

**CITY OF LAURINBURG
COUNCIL MEETING
JUNE 20, 2006
MUNICIPAL BUILDING
7:00 P.M.**

Minutes

The City Council of the City of Laurinburg held its regular monthly meeting June 20, 2006 at 7:00 p.m. in the council room of the Municipal Building with the Honorable Ann B. Slaughter, Mayor, presiding. The following Councilmembers were present: Rembert DeBerry, Lisa D. Griswold, Herbert M. Rainer, Jr. and Thomas W. Parker, III. Councilmember Curtis B. Leak was absent.

Also present were: Craig F. Honeycutt, City Manager, Dolores A. Hammond, City Clerk, and Charles L. Hicks, Jr., Assistant City Attorney.

Councilmember DeBerry gave the invocation.

APPROVAL OF MINUTES

Motion was made by Councilmember Griswold, seconded by Councilmember Parker, and unanimously carried to approve the proposed minutes of the regular meeting held May 16, 2006.

PUBLIC HEARING ON AN AMENDMENT TO A CONDITIONAL USE PERMIT

Mayor Slaughter explained that this public hearing is to consider a request by Mrs. Nancy Pegues for an amendment to a conditional use permit to operate a children's daycare facility at 11481 Purcell Road. She then declared the public hearing open.

Mr. Bill Peele, Planner and Zoning Officer, being duly sworn, appeared before Council and explained that Mrs. Nancy Pegues operates a children's daycare center at 11481 Purcell Road. She was granted a conditional use permit to operate this facility in May 2000. An amendment to the conditional use permit was granted in December 2004 which increased the census of the facility from 8 children per shift to an enrollment of 32 children for 1st shift hours and 6 children for 2nd shift. Mrs. Pegues is before Council tonight to request another amendment to this conditional use permit which would increase the maximum number of children at the facility to 53 for both 1st and 2nd shifts.

A review of Ms. Pegues' application was conducted by staff with the findings of the review being:

- The application submitted by Mrs. Pegues is complete.
- The property at 11481 Purcell Road is located within the planning jurisdiction of the City of Laurinburg.
- The improvements described in Mrs. Pegues' application are in substantial compliance with the regulatory provisions of the Unified Development Ordinance.

The Laurinburg Planning Board considered this matter at its May 9, 2006 meeting and by a vote of 6 to 1 recommends approval of the proposed amendment.

There was no one present to speak in favor of or against this request.

Motion was made by Councilmember Griswold, seconded by Councilmember DeBerry, and unanimously carried that the request for an amendment to a conditional use permit to operate a children's daycare facility at 11481 Purcell Road be approved.

RESOLUTION ORDERING THE CLOSING OF AN ALLEY

Mayor Slaughter explained that this public hearing is to consider a petition submitted by Mr. Charles W. Brown to close an alley which joins Wilkinson Drive and Azure Court and runs parallel to South King Street and Gilchrist Street.

Mr. Charles W. Brown appeared before Council and stated that he requested that the alley be closed because it is no longer passable and, if closed, the abutting property owners would be able to use the property as they see fit.

Mr. Harold Mercer appeared before Council and explained that he was not in favor of nor opposed to the closing of the alley. He explained that several years ago he had submitted a request to close the alley and Council denied his request. He also discussed maintenance of the trees located in the alley and ownership of the trees and the alley.

The Assistant City Attorney stated that once the resolution ordering the closing was recorded, title to the property would pass to the adjoining landowners.

The Assistant City Attorney stated that he suggests the addition to the paragraph beginning Now, therefore, of reference to the recorded plat which then would read as follows: as shown, located and described upon that certain plat of the W. H. McLaurin Estate, made by J.S. Utter, Registered Engineer, dated March 4 and 5, 1926, and recorded in Book of Maps No. 2, at Page 5, Scotland County Registry,

Councilmember Parker moved for the adoption of Resolution No. R-2006-18 which orders the closing of an alley with the amendment as suggested by the Assistant City Attorney. Councilmember Griswold seconded the motion and it was approved by the following vote:

Ayes: Parker, Griswold, Rainer, DeBerry

Nays: None

(Resolution No. R-2006-18 on file in the City Clerk's Office)

PROPOSED 2006-2007 BUDGET APPROPRIATION ORDINANCE

Mayor Slaughter explained that this public hearing is for citizen input on the ordinance which approves the proposed 2006-2007 budget for the operation of the City of Laurinburg government.

There was no one present to speak for or against the budget.

Following the closing of the hearing, Councilmember Griswold moved for the adoption of Ordinance No. O-2006-06 which approves the proposed 2006-2007 budget for the operation of the City of Laurinburg government. Councilmember Parker seconded the motion, and it was approved by the following vote:

Ayes: Griswold, Rainer, Parker, DeBerry

Nays: None

(Ordinance No. O-2006-06 on file in the City Clerk's Office)

PROCLAMATION HONORING THE SCOTLAND HIGH SCHOOL BASEBALL TEAM

Mayor Slaughter explained that Coach Tommy Britt and members of his Staff are present to accept a joint proclamation from the City and Scotland County in recognition of their accomplishment as the State 4A Baseball Champions.

Mayor Slaughter presented to Coach Britt and his staff a joint proclamation from the City of Laurinburg and the Board of Commissioners of Scotland County together with a Resolution from Representatives Garland Pierce and Doug Yongue and the N. C. House of Representatives and a Resolution from Senator William R. Purcell and the N. C. Senate congratulating the Scotland High School Fighting Scots coaches, staff, and baseball players on winning the State 4A Championship. She also presented Coach Britt and his staff with City of Laurinburg pins.

LAURINBURG DOWNTOWN REVITALIZATION CORPORATION

Mr. Jim Livingston, Director, Laurinburg Downtown Revitalization Corporation (LDRC), appeared before Council to provide an update on recent accomplishments. He thanked Council for its support, and he praised Pete Morris, Beautification Director, and his staff for keeping the planters downtown beautiful and keeping the sidewalks clean. He also discussed the separation of management of LDRC and the Tourism and Development Authority (TDA). Mr. Livingston stated that he is resigning because his family is relocating to New Orleans.

LDRC's accomplishments over the past year include:

- Closed out \$150,000 Rural Housing and Economic Development grant from the US Department of Housing and Urban Development
- Opened a farmers market for the first time downtown since the early 1990s
- Worked with a steering committee to form a Children's Museum downtown
- Spearheaded a joint advertising effort that has grown from zero participants to 14 to 23 participants
- Developed a wedding cluster proposal to attract a wedding dress store downtown
- Paid out both rental and building grants to building owners
- Attended a statewide conference and training seminar with other Main Street organizations
- Received a grant from the Blue Cross / Blue Shield Foundation to attend a symposium on non-profit health
- Initiated an internship program that has two graduates – Catherine Carter in the summer of 2005 from UNC Greensboro and Kristin Bowling in the spring semester 2006 from St. Andrews College
- Created new coupon books for St. Andrews students for the downtown businesses
- Helped put artwork of St. Andrews art students into the display window across the street from Laurinburg School of Dance, the Daily Grind, and Highlights.
- Met with numerous people who have been interested in opening new businesses downtown. Some have been well qualified; some were assisted in getting their business proposal together.
- Total investment, over the last three years, including the streetscape projects, of \$2.4 million dollars into the downtown infrastructure. This figure includes \$1.4 million dollars of private money spent on buildings and improvements to property.
- Over the last three years, a net gain of 7 new businesses and 29 new employees. There have been 17 new businesses open, 10 closed in this time period. These new businesses have hired 52 full and part time employees while 23 jobs have been lost. Two businesses have changed hands without interruption over the last few months.

VOLUNTARY ANNEXATION PETITION

The City Manager explained that Mr. Randy Johnson has submitted a petition to annex property located on Turnpike Road (Shadow Woods Condominiums). In 2000, Mr. Johnston petitioned to have a portion of this property annexed and Council approved the annexation in the year 2000. This petition requests that the remaining portion of the property for Shadow Woods Condominiums be annexed. This resolution sets a public hearing for citizen comment on the question of voluntary annexation.

