

**CITY OF LAURINBURG
CITY COUNCIL MEETING
APRIL 22, 2025
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, April 22, 2025, 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, and Andrew G. Williamson, Jr. Councilmember Barbara Rogers attended the meeting remotely, but did not count toward quorum and was not permitted to vote.

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, Deputy City Clerk / Contracts Administrator.

Mayor Willis called the meeting to order at 6:00 p.m. Councilmember Williamson 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. PUBLIC COMMENT PERIOD

There was no one present to speak.

4. CONSENT AGENDA

Mayor Willis Read aloud the Consent Agenda:

- a. Consider the approval of the draft minutes for the March 18, 2025, Regular Meeting.
- b. Consider Resolution No. R-2025-03 authorizing the use of electronic signatures in addition to manual signatures in business transactions.
- c. Consider Ordinance No. O-2025-06 Amending the FY 2024-2025 Budget Appropriations Ordinance (Ordinance No. O-2024-21) to appropriate fund balance for the increased cost of utilities at all city facilities that is allocated across end user departments at each facility.
- d. Consider Resolution No. R-2025-04 Awarding the Bid for the Raw Water System Expansion-Raw Water Well Improvements Project to A.C. Schultes of Carolina, Inc. in the amount of \$219,403.00.
- e. Consider Resolution No. R-2025-05, Finding of Facts, for the denied request to rezone 321 Plaza Road from General Business to Residential-6.

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, Williamson

Nays - None

(Copy of Resolution No. R-2025-03, R-2025-04, R-2025-05 and Ordinance No. O-2025-06 on file in the clerk's office)

5. PUBLIC HEARINGS

- a. Consider Incentive Agreement.

Mayor Willis opened the public hearing to consider the Incentive Agreement. Mayor Willis asked the City Manager to explain the Incentive Agreement.

The City Manager explained that the agreement pertains to the Bailey Manufacturing Company, an automotive stamping company currently located in upstate New York, signing off on a 50,000-square-foot location in the spec building off of Wallace Way in the industrial park on the north side of Laurinburg. He stated that Bailey Manufacturing Company has pledged to invest \$4.2 million in the project, creating 35 jobs. He stated that the City of Laurinburg is in communication with the County to help the company obtain an Economic Development Reimbursement Grant. The City Manager explained

that the grant will offer the company four years to accomplish their set performance markers, followed by an evaluation in order to be awarded a 75% tax reimbursement for each of those four years. He explained that Bailey Manufacturing Company will pay \$16,800 in taxes annually and may be reimbursed \$12,600 (equating to 75%) for each year at the end of the four year term, post-evaluation. The City Manager stated that this amount is susceptible to change based on the evaluation results. The City Manager also stated that the company will be a City of Laurinburg utility customer for water, sewer, electric and fiber, and will benefit the City greatly. He stated that the lease will start May 1st, and the company is aiming to be up and running in approximately 12 months. Mayor Willis mentioned that the spec building in which Bailey Manufacturing Company will be located has 6" concrete floors. He stated that they will dig up two 10' x 10' sections of that concrete to pour new concrete 10' deep to accommodate the weight of their machinery and the force they'll inflict on the steel material they will be stamping.

Mayor Willis asked if anyone wanted to speak in favor or in opposition to the Incentive Agreement. There was no one present that wanted to speak before the Council regarding the agreement.

Councilmember Adams moved to approve the Incentive Agreement.
Councilmember Evans seconded the motion. The vote was as follows:

Ayes: Adams, Evans, Rainer, Williamson
Nays: None

- b. Consider a request to rezone 928 & 932 S. Main Street from Residential-6 to Office/Institutional.

Mayor Willis opened the public hearing to consider a request to rezone 928 & 932 S. Main Street from Residential-6 to Office/Institutional. Mayor Willis asked Planning and Zoning Officer, Mr. Mac McInnis, to explain the request for rezoning.

Mr. McInnis provided a brief overview of the parcels considered in the rezoning request. He stated that Parcel #01005703034, at 928 S Main Street, and Parcel #01005703036, at 932 S Main Street, were requested by a citizen, Jerry Riggins, to be rezoned from Residential-6 to Office/Institutional to allow for both residential and office/institution use, making the property more adaptable for future development. Mr. McInnis stated that this rezoning will align these two parcels with the surrounding zoning of that portion of South Main Street. He stated that the Planning Board moved to approve this request at the March 11th meeting.

Mayor Willis asked if anyone wanted to speak in favor or in opposition to this action. There was no one present that wanted to speak before the Council regarding the action.

Councilmember Evans motioned to approve Ordinance No. O-2025-07 rezoning from Residential-6 (R-6) to Office/Institutional (OI) the property located on South Main Street and identified as Scotland County Parcel Numbers 01005703034 and 01005703036 because it advances the public health, safety, and welfare, based upon the following:

The Rezoning of Scotland County Land Parcels 01005703034 & 01005703036 from Residential 6 (R-6) to Office Institutional (OI) is consistent with an adopted comprehensive plan and any other officially adopted plan because:

- 1) The Office Institutional district is established to serve as an adequate buffer between intensive non-residential uses and residential uses; provide aesthetic controls and dimensional requirements to insure compatible office and service development with surrounding residential uses; and encourage a mixture of residential uses with office and services.
- 2) The Land Use Plan 2035 Future Land Use Map indicates the development of some mixed uses along South Main Street, which is where these parcels are located. The Office Institutional zoning will allow a more diverse group of land uses and will buffer residential uses from Main Street.
- 3) There are already Office Institutional zoned properties along with Residential and General Business in the area. The rezoning will allow residential uses 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) The rezoning will help to maintain the present character of the City while promoting diversity and future growth.
- 3) The rezoning to OI will have no detrimental impact to the property values of surrounding landowners.
- 4) The rezoning to OI will require no infrastructure improvements by the City of Laurinburg.

Councilmember Rainer seconded the motion. The vote was as follows:

Ayes: Evans, Rainer, Adams, Williamson

Nays: None

(Copy of Ordinance No. O-2025-07 on file in the clerk's office)

- c. Consider a request to rezone 904 S. Main Street from Residential-6 to Office/Institutional.

