



MINUTES

April 26, 2021

Town Council Work Session: Virtual Meeting

3:00 PM

1. CALL TO ORDER

Mayor Haney called the work session to order at 3:00 pm. The following Town personnel were present:

Councilmembers: Mayor Carol Haney; Mayor Pro-Tem Paul Murphy; Mitch Lancaster; Bill Pate; and Mike Saulnier

Staff: Town Manager Reagan Parsons; Assistant Town Manager Jessica Roth; and Planning Director BJ Grieve

2. TOWN MANAGER'S COMMENTS

Town Manager Parsons reviewed the agenda for the work session.

3. ACTION ITEMS

a. **Consider RA-01-21: Request for the Town of Southern Pines to vacate a section of right-of-way for W. Massachusetts Avenue and S. Glover Street**

Mr. John Birath, on behalf of Moore County Schools Board of Education, is requesting abandonment of a section of an eighty-foot unimproved right-of-way, 1,270-linear-feet, for West Massachusetts Avenue and South Glover Street bounded by West Indiana Avenue, West New York Avenue, and South Carlisle Street. Per GS §166A-19.24(e), a virtual hearing was held on April 13, 2021 and written comments were accepted after the hearing.

Councilmember Saulnier motioned that the proposed vacation of a section of West Massachusetts Avenue and South Glover Street does not deny any adjacent property owners their rights or means of reasonable access and that the closure is in the public interest. The motion was seconded by Mayor Pro-Tem Murphy and the vote was 5-0 in favor.

Councilmember Saulnier motioned to approve the resolution as drafted for the

vacation of a section of West Massachusetts Avenue and South Glover Street as depicted in the attached existing conditions plat while maintaining an access and maintenance easement for the Town to service the existing public sewer line located within the R/W of West Massachusetts Avenue. The motion was seconded by Mayor Pro-Tem Murphy and the vote was 5-0 in favor.

b. Consider Motion to Set May 5, 2021 Public Hearing Related to an Installment Financing Contract for the Whitehall Tract

The Town purchased a 157-acre piece of land in December 2020, known as the "Whitehall tract." The Town made a partial payment when it was acquired. Staff recommends using an installment financing contract authorized under N.C.G.S. 160A, Article 3, Section 20, for the remaining payment. A public hearing will be scheduled for May 5 on this contract, followed by a vote on May 11.

Councilmember Saulnier motioned to set the public hearing for May 5, 2021. The motion was seconded by Mayor Pro-Tem Murphy and the vote was 5-0 in favor.

4. COUNCIL UPDATES AND DISCUSSION

Note: The Council updates and discussion began with all Councilmembers in attendance. Mayor Haney and Councilmember Pate exited the work session prior to the conclusion of these updates and discussion. Mayor Pro-Tem Murphy presided over the work session following the Mayor's exit. No action was taken during this time.

a. DFI Phase 2 Update

The Town is under contract with the Development Finance Initiative (DFI) to perform pre-development services for four parcels on W. Morganton Road. Sarah Odio from DFI updated Council on the status of this project.

b. FY 22 Budget Update & Continued Discussion

The Town Council held its annual budget retreat on April 7. Per Council's request, staff shared more information on the following topics:

- i. Whitehall Financing Update*
- ii. Balance Sheet Update*
- iii. Police Chief Nick Polidori*
- iv. Fire Chief Mike Cameron*
- v. Parking projects and updated cost estimates*

c. Status Update Regarding Resolution #930

Town Council adopted Resolution #930 in June 2020 with the intent to waive certain zoning standards related to food trucks, temporary signage, curbside take-away and

outdoor dining, and business operating as Home Occupations. The overall goal of this resolution, which remains in effect, was to waive zoning standards during the declared emergency in order to help local businesses that were facing challenges from mandated COVID-19 restrictions and prohibitions. As the state is currently lifting restrictions "in a targeted and phased manner," Council and staff had general discussion relative to the ongoing need and enforcement of this resolution.

d. Sandhills Sandsharks Lease Renewal

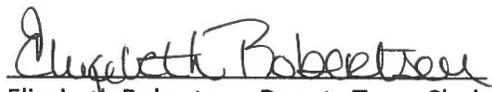
The Sandhills Sandsharks, a local 501(c)3 non-profit, offers competitive swimming and training for the Southern Pines community. Since 2018, the Sandsharks have leased the Town's pool on S. Stephens Street for year-round operations. The Town currently has two separate leases with the Sandsharks; the first was executed in 2018 for the off-season and the second in 2019 for the summer months. Both leases expire this summer. Staff has met with members of the Sandsharks' board to negotiate a single lease and operating agreement and recommends adopting this for an additional three years. Staff proposes to submit this for approval on the Council's May 11th agenda, unless Council prefers otherwise.

5. PUBLIC COMMENTS

Lynn Thompson spoke and requested that in advancing the DFI Phase 2 work, the Council consider opportunities to address low income housing for all age brackets, not just seniors.

Councilmember Saulnier motioned to adjourn the meeting, which was seconded by Councilmember Lancaster. The motion was approved 3-0 by Mayor Pro-Tem Murphy and Councilmembers Lancaster and Saulnier. The work session adjourned at 5:29 pm.

Respectfully Submitted,


Elizabeth Robertson, Deputy Town Clerk

