



## AGENDA

### Town Council Work Session

Tuesday, March 24, 2026: 3:00 PM

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

#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

#### 3. TOWN MANAGER'S COMMENTS

#### 4. PUBLIC HEARINGS - LEGISLATIVE

##### a. AX-01-26: Public Hearing for Annexation of 1.25 acres at 609 Clark Street

Mr. Carter Spencer and Mrs. Annette Spencer are petitioning the Town of Southern Pines for annexation of +/- 1.25 acres of land located at 609 Clark Street. The reason for the annexation is to connect to town water services.

#### 5. CONSENT AGENDA

##### a. Budget Amendment: Municipal Service District Adjustments

Budget amendment to adjust Municipal Service District collection fees to cover expenditures for FY 2026 due to a higher property valuation than the original estimate available at budget preparation last year.

##### b. Budget Amendment: Fire Department Overtime

Budget amendment to adjust the Fire Department Overtime budget to cover expected expenditures in FY 2026.

##### c. Meeting Minutes

Staff has prepared the following minutes for approval:

- February 10, 2026, Town Council Business Meeting Minutes
- February 24, 2026, Town Council Work Session Minutes

#### 6. COUNCIL UPDATES AND DISCUSSION

##### a. Seaboard Station - Train Depot Revised Lease Agreement

Mr. Kevin Drum requested the following changes to the lease agreement discussed in the February 2026 Work Session:

- In Section 1 of the Lease extend the latest possible commencement date from June 1, 2026 to July 1, 2026.
- In Section 1 add a sentence to read: "If Lessee exercises the option for an additional five (5) year term, the annual rent shall increase by three percent (3%) each and every year of the extension."
- Section 2. The lease shall be deemed amended as of the date the amended version is executed by the Town and Seaboard Speakeasy, LLC. All rights and responsibilities of the parties conferred and actions taken under the Lease adopted in February 2026 remain valid and unaffected by this amendment.

Town Attorney McCarley has reviewed the proposed revisions prior to presentation to the Council.

##### b. Budget Retreat Preview

Preview of items that will be further discussed as part of the April 2 Council Budget Retreat

#### 7. COUNCIL ROUNDTABLE

#### 8. ADJOURNMENT

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Video of the Town Council meetings will be live-streamed on the website for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream.