mr. Bryant stated that they will also be extending the City sewer system to the parcel. He stated that the goal is to bring something nice to

the community.

Mayor Willis asked the Council if they had any questions. A conversation ensued about the availability of the property that the applicant purchased and if it was on a website that would allow anyone in the general public to purchase the property. Mr. Bryant confirmed that anyone could have purchased the property. He also stated that the parcel is already zoned for this type of development. A conversation ensued about the entrance to the development and the notes given to the Council stating a gravel entrance will be constructed at the entrances. Mr. Bryant explained that the development would have concrete driveways. A conversation ensued about the size of the units. Mr. Bryant stated that he thinks the units are 1,250 feet per side with each duplex being about 3,000 square feet. Mr. Bryant was asked why he wanted to build 12 units rather than the 7 units allowed by the zoning. He stated that he wanted to maximize the space as much as possible and bring in the most residents that would be beneficial to the hospital. He also referred to a letter of support from Mr. David Pope, the CEO of Scotland Healthcare System. This letter of support was submitted as part of the evidence for testimony in the hearing. A conversation ensued about whether other people would be able to lease the units besides hospital employees. Mr. Bryant stated that they are more focused on the hospital but will consider renting to others, but they will be fully vetted. A conversation ensued about the master lease with Scotland Healthcare. Mr. Bryant stated that Mr. Pope had to go before the Board of Directors at Scotland Healthcare System in order to send him a letter of support. A conversation ensued about how many structures he would build at the same time. Mr. Bryant stated that they would start at 1 at a time. A conversation ensued about landscaping that will be done during the development. He also stated that all units would have their own driveway and garages.

Public Comments in Opposition to the Rezoning

Mr. Bill Vulhop, of Montrose Lane in Laurinburg, NC, was sworn in by the City Clerk. Mr. Vulhop stated that looking at the proposed development, he is concerned about the traffic. He stated that they have a lot of people that walk on this road in the subdivision, including elderly residents, and people ride bikes in the subdivision as well. He stated that Dundee Drive has a steady flow of traffic all day long. Mr. Vulhop stated that his opinion is that 4 duplexes would be more feasible than 6 duplexes. He stated that he was disappointed that only about 3 letters came out, and his neighbors did not get letters regarding the rezoning. Mayor Willis explained that letters are sent to property owners that are 200 feet from the parcel and there was a sign regarding the rezoning of the parcel posted for around a month at the property.

Mr. Jim Dial, of Montrose Lane in Laurinburg, NC, was sworn in by the City Clerk. Mr. Dial stated that he is concerned about the density and the number of units being proposed. He stated he wants to ask the Council to consider the density and appearance in the neighborhood.

Mr. Ketan Patel, of Montrose Lane in Laurinburg, NC, was sworn in by the City Clerk. Mr. Patel stated that the plans for the duplexes do not match the decor of the neighborhood. He stated that he is also concerned that the intended use for leases with hospital employees will not last long term. He stated that he has lived in the neighborhood for 17 years and wanted to know why the proposed development would have to be accessed through the Balmoral neighborhood rather than on the Sherbrook side. He also stated that the number of duplexes being proposed is too many in the area. Mr. Patel also discussed his concerns with additional traffic. He stated that the duplexes were not the right fit for the neighborhood. He also stated that he feels it will lower the property values of the neighboring houses.

Mayor Willis asked if anyone else would like to speak regarding the Special Use Permit request. The City Attorney also asked if anyone had any questions for anyone who had testified.

Mrs. Betty Perkins, of Sherbrook Circle in Laurinburg, NC, was sworn in by the City Clerk. Mrs. Perkins wanted to know why the applicant thinks that Sherbrook sold the property. She stated that she is part of the HOA board at Sherbrook and doesn't know anything about Sherbrook selling the property. The City Attorney advised that the property was sold to Mr. Bryant by Sherbrook Development Company.

Mr. Bryant explained that the parcel that they want to build on is not part of a private HOA development or gated community, so there wouldn't be any reason that their building plans would have to conform to the adjacent neighborhood. He explained that the proposed duplexes would not be a part of Sherbrook, so their interest is in Dundee Drive. He stated that they would not be using Sherbrook's utilities, water, sewer or access. Mr. Bryant stated that the land next to their parcel is owned by the hospital, and they can build offices that will bring in the general public and create traffic. He stated that his proposed development would bring residents. He stated that even if the master lease with the hospital wasn't successful, this was his family business, and he would ensure that their business runs smoothly. Mr. Bryant stated that his proposed development meets all setbacks and spacing between the housing. He stated that they could separate the land and put 2 duplexes per section without the use of a Special Use Permit. He stated that they are considering the community's concerns, but they plan to bring something nice to the area. A conversation ensued about

whether Mr. Bryant would consider building fewer duplexes. Mr. Bryant stated that if they had bought land in a private community or gated community, they may have considered it, but his plan on this parcel is for 6 duplexes. A conversation ensued about whether Mr. Bryant would extend the sidewalk on the parcel. Mr. Bryant stated that they had already extended the sewer, and he would not be able to encroach on the surrounding properties to extend the sidewalk.

Mr. Ted Currie, of Sherbrook Circle in Laurinburg, NC, was sworn in by the City Clerk. Mr. Currie stated that he was 1 of the original 8 occupants of Sherbrook in 1985. He stated that he understood the concern about property values. He stated that Sherbrook wasn't meant to be a rental operation, but they have a number of rental units in Sherbrook. Mr. Currie stated he is concerned that these rental properties may affect property values long-term. He stated that in the last few years, the value of properties in Sherbrook has gone up tremendously. He stated that a unit recently sold for \$143,000, and it had previously sold for about \$105,000. He stated that he was a minority shareholder in the company that sold the property to Mr. Bryant, and he knows that someone is going to do something with the property. He wanted to ask Mr. Bryant if the development would be close to Dundee Drive, since the design plans, he saw showed a lot of land behind the units. Mr. Bryant confirmed that the duplexes would be close to Dundee Drive. Mr. Currie stated that he has no opposition to what Mr. Bryant has proposed to develop on the parcel. He stated that he does not think that anyone has the right to tell someone how to use their own property. He stated that he thinks that the units will be nice, based on what Mr. Bryant has said, and the engineers' plans.

Mr. Tom Draper, of Montrose Lane in Laurinburg, NC, was sworn in by the City Clerk. Mr. Draper stated that he was a new resident to the area for 1 year and a couple of months. He stated that the reason they chose the home they did was because of the nice, quiet neighborhood. He stated he wanted to know how the applicant will comply with the federal government's Fair Housing Act if he only plans to rent the duplexes to staff at the hospital. He stated that the duplexes can't be restricted to just hospital personnel. He stated that he was also concerned about the egress and ingress off of Dundee Drive. Mr. Draper stated that the development would bring between 12 and 24 more cars to the area. He stated that the applicant should build a driveway along the back of the property and build the garages on the back side of the property. He stated that he was concerned because he and his wife walked and rode bikes in the neighborhood. Mr. Draper stated that the applicant may get renters from St. Andrews which would increase how many cars there would be at the units. He asked the Council to consider these things. Mayor Willis asked if anyone had any questions for Mr. Draper. There were none.

The City Attorney asked Mr. Bryant if he had a master lease with Scotland Health Care Systems for all the proposed units. Mr. Bryant stated that the hospital would have first right refusals. He stated that the hospital would have the first option but if they did not have anyone that needed housing, the applicant would then vet a renter for the unit. He stated that they would not be college students. He stated the tenants would have to have professional people with jobs, good credit, and they would complete an extensive background on the potential tenant. Mr. Bryant stated that they have experience getting the right people in the right neighborhood. A conversation ensued about Mr. Bryant's prior experience with rental property in Scotland County. He stated they bought a run-down mobile home park in Scotland County, rebuilt it, and sold it to a family member. He stated that this would be their first experience with new construction. A conversation ensued about whether Mr. Bryant would consider building 1 less duplex. Mr. Bryant stated that they plan to build 6 duplexes. He also stated that he doesn't think their development will bring down anyone's property values.

Mr. Craig Martin, of Sherbrook Circle in Laurinburg, NC, was sworn in by the City Clerk. Mr. Martin stated that his property faces the parcel where the development would be built. He stated that he has the same concerns about traffic. He stated that he feels 4 buildings with 8 units would be enough. Mayor Willis asked if anyone had any questions for Mr. Martin. There weren't any questions.

Mayor Willis asked the City Attorney to remind the Council of the parameters of the decision on the Special Use Permit. The City Attorney stated that the Council is going to have to decide whether the established maintenance or operation of the special use will be detrimental to or endanger the public health, safety or general welfare, whether it will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or diminish or impair property values within the neighborhood, whether the establishment of the special use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The Council must also ensure the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood. They must also ensure that adequate utilities, access roads, drainage, parking, or facilities have been or are being provided, adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public

streets and that the special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located. The proposed use shall be consistent with recommendation and policy statements as described in the adopted land use plan of the City. The City Attorney stated that these are the criteria that the Council must consider tonight. Mayor Willis asked for any additional or last comments on the Special Use Permit request before he closed the public hearing.

Councilmember Williamson stated that he lives in the neighborhood and shares some of the same concerns as the others that spoke before the Council tonight. He stated that he was the one that asked the City Attorney to remind the Council of the evidence that they are able to consider in a quasi-judicial hearing. He explained that if this hearing were a rezoning hearing, some of the comments made would be more relevant for the Council to consider. He stated that in this quasi-judicial hearing, the Council is equivalent to 5 judges that must come with an open mind. He stated that in this type of hearing, opinion evidence is not the kind of evidence that the Council is able to consider. Mr. Williamson stated that although he feels conflicted, he also understands that he has a job to do as a member of the Council. He stated that as an attorney, he must also follow the law. He stated that they couldn't tell Mr. Bryant what to do, but the purpose of the public hearing is so that citizens can voice their concerns, and their concerns can be heard.

Mayor Willis stated that now is the time for any additional discussion about the Special Use Permit request before he closes the public hearing. Councilmember Evans stated that the hospital is expanding, and we have a great hospital. She stated that she agrees that there is a need for recruitment of hospital personnel outside the community, and recruitment can enhance the staff at the hospital. She stated that she would feel better knowing that her neighbor was a qualified health professional to assist her if she had a need for medical intervention. Mayor Willis closed the public hearing.

Councilmember Evans motioned to approve the request for a Special Use Permit for the development of six (6) multifamily duplex units on Dundee Drive because:

- (1) The development is within the planning jurisdiction of the City AND
- (2) The application is complete AND
- (3) The development is in substantial compliance with the regulatory provisions of the UDO (for example, setbacks, decommissioning plan, location, clustering, etc.)

AND BECAUSE THE APPLICANT PROVIDED EVIDENCE THAT:

- (1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare; AND
- (2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor diminish or impair property values within the neighborhood; AND
- (3) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; AND
- (4) The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; AND
- (5) Adequate utilities, access roads, drainage, parking, or necessary facilities have been or are being provided; AND
- (6) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; AND
- (7) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located; AND
- (8) Public access shall be provided in accordance with the recommendations of the city's land use plan and access plan or the present amount of public access and public parking as exists within the city now. If any recommendations are found to conflict, the system requiring the greatest quantity and quality of public access, including parking, shall govern. The proposed use shall be consistent with recommendation and policy statements as described in the adopted land use plan; AND
- (9) The proposed use shall be consistent with recommendation and policy statements as described in the adopted land use plan.

