



MINUTES

Tuesday, June 24, 2025: 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 Clement called the meeting to order. The following members of Town Council were present: Mayor Taylor Clement; Bill Pate; Ann Petersen; Debra Gray; and Brandon Goodman.

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

- Add Resolution #1118: Request of the NCDOT Board of Transportation, by the Town of Southern Pines Town Council, to Transfer the Improved Right-of-Ways Representing Pinehurst Ave. and Murray Hill Rd., between US1 and US 15/201, as part of the State System for Future Maintenance.

Discussion ensued, and the Council agreed to the addition.

Asst. Town Manager Roth shared that the Library Advisory Board had met to discuss policy regarding old library fees and, after consulting with Town Attorney McCarley, agreed that effective July 1, 2025, library fees would only be held for 3 years.

4. COUNCIL UPDATES AND DISCUSSION

a. Park Names

Staff is finalizing the details to order new park signs, part of the branding work to replace outdated signs at various facilities. There has been discussion around potentially renaming this park. Staff seeks Council direction on whether to continue using "Pool Park" or if a new name is desired.

Assistant Town Manager Roth shared that several new park signs had been installed with all the park signs to eventually be replaced. Based upon past discussion, a list was distributed of possible new names for what is now called Pool Park.

Staff also suggests that the Morganton Street Park Complex be renamed the Southern Pines Sports Park due to it's encompassing reach and increased use.

Discussion ensued, and the Council agreed to the renaming of the Morganton Sports Complex to the Southern Pines Sports Park.

Discussion ensued, and with all Council members agreeing that the preferred new name should be Hines Park or J. Pleasant Hines Park, Councilmember Petersen requested the final

decision be postponed to the July meeting so that the town's citizens could voice their opinions. Council concurred, and the issue will be placed on the July 22, 2025, agenda.

b. Recycling Program Review

Councilmember Goodman requested a review of the Town's expenditures and revenues for the new recycling subscription, which began January 1. Staff prepared a written summary, which is included in the packet, and can answer questions during the work session.

Assistant Town Roth gave a review of the current status of the Town's Recycling Program, including cost, participation and future expectations.

c. Arts Council Lease

Town Attorney presented a recommended lease agreement to the Council along with hard copies of the latest changes after meeting with the Art's Council representative. . Discussion ensued.

Mayor Pro Tem Pate moved to approve the lease agreement with the Art's Council as amended at today's meeting, seconded by Councilmember Petersen; the vote was unanimous.

Motion passed.

d. Planning Department Update

Planning staff will briefly update the Town Council on agenda items coming in July. Staff will also follow-up on prior discussions about the Planning Department's administrative fees.

Planning Director BJ Grieve presented to the Council a revised table of fees based upon the Council's recommendations.

Discussion ensued.

Director Grieve updated the Council on the Planning Departments current work load and what is anticipated to be on the July 22nd agenda.

5. COUNCIL ROUNDTABLE

Councilmember Gray shared how proud she was of the Town, the Town staff and that she feels the Town is a great place to work for.

Mayor Pro Tem Pate recognized the good work of the Southern Pines Recreation Department and their summer programs and how beneficial those programs are during the summer months for working parents.

Mayor Clement updated the Council on the recent MPO meeting where topics of discussion were the traffic circle in Pinehurst and plans for the multi-modal pathway. Also discussed was the Manager/Mayor meeting in Pinebluff where the topic discussed was proposed State Bills limiting power to local governments. Mayor Clement shared that she attended the Juneteenth celebration at Cardinal Park along with Councilmember Gray.

Councilmember Petersen mentioned attending the Cardinal Park Juneteenth celebration as well. She shared her concerns regarding the area on Ashe St. where trees were removed now looking unkept and feels that the Town should take more care in keeping the right-of-ways landscaped.

Discussion ensued.

Councilmember Goodman stated that moving the Yield sign at Illinois Ave. and Broad St. has improved vehicles properly yielding at that intersection.

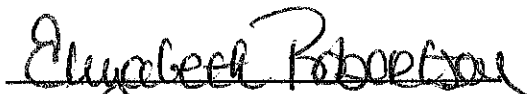
The start time of the July 22nd meeting was discussed with some members concerned about the length of the meeting and requesting that the time be moved to earlier.

Councilmember Petersen moved to change the start time of the July 22nd Town Council Business Meeting to 5:00 pm, seconded by Councilmember Gray; the vote was unanimous.
Motion passed.

6. ADJOURNMENT

Upon motion by Councilmember Goodman, seconded by Councilmember Gray and carried unanimously, Council adjourned at 4:29 pm.
Motion passed.

Respectfully submitted:


Elizabeth Robertson, Town Clerk





RESOLUTION #1118

A REQUEST OF THE NCDOT BOARD OF TRANSPORTATION, BY THE TOWN OF SOUTHERN PINES TOWN COUNCIL, TO TRANSFER THE IMPROVED RIGHT-OF-WAYS REPRESENTING PINEHURST AVENUE AND MURRAY HILL ROAD, BETWEEN US 1 AND US 15/501, AS PART OF THE STATE SYSTEM FOR FUTURE MAINTENANCE

WHEREAS, both Pinehurst Avenue and Murray Hill Road serve as important connections between two State of North Carolina maintained highways, carrying traffic representing predominately vehicles seeking alternative routes and passage between the two highways rather than simply local traffic, and;

WHEREAS, the Town of Southern Pines currently maintains Pinehurst Avenue and completely resurfaced it as recently as 2018, and;

WHEREAS, the Town of Southern Pines added pedestrian facilities to Murray Hill Road as a result of vehicular v pedestrian accidents, and;

WHEREAS, upcoming construction activity along both US1 and 15/501 will increase use of this corridor, further hastening deterioration of pavement and the need to resurface once again, and;

WHEREAS, upon completion of the forthcoming synchronized street alignment, containing traffic lights at both US 1 and US 15/501 ends of these corridors, these two streets will only increase in importance relative to maneuvering the State Highway system in route to one's ultimate destination, and;

WHEREAS, a similarly aligned connector of these two State Routes, Johnson Street, is located in the Town of Aberdeen and dedicated to the State of North Carolina with no expense to the Town of Aberdeen, and;

WHEREAS, it is in the interest of the State of North Carolina that its roads be maintained at a level both safe and comfortable for use by the travelling public, particularly within commercial and tourist destinations serving local, regional, and tourist traffic;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines that a request be hereby made to the North Carolina Board of Transportation that the portion of both Pinehurst Avenue and Murray Hill Road lying between US1 and US 15/501 be designated on the local Powell Bill map as NCDOT maintained facilities requiring all future improvements and maintenance be performed by the State.

Adopted this 24th day of June 2025.

I certify that this Resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of June 24, 2025, as shown in the minutes of the Town Council for that date.


Elizabeth Robertson, Town Clerk



NORTH CAROLINA

MOORE COUNTY

LEASE AGREEMENT

THIS LEASE is made this _____ day of _____, 2025, by and between the **ARTS COUNCIL OF MOORE COUNTY, INC.,** referred to as “Lessee,” and the **TOWN OF SOUTHERN PINES,** referred to as “Lessor.”

1. Lessor, for the sum of One Dollar (\$1.00) per year and other valuable consideration, leases to Lessee for Lessee’s sole and exclusive use those portions of the premises known as the Campbell House on Connecticut Avenue, Southern Pines, North Carolina, consisting of the entire ground floor, and a designated closet on the second floor. Lessee is further entitled to use for storage, jointly with Lessor, the garage building located on the premises as long as such building exists. In addition, Lessee and Lessor and other occupants and invitees may use in common with others, those portions of the building and grounds reasonably necessary for parking and for access to or use of those portions of the building the use of which each is otherwise entitled to. In the event the Town, during the effective period of this lease, were to vacate any portion of the building or surrounding grounds it occupies at the time of the signing of this lease, such space shall be offered to the Arts Council prior to any other effort to potentially lease or otherwise dispose of it.
2. Lessee leases and accepts the premises on an “as is” basis as of the date stated in Section 3 below.
3. The term of this lease commences on the _____ day of _____, 2025 and runs for a period of twenty-five (25) years.
4. Lessee shall be responsible for all expenses for telephone, utilities, and supplies for the leased premises.
5. Lessee shall pay for any expenses for repair or maintenance of the interior of the leased premises if the expense is less than Five Hundred and 00/100 Dollars (\$500.00), and Lessor shall pay for the cost of such repairs and maintenance over the amount of Five Hundred and 00/100 Dollars (\$500.00). In the fifth year of this lease, and after the passage of each successive five-year period of this lease, the amount of the cost of repairs that the Lessee shall be responsible for shall increase by Five Hundred and

00/100 dollars (\$500.00). Further, before Lessee shall contract for any interior maintenance or repair, Lessee shall notify Lessor of the needed maintenance or repair and allow Lessor a reasonable time to self-perform the maintenance or repair.

6. Per the attached Landscaping Management Plan, subject to future amendments as approved by Lessor, Lessee will provide maintenance and upkeep of the grounds adjacent to the leased premises. Maintenance of the leased exterior areas, parking spaces, and walkways, and tree pruning, construction plans and timing, driveway access, and pre-approval by Lessor of exterior signage will be as agreed upon in writing between the Town Manager and the Arts Council Executive prior to the execution of this lease, and said agreement shall be reviewed and revised from time to time at the request of either party.
7. Signs may be used or installed only with the express permission of the Lessor, but permission shall be deemed to have been given for signs already installed as of the commencement date of this lease. Additional signage may be placed by the Lessor.
8. Except as agreed in Section 9 below, Lessee shall not modify or make improvements to the premises, other than minor repairs, without the consent of the Lessor, which consent shall not be unreasonably withheld. It is agreed that all repairs, modifications, additions, or improvements shall be and become a permanent part of the real estate, and as such the property of the Lessor.
9. Lessee has Lessor's permission to move forward with the addition to the building that was submitted to and approved by the Town Council on June 25, 2024. However, Lessee must obtain Lessor's written pre-approval of construction plans for any addition to the premises before construction may begin. Should the Town Council subsequently decide to make the building available for purchase during the term of this lease, Lessee shall have a first right of refusal to acquire the property.
10. Lessee, in the event aforementioned addition is constructed, shall make available to the Town a mutually agreed permanent space within the building in which the Town's collection of Wyeth paintings and other valuable artifacts and pieces of art may be properly displayed.
11. Lessee, throughout the period of its occupancy and its expense shall cause the premises to be cleaned with sufficient frequency and in a manner sufficient to maintain the premises in a state of cleanliness consistent with reasonable standards for offices and public areas, including the lobby and restroom adjacent to the lobby.

12. During the term of this lease, Lessee is entitled to exclusive use of the yards to the rear of the Campbell House and between the side of the house and playing fields, when Lessee has given advance notice to Lessor of the intended use prior to Lessor's scheduling of any activity for the yard.
13. The leased premises during the term of this lease shall be used exclusively for office, gallery, reception, studio, small educational classes, events, and meeting purposes. Additional uses may be approved by the Town Manager from time to time, including the possibility of a singular bedroom being designated for overnight and short-term use by visiting artists.
14. Should the Campbell House be destroyed or rendered unfit for use and occupancy by fire or other casualty, this lease shall thereupon terminate.
15. Lessee may not assign this lease or sublet any part of the premises without the written consent of Lessor, but Lessee may rent the leased premises for temporary use without the consent of Lessor.
16. On termination of this lease Lessee may remove all fixtures installed at Lessee's expense so long as they may be and are removed without damage to the premises. All expenses of such removal shall be paid by Lessee and same shall be completed by the time this Lease terminates.
17. If any obligation of the Lessee under this lease remains unsatisfied for ten (10) days after notice by Lessor to Lessee, Lessor may, at its option, declare this lease terminated and canceled, and take possession of said premises.
18. Effective on the date stated in Section 3 above, this lease supersedes all previous leases between the parties.
19. This Lease Agreement constitutes the entire understanding between the parties and shall not be modified except in writing signed by the parties. This lease is binding on the parties hereto, their heirs, and permitted assigns.
20. The designation Lessor and Lessee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Lessor and Lessee have executed this lease agreement in duplicate.

LESSOR: TOWN OF SOUTHERN PINES

By: _____

LESSEE: ARTS COUNCIL OF MOORE COUNTY, INC.

By: _____