



Moore County Board of Commissioners

December 4, 2023 | 1:00 PM
Historic Courthouse
1 Courthouse Square
Carthage, NC 28327

MINUTES

COMMISSIONERS PRESENT:

Chairman Nick Picerno, Vice Chairman Kurt Cook, Frank Quis, John Ritter, Jim Von Canon

CALL TO ORDER

Chairman Picerno called the meeting to order and gave the floor to Commissioner Quis who commented regarding economic development and invited Moore County Economic Development Partnership President Natalie Hawkins forward to update the Board on the Iron Horse property closing. Ms. Hawkins shared an update and Chairman Picerno congratulated Ms. Hawkins and the Moore County EDP for getting this done. Chairman Picerno noted he was slightly late as he had been over to the Board of Elections to file for office.

INVOCATION

County Manager Wayne Vest offered the invocation.

PLEDGE OF ALLEGIANCE

Clerk to the Board Laura Williams led the Pledge of Allegiance.

1. ITEMS OF BUSINESS:

A. Planning - Land Use Plan Update

County Manager Wayne Vest noted that consistency and continuity were desired across all listening sessions that would be scheduled for the Land Use Plan, and he introduced Mr. Ben Hitchings, consultant with Green Heron Planning, to review a proposed itinerary. Mr. Hitchings provided and discussed a draft itinerary document for the Board's review, hereby incorporated as a part of these minutes by attachment as Appendix A. Mr. Hitchings emphasized keeping the sessions simple with a modest agenda, so citizens had space to share what was on their minds. There was discussion amongst the Board members, Mr. Hitchings, and staff and Chairman Picerno suggested that high level leading questions be provided from Planning Director Debra Ensminger and from the 2013 Land Use Plan and that those be put in an outline to use at all sessions. He asked the commissioners to submit their preferred locations and times for their district sessions to the Clerk by the next week. He said they would have a work session in early January to plan for 2024 and could catch any loose ends at that

time. Commissioner Von Canon recommended the listening sessions be scheduled sooner and there was discussion with Mr. Hitchings regarding availability. Commissioner Ritter also suggested that having a really good event one time could prevent the need from having multiple sessions. Commissioner Cook recommended at least two to give people opportunity to attend. Chairman Picerno asked Mr. Hitchings to get the Board some dates in earlier January and reiterated that he hoped to have a work session the first or second week of January. Mr. Vest asked if the Board wanted to go ahead and look at the date for that meeting and upon discussion it was determined that it would be scheduled for January 8 at the Senior Enrichment Center and would include goal setting and a review of the Land Use Plan community listening sessions information.

B. Public Works - Water Source Study Update

Public Works Director Randy Gould introduced Adam Kiker with LKC Engineering and Bobby Sills with Nelsnick Enterprises, both present at the meeting. A presentation regarding the County's water source study was provided by Mr. Kiker, and discussion with the commissioners was held throughout the presentation, which is hereby incorporated as a part of these minutes by attachment as Appendix B. Discussion included growth projections and transfers, the impacts of industry location and the role of the Land Use Plan, interbasin transfers and legislation, the Board's goal to make Robbins a viable water source, water levels and impacts to surrounding areas, area needed for a water plant, wells, the Seven Lakes sewer line, and regulatory processes.

Chairman Picerno called for a ten-minute recess.

C. Board of Commissioners - Economic Development Update

Commissioner Quis introduced Moore County Economic Development Partnership Chairman John May, President Natalie Hawkins, and Business Development Director Darryn Burich, all present at the meeting. Ms. Hawkins thanked the Board for the opportunity to be present and provided a presentation, hereby incorporated as a part of these minutes by attachment as Appendix C. Discussion followed regarding wages, industry clusters, etc. Chairman Picerno said the report was excellent and one of the best he had seen. Ms. Hawkins said she hoped the Board would use the information.

D. Property Management - Solid Waste Update

Property Management Director Gene Boles reviewed a spreadsheet of goals, objectives, actions, and timelines for his department. He and Commissioners Cook and Von Canon offered comments regarding the "Green Monster" recycling facility they had previously toured in Davidson County. Mr. Boles said it was something the County could look at as they moved forward. He said there was currently a contract with Pratt Industries through 2029. There was also discussion regarding control of methane gas at the landfill. Regarding capturing it for energy, Mr. Boles said it did not currently seem feasible as far as the return on investment. Mr. Boles reviewed solid waste convenience center locations and where to dispose of various items such as oil, paint, etc. He noted the County website as a great resource for all this information and more. Mr. Vest referenced a letter about the collection site attendants and Mr. Boles shared information about their work schedules and advertising for the jobs, and he noted

that they were resource employees.

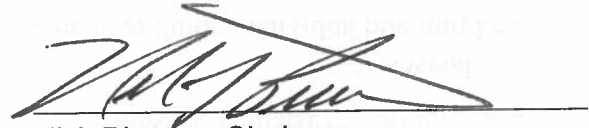
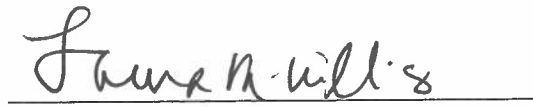
ADJOURNMENT

Chairman Picerno opened the floor for comments by those in attendance at the meeting.

Mr. Michael Parker shared concerns regarding the Land Use Plan, indicating his understanding that the Board would solicit public input initially, and then the experts would take that and put it in a plan, and noted he may have misunderstood. Chairman Picerno indicated that he did misunderstand and discussed the possibility of scheduling a land use plan summit.

Ms. Grisele Long commented regarding the Land Use Plan and staying on top of things, and she thanked the commissioners for coming and listening to the citizens of Cameron.

There being no further business, upon motion made by Commissioner Von Canon, seconded by Commissioner Ritter, the Board voted 5-0 to adjourn the December 4, 2023, Special Meeting of the Moore County Board of Commissioners at 3:44pm.


Nick Picerno, Chairman
Laura M. Williams, Clerk to the Board

**Proposed Itinerary for
Moore County Land Use Plan
Listening Sessions
(Preliminary Discussion Draft, 11/30/23)**

Introduction

This itinerary or preliminary scope and schedule outlines a potential approach for the Moore County Board of Commissioners to consider as it develops and authorizes a process for updating the *2013 Moore County Land Use Plan*. This work will help the County to comply with the planning requirements of N.C. General Statutes Chapter 160D, which requires every local government in the state to “adopt and reasonably maintain a comprehensive plan or land use plan” as a condition for “adopting and applying zoning regulations.” The proposed approach for Moore County includes three phases:

- Phase 1: Listening Sessions
- Phase 2: Planning Process
- Phase 3: Plan Implementation

The following write-up outlines each phase in more detail.

Phase 1: Listening Sessions

Purpose: To get preliminary input from stakeholders on opportunities and challenges regarding growth and what they would like to see regarding development and conservation in Moore County in the years ahead. This input will be used to help finalize the scope and schedule for the land use plan update.

Structure: Hold five listening sessions, one in each commissioner district.

Format:

- A. BOC will attend meetings and be there to listen, but will not respond to comments.
- B. BOC members will attend the meetings in pairs to provide multiple sets of ears to hear comments.
- C. An online option will be provided for those who are not able to attend a meeting in person. This could be structured as a live streaming of one of the in-person meetings, or a stand-alone online meeting.
- D. Community stakeholders will be encouraged to think about current and future needs for the county as it grows, not everyday concerns.
- E. At the outset of the session, the lead facilitator will work with the audience to identify several ground rules for the listening session, including things like having only one person

Speak at a time, limiting each person to up to two minutes per comment to make sure everyone has a chance to be heard, and sharing comments in a respectful manner.

- F. Staff will record public comments on flip charts to capture input.
- G. Each meeting will include other means for community stakeholders to provide public input, such as on large post-it notes for posting on a “Comment Wall”, on comment cards, and/or shared verbally to a staff person individually for recording on a flip chart.

Agenda:

- A. Welcome (presiding County Commissioner)
- B. Orientation (lead facilitator)
- C. Public Comments (community stakeholders)
- D. Next Steps (presiding County Commissioner)

Schedule:

The earliest that the Mid-Carolina Council of Governments can hold the first meeting is starting at the end of January because of existing commitments. In addition, time is needed to adequately publicize the meetings. To expedite the process, one option is to hold several listening sessions at once. As a result, the schedule might look something like the following:

- A. **Listening Session #1:** Monday or Tuesday, January 29th or 30th
- B. **Listening Sessions #2 & #3:** Tuesday, February 13th
- C. **Listening Sessions #4 and #5:** Monday or Tuesday, February 19th or 20th

Follow-up:

- A. Staff will write up all the public comments received in a summary document.
- B. The BOC, staff, and consultants will review the public comments, discuss them together at a work session, and the BOC will provide guidance to County staff.
- C. The project consultants will then propose possible tweaks to the Scope of Work for Phase 2 of the Land Use Plan update based on the input and guidance received.

Phase 2: Planning Process

The project consultants will build on the initial County agreement with the Central Pines Regional Council to do the following:

- A. Document current conditions/trends
- B. Engage community stakeholders
- C. Develop an updated vision for the future
- D. Update plan goals
- E. Update the Future Land Use Map
- F. Develop a manageable and meaningful Implementation Strategy
- G. Support staff in bringing the plan through the board review and adoption process

[Continued on next page]

Phase 3: Plan Implementation

The updated land use plan will include a companion list of implementation projects to advance the updated community vision in the years ahead. The project staff will support County staff as needed with organizing key implementation projects for action.

Conclusion

In this way, Moore County will develop a participatory planning process to involve community stakeholders in updating the County's current land use plan to help shape growth, development, and conservation in the county in the years ahead.

LKC

MOORE COUNTY**Long Term Water Supply Study****DESIGN MEMO #2 UPDATE***December 4th, 2023*

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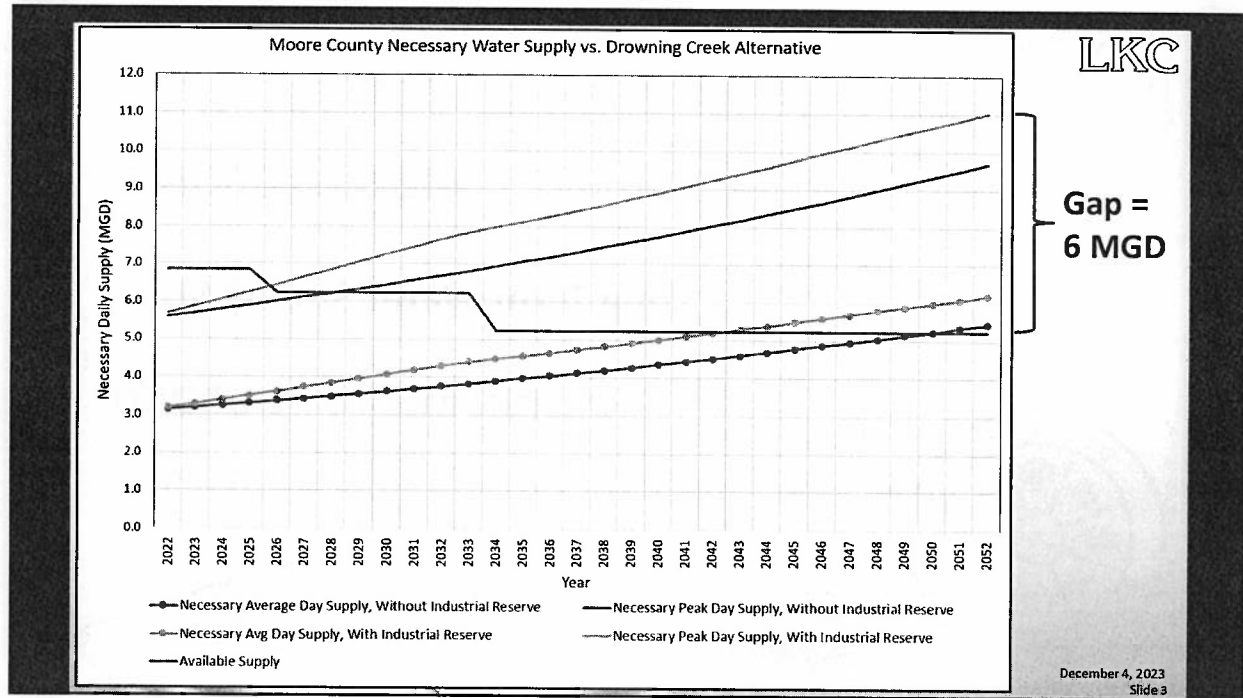
Current Supply Sources

LKC

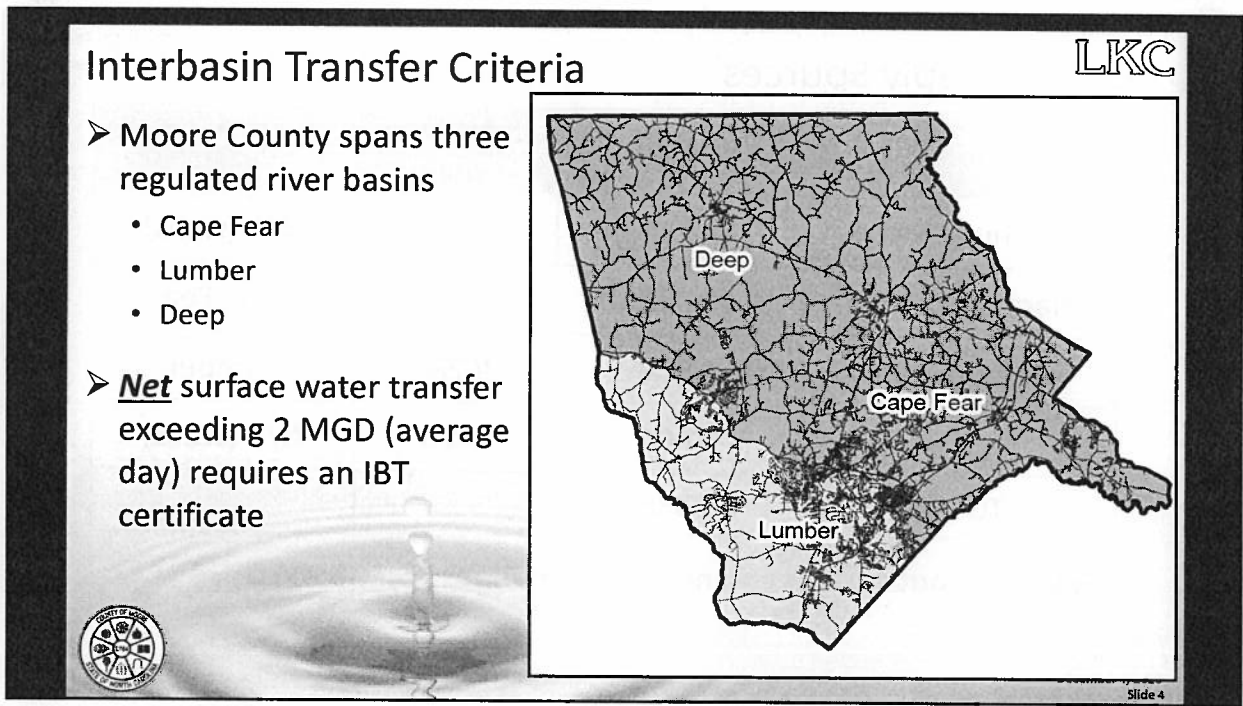
Source	Supply Volume (MGD)	Expiration Year	Source River Basin
Pinehurst Wells	2.238	N/A	N/A (wells)
Harnett County	3.000	2112	Cape Fear
Southern Pines	1.000	2028*	Lumber
Aberdeen	0.600	2025	N/A (wells)
TOTAL	6.838		

Total without Aberdeen and Southern Pines: 5.238 MGDDecember 4, 2023
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Sources Evaluated in Design Memo #2

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- Drowning Creek – downstream of Aberdeen Creek confluents, partnering with Southern Pines for treatment
- City of Sanford – bulk purchase
- Deep River – Robbins, using the Town's existing reservoir and building a new treatment facility
- Deep River – Carbonton, constructing a new reservoir and treatment facility

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Drowning Creek Scope

LKC

- Access point would be downstream of the Quewhiffle Creek confluence.
 - Downstream of Aberdeen Creek and County's WWTP discharge
- Phase 1: Additional 2.0 MGD, \$39MM
 - New raw water intake on Drowning Creek
 - 24" pipeline to Southern Pines reservoir
 - Expand the Southern Pines water plant
- Phase 2: Additional 4 MGD (6 MGD total), \$78MM
 - Expand the Southern Pines water plant
 - New finished water pipeline into Pinehurst

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Drowning Creek, Pros and Cons

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- Drowning Creek **advantages**
 - Preliminary data shows ample water available
 - Advantageous arrangement for Southern Pines – accesses a more robust source in Drowning Creek
 - Lowest capital cost for the first phase
- Drowning Creek **disadvantages**
 - Needs an interlocal agreement that is mutually beneficial to County and Town both near-term and long-term



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City of Sanford

LKC

- Sanford draws water from the Cape Fear River
- 6 MGD bulk purchase, \$173MM (phasing not feasible)
 - Expand Sanford's water treatment plant
 - 35 miles of 24" pipeline
 - Intermediate storage, re-treatment, and pumping station



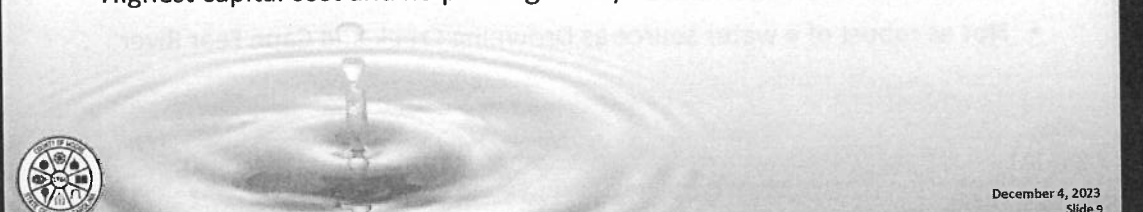
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LKC

City of Sanford, Pros and Cons

- Sanford **advantages**
 - Ample water available from Sanford's source
 - Sanford has recent and significant experience with bulk purchase agreements and joint venture construction projects
- Sanford **disadvantages**
 - County would be a captive purchaser from Sanford with little leverage for negotiations
 - Highest capital cost and no phasing ability




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Deep River – Robbins

- Withdraw water near Robbins, use the existing reservoir, treat and transmit water south
- Phase 1: Additional 4 MGD, \$127MM
 - Intake on Deep River and raw water pipe
 - New 4.0 MGD water treatment plant
 - 16 miles of 24" finished water pipeline
- Phase 2: Additional 2 MGD (6 MGD total), \$22.6MM
 - Expand the water plant from 4.0 to 6.0 MGD
- **Interbasin Transfer Certificate required under current regulation**



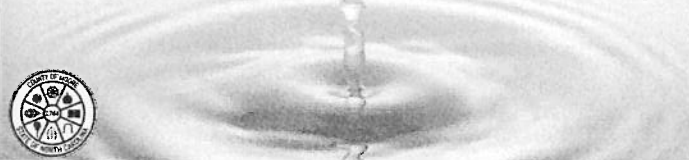

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Deep River – Robbins, Pros and Cons

- Deep River Robbins **advantages**
 - County would own and control the resource and infrastructure
 - Use of an existing reservoir
- Deep River Robbins **disadvantages**
 - Interbasin Transfer certificate required – lengthy and uncertain process
 - High initial capital cost
 - Long finished water piping (16 miles) will create water quality challenges versus Carbonton alternative
 - Not as robust of a water source as Drowning Creek and Cape Fear River




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Deep River – Carbonton

- Withdraw water downstream of Big Governors Creek
- Phase 1: Additional 4 MGD, \$113MM
 - Intake on Deep River and raw water pipe
 - New 4.0 MGD water treatment plant
 - 8 miles of 24" finished water pipeline
- Phase 2: Additional 2 MGD (6 MGD total), \$22.6MM
 - Expand the water plant from 4.0 to 6.0 MGD
- **Interbasin Transfer Certificate required under current regulation**




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Deep River – Carbonton, Pros and Cons

LKC

➤ Deep River Carbonton *advantages*

- County would own and control the resource and infrastructure
- Closer to primary County water systems – improved water quality versus Robbins alternative

➤ Deep River Carbonton *disadvantages*

- Interbasin Transfer certificate required – lengthy and uncertain process
- High initial capital cost
- Not as robust of a water source as Drowning Creek and Cape Fear River
- Would need enough property to construct a new upland reservoir

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Schedules

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➤ Each alternative could be completed in a 6-7 year timeframe

- Environmental studies (not including IBT certificate)
- Conceptual, preliminary, and final design
- Property and easement acquisition
- Construction

➤ IMPORTANT: this does not include the expected time to obtain an IBT certificate for the Deep River alternatives

- IBT certificates can take 3-5 years and are not guaranteed to be issued

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Financial Considerations

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- Utility's financial consultant, Nelsnick Enterprises, provided financial review including rate analyses for 3 alternatives (Sanford omitted)
- Financial analysis assumes loan funding
 - Interest-only through construction
 - 5%, 25-year amortization
- Percent increases provided to the base rate on a holistic basis, not broken down between MCPU and EMWD customers

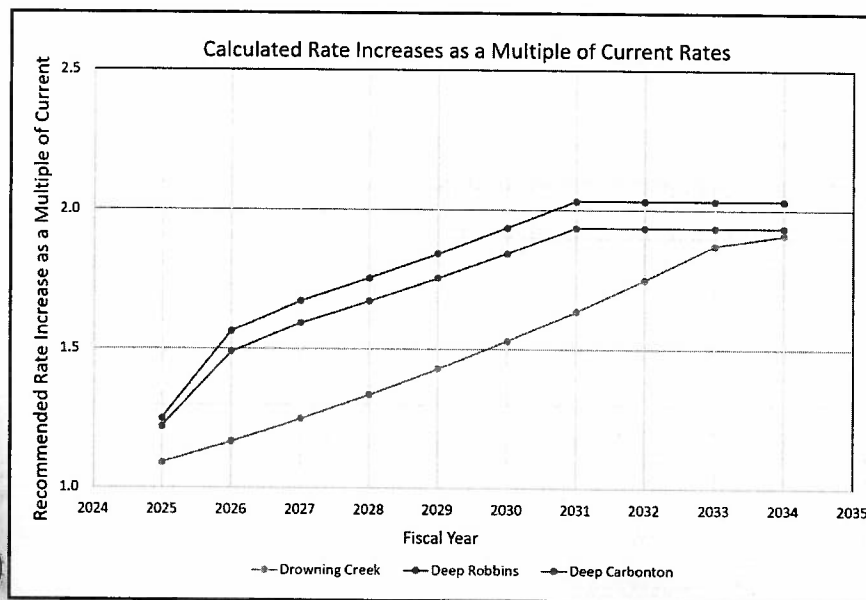


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Recommended Rate Increases over Time