Councilmember Parker moved for the adoption of Resolution No. R-2006-19 which sets a public hearing to be held in the upstairs council room of the Municipal Building at 7:00 p.m. on the 18th day of July 2006. Councilmember Griswold seconded the motion and it was approved by the following vote:

Ayes: Parker, Griswold, DeBerry, Rainer

Nays: None

(Resolution No. R-2006-19 on file in the City Clerk's Office)

CAPITAL PROJECT BUDGET ORDINANCE-FORMER SCOTLAND MEMORIAL HOSPITAL

The City Manager explained that with the hospital demolition project occurring over multiple budget years, state law

allows Capital Project Budgets that do not have to be closed out as of June 30. This budget will remain in affect until the project has been completed and closed out. This budget ordinance outlines the revenues and expenses of the project, which will be separate from our annual fiscal year operating budget.

Councilmember Griswold moved for the adoption of Ordinance No. O-2006-07 which authorizes funds for the demolition of the former Scotland Memorial Hospital. Councilmember Parker seconded the motion, and it was approved by the following vote:

Ayes: Griswold, DeBerry, Parker, Rainer

Nays: None

(Ordinance No. O-2006-07 on file in the City Clerk's Office)

REQUEST TO REZONE FROM GENERAL BUSINESS TO RESIDENTIAL-6 MOBILE HOME

The City Manager explained that Mr. Clarence Coughenour is requesting that property located at 1512 Biggs Street be rezoned from General Business to Residential-6 Mobile Home. Mr. Coughenour has owned the property for approximately 30 years and a mobile home has always been located on the property. He was not aware that the property had the commercial zoning classification and is requesting the rezoning in order to locate another mobile home on the property.

Motion was made by Councilmember Parker, seconded by Councilmember Griswold, and unanimously carried to set a public hearing Tuesday, July 18, 2006 at 7:00 p.m. in the council chambers of the Municipal Building to consider the request to rezone the property from General Business to Residential-6 Mobile Home.

REQUEST TO REZONE A 341-ACRE TRACT OF LAND FROM RESIDENTIAL-20 AND RESIDENTIAL-20 MOBILE HOME TO GENERAL BUSINESS AND OFFICE-INSTITUTIONAL

The City Manager explained that Mr. Doug Hyler of Hobbs Upchurch & Associates is requesting that a 341-acre tract of land located adjacent to US 74 Bypass east of South Caledonia Road be rezoned from Residential-20 and Residential-20 Mobile Home to General Business and Office Institutional. He then explained that Mr. Hyler represents Mr. Greg Hodgson, a developer from Florida, who plans to develop the property as a mixed-use area which includes commercial, office/institutional and residential development.

Motion was made by Councilmember Parker, seconded by Councilmember Griswold, and unanimously carried to set a public hearing Tuesday, July 18, 2006 at 7:00 p.m. in the council chambers of the Municipal Building to consider the request to rezone the property from Residential-20 and Residential-20 Mobile Home to General Business and Office Institutional.

RESOLUTION APPROVING THE SALE OF LAND IN THE FORMER WASHINGTON PARK COMMUNITY DEVELOPMENT PROJECT AREA

The City Manager explained that Mr. Rodney R. Valentine, Pastor of the Mouth Olive Seventh-Day Adventist Church, has expressed interest on behalf of his church in purchasing a lot located on Foraker Street. The church is located at the corner of Foraker Street and South Caledonia Road. The church plans to expand its fellowship hall directly behind its existing structure and plans to purchase the lot behind the church from a private party. The lot located next to the private lot belongs to the City, and the Church would like to purchase the lot in order to complete its expansion plans.

He further explained that while the sale of the lot will not put the property on the tax books, staff believes it will be a positive improvement for the neighborhood. It will also remove a dilapidated dwelling from the neighborhood. He concluded by stating that the lot as been appraised at \$1,200.00 by the Mason Company, and the church as agreed to pay the appraised value.

Councilmember Griswold moved for the adoption of Resolution No. R-2006-20 which approves the sale of the subject lot of land located in the former Washington Park Community Development Project area to the Mount Olive Seventh-

Day Adventist Church in the amount of \$1,200.00. Councilmember Parker seconded the motion and it was approved by the following vote:

Ayes: Griswold, Parker, Rainer, DeBerry

Nays: None

(Resolution No. R-2006-20 on file in the City Clerk's Office)

2005-2006 BUDGET APPROPRIATION ORDINANCE AMENDMENT

The City Manager stated in order for the City to close out its fiscal year, a budget amendment to cover the additional revenue and expenses that resulted from the electricity cost increases that the City incurred due to the increase in power charges by NCEMPA in January of this year and the City's resulting rate adjustment.

Also, paving costs for the street resurfacing project this Spring was over budget due to the increased cost of asphalt that was not originally included in our 2005/06 FY budget.

No changes will be made to the existing Fund Balance from any enterprise fund, as all changes are done from the current year's expenses.

Councilmember Griswold moved for the adoption of Ordinance No. O-2006-08 which amends the 2005-2006 Budget Appropriation Ordinance. Councilmember Parker seconded the motion, and it was approved by the following vote:

Ayes: Griswold, Rainer, Parker, DeBerry

Nays: None

(Ordinance No. O-2006-07 on file in the City Clerk's Office)

CONTRACT TO AUDIT FINANCIAL RECORDS OF THE CITY OF LAURINBURG-GUSTAF C. LUNDIN & COMPANY

The City Manager stated that the proposed contract directs the firm of Gustaf C. Lundin & Company to audit the City's financial records and that Council action is required to authorize the Mayor to execute the contract.

Upon question by Councilmember Rainer, Cindy Carpenter, Finance Director, explained that this service does not have to be bid, and Gustaf C. Lundin & Company is the only accounting firm in Scotland County that provides governmental auditing.

Motion was made by Councilmember Griswold, seconded by Councilmember Parker, and unanimously carried to authorize Mayor to execute the contract.

APPOINTMENTS

Laurinburg/Maxton Airport Commission

Mayor Slaughter explained that Mrs. Lucile Bridgman's term on the Commission expires June 30, 2006. Mrs. Bridgman has expressed interest in continuing to serve. This appointment is a three-year term that will expire June 30, 2009.

Motion was made by Councilmember Griswold, seconded by Councilmember Parker, and unanimously carried to re-appoint Mrs. Lucile Bridgman to the Laurinburg/Maxton Airport Commission with the term expiring June 30, 2009.

Laurinburg Planning Board

Mayor Slaughter explained that Mrs. Sallie Jones' term on the Laurinburg Planning Board will expire June 30, 2006. Mrs. Jones has expressed interest in continuing to serve on the Board. This is a three-year appointment which will expire June 30, 2009.

Motion was made by Councilmember Griswold, seconded by Councilmember Parker, and unanimously carried to re-appoint Mrs. Sallie Jones to the Laurinburg Planning Board with the term expiring June 30, 2009.

Scotland County Parks and Recreation Advisory Board

The City Manager explained the Scotland County Parks and Recreation Advisory Board recommends that one of the seats on the Advisory Board be a City of Laurinburg appointment. It is the feeling of the Advisory Board that by having an official City representative on the Board it will strengthen the partnership between the City and County.

Following discussion, motion was made by Councilmember Griswold, seconded by Councilmember Parker, and unanimously carried to appoint Councilmember Rainer to the Scotland County Parks and Recreation Advisory Board.

CITY MANAGER UPDATE

The City Manager stated that a post-July 4 cookout would be held for staff on July 5 from 11:00 a.m. until 2:00 p.m. in the park behind the Municipal Building. He invited Council to attend.

PUBLIC COMMENT PERIOD

Mayor Slaughter stated that she had been receiving quite a number of calls regarding the squirrel population. A discussion ensued concerning squirrels and other wildlife in the City.

Councilmember Parker stated that in response to public concern about the tax rate increase, he wanted to comment. He explained that he felt the budget prepared by staff was a good budget. He added that he is usually not in favor of a tax rate increase, but he supported this increase.

ADJOURNMENT

Motion was made by Councilmember Deberry, seconded by Councilmember Parker, and unanimously carried to adjourn the meeting.

The meeting was adjourned at 7:51 p.m.

Ann B. Slaughter, Mayor

Dolores A. Hammond, CMC, City Clerk