Mayor Willis opened the public hearing to consider a request to rezone 904 S. Main Street from Residential-6 to Office/Institutional. The City Manager stated that 904 S. Main Street has been acquired by the City and demolished inhouse, via a low-cost burn performed as a training activity for the fire department. He stated that the property was once two separate lots and has been consolidated to become one lot. Mayor Willis asked Planning and Zoning Officer, Mr. Mac McInnis, to explain the request for rezoning.

Mr. McInnis provided a brief overview of the parcel considered in the rezoning request. He stated that Parcel #01005703034, at 904 S Main Street, was requested to be rezoned from Residential-6 to Office/Institutional, which will allow for both residential and office/institution use, making the property more adaptable for future development. He stated that this rezoning will align this parcel with the surrounding zoning of that portion of South Main Street. He stated that the Planning Board moved to approve this request at the March 11th meeting.

Mayor Willis asked if anyone wanted to speak in favor or in opposition of this action. There was no one present that wanted to speak before the Council regarding the action.

Councilmember Adams motioned to approve Ordinance No. O-2025-08 rezoning from Residential 6 (R-6) to Office Institutional (OI) the property located on 904 South Main Street and identified as Scotland County Parcel Number 01005703024 because it advances the public health, safety, and welfare, based upon the following:

The rezoning of Scotland County Land Parcel number 01005 703024 on 904 South Main Street from Residential-6 to Office/Institutional is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable because:

- 1) The Office Institutional district is established to serve as an adequate buffer between intensive non-residential uses and residential uses; provide aesthetic controls and dimensional requirements to insure compatible office and service development with surrounding residential uses; and

- encourage a mixture of residential uses with office and services.
- 2) The Land Use Plan 2035 Future Land Use Map indicates the development of some mixed uses along South Main Street, which is where this parcel is located. The Office Institutional zoning will allow a more diverse group of land uses and will buffer residential uses from Main Street.
 - 3) There are already Office Institutional zoned properties along with Residential and General Business in the area. The rezoning will allow residential uses 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) The rezoning will help 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 land owners.
- 4) The rezoning to OI will require no infrastructure improvements by the City of Laurinburg.

Councilmember Rainer seconded the motion. The vote was as follows:

Ayes: Adams, Rainer, Evans, Williamson

Nays: None

(Copy of Ordinance No. O-2025-08 on file in the clerk's office)

- d. Consider a request for a Special Use Permit for the development of a 72-unit apartment complex on Plaza Road on Parcel Nos. 0100160100404 and 01001601005. (Continued Hearing from March 18, 2025 meeting)

Mayor Willis opened the continuation of a public hearing to consider a request for a special use permit for the development of a 72-unit apartment complex on Plaza Road. He provided information concerning the process for conducting a quasi-judicial hearing, to include individuals being sworn in to testify, ensuring the Council understood its role and informed the public of the process.

The Applicant's Attorney, Mr. Chad Archer, introduced himself and called his three witnesses to be sworn in simultaneously. The following were sworn in by the City Clerk: Mr. Joey Russell, President of TDH Group LLC; Mr. Logan Newsome, a licensed professional in transportation engineering with VHB

Engineering; Nicholas Kirkland, a State-Certified General Appraiser with Kirkland Appraisals.

The City Attorney gave a brief synopsis of how this public hearing concluded at the last Regular Meeting on March 18th, when Council voted to continue the hearing to allow both the applicant and the opponent the opportunity to provide additional evidence to support their position. He stated that all the evidence presented previously included the findings report from the Planning Board, the Planning and Zoning Officer's testimony, and the applicant's testimony given by Mr. Russell, all of which have been submitted.

Public Comments in Favor of the Special Use Permit

Mr. Archer called his first witness, Mr. Russell, to the stand to answer a series of questions. Mr. Russell identified the applicant as TDH Group, LLC, in the business of property development, and stated that he is a Developer with the company and has experience with developing projects similar to this in the past. Mr. Russell stated that when the property is developed, another company he is associated with manages the property. He stated that he is involved in the day-to-day maintenance of hiring employees and other similar tasks associated with the management company. Mr. Russell stated that the projects he has worked on in the past, like this one, are all affordable apartment complexes that are a part of the low-income tax credit program. He stated that the purpose of the special request for this property is to enable its development as a LIHTC (Low-Income Housing Tax Credit) property.

Mr. Archer addressed each of the requirements that must be fulfilled in the City of Laurinburg's Unified Development Ordinance 4.48.5 to grant this special use permit. The subsections of the ordinance are addressed as follows: Mr. Archer read off subsection **[4.48.5.1]** - *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.* Mr. Russell stated that the proposed development would not be of any detriment or danger to the public health, safety, or general welfare. He stated that he has experience managing these types of properties, and they do not typically endanger the public health, safety, or general welfare.

Mr. Archer read off subsection **[4.48.5.2]** - *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.* Mr. Russell stated that there is no evidence that he has seen that this would be injurious to the use and enjoyment of other property in the immediate vicinity of the proposed development. Mr. Archer presented the Council with a document and asked Mr. Russell to identify what was on the

document. Mr. Russell identified the subject matter on the copies as the approximate 10.5 acres his company is proposing to develop and confirmed the outline of the site that would be developed on the map. Mr. Russell identified adjacent properties on both sides of Plaza Road, such as Scottish Wind Apartments, as the same type of development as this one, an affordable housing community. Mr. Russell identified other adjacent properties along Plaza Road and Shopping Center Access Road as commercial properties. Mr. Russell stated that, to his understanding, nothing about this development is going to be injurious to the use and enjoyment of these neighboring commercial properties or multifamily properties.

Mr. Archer read off subsection **[4.48.5.3]** - *The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* Mr. Russell stated that, to his understanding, the properties in the district of the immediately adjoining vicinity are multifamily properties and commercial properties. He stated that he does not have any reason to believe that this multifamily development would impede the continued use or development of those properties and their current uses.

Mr. Archer read off subsection **[4.48.5.4]** - *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.* Mr. Archer then presented copies of an additional document, attached to the special use permit, to the Council and asked Mr. Russell to identify what was on the copies. Mr. Russell identified the document as a site plan of the proposed development. He described the exterior of what these proposed buildings would look like as being two stories with a mix of brick and vinyl and 30-year architectural shingles. Mr. Russell stated that they would not be at variance with the exteriors of the surrounding properties.

Mr. Archer read off subsection **[4.48.5.5]** - *Adequate utilities, access roads, drainage, parking, or necessary facilities have been or are being approved.* Mr. Russell stated that when developing these types of properties, ensuring that there will be adequate utilities, access roads, drainage, parking or necessary facilities is mostly done through an administrative approval process with the City. He stated that, based on his experience, the Planning Department, the Building Department, and the Permitting Department of the City are all involved and that includes fire, water, and sewer. Mr. Russell explained that in that process, they review the architectural and construction plans along with the civil engineering plans to be certain that all of those items

are in place. He explained further that this process is typically done in connection with a civil engineering firm, and he intends to follow suit with this property, if approved. Mr. Russell stated that he has already consulted with an engineering firm. Mr. Archer presented copies of an additional document to the Council and asked Mr. Russell to identify what was on the copies. Mr. Russell identified the document as a letter from the civil engineer, stating that they have worked with TDH Group, LLC on several of these projects throughout North Carolina, and that this project will be similar. Mr. Russell stated that, in the letter, the engineer mentions what they're tasked with, which is providing adequate utility design for water, sewer, storm water drainage, parking, driveways, access roads, etc. He states that this would account for all the various portions of 4.48.5.5 in the ordinance.

Mr. Archer states that he will be addressing a different witness regarding section **[4.48.5.6]** of the ordinance.

Mr. Archer read off subsection **[4.48.5.7]** - *The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.* Mr. Russell stated that, to his understanding, this special use would conform to all the applicable regulations of the district in which it is located. He stated that there are multiple of these particular uses in the immediately adjoining vicinity.

Mr. Archer read off subsection **[4.48.5.8]** - *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.* Mr. Russell stated that this topic was addressed in the letter that was handed out to Council.

Mr. Archer read off subsection **[4.48.5.9]** - *The proposed use shall be consistent with recommendation and policy statements as described in the adopted land use plan.* Mr. Archer presented Council with copies of the Land Use Plan to the Council and asked Mr. Russell to identify the document. Mr. Russell identified the document as the Laurinburg Land Use Plan and stated that on the excerpted page "3-9," there is a discussion regarding the need for affordable housing in the City of Laurinburg. He stated that the proposed development will be consistent with helping to meet the need for affordable housing in the City of Laurinburg.

Mr. Archer stated that he had no further questions for Mr. Russell.

Mr. Archer called his second witness, Mr. Logan Newsome, to the stand. Mr.

Newsome stated that he works with VHB Engineering, a Civil Engineering firm. He stated that he focuses on transportation engineering and primarily performs traffic analyses and safety analyses. Mr. Newsome stated that he obtained a Bachelor's Degree in Civil Engineering from NC State and is a Licensed Professional Engineer in the State of North Carolina. Mr. Archer then moved to admit Mr. Newsome as an expert in traffic safety.

Mr. Newsome stated that he performed a Traffic Impact Analysis for the proposed development, which he stated is a process in which data is collected from relevant intersections near the proposed development. He stated that the data is then analyzed to identify the impact the development may have on local traffic. Mr. Newsome stated that the analysis he performed was conducted in April 2025. Mr. Archer presented the Council with copies of the 93-page Traffic Impact Analysis, sans the appendices, and asked Mr. Newsome to identify the document. Mr. Newsome identified the document as the Traffic Impact Analysis. Mr. Archer asked Mr. Newsome to describe, at a high level, how he came up with his ultimate findings and conclusions. Mr. Newsome stated that he collects data at relevant intersections, which, in this case, were three intersections: US 15 401-501 at Plaza Road; US 15 401 Business (or S Main Street) at Plaza Road; the access and apartment complex across the street's access at Plaza Road. He stated that he took turning movement counts at those three intersections earlier in April, between 7:00AM - 9:00AM and between 4:00PM - 6:00PM. He stated that, within those two windows, he isolated the hour between each window that had the highest peak in traffic and used those numbers in conjunction with DOT-approved trip generation methodology to generate an estimate of what the development would generate in those peak hours. He stated that he applied those trips to the network and used modeling software known as "Synchro" to get information about the intersection's known-only level of service and delay. Mr. Newsome explained that level of service is measured on a scale of A-F, with A being the best and F being the worst. He stated that the study of the intersections in question received levels of service of both B and A, indicating that there is no real congestion problem and that the proposed development stands to add roughly half a second of delay to each intersection. Mr. Newsome concluded that there would be very minimal impact on the local intersections. He stated that this methodology is how NCDOT wants it done. He also summarized that, as per the "Findings and Conclusions" in the Impact Analysis, there would be a negligible impact, if any, on traffic in the area.

Mr. Archer stated that he had no further questions for Mr. Newsome, and he moved to admit the Traffic Impact Analysis.

Mr. Archer called his third witness, Mr. Nicholas Kirkland, to the stand. Mr.

Kirkland stated that he works with Kirkland Appraisals as a State-Certified General Appraiser in North Carolina and seven other states. He stated that he has been accepted as an expert in property value impacts by this Board, the Planning Board in Scotland County, the County Commissioners in Scotland County, and many other jurisdictions in multiple states. Mr. Kirkland stated that he obtained a Communications Degree from North Carolina State University and has been appraising for a decade. He stated that he is currently nearing the end of a course he is taking to obtain a designation through the Appraisal Institute. He stated that he is still a candidate for designation, but that it is just an additional step beyond State Licensure that has a lot of extra classes, hard tests, and demonstrations of work to ensure that the appraisal profession is well-respected and handled in the most professional manner possible. Mr. Archer moved to tender this witness as an expert on appraisals and property evaluation.

Mr. Kirkland stated that he has had an opportunity to consider the evaluation impact that this property would have on neighboring properties in the vicinity. He stated that he performed a Property Value Impact Study for the proposed development. Mr. Archer presented copies of the Property Value Impact Study to the Council and asked Mr. Kirkland to identify the document. Mr. Kirkland identified the document as a copy of the Impact Study that he performed. Mr. Archer asked Mr. Kirkland to describe, on a relatively high level, what he does when he's doing one of these types of impact studies. Mr. Kirkland stated that when he does an Impact Study like this, he is trying to determine whether a proposed development would have an impact: positive, negative, or no impact at all. He stated that he looks at the adjoining uses as well as how sensitive those types of uses are; for instance, single-family residential dwellings are, based on his research, typically the most sensitive use, in terms of what goes next to them is most likely going to have an impact on that house and not the shopping center next door. He stated that in this case, the Lowe's that's right next to this would not be affected by this type of development if they were to rent their property out. He stated that although there wouldn't be a measurable impact on Lowe's, if a house was being rented or someone lives in that house, they could be very concerned about their property values, and single-family dwellings are the most sensitive. Mr. Kirkland reiterated that his goal was to determine whether a development like this would have an impact on adjoining or nearby houses, so he looked at other examples with multifamily dwellings right next to single-family dwellings. He stated that, for this development, even though both parcels are fully outlined on the map presented to the Council, this proposed development is only on the southern half of the left parcel. He stated that it is fairly set off from the residential dwellings on Cary Street, and it's well-buffered from those uses. Mr. Kirkland stated that he has researched similar apartments for multifamily uses, next to single-family subdivisions and neighborhoods, where the apartments were much closer than in this proposed

development - in some cases, four to six times as close as what's proposed for this development. He stated that the examples he used show an average of just under 4% of a positive impact on being next to a use such as this, with a median of 3%, and that they were example apartments or multifamily uses that were five to six times closer and, in some cases, less than 100 feet away from the nearby single-family homes, which are several hundred feet away from this proposed development. He stated that it is not to say that this development would increase property values nearby, but that this is not an impactful development on adjoining or nearby property values. Mr. Kirkland stated that, based on his research, he had concluded that the proposed development would not have a negative impact on adjoining or nearby property values, and that it would be in harmony with where it's proposed to be located. He stated that the properties he evaluated would have been those that are directly contiguous, which are not any single-family homes, as well as any potential impacts on the single-family residences that are not going to be contiguous to the development either, and are further away. Mr. Kirkland stated that his ultimate conclusion, in his professional opinion, was that there would be no negative impact on the property values of any of these nearby properties.

Mr. Archer stated that he had no further questions for Mr. Kirkland and no further witnesses.

Councilmember Williamson reiterated the statement that this proposed development would be affordable housing and asked Mr. Kirkland if the apartments shown as examples in his analysis were low-income or market-rate, and if that distinction is significant in this case.

Mr. Kirkland stated that he did not look specifically at low-income units, and that when performing this analysis, he just looks for sales next to apartment units. He stated that, in the other examples he looked at, he didn't identify any adjoining sales. He stated that he did not identify any sales for the one directly to the east. He stated that the reason that using typical multifamily apartments is still very reasonable as comparable is because a typical market participant, when looking at what's being developed nearby, is considering how it affects them: what it looks like, what it sounds like, if they can smell it, and what the traffic is going to be like. He stated that these are referred to as externalities and explained that they are the factors that could cause this property, or any property, to impact things outside its boundaries. Mr. Kirkland stated that, when using just a typical apartment, comparing neighbors next to it versus one that has lower rent controls, or anything similar, the adjoining property owners, unless they're really digging into it, aren't going to know whether it's a typical apartment for multifamily use or a lower income one, especially for a new development. He stated that none of the other physical characteristics

would cause a negative impact: there's nothing about the traffic, these are not designed to be unappealing in some way, and they're not designed to be injurious. He stated that they are just a different rent structure for an apartment or multifamily use. He stated that, for this proposed development, there's no basis for there being a difference, because, long-term, most residents would not know the difference. He stated that market participants are not looking at the rental structure of those adjoining multifamily uses in their determination of whether they want to live next to it, they're considering if they want to live next to something that is going to have a lot of people with a lot of traffic. He reiterated that testimony has already been provided regarding traffic. He stated that his data shows that people are not paying less to live next to a multifamily use; therefore, regardless of the rent structure, there's no basis as to why a neighbor would change their opinion about living next door to this proposed development.

Councilmember Adams asked Mr. Kirkland if he had any data, other than for multifamily units, regarding neighbors adjoining a low-income housing project. Mr. Kirkland stated he did not. Councilmember Adams stated that the proposed development is specifically a low-income housing project with the rent of approximately \$550 - \$800 a month. Mr. Kirkland stated that he understands; however, if there is no data for something like that, he has to look at what the next most similar situation is and determine if it is still comparable, if it is not, and why or why not. He stated that it is the physical characteristics of the structure, once it's fully constructed and built, that make it similar and comparable, so how it's being rented out does not have a bearing on how it is being constructed, how it's going to look, or anything similar.

Councilmember Adams asked Mr. Russell how the 48-unit, one-story property, housing senior citizens across the street, is similar to the proposed 72-unit, four 2-story building development. Mr. Russell stated that Scottish Winds also has two stories. Councilmember Adams stated that that was when Plaza Terrace was built, and that it was not built as a low-income apartment complex. Mr. Russell stated that they are still apartment complexes, so the proposed use would be very similar. He stated that, as Mr. Kirkland explained, when you drive by the property or into the property, it will look like any other new apartment complex that you would see anywhere else in the state, whether it's Raleigh, Charlotte, or Laurinburg. Mr. Russell stated that there would be no difference in the visual appearance of it.

Councilmember Evans stated that her concern is not what it is going to look like, but who will be occupying the units.

Councilmember Adams stated that the Council had only just received the traffic study, then asked Mr. Newsome if he included pedestrians and bicyclists in the study. Mr. Newsome responded that he did not.