LKC



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Potential Funding Sources

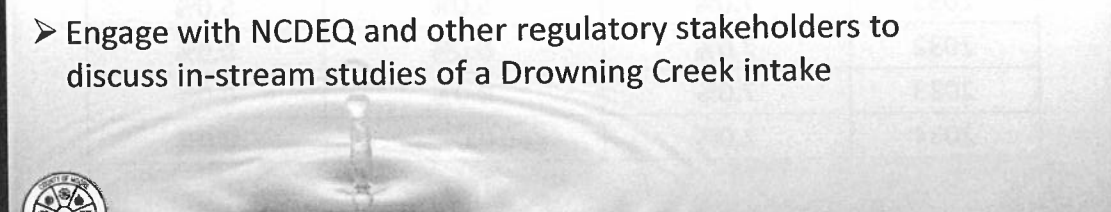


- State budget appropriations
- USDA Rural Development
 - Loan program with potential for grant
 - 40-year term, below market interest rate
- Drinking Water State Revolving Funds or State Reserve Program
 - Federal and state funds, mostly loan
 - 20-year term, below market interest rate
- Debt financing through private market

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Next Steps



- LKC to complete the Final Report based on staff and commissioner feedback
- Current analysis indicates Drowning Creek is the favorable alternative
- Engage with Southern Pines to assess their interest
- Engage with NCDEQ and other regulatory stakeholders to discuss in-stream studies of a Drowning Creek intake

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QUESTIONS?



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Recommended Rate Increases over Time

Fiscal Year	Drowning Creek	Deep, Robbins	Deep, Carbonton
2025	9.0%	25.0%	22.0%
2026	7.0%	25.0%	22.0%
2027	7.0%	7.0%	7.0%
2028	7.0%	5.0%	5.0%
2029	7.0%	5.0%	5.0%
2030	7.0%	5.0%	5.0%
2031	7.0%	5.0%	5.0%
2032	7.0%	0.0%	0.0%
2033	7.0%	0.0%	0.0%
2034	2.0%	0.0%	0.0%

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Projecting Future Supply Needs

LKC

- Apply an annual growth rate to the 2022 customer counts
 - Pinehurst: 1.5% per year
 - Seven Lakes: 1.5% per year
 - EMWD / Vass / Hyland Hills: 3.0% per year
- Apply the historical average daily supply per customer to the projected customer base
 - Pinehurst: 219 gal/day per customer
 - Seven Lakes: 179 gal/day per customer
 - EMWD / Vass / Hyland: 150 gal/day per customer
- Apply the peaking factor to calculate peak day supply



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Industrial Reserve

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- For water supply planning, some systems like to include a reserve supply for potential economic development opportunities
- 15% of total supply
- Peak of 750,000 gal/day
- Starts at zero, increases over 10-year period to full reserve



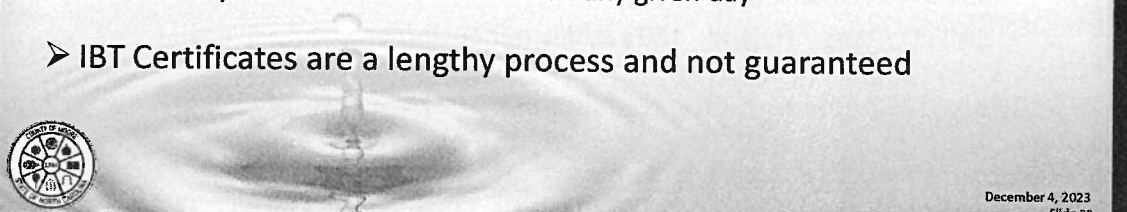
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Interbasin Transfer Criteria

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- Governs the net transfer of surface water
 - Surface water transferred across basin boundary and not returned
 - Can be offset by returning treated wastewater to the origin
 - Groundwater is not regulated
- IBT Certificate is required if one of the following is projected to occur
 - Average daily net transfer of 2.0 MGD over any given month
 - Peak day net transfer of 3.0 MGD on any given day
- IBT Certificates are a lengthy process and not guaranteed



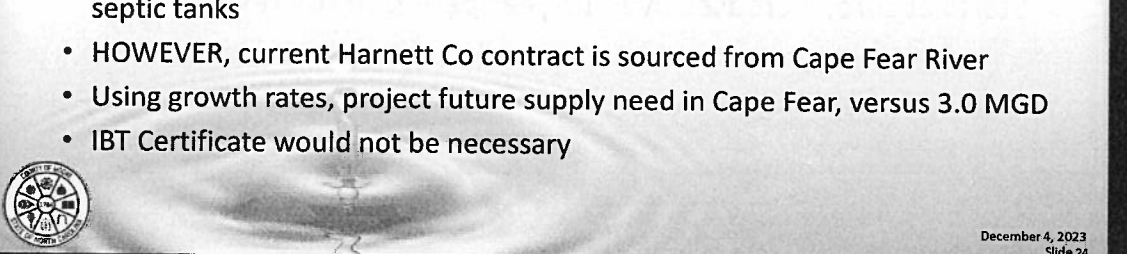

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IBT Certificate...Hypothetically if:

LKC

- Future supply source is from Cape Fear River Basin
 - Surface water transfer occurs via the sewer system to the Lumber Basin
 - Using growth rates and historical flow measurements, projected the net transfer to Lumber River Basin
 - IBT Certificate would not be necessary
- Future supply source is from Lumber River Basin
 - Surface water transfer to customers in Deep and Cape Fear basins, and into septic tanks
 - HOWEVER, current Harnett Co contract is sourced from Cape Fear River
 - Using growth rates, project future supply need in Cape Fear, versus 3.0 MGD
 - IBT Certificate would not be necessary




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IBT Certificate...Hypothetically if:

