



## MINUTES

Monday, July 26, 2021: 3:00 PM

Town Council Work Session

C. Michael Haney Community Room: Southern Pines Police Department  
450 W. Pennsylvania Ave

### 1. CALL TO ORDER

Mayor Carol Haney called the work session to order at 3:00 pm and welcomed everyone to the meeting. All members of Council were present.

### 2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the pending agenda.

### 3. ACTION ITEMS

#### a. Written Decision for CU-01-21: Conditional Use Permit Request for a Monopole at 184 Wooster Road

*Council conducted a quasi-judicial hearing and approved this application on July 13, 2021. Staff has prepared a written decision summarizing the findings of fact and Council decision.*

Councilmember Bill Pate abstained from the vote since he was absent from the July 13, 2021 meeting.

Councilmember Mike Saulnier motioned to approve the decision on CU-01-21 as written by staff, which was seconded by Mayor Pro Tem Paul Murphy and carried 4-0-1, with Councilmember Pate abstaining.

### 4. COUNCIL UPDATES AND DISCUSSION

#### a. Southern Pines Land & Housing Trust: Vincent Gordon

*The Land & Housing Trust has requested that the Town provide \$160,000 toward the acquisition of the Southern Pines Primary School from Moore County Schools.*

Chair Vincent Gordon of the Trust presented an overview of the request to council. The Trust has submitted to a formal proposal (updated letter submitted during the session) to council requesting \$160,000 in some form, preferably a grant, to add to the \$525,000 in cash pledged. The requested funding will allow the Trust to make a full appraisal offer of \$685,000 to the school board for the Southern Pines Primary School property.

completed by DFI to evaluate the project's economic feasibility and implementation options. The second was completed by Perkins & Will to evaluate the site and structures.

Councilmember Lancaster noted that some of the renovation's costs are pushed out to 2024. Mr. Gordon responded that the plan is to start occupying the space within 6-8 months, prioritizing tenants who will pay rent in order to get income coming in as soon as possible. Mr. Gordon offered that Habitat for Humanity is prepared to pre-pay rent for up to 3 years, if needed.

Councilmember Lancaster confirmed with Mr. Gordon that the school board had indicated a willingness to negotiate a sale of 4± acres for approximately \$300,000. Mr. Gordon said that the Trust wants the entire campus and is in continued negotiations to obtain all of the property.

Councilmember Lancaster commented that he previously understood the Trust did not intend to request financial participation from the Town for this project. Mr. Gordon indicated that he has received inquiries from the West Southern Pines community and the School Board as to why the Town has not committed to financially participate.

Councilmember Saulnier applauded the Trust for their effort to independently pursue this project. He confirmed that the Council first received a formal funding request from the Trust a week before and has worked with staff to respond quickly. Councilmember Saulnier asked Mr. Gordon if there are any constraints on how the Town can fiscally participate. Mr. Gordon confirmed there are no constraints, stating the Trust is flexible in the means to achieve the \$685,000 needed and has accommodated donors in any way possible.

Mayor Haney stated that she supports the Trust in advancing this project and also thanked the town staff on their efforts to quickly research the proposal over the last week. Mr. Gordon thanked Assistant Town Manager Jessica Roth for her help.

Councilmembers discussed the pledges and proposed future income. Mr. Gordon confirmed his confidence to collect all of the pledges within a short time to closed on the property and plans to present an updated full-appraisal offer at the School Board's work session on August 2.

Mayor Pro Tem Murphy commented that he encourages the Town to not only fiscally collaborate, but to also collaborate ideologically to transform the area into a place of possibility.

**5. COUNCIL CLOSED SESSION UNDER NC GENERAL STATUTE § 143-318.11(a)(3) TO DISCUSS MATTERS COVERED UNDER ATTORNEY CLIENT PRIVILEGE.**

Councilmember Saulnier made a motion for Council to enter into closed session, seconded by Councilmember Pate and carried unanimously 5-0.

The full Council participated in the closed session, along with Town Manager Reagan Parsons, Assistant Town Manager Jessica Roth, Planning Director B.J. Grieve, and Town Attorney Doug Gill.

There was no formal action taken during the work session. Council came to a general consensus on a statement to release concerning discussions that took place: "Council has authorized staff to explore, with the Land Trust, opportunities to meet service needs within the West Southern Pines neighborhood, while also providing the Land Trust the ability to move forward with development plans for the primary school site."

Councilmember Lancaster motioned to exit closed session, which was seconded by Councilmember Saulnier. The vote was unanimous, 5-0, and Council exited closed session at 5:03 pm.

## 6. ADJOURNMENT

No further action or discussion took place after Council exited closed session.

Upon motion by Councilmember Saulnier, seconded by Councilmember Pate and carried unanimously 5-0, the meeting was adjourned at 5:03 pm.

Respectfully Submitted,

  
Elizabeth Robertson, Deputy Town Clerk