Councilmember Adams stated that with a 72-unit multifamily complex, there would be an increase in bicycle and pedestrian traffic, and that Plaza Road is well-travelled, especially in the summer with all the traffic coming off of 74. She stated that Mr. Newsome should observe the three intersections in the middle of the summer to see the traffic backed up down highway 74. She stated that she is considering the cost to the City to install sidewalks and bicycle lanes on Plaza Road. Mr. Newsome stated that his data collection did not pick up any pedestrians at any of the intersections studied, and that there are currently no existing pedestrian facilities. Councilmember Adams stated that there is currently a bicycle and pedestrian plan for the City.

Mayor Willis asked Mr. Newsome if he only studied one day in those two windows. Mr. Newsome stated that it was a one-day study. Mayor Willis asked Mr. Newsome if the traffic he counted that day was considered light, medium, or heavy for a road such as Plaza Road. Mr. Newsome stated that it was "pretty light," and that the intersections at either side of the study operated with, what he calls, an acceptable level of service. Mayor Willis asked Mr. Newsome what day of the week he did the study. Mr. Newsome stated that it was done on Tuesday, April 1st.

Councilmember Rainer asked Mr. Newsome if he encountered any school bus traffic. Mr. Newsome stated that he did not. He stated that while the school bus hours tend to overlap in the morning peak, they do not usually overlap in the afternoon peak.

Councilmember Evans stated that when this special use case was first presented, she traveled to the site to observe it herself during school bus hours, and it was extremely congested, letting kids out to all four of the units on Plaza Road. She stated that she counted approximately 10 kids and that the bus was held up, so she was stopped on Plaza Road for about 45 minutes. Mr. Newsome stated that for land use such as the proposed, the peak times are usually between 7:00AM - 9:00AM and between 4:00PM - 6:00PM. He stated that people typically leave and enter apartment complexes during those AM and PM peaks, so it may be heavily trafficked when the school lets out, but the apartment complex isn't going to be impacting that. Councilmember Evans asked Mr. Newsome if that meant that he didn't think anything else needed to be done. Mr. Newsome stated that, based on his analysis, this apartment complex will have very minimal impact on the surrounding roadway network.

Mr. Billy Campbell, of 1001 West Blvd in Laurinburg, was sworn in by the City Clerk to ask each witness questions and make comments.

Mr. Campbell asked Mr. Russell how many people were going to be in the 72-unit complex. Mr. Russell stated that there is no certain way to provide an exact number. He stated that there is a breakdown of units, but two people could end up being in the same unit. He stated that there would be 72 units: 12 one-bedroom units, 44 two-bedroom units, and 16 three-bedroom units. He stated that this provides an idea of the number of units and the unit sizes. Mr. Russell stated that there could be one person living in two-bedroom units, or one person living in three-bedroom units, and that it just depends on whom the applicants are, if they're approved, etc. Mr. Campbell inquisitively stated that there is no estimation of how many people. Mr. Russell replied, no. Councilmember Adams stated that, in her notes from last month's public hearing, Mr. Russell did provide an estimate of 144 people. Mr. Russell stated that he thinks he just took that as an average of two per unit, but that it is still uncertain exactly how many people there will be.

The City Attorney reiterated that there are rules about qualifications to testify in these instances. The City Attorney stated that, at the appropriate time, Mr. Archer may offer an objection to the testimony. He stated that, if he offers that objection, he will let Council hear the testimony, and when deliberations begin he may comment on that.

Mr. Archer stated that that is correct, and that he intends to ask for a moment to voir dire whether any of the opponents have standing and will defer to the Council about when the time to do that is. He stated that if any applicant does not have standing, then he does not think they should be able to present any evidence in opposition to this case.

The City Attorney advised Council to hear the testimony with the noted objection, and he reiterated that he may have comments later on during the deliberation. The City Attorney explained the reasoning behind the validity of testimony from a qualified expert and from someone with standing, versus someone without standing, pertaining to the case at hand. The City Attorney defined "standing" as having an interest that is unique, over and above what the common person would have in the community, and that it does not necessarily mean living right beside or nearby the proposed development. He stated that Mr. Campbell lives at the other end of the property in question, on West Boulevard, which is the reason it is unclear whether he qualifies as having standing or not.

Public Comments in Opposition of the Special Use Permit

Mr. Campbell began his testimony by thanking Councilmember Evans for her service in Vietnam. He stated that he is opposed to this special use permit on Plaza Road. He stated that by building 72 apartment units, that would add to the volume of traffic on Plaza Road. He stated that his concern is public safety and the danger to children. Mr. Campbell stated that children cross Plaza Road to load and unload on buses, and that the buses travel on Plaza Road. He stated that there is a high volume of traffic on Plaza Road, and adding another complex on Plaza Road would add to the traffic volume. He asked for Council's permission to read-aloud a letter from the Scotland County Schools Transportation Department, dated April 15th, 2025. Mr. Campbell read the letter to Council: "Mr. Campbell, Thank you for your interest and advocacy in promoting student safety. Plaza Road is an area of which our drivers regularly voice concerns. There are 28 students across all grade levels assigned to Plaza Road's stop, including seven buses - two of which transport students with disability. As I assured the Laurinburg Police Department last month, I cannot recall a week where there has not been a stop-on violation on Plaza Road, particularly in the afternoons with our elementary students. I feel certain that a contributing factor to this issue is the lack of marking along the road. In addition, concerns voiced by the drivers is the lack of clear markings and left turn lanes, and dedicated turn-only signals at McColl Road and intersection. During high traffic time, it is increasingly difficult for our buses to safely proceed south along McColl Highway-Plaza Road, due to, in large part, the number of traffic exiting I-74." Mr. Campbell stated that this letter was from Mr. Patrick Peed of the Scotland County Schools Transportation Department. Mr. Archer stated that, for the record, he would object to that letter, as it is all hearsay. He stated that Mr. Peed is not here to testify and there is no evidence that whoever said that is actually a traffic safety expert, nor is Mr. Campbell.

Mr. Campbell stated that he would also like to present a traffic study from DOT that shows the number of cars at the exit and entrance of Plaza Road and 401. He stated that this traffic study was done on 10/17/2018 and has a time stamp on it from the DOT. Mr. Archer stated that, without having seen that document, he would also object to it on the basis of, even if it is for the relevant area, it's not from a relevant timeframe. He stated that it is almost seven years old, so he would object to that document being considered as well.

Mr. Campbell stated that he spoke with the DOT Engineer in Aberdeen and was told that there is to be some construction at the intersection of McColl Highway and Plaza Road. He stated that the engineer did not have a specific date for when the construction would begin, but did provide Mr. Campbell with a note saying that it was going to start in mid-May. Mr. Campbell stated that he was not provided with an ending date, but he did receive a copy of the

engineer's business card and phone number. Mr. Archer stated that he objects to that document as well, on the grounds that it also sounds like it's hearsay.

The City Attorney reiterated that the current time is solely for collecting evidence and that a comment period will be available at a later time. Mr. Archer stated that he would like to make closing statements at the appropriate time.

Mr. Archer asked Mr. Campbell a series of questions. Mr. Campbell stated that he lives at 1001 West Boulevard in Laurinburg. Mayor Willis stated that Mr. Campbell's parcel is slightly off the map presented on the screen and is therefore not visible on the current screen. Mr. Campbell stated that the proposed development would not directly touch his property, but that it would be in the back of his property. He stated that the public safety concern he had was about traffic. He also stated that he is a retired Police Officer of 35 years and wanted to raise a public concern due to his time working in the projects. He stated that he is familiar with what happens in the projects, such as shootings, loud music and other disruptions, based on his personal experience. Mr. Campbell stated that he is not a traffic safety analyst and does not have any credentials in that field but worked traffic enough to know when a highway is safe or not. He stated that he is not a civil engineer or anything to that effect. Mr. Archer asked Mr. Campbell, "You don't know of anything connected with this proposed use that would have any specific public safety issues. You're just making generalized comments based on experience in law enforcement, with respect to 'projects.' Is that what I'm hearing correctly?" to which Mr. Campbell replied, "No sir." Mr. Campbell stated that after personally studying Plaza Road, Plaza Terrace Apartments, Scotland Winds, and Stoney Creek, he noticed that there is only one outlet going to Plaza Road. He stated that people living in those apartments filter out onto Plaza Road, not including the businesses such as Smithfield, the fitness center, and the bank. Mr. Campbell stated that he has no specific evidence on hand of the shootings and other disruptions that have occurred in the projects, as related to this proposed development, but he has personally investigated many homicides. He stated that this proposed development is going to be low-income and added that, at the last public hearing, Mr. Russell stated that the management team would only be on site from 8:00AM - 5:00PM. Mr. Campbell stated that, from 5:00PM - 8:00AM, no one will be at the apartment complex to know what is going on. Mr. Archer asked Mr. Campbell if he was making stereotypes about the type of residents he thinks are going to live in this proposed development. Mr. Campbell stated that he is black, so he is not stereotyping anyone. Mr. Archer clarified that he was not referring to racial stereotypes. Mr. Campbell stated that he does not stereotype anyone, and that he refers to what he knows personally. He stated that it is not a stereotype for people to be safe in their community. He stated that he does not care what

color people live in this proposed development. He stated that if it is low income, there will be problems.

Mr. Archer stated that he did not have any further questions for Mr. Campbell, and would move to strike his testimony on the basis that he does not think he has shown that he has a special interest. Mr. Archer stated that Mr. Campbell has not claimed special interest grounds, which is an effect on the diminution of the value of his property. Mr. Archer stated that he does not think Mr. Campbell could offer competent testimony on that, even if he wanted to. He stated that, for those reasons, he does not think Mr. Campbell has the standing to be an opponent and to present a case in opposition. Mr. Archer asked that Mr. Campbell be disqualified and that any testimony he offered be stricken from consideration.

The City Attorney stated that the applicant may summarize their case now.

Mr. Archer stated, in closing, that under the ordinance it is said that the burden is on the applicant, and he believes the applicant presented the substantial competent evidence that is required as to each of the factors under the ordinance and under the generally applicable statutory law and the case law, if established, then the duty of the Council is to grant the requested special use. He stated that this is not the first time that this special use permit has come before this Council for this property. He stated that it has been approved on each of the various occasions that it has been submitted and would fulfill an important need that will be for the benefit of the community. He stated that there have been a lot of comments, questions from the Council members, and comments from Mr. Campbell that have talked about the fact that this property is going to be a low-income housing "project" - one of the terms that has been used. Mr. Archer stated that the proposed development is a multifamily apartment complex that is going to have market-capped rent in accordance with the internal revenue code section 42. He stated that it is a LIHTC program, and it is not permissible for the Council to consider that as a basis for denial, which is clear in the general statutes. He stated that it is part of 41A-4, subsection G, which says, in pertinent part, that it is unlawful discriminatory housing practice to discriminate in land-use decisions or in the permitting of development, based on, among other things and except as provided by law, the fact that a development or proposed development contains affordable housing units for family or individuals with incomes below 80% of area median income, which is the exact factor that's applicable to low-income housing tax credit properties. He stated that the actual competent testimony from the experts answered the questions exactly and correctly, which is that the assessment is not about the types of people that are going to be living in these properties, but about whether they're going to have an impact on neighboring properties. He stated that they're not going to, because

they're nicely designed apartments that are entirely consistent with the surrounding character of the area, which is used for multifamily housing, some of it affordable housing itself, and for commercial development. Mr. Archer stated that these are individual members of the community who are going to live there, who are going to support those businesses that will be a boom for development. He stated that, on each of these particular factors, the applicant has borne the burden, and on some of them, the burden is on the applicant under the case law. He stated that the statute might say that it's on the burden, but in terms of general factors about public safety, the applicant has borne the burden to the extent that they can. He stated that no one has come forward to overcome that burden with any competent testimony, and that it is difficult for any applicants to bear the burden with respect to generalized issues such as that. He stated that the case law says that on those issues, even when statutes and ordinances say otherwise as a practical matter, that will be on the opposing parties, but there was nothing of that sort mentioned in this case. Mr. Archer stated that the best thing heard in this case on that subject, if at all, was from Mr. Campbell who, Mr. Archer stated, does not have standing in this case and is not competent to offer these opinions. Mr. Archer stated that Mr. Campbell offered his opinions based on his prior history as a law enforcement officer and what sounds like a low opinion of the types of folks who could live in these properties. Mr. Archer stated that the kinds of people who live in affordable housing in communities all across North Carolina and across the country are police officers themselves, firefighters, and nurses. He stated that these people are going to be members of Laurinburg who are going to have a vital service that will be provided to them in the form of this property, and he thinks it is in the benefit of all the community to approve it. He stated that even that is a little bit beyond the scope of what we are here for, which is, the applicant has factors on which they must bear the burden as to many but not all of those. He stated that that is what they have done - provided competent testimony from qualified experts who have said that each of those factors were satisfied. He stated that he believes it is the duty of the Council to approve this special use permit, as it has done in each of the previous times that this has come before the Council. Mr. Archer stated that he had nothing further to add to that.

The City Attorney asked Mr. Campbell if he would like to provide a summary of his testimony.

Mr. Campbell stated that the only thing he would like to add is what Councilmember Adams mentioned. He stated that there would be more traffic on Plaza Road due to the proposed development, but there is no dedicated sidewalk on Plaza Road for pedestrians. He stated that everybody living in the new complex may not be owners of vehicles, so they are going to have to

travel back and forth for shopping. He stated that Plaza Road is already busy and there are no dedicated sidewalks on Plaza Road.

Dorothy Campbell, of 1001 West Blvd in Laurinburg, was sworn in by the City Clerk to ask a question and make a comment. Mrs. Campbell asked the Council how a study materialized that there was a need for housing. The City Attorney stated that her question was not relevant to this public hearing and explained that the reason is that this parcel is already zoned for this use and there is no requirement for there to be a study for that use, prior to them submitting their application. He stated that there is no prerequisite or requirement for that in either the statute or the ordinance.

Councilmember Williamson asked the City Attorney to remind everyone why a special use permit is required in these circumstances. The City Attorney stated that the reasoning is due to the density of the development. He stated that this is already zoned R-6, but because of the density, it is required to come before the Council.

Mayor Willis asked if anyone else wanted to speak in favor or in opposition of this special use permit. There was no one else present that wanted to speak before the Council regarding the special use permit. Mayor Willis closed the public hearing.

The City Attorney made closing remarks regarding each testimony and advised Council on next steps. He stated that any evidence that any Councilmember obtained by making a personal visit to the site is not admissible evidence in this type of hearing. He stated that in the prior public hearing in which this special use permit case was introduced, he advised the applicant and anyone opposing the special use permit to bring to the Council competent evidence from experts that could testify about issues related to property values, traffic, congestion, etc. He stated that nothing reflecting that was brought before Council in this public hearing. The City Attorney stated that Mr. Campbell has wonderful standing in this community, as a veteran, as a police officer, as someone who he personally admires and respects; however, he does not have standing in this hearing because of his lack of proximity to this particular project. He stated that not only does Mr. Campbell not have standing, but he's also not qualified as an expert to testify on these very technical matters about price, value, traffic, etc. He stated that the question you have to ask is, has there been a prima facie case made, or in other words, has the applicant met the initial burden of providing evidence on each of the requirements under the ordinance for approval of the permit. He stated that there is no evidence, other than the evidence that has been presented to support these elements. He stated that Mr. Russell has done what Council has asked him to do and has checked the boxes under the

ordinance with respect to that. He stated that Council does not have nearly as much discretion in a Quasi-Judicial hearing as they do in a Legislative hearing. He stated that the ordinance says that if the applicant presents evidence, they *shall* issue the special use permit. The City Attorney stated, in his professional opinion, that the evidence that was submitted is uncontroverted, and therefore all the requirements for the issuing of the special use permit have been met, and Council does not have the discretion to deny that. The City Attorney noted that Councilmember Rogers-Bailey was attending remotely and therefore could not review the hard-copy evidence distributed to the Council during the hearing. The City Attorney stated that, as a result, she was not counted toward the quorum and was not permitted to vote.

Councilmember Rainer motioned to approve the request for a Special Use Permit for the development of a 72-unit apartment complex on Plaza Road on Parcel Nos. 0100160100404 and 01001601005, based upon the following:

- (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 Williamson seconded the motion. The vote was as follows:

Ayes: Rainer, Williamson, Evans

Nays: Adams

6. CITY MANAGER REPORTS

- a. Consider Ordinance No. O-2025-09 Amending the FY 2024-2025 Budget Appropriations Ordinance (Ordinance No. O-2024-21) to appropriate the first payments on the revolving loans for the Distribution System Improvements-Phase II Project and the Lead Service Line Inventory Project.

The City Manager explained that there are four major state-revolving loan fund projects, in addition to water and sewer-related grants and state appropriations. He explained that in the past, the City's water and sewer rates were so low, there was no eligibility for grants. He stated that these four projects operate on low-interest loans the City was able to obtain, with 0% - 1.13% financing. The City Manager explained that the projects totaled just over \$26,000,000, and it was the City's understanding that the first debt payment would not start until the project was completed, but it was in the fine print that it was based on the notice to proceed. He stated that two of the four payments are due on May 1st, 2025, not the initial anticipated due date of November 1st, 2025. He stated that the City needs approval from Council to be able to pull those funds from the water and sewer fund balance to meet the expected deadline for payment.

The City Manager stated that the two projects expecting payment in May are the Distribution System Improvements-Phase II Project, which is not yet

completed, and the Lead Service Line Inventory Project, which has been completed. He stated that all four projects are 20-year financing and the total for these two projects is \$435,130.55.

Councilmember Adams moved to approve Ordinance No. O-2025-09 Amending the FY 2024-2025 Budget Appropriations Ordinance (Ordinance No. O-2024-21) to appropriate the first payments on the revolving loans for the Distribution System Improvements-Phase II Project and the Lead Service Line Inventory Project. Councilmember Evans seconded the motion. The vote was as follows:

Ayes: Adams, Evans, Rainer, Williamson

Nays: None

(Copy of Ordinance No. O-2025-09 on file in the clerk's office)

b. Update on City Property at 106 South Gill Street.

The City Manager stated that the City closed on Dicie Patterson's property at 106 South Gill Street on February 18th, 2025, after many years of negotiations and discussions. He explained that the recently accomplished task of the City was to improve the exterior of the building prior to the Suds & Swine festival. He stated that Council must decide what the next steps for the property are by the next fiscal year.

The City Manager stated that, after a structural analysis of the property performed by engineer Jim Blackwell, years of water damage, asbestos and non-ADA-compliant door sizes reflected a preliminary estimate of between \$250,000 and \$350,000 to refurbish and rebuild. He stated that he has also been in communication with a landscape architect for insights about potential designs and uses. The City Manager encouraged Council to explore the property for a better understanding of its condition and potential use(s) and hopes to preserve its partial historic value. The City Manager suggested a potentially heavily utilized use for the space, such as combined bathrooms and a concession stand for McDuffie Square. He stated that a different 1,460 square-foot location was constructed into a restroom area for a little over \$70,000.

c. Consider the agreement form/guidelines and set the fee for the use of the shelter at Hammond Park.

Community Development Director, Mr. Walker McCoy, explained that the guidelines for the use of the shelter at Hammond Park are similar to that of the McDuffie Square guidelines. He stated that the clause at the end of the

agreement form outlines that the renting of the park for events shall not bother surrounding properties. He stated that this may limit certain factors such as food trucks, time slots, etc. Mr. McCoy explained that an application will need to be filled out to rent the park, including requesting a start and end time to confirm a time slot. He stated that the cost to rent the park shelter will be \$125 per day, once approved by the Council, which encompasses access to park amenities, such as bathrooms, maintenance, etc. He stated that, upon reservation, the party renting the space will need to pay a \$15 deposit to collect the key and secure their booking. Mr. McCoy stated that the electricity department has run fiber to the park for lights, with digital controls that allow for setting timers for the lights, locking and unlocking the space, etc. He explained that some trees that were considered hazardous have been removed, and the City has begun the replanting phase to add new trees to the lot. He stated that, in honor of Arbor Day on May 9th and to celebrate 45 years of Laurinburg being a Tree City, there will be a replanting celebration at the park at 9:00AM. Mr. McCoy stated that two schools will be in attendance to help the City plant new trees in the park, all of which will be matured trees for less early-on maintenance and rapid value. He explained that similar tree plantings will carry over multiple years and encouraged everyone to attend the celebration at Hammond Park on May 9th. Mr. McCoy highlighted that the City already has a reservation request for the park for an annual family reunion, tentatively scheduled for October.

Councilmember Adams moved to approve the agreement form/guidelines and set the fee for the use of the shelter at Hammond Park. Councilmember Rainer seconded the motion. The vote was unanimous.

- d. Consider scheduling a Special Meeting on Tuesday, May 20, 2025, at 4:30 p.m. to hold a budget workshop to discuss the Fiscal Year 2025-2026 budget.

Councilmember Williamson moved to approve scheduling a Special Meeting on Tuesday, May 20, 2025, at 4:30 p.m. to hold a budget workshop to discuss the Fiscal Year 2025-2026 budget. Councilmember Rainer seconded the motion. The vote was unanimous.

- e. Consider Ordinance No. O-2025-10 Amending Chapter 10, Article I, Section 10-5 of the City of Laurinburg Code of Ordinances to include requirements for establishing and maintaining a new cemetery within the city limits.

Community Development Director, Mr. Walker McCoy, explained the guidelines and plan for a new cemetery in the City, located at Cross Pointe Church. Mr. McCoy stated that the current guidelines in place for the cemetery are based on research performed by both himself and Planning and Zoning

Officer, Mac McInnis. He stated that Mr. Watson, with the church, has reviewed and approved the guidelines with only one question regarding green burials. He stated that Mr. Watson has been assured that this set-up will allow for green burials. Mr. McCoy also stated that the proposed guidelines follow suit with other cities' guidelines and their standards.

Councilmember Evans moved to approve Ordinance No. O-2025-10 Amending Chapter 10, Article I, Section 10-5 of the City of Laurinburg Code of Ordinances to include requirements for establishing and maintaining a new cemetery within the city limits, as presented. Councilmember Adams seconded the motion. The vote was as follows:

Ayes: Evans, Adams, Rainer, Williamson

Nays: None

(Copy of Ordinance No. O-2025-10 on file in the clerk's office)

The City Manager provided an additional update about a potential revenue opportunity involving an (IGSA) Intergovernmental Support Agreement. The City Manager stated that he has been in contact with Fort Bragg Garrison Commander, Colonel Mixon, regarding a potential partnership. He stated that the City will be investigating procurement agreements that would cut costs and aid in efficiency. He stated there will be more information to come as research and discussions continue.

7. COMMENTS FROM MAYOR AND/OR COUNCILMEMBERS

Councilmember Rainer brought it to the Council's attention that there is a Stop the

Violence community event on May 3rd, 2025 from 11:00AM - 3:00PM in McDuffie Square, organized by Superintendent Dr. Adell Baldwin, to promote community safety and awareness. She encouraged everyone to attend.

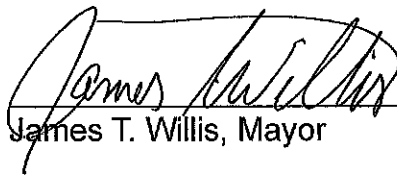
8. CLOSED SESSION (IF NEEDED)

Closed session not needed.

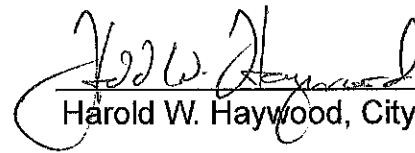
9. ADJOURNMENT

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

The meeting was adjourned at 7:53 p.m.



James T. Willis, Mayor



Harold W. Haywood, City Clerk