LKC

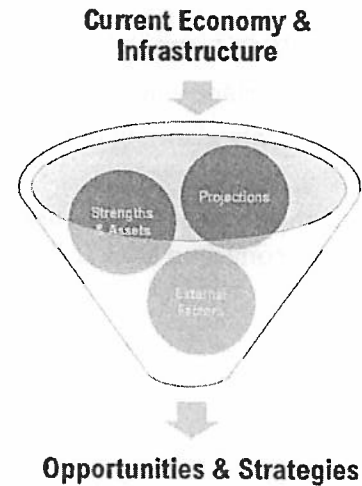
- Future supply source is from the Deep River Basin
 - Surface water transfer would occur for most of the water supply
 - Only planning area customers in Deep River Basin are northern part of Seven Lakes
 - IBT Certificate would be necessary unless enough sewer is collected and conveyed back to the Deep River



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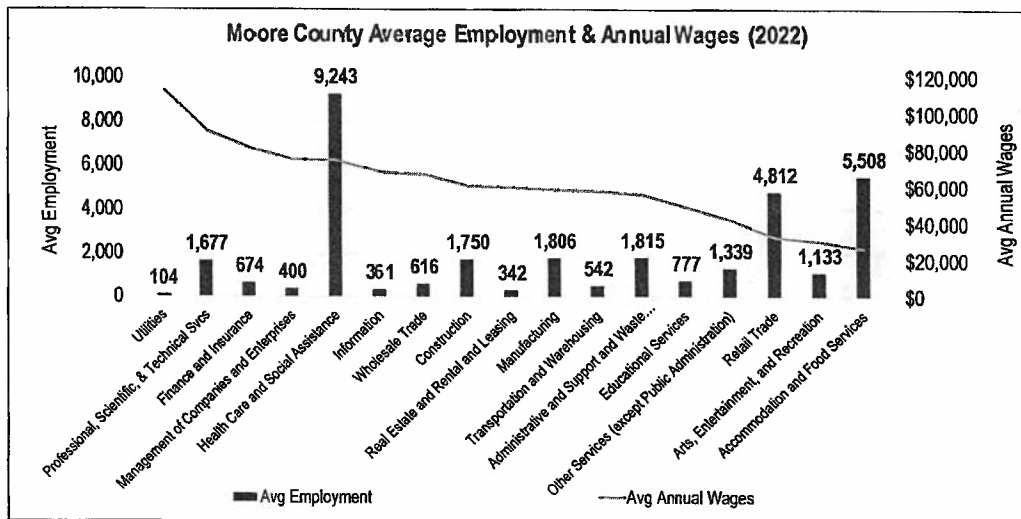
Moore County, NC Economic Task Force Report

December 2023



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Private Sector Employment & Wages



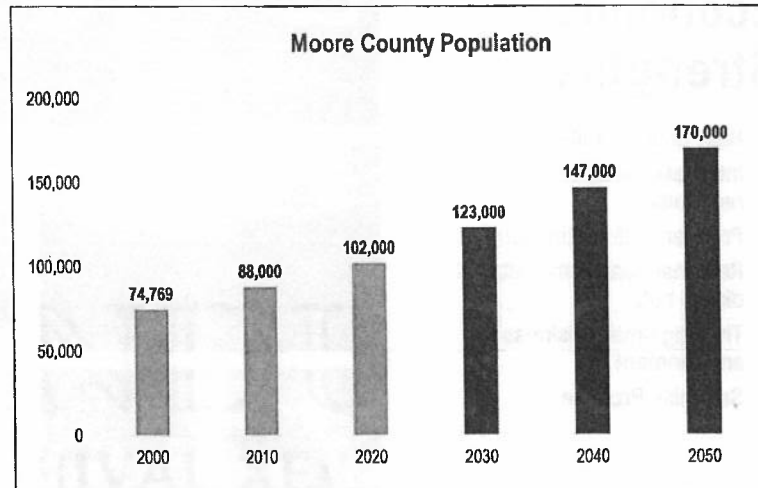
Source: US Bureau of Labor Statistics

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Population Projections

- 7th fastest growing county in NC last year
- Projected to grow to 170,000 residents by 2050

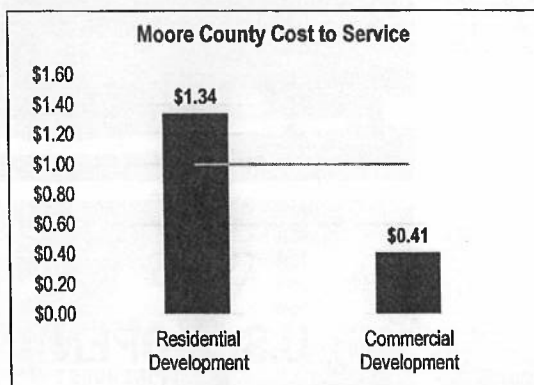


Source: State of NC Demographer

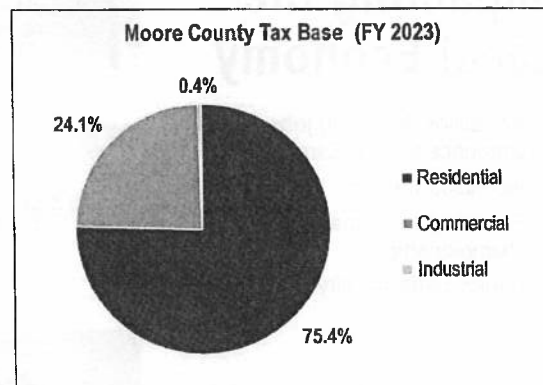
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Cost to Service & Tax Base



Source: 2019 Moore Co. Cost of Services Study



Source: Moore Co. Tax Department

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Economic Strengths

- High quality of life
- International name recognition
- Premier golf destination
- Regional healthcare, retail & dining hub
- Thriving small business environment
- Sandhills Promise



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External Factors Impacting the Local Economy

