



MINUTES

Monday, April 25, 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. ACTION ITEMS

a. Adopt Asset Management Plan for the Water Treatment Plant

Staff plans to submit various Water Treatment Plant (WTP) projects for funding through the upcoming Division of Water Infrastructure's ARPA Spring 2022 Funding round. Applications for the funding are due May 2, 2022. The program is competitive where the highest scoring projects will receive funding. Additional points can be obtained for implementing an Asset Management Plan (AMP) that covers the infrastructure that funding is being requested for. The Town's contract operator, SUEZ, has an AMP but for the points to be claimed, it must be formally adopted by Council. The AMP is complex and SUEZ is working diligently to format the AMP to meet NCDEQ's requirements, it may not be ready for the April 12 meeting. If it is not completed by then, it will be brought to the April 25 Work Session meeting.

Town Engineer James Michel presented the requested resolution to the Council.
Discussion ensued.

Councilmember Pate moved to approve the resolution to Adopt an Asset Management Plan for the Water Treatment Plant, seconded by Mayor Pro Tem Murphy. The vote was unanimous.

Motion passed.

b. RA-01-22 Request to Abandon a Section of Hill Crest Road

Mr. Will Huntley, on behalf of Longleaf Pines Storage, LLC, has submitted a request for the abandonment of a 5,050 square foot section of Hill Crest Road extending from the intersection with Bell Avenue between the parcels identified as PIN 857100865323 (PARID

00055046) and PIN 857100865141 (PARID 00047591) (see Figure 1). The purpose of the request is to allow the recombination of the aforementioned parcels. A public hearing was held and closed on April 12, 2022 and Council discussion and action was continued to the April 25 Work Session.

The public hearing for RA-01-22 is continued from the Town Council Business Meeting on April 12, 2022.

Town Engineer Michel was present for the Council's questions.

Tim Carpenter of LKC Engineering for applicant was present for the Council's questions.

Councilmember Petersen addressed the Council regarding the ownership and valuation of the property.

Discussion ensued.

Town Attorney Doug Gill indicated that he was unclear as to how the Town could apply a valuation to this property.

Mayor Pro Tem Murphy feels the context being argued is wrong.

Discussion ensued.

Mr. Carpenter advised that the applicant has not spoken to the Department of Transportation regarding this matter as they do not feel the Department has any right to the property.

Discussion ensued.

Pro Tem Murphy made a motion to continue the public hearing RA-01-22 to the May 23, 2022, Town Council Work Session, seconded by Councilmember Clement; the vote was unanimous.

Motion passed.

4. COUNCIL UPDATES AND DISCUSSION

a. Electric Vehicle Charging Stations

Local business, Go Pines, LLC, has approached the Town about partnering to provide the infrastructure for electric vehicle charging stations at various Town parks and facilities as well as in the downtown district. Owner Chris Hopfensperger will be present to provide more information on the proposal.

Chris Hopfensperger presented a partnership proposal on behalf of his company, Go Pines.

Discussion ensued.

There was consensus among Council that they like the idea and directed staff to explore the idea more thoroughly and return with a more refined proposal and research on the project.

There was a question as to whether the partnership proposal should be put out to bid. Town Attorney Gill said that it was not necessary and was unsure as to how that would be structured, since there is not a clear idea of what the Town wants provided.

b. Consider Condemning the Unsafe Structure at 875 Clark Street and Authorizing the Expenditure of \$9,850 for Demolition Work

Chief Building Inspector John Bullock and Code Enforcement Officer Lisa Webb request

that Council condemn this unsafe structure and authorize the expenditure to proceed with demolition. Consideration of this request will be included on the May 10th business meeting agenda, unless Council prefers otherwise.

Asst. Town Manager Jessica Roth reviewed the request for the Council.

There was discussion between Council and staff about the procedures for recovering the money that is spent by the Town on demolishing these properties.

Discussion ensued.

c. Consider Condemning the Unsafe Structure at 891 W. Pennsylvania Ave. and Authorizing the Expenditure of \$29,500 for Demolition Work

Chief Building Inspector John Bullock and Code Enforcement Officer Lisa Webb request that Council condemn this unsafe structure and authorize the expenditure to proceed with demolition. Consideration of this request will be included on the May 10th business meeting agenda, unless Council prefers otherwise.

Asst. Town Manager Jessica Roth reviewed the request for the Council.

Mayor Pro-Tem Murphy shared his concerns about demolishing the property given its potential historic significance. He would like to further confirm if the community prefers to demolish it or attempt to fix it up.

Councilmember Clement inquired if there is an opportunity to clean up the property while preserving some historical impact.

Discussion ensued.

There was consensus among Council to revisit this request at the May 23, 2022 Work Session Meeting so some of these issues could be further clarified.

d. Proposed Recreation & Parks Fee Schedule: FY 22-23

Staff has reviewed the existing Recreation & Parks fee schedule and will present recommendations for FY 22-23.

Recreation & Parks Director Cindi King presented her department's recommendation on proposed updates to the Recreation & Parks Fee Schedule. Any updates would become effective with FY 22-23 and/or the fall programming season.

Discussion ensued.

e. Rounds Park Play Equipment

Discuss options for donating or disposing of old play equipment at Rounds Park.

Town Manager Parsons presented the request to Council. There was consensus to move forward with this donation.

f. FY 22-23 Draft Budget Update

Town Manager Parsons presented the updated budget to Council containing some revised figures and the changes that Council requested be made at the budget retreat.

g. Definition(s) of neighborhood

During review and approval of the Patrick's Pointe multi-family development, there was considerable discussion regarding what constitutes a neighborhood. Topics included the boundaries of a neighborhood, the overall size of a neighborhood, and characteristics of a

neighborhood. Planning staff has been asked to provide Town Council a variety of definitions of “neighborhood” as a catalyst for continued discussion at the April 25, 2022 Work Session.

Planning Director BJ Grieve addressed Council regarding the definition(s) of 'neighborhood'. Councilmember Petersen would like a definition of boundaries in reference to 'neighborhood' with the recognition as to what boundaries are and that the boundary is not included in the neighborhood, just as major highways and railroads are not part of a neighborhood.

Mayor Pro Tem Murphy cautioned about limiting boundaries when neighborhoods are right next to each other.

Discussion ensued.

h. Discussion Regarding Large Scale Multi-Family Development

moratoriums and alternative approaches to addressing concerns

Town Manager Parsons and Planning Director Grieve spoke to the Council regarding the staff findings on moratoriums and alternative approaches to addressing concerns surrounding multi-family developments.

Discussion ensued.

Council requested that UDO amendments be drafted and proposed to the Planning Board at their May meeting.

i. Council Agenda Protocol

Council discussion regarding any desire to further formalize the Agenda setting process via adoption of a policy

Town Manager Parsons addressed the Council regarding the current protocol for including items on agendas. He wanted to confirm if Council is agreeable with the current, somewhat informal protocol or if there is a desire to draft a written protocol, Councilmember Petersen is comfortable with the Town's current informal process. Councilmember Pate and the remaining councilmembers agreed to continue as with the current procedure.

5. ADJOURNMENT

Upon motion by Councilmember Petersen, seconded by Mayor Pro Tem Murphy and carried unanimously, the Council adjourned at 5:53 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk