



MINUTES

Monday, March 28, 2022: 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 Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; Bill Pate; and Ann Petersen.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

3. COUNCIL UPDATES AND DISCUSSION

a. Parkway Reimbursement Agreement

Staff would like to discuss a proposed draft reimbursement agreement with Midland Southern Pines Retail, LLC for the construction of a parkway between 15/501 and Morganton Road.

Town Manager Reagan Parsons recognized John Silverman of Mid Atlantic Properties, Mary Nash Rusher of Maguire Woods LLP and Mitch Brigulio from Davenport & Co. LLC.

Town Manager Parsons gave background of the area being discussed and an overview of the proposed agreement. He explained the Municipal Service District (MSD) designation.

Mr. Brigulio presented data detailing the town's current tax-supported debt profile as well as the proposed reimbursement agreement and its effect on the town's cash flow. Discussion ensued.

Ms. Rusher spoke about the reimbursement agreement and answered questions from the Council. Discussion ensued. She clarified for the record that when the April Agenda Packet is published the 1st week of April the MSD report and map will be included and the MSD report and map will also be available at the Clerks office for the following 4 weeks and 4 days through the May Regular Business Meeting.

b. Morganton Road Apartments Project

Bob Koontz of KoontzJones Design and Brian Wise of Fall Line Development would like to discuss a 150-unit multi-family residential development at the southeast corner of West Morganton Road and US Highway 1.

Planning Director Grieve gave an overview of the proposed project. He clarified that the purpose of the presentation was to get feedback from the Council to see if the Council is

interested in this project proceeding through the formal application process.

Brian Wise of Fall Line Development briefly spoke to the Council regarding the project and the research put into the proposal. Bob Koontz detailed the proposed project. Discussion ensued between the Council and Mr. Wise and Mr. Koontz.

c. Library Entrepreneurship Program

Librarians Laurel Holden and Mary Howard will highlight some of the recent work they've done to support local entrepreneurs.

Asst. Town Manager Jessica Roth introduced Town Librarians Laurel Holden and Mary Howard. They highlighted some of the work they've done to support local entrepreneurs through involvement in a pilot program that included 22 libraries throughout the state.

d. Planning Office Review of Current Development Projects

Planning staff has been asked to provide Town Council a review of current development projects, similar to the review that was provided last fall.

Planning Director Grieve presented an overview of the current development projects in Southern Pines and answered questions from the Council.

e. Comprehensive Long Range Plan (CLRP) Update Discussion

Staff has submitted a budget request to update the CLRP in the FY 22-23 budget. Staff would like to discuss the proposed scope and timeline.

Town Manager Parsons explained that staff was seeking confirmation that Council is indeed interested in updating the Comprehensive Long Range Plan before staff releases an RFQ to help select a consultant. Council directed staff to proceed with releasing the RFQ.

f. Solid Waste Services

As part of developing the FY 22-23 proposed budget, staff has evaluated the Town's solid waste services in detail, analyzing cost recovery revenues from customer fees against expenditures for collection and disposal. Staff will present this analysis and recommendations.

Asst. Town Manager Roth presented the current solid waste services provided by the Town. Given the projected expenditures in FY 22-23 and the current fee schedule, the Town will need to identify almost \$1.3 million in funding from other sources. She and Town Manager Parsons presented some options to help offset this subsidy. The council agreed with staff's suggestion to eliminate curbside glass recycling in an effort to reduce costs. Staff will provide further updates at the Council's budget retreat.

g. 305 Trackside Lease

Staff recommends extending the expiration date and terms of the current lease with 305 Trackside and will discuss this recommendation with Council.

Town Manager Parsons gave a brief overview of the request to extend the lease at 305 Trackside. Council confirmed agreement to have the extension on the April 12 agenda.

h. McDeeds Creek Streambank Stabilization Project

The McDeeds Creek streambank runs directly behind the Town's Police and Fire Stations

and has created increasing erosion problems, which are impacting the Town's infrastructure. Staff has received bids on addressing this issue and would like to receive direction from Council on the preferred approach for funding and scope.

Town Manager Parsons gave a brief update of the project. Based on the pricing received, staff recommends proceeding with the full scope of the project, which will require a budget amendment. Discussion ensued and Council agreed that staff should move forward.

4. ACTION ITEMS

a. Consider Adopting an Ordinance Amending the America Rescue Plan Act Grant Special Revenue Fund

This ordinance is to amend the budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF). The Town has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP/CSLFRF funds for the provision of government services.

Town manager Parsons reviewed the proposed ordinance with the Council.

Councilmember Pate, seconded by Mayor Pro Tem Murphy, motioned to approve Ordinance 1980 Amending the America Rescue Plan Act Grant Special Revenue Fund.

Motion passed. The vote was unanimous.

5. ADJOURNMENT

Upon motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy and carried unanimously, Council adjourned at 7:11 pm.

Respectfully submitted:

Elizabeth Robertson

Elizabeth Robertson, Town Clerk