

MINUTES

Virtual Worksession Town of Southern Pines Monday January 25, 2021, 3:00 pm

January 25th, 2020 3:00 PM Town Council Work Session:

- Attend using your computer or smartphone to watch and listen to the proceedings and to provide comment when prompted. Register for the meeting in advance by going to: <https://attendee.gotowebinar.com/register/5981881327664756749>
- Attend using your telephone to listen to the proceedings and to provide comment when prompted. At the meeting time, dial (914) 614-3221 then use Audio Access Code 258-691-511.
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Worksession Agenda

Call to Order

Mayor Haney welcomed everyone to the meeting and thanked Mayor Pro Tem Murphy and Councilman Saulnier along with Police Chief Polidori and the Southern Pines Police Department for the peaceful MLK caravan with over 170 cars that participated. Mayor Haney welcomed new Assistant Town Manager Jessica Roth who will start with the Town on January 28th.

1. Miscellaneous *(These items to be acted on by the Council during the 01-25-21 meeting)*

A. CU-08-20, Conditional Use Permit; 150 S Page Street

Councilman Saulnier moved to Adopt Attachment "A" of the staff report as our Findings of Fact regarding the proposed Conditional Use Permit CU-08-20. This motion was seconded by Mayor Pro Tem Murphy and carried unanimously 5-0 as follows:

Mayor Haney – Aye
Mayor Pro Tem Murphy – Aye
Councilman Lancaster – Aye
Councilman Pate – Aye
Councilman Saulnier – Aye

Councilman Saulnier moved to Approve the Conditional Use Permit CU-08-20. This motion was seconded by Mayor Pro Tem Murphy and carried unanimously 5-0 as follows:

Mayor Haney – Aye
Mayor Pro Tem Murphy – Aye
Councilman Lancaster – Aye
Councilman Pate – Aye
Councilman Saulnier – Aye

Councilman Saulnier moved to Approve the Written Decision for CU-08-20 as prepared by Town Staff. This motion was seconded by Mayor Pro Tem Murphy and carried unanimously 5-0 as follows:

Mayor Haney – Aye
Mayor Pro Tem Murphy – Aye
Councilman Lancaster – Aye
Councilman Pate – Aye
Councilman Saulnier – Aye

B. Award of PW Annex Construction bid contingent on LGC loan approval – Progressive Construction

Town Manager Parsons provided an overview of the item.

Discussion ensued regarding what the contract covers in totality with a 6-9-month turnaround that will be completed in phases with exterior work being done along the whole construction term.

Councilman Saulnier motioned to award the construction project to Progressive contingent upon approval of the LGC loan. This motion was seconded by Mayor Pro Tem Murphy and carried unanimously 5-0 as follows:

Mayor Haney – Aye
Mayor Pro Tem Murphy – Aye
Councilman Lancaster – Aye
Councilman Pate – Aye
Councilman Saulnier – Aye

2. Discussion regarding speed limit/traffic requests:

A. Indiana Avenue

Town Manager Parsons provided an overview of the item while referring to the documents in the staff memo. Town Manager Parsons discussed the additional traffic that will be on this road in the coming months and stated based upon the additional research that has been done by the Town, Police Chief and Town Attorney, our current statutes would not allow us to change any current road conditions. Town Manager Parsons discussed the possibility of reducing the speed limit back to the traditional 35 mph.

Councilmember Saulnier asked who is ultimately responsible for enforcing the speed limit in this area. Town Manager Parsons stated the NC Highway Patrol.

Discussion ensued amongst Council regarding the traffic history of this property and they unanimously agreed to acquire more information prior to the next meeting. Town Manager Parsons suggested they look at the language in the Rocky Mount documents and compare what we can incorporate here.

Discussion ensued regarding trucks traveling and stopping in the downtown area, street lights, changing traffic patterns, what sources are available to the Town that could be enforced, etc. Council unanimously agreed to get more information from NCDOT prior to moving forward to further discuss.

B. Talamore/Highland View Dr.

Tony Maramarco, president of the HOA at Talamore discussed the history of this subdivision, the concerns with signage and the traffic flow with current speed limits.

Town Manager Parsons the packet does include two more recent speed studies that have been conducted in addition to information Tony has provided. Mr. Parsons stated he does appreciate the approach that has been taken toward this as more discussion continues toward a resolution or ordinance.

Councilmember Lancaster discussed the members of the board having multiple comments of antidotal ideas and similar areas that have gone under a speed limit reduction in the past.

Discussion ensued.

Councilmember Saulnier stated he would like to have more feedback about this from other residents besides just the board members.

Discussion ensued.

Mr. Maramarco stated for some odd reason, these signs must have been put there for some reason. Town Manager Parsons discussed the usual speed limit regulations within town limits.

Discussion ensued.

Council unanimously agreed to further research this and discuss more.

3. Discussion regarding Moore County consideration of increasing the Occupancy Tax at the request of the Convention and Visitors Bureau

Town Manager Parsons provided an overview of the item with updates.

Town Manager Parsons reviewed the current occupancy tax rates of 3%, which is universally low and unique around the state in that in most counties some portion of monies makes its way back to the local municipalities. Moore County is set up differently as all monies goes to the CVB with essentially 1/3 toward operations and 2/3 towards marketing/advertising. Mr. Parsons further discussed how this works and explained the possibilities for an increased tax rate including the current CVB proposal that would create a Tourism Development Fund that applicants could apply through for projects.

Mayor Haney stated this project is very near and dear to her heart and discussed how the Town has so many people involved in the clean-up of the community and the expenses that are incurred after the events that we bring in. Mayor Haney stated all those people that come in here make money from the events and they should help pay for the clean up afterwards.

Councilmember Pate asked what the neighboring Towns are doing regarding these taxes.

Town Manager Parsons stated he has researched this information and distribution differs from County to County. Both Aberdeen and Pinehurst have expressed an interest in receiving money from these taxes. Aberdeen has the new Athletic Complex under construction, Pinehurst a new Recreation Center and of course we have the recent Whitehall purchase, to provide just a few examples of the types of projects that could benefit from funds and provide tourist options. The state has to allow for a percentage to go to the municipalities, so even if we were to convince the Commissioners a Local bill may have to be introduced.

4. Discussion regarding DFI Phase II contract proposal

Town Manager Parsons provided an overview of the item with a map.

Sarah Odio and Marcia Perritt provided a slide show presentation and explained the proposed mixed-use plans with cost ranges, add-on services and recommendations.

General discussion ensued amongst Town Manager Parsons, Council, Ms. Odio and Ms. Perritt.

Councilmember Saulnier asked if the Town would be taking on this cost with a private developer or will the private developer have this cost for our vision. Ms. Odio stated the private sector will take on this cost with minimized public financial input.

Councilmember Saulnier asked why do we need a private architect then. Ms. Odio explained why one would be needed to represent the public on what would fit, cost and what would work.

Town Manager Parsons stated this would include a site analysis, etc.

Mayor Haney asked if they could choose who they hire or is it all or nothing at any given time and if Council has a change, how would that effect the cost.

Ms. Odio stated they prefer and have policy to make all the pieces work together to meet specifications for the final product. But we will do damage control as needed. We work to find a middle ground to make it protected and profitable for everyone involved.

Ms. Perritt further explained the process.

Councilman Saulnier elaborated more on what they could expect in services to make this a reality.

Ms. Odio stated yes, that is their job to make this a pleasing outcome for all.

Discussion ensued regarding the value of the land, intentions of use, etc.

Ms. Perritt discussed how this property would connect with the rest of Southern Pines and the flow within and how they will estimate how they will move forward.

Discussion ensued.

Planning Director Grieve provided more input regarding similar efforts he had seen in the past and how this represented more than a simple extension of the Planning office due to the marketing of the plans after their development.

Councilman Lancaster discussed the proposed cost with the additional engagement with Ms. Odio. Ms. Perritt stated that would be an additional cost because if her time is not committed in the contract, it would be additional allotted time due to us being a small team and we charge more for this type of service, etc.

Councilmember Lancaster discussed his standpoint and stated this land is very large and valuable and he is interested in

moving forward with discussions on this.

Council unanimously agreed to tentatively move forward with more discussions on this item.

Discussion ensued.

Mayor Haney thanked Ms. Odio and Ms. Perritt for their time and commitment on this project.

No public Comments were made.

There being no further business the meeting adjourned at 4:55 pm.

As so incorporated to these minutes of January 25, 2021 are exact copies as so recorded in the ordinance and resolution books of the Town of Southern Pines as fully set out in the minutes.


Peggy K. Smith, Town Clerk