Councilmember Rogers moved to second, and the vote was unanimous.

7. CITY MANAGER REPORTS

- a. Consider bids and award contract for the Pump Station Renovations Project, Pump Stations 9, 14, 15, and 17.

The City Manager stated that this item deals with pump stations 9, 14, 15 and 17. He stated that there are 11 pump stations that the City has considered rehabbing. He stated that the City decided to break the rehab project up into 4 different projects. He stated that this was the 4th and final project. The City Manager stated that the funding for the project came from American Rescue Plan Act funding. He stated that sealed bids were received on October 22, 2024. He stated that they did not receive the required amount of bids, and the

project had to be rebid. The City Manager stated the rebid resulted in two additional responsible bids. He stated that the lowest responsible bidder was A.C. Schultes of Carolina, Inc for the amount of \$2,021,022.00. The City Manager stated that it is the recommendation of the City and Willis Engineering to consider the bids and award the contract to A.C. Schultes of Carolina, Inc.

Councilmember Evans motioned to approve Resolution No. R-2024-24, awarding the bid for the Pump Station Renovations (Contract 17.4), Project Number SRP-W-ARP-169 to A.C. Schultes of Carolina, Inc for the amount of \$2,021,022.00. Councilmember Adams moved to second, and the vote was as follows:

Ayes - Evans, Adams, Rainer, Rogers, Williamson

Nays - None

(Copy of Resolution No. R-2024-24 on file in the clerk's office)

- b. Consider a request by a property owner to permanently close the alley located off the 300 block of Washington Avenue.

The City Manager stated that this item is a request that came to the City Council by a property owner to request to permanently close the alley located off the 300 block of Washington Avenue. He stated that Mrs. Barbara Gardner lives on Washington Avenue and has requested the alley to be permanently closed. The City Manager gave a brief history of the City of Laurinburg's ownership of many of the alleyways. He stated that there is a general statute that allows the City to give the alleyways to property owners. He stated that in the past, the City paid for the survey and the alleys were divided among the adjacent property owners equally down the middle. The City Manager stated that there have been times in the past when the property owners did not want to take over ownership. He stated that this item would come back before the Council at the December 17, 2025, meeting with a resolution of intent that the City Attorney would help prepare. A conversation ensued about the desire of the adjacent property owners and what steps would be taken if there were adjacent property owners that did not want the alleyway. The City Attorney stated that if the City does not have an equal distribution of the alley property, then a plat would be needed to show who gets what part of the alleyway. He stated that if all the adjacent property owners agreed to take over the alley, a plat would not be needed.

Councilmember Mary Jo Adams motioned to proceed with the Resolution of Intent to be brought back before the Council at the December 17, 2025, City Council meeting. Councilmember Rogers moved to second, and the vote was unanimous.

c. Laurinburg Christmas Parade - Council Attendees

The City Manager stated that the Laurinburg Christmas Parade would take place on Saturday, Dec 7, 2024, at 3:00 p.m. He asked the Council to reach out to the City Clerk or Deputy Clerk to advise if they plan on riding in the Christmas parade to allow them to update the Chamber of Commerce as to who would be riding.

The City Manager gave the Council an update on Hammond Park. He advised the Council that the City officially took back operation and maintenance of Hammond Park at midnight last night. He thanked the County Manager, Mrs. April Snead, for her efforts with the park. He also thanked the County employees that went out last week to spruce up the park prior to the City taking over. The City Manager stated that there is still stuff to figure out about Hammond Park, including how to rent it to citizens, so there will be more information to come about Hammond Park in the future.

The City Manager showed the Council photos of the proposed elevated storage tank project which included the new logo. He stated that this would not happen until next summer, but he wanted the Council to see the photos of what the tanks would look like. He stated that the Caledonia tank has lead-based paint, so it will need to have all the lead-based paint removed, repainted and the logo added. The City Manager stated that the FCC storage tank would be cleaned, and a new logo would be added. He stated that the US-401 South storage tank would be cleaned inside and out with a new logo being added.