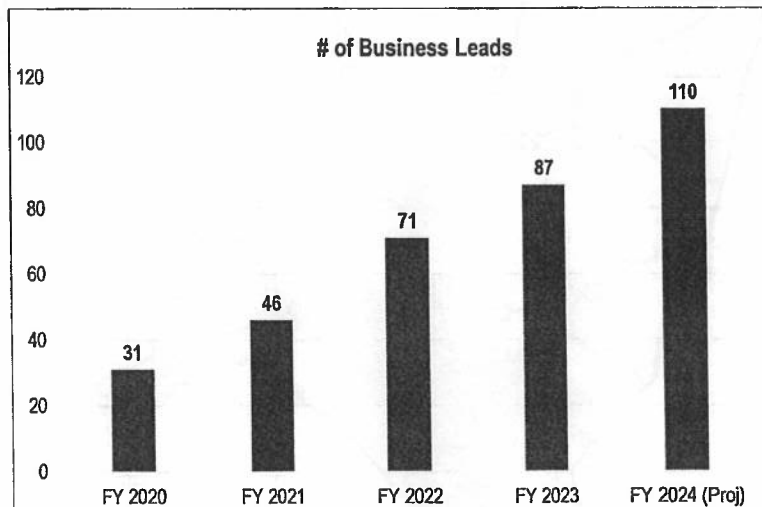
- \$22 billion & 14,000 jobs announced in the Carolina Core
- Increased tourism
- Recurring U.S. Open championships
- Housing affordability



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Business Demand

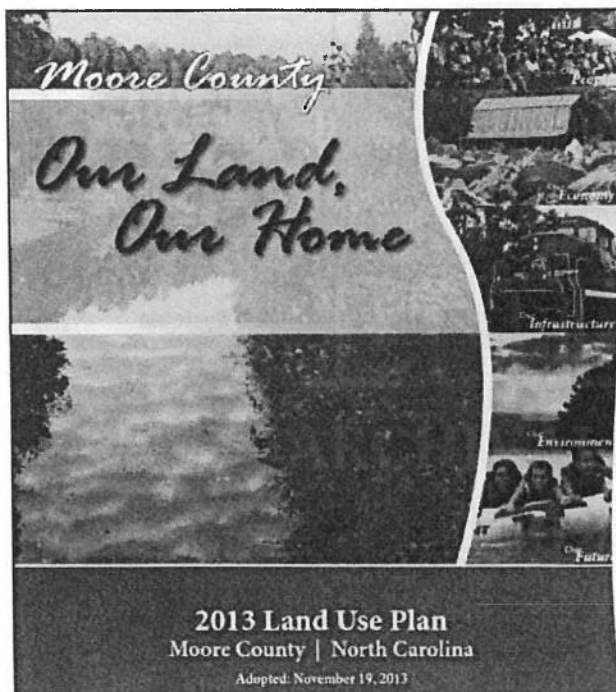
- Historical average # of business leads is +/-40 per year (2015-2021)
- 59 leads through 11/30



Source: MCEDP

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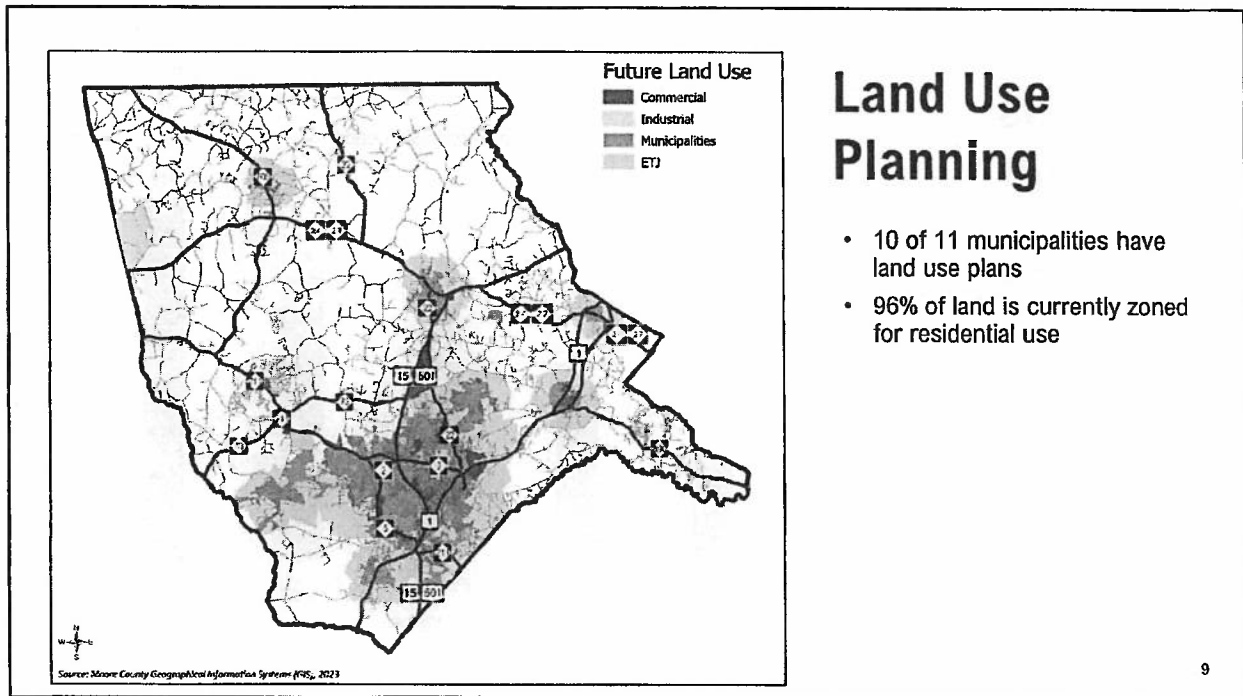


Opportunities & Strategies

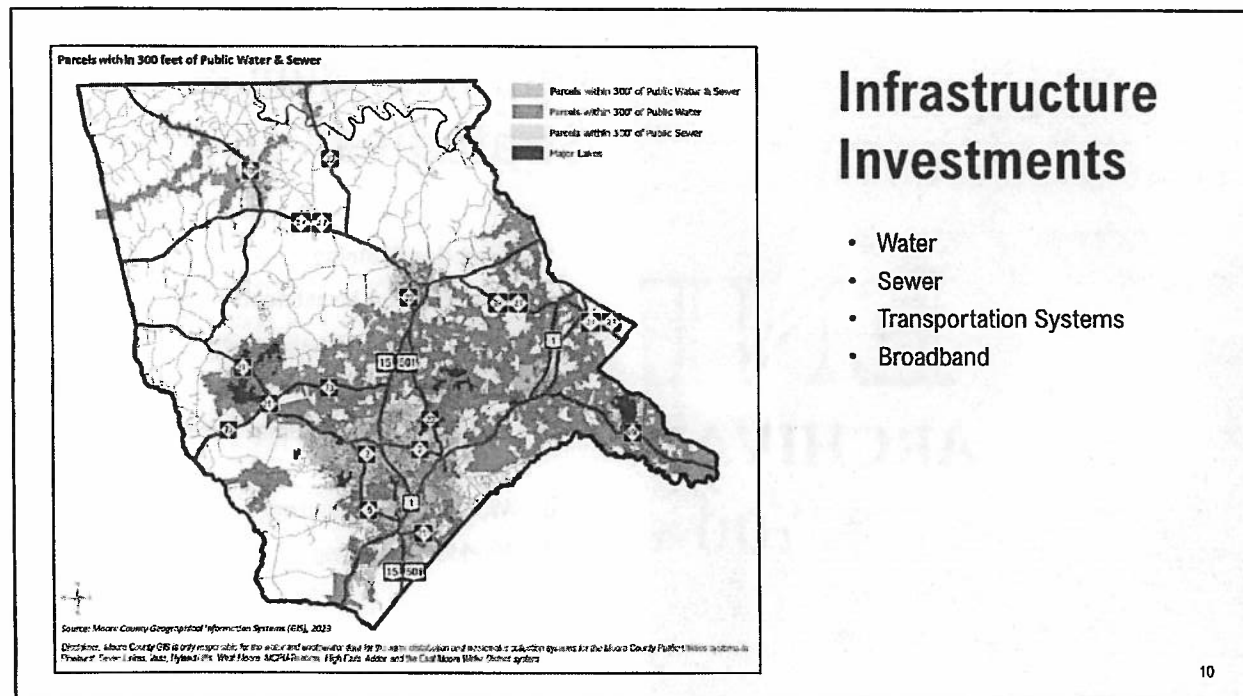
1. Land Use Planning
2. Infrastructure Investments
3. Business Park Development
4. Industry Cluster Expansion
5. Entrepreneurship & Small Businesses Support
6. Workforce Development
7. Workforce Housing

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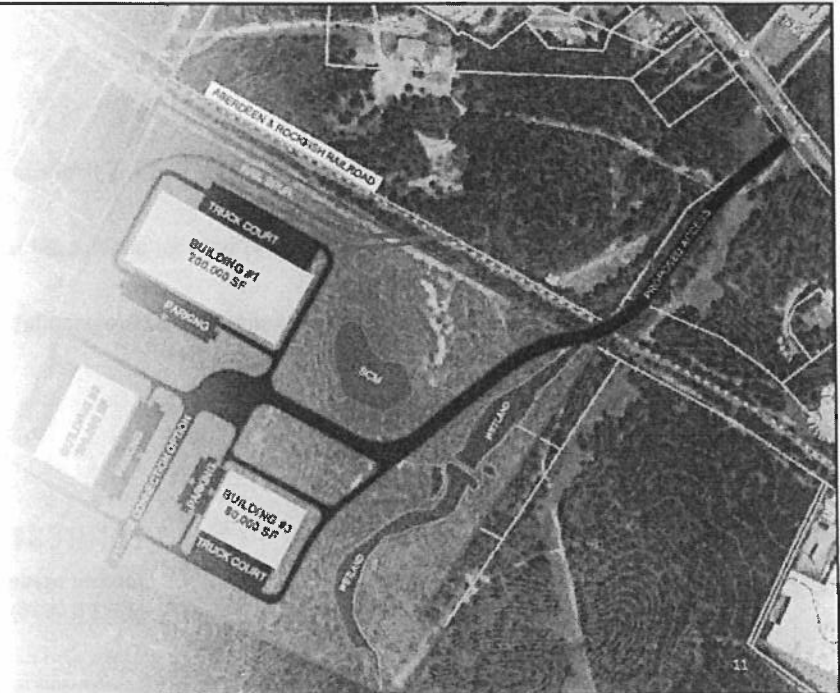


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Business Park Development

Public investments can include:

- Acquisition of land
- Utility extensions
- Clearing, grading, etc.
- Installation of roads
- Construction of buildings



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Business Park Development

Recommendation:

- Multiple 100-200-acre sites for light industrial/commercial
- Small-scale buildings (20,000-50,000 square feet)
- Consider designating one park for golf cluster

Carthage, Robbins, Vass, Pinebluff, and the Seven Lakes/West End area are prime locations for future business park sites

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Three Key Takeaways

1. Moore County has a strong and growing economy that will likely continue to attract residents, visitors, and businesses
2. It's imperative local governments continue to plan for anticipated residential & commercial growth
3. Public investments in infrastructure and business parks to accommodate projected growth can help facilitate new jobs and private investment

#1 STRONGEST
Micropolitan in NC
(2018 - 2023)

#10 LARGEST
Tourism economy in NC
(2022 & 2023)

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Thank You!

Questions?
Comments?



Natalie D. Hawkins, PMP
nhawkins@moorecountyedp.org

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