The City Manager discussed the Brownfield Grant update. He stated that he wanted the Council to have a list of sites that Terracon, the company working on asbestos screening, is working on for Brownfield Grants. He stated that there are 14 properties that they are working on. He stated that this update is just to show the Council where they are in the process.

8. APPOINTMENTS

There weren't any appointments at that time.

9. COMMENTS FROM MAYOR AND/OR COUNCILMEMBERS

Councilmember Adams stated that she would like the Chief of Police to come to the meeting next month to give an update on how things are going with employees and equipment. She stated that she would also like him to discuss things going on in the community, such as violent crimes that are taking place involving individuals

under the age of 18. She stated that it would be nice for the public to have some insight into the situation and understand that it is being addressed.

Councilmember Adams also wanted to thank Mayor Willis for all of his engagement in the community. She also discussed events that the North Carolina League of Municipalities is having in the future.

Councilmember Rogers wanted to know if the Council can hear from the Juvenile Crime Prevention Council about any brainstorming that could take place to assist in the uptick in juvenile crime. She stated that the I.E. Johnson Center is having a chili cook-off on Friday at 4:00 p.m. that will be between local community centers. She stated that they are also doing a produce box giveaway on November 23, 2025, from 10:00 a.m. to 2:00 p.m. Councilmember Rogers wanted to say that due to the fact that housing is such an important issue locally, it is going to be uncomfortable when the Council is making decisions on rezoning issues and Special Use Permit request. She stated that Councilmember Williamson is an example that the Council has to make decisions based on the integrity of the community and the needs of the City of Laurinburg. She stated that it isn't always easy, but the Council does its best to serve their constituents the best they can. She stated that this would not be the last time the Council would face a difficult decision.

Councilmember Evans discussed the event that took place at the Laurinburg-Maxton Airport with the viewing of Top Gun Maverick. She stated that she, Councilmember Rainer and Councilmember Adams all attended the event. She stated that she heard many positive comments about the event from citizens, and they hope that it will be done again. She wanted to thank Mr. Seth Hatchell and the airport staff for putting on a great event. The Council discussed the great partnership between the airport, parks & rec, Scotland County and the City of Laurinburg which helped make the event successful.

Councilmember Adams also asked if the Scotland County Economic Development President could come and give an update on what is going on in Scotland County.

The City Manager stated that Christmas on Main is taking place on Sunday from 1:00 p.m. to 8:00 p.m. He stated that there are over 120 vendors, there would be tree lighting and a family movie.

Mayor Willis discussed economic development. He stated that in the last decade, there has been \$95,000,000 in retail growth with \$43,000,000 taking place in the last 3 years. He commended the City for their retail recruitment. He also commended the Scotland County Economic Development President for his industrial recruitment efforts as well.

10. CLOSED SESSION (Economic Development)

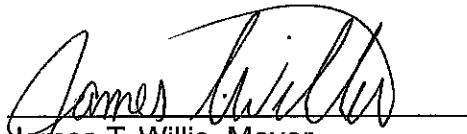
Councilmember Adams moved to go into closed session pursuant to NCGS 143318.11(a)(4) for Economic Development. Councilmember Williamson moved to second the motion, and the vote was unanimous.

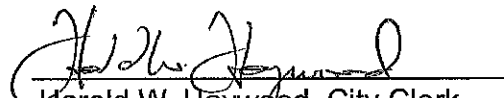
Councilmember Adams moved to adjourn the closed session at 7:48 p.m.
Councilmember Evans moved to second the motion, and the vote was unanimous.

11. ADJOURNMENT

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

The meeting was adjourned at 7:49 p.m.


James T. Willis, Mayor


Harold W. Haywood, City Clerk