



MINUTES

Tuesday, April 25, 2023: 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. DISCUSSION WITH DFI REGARDING MORGANTON ROAD PROJECT

Sarah Odio will be present to discuss current status of the DFI project and rezoning effort.

Town Manager Parson opened the discussion with a brief overview of the project and the ramifications of searching for an alternate parcel of land suitable for the YMCA building's needs.

Sarah Odio, Asst. Director for Housing and Revitalization, and Marcia Perritt, Director, of the Development Finance Initiative (DFI) at UNC Chapel Hill School of Government reviewed and discussed what their role could be in the future depending on the Council's wishes for the project moving forward.

Discussion ensued.

Councilmember Pate moved to withdraw the application for PD-01-23, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

b. TAP FEES

Per discussion at Retreat, Town staff has reviewed the suggestion of increasing our utility tap fees.

Current Fee

Water Tap Fee = \$1,726

Sewer Tap Fee = \$1,726

Calculated Cost of Tap

Water = \$3,244

Sewer = \$2,577

Town Engineer/Asst. Public Works Director James Michel was present to answer any questions by the Council.

Councilmember Clement is comfortable raising the fees but is nervous regarding our fees in relation to surrounding communities.

Town Engineer/Asst. Public Works Director Michel advised the Council that it is in the Town's best interest for our staff to be conducting the taps as it provides access to the system and allows us to review and monitor its status.

Councilmember Petersen voiced her support for the proposed increase.

Councilmember Pate voiced his support for the proposed increase.

Mayor Pro Tem Murphy voiced his support for the increase and stated that he felt this would protect the community from possibly being charged exorbitant fees by private contractors.

Discussion ensued.

Town Manager Parsons confirmed the Council's choice to update the fees per the proposal effective July 1, 2023 and update the CPI language to reflect that the October 1, 2023 scheduled revision of the tap fees will be waived due to the increase on July 1, 2023.

c. BUDGET UPDATES

An opportunity to discuss changes made since the Council Retreat and provide an update regarding the bottom line ahead of the May Public Hearing.

Town Manager Parsons reviewed the changes made per the Council's request to the proposed draft budget for FY 2023/24.

- decreased tax rate to 29 pennies
- solid waste fees updated from 60/40 split to 50/50 split of costs (\$17/month for residential)
- transfer funds for Whitehall Phase I Planning.
- reserve funds for grants - Library and Recreation
- April sales tax monies updated
- building revenues to date have been updated.
- removed \$20,000 + 25% line item marked Training in the Administration Budget
- adjustment to monies paid to Moore County based on the decrease to 29 pennies in the tax rate.
- removed the requested tactical vehicle from the Police Budget
- removed street sign toppers from the Planning budget.
- moved the paving project monies to a capital fund
- removed the Police Department painting project
- removed Pool Park Bathhouse project
- assigned the pickleball court project monies to the ARPA spreadsheet

Revised requested changes to the ARPA spreadsheet.

- Whitehall Phase I Planning monies
- Downtown Park play surface
- Pool Park play surface
- removed the Pool Park Bathhouse

Council was advised that after discussion between Fire Chief/Asst. Town Manager Cameron, Police Chief Nick Polidori and IT Dept. Director Nedra Norton, the departments are combining two currently unfilled positions into one position, which will result in a small increase to the IT Budget under Payroll but a decrease to the Police Dept Budget.

Town Manager Parsons also noted:

- removal of one (1) of the two (2) requested employees positions in the Utilities Budget
- removal of the all-terrain vehicle requested in the Utilities Budget.
- the \$50,000 commitment to the future skate park project is not included in the budget right now, but the commitment can be covered by the available fund balance should

the request come this fiscal year.

Councilmember Clement requested the guidelines on spending the 25% reserve monies in the budget. Town Manager Parsons advised that by NC State Statute the Town is required to have a reserve of at least 8%. Any monies above that can be spent by Council appropriation.

Town Manager Parsons shared a discussion that occurred with Mr. Brugglio of Davenport revealed that banks/lenders are being more restrictive when issuing 20-year terms without collateral, with the suggestion being that the Town might consider rolling any upcoming projects that include structures into the parkway loans in an effort to provide the requested collateral.

After discussion, the Council asked that the \$50,000 Skate Park Funding be added to the budget as a line item.

d. WHITEHALL MASTER PLAN

Staff will present the recommended master plan for Whitehall to Town Council.

Asst. Town Manager Roth and Parks & Recreation Director Cindi King presented the Master Plan for Whitehall at Reservoir Park.

40% of the property is under a conservation easement and so is permanently protected.

Mayor Pro Tem Murphy reminisced that when he was a child the generous man who originally owned the land, Mr. Drexel, would take youths from the community to Reservoir Park to teach them sailing.

Mayor Haney confirmed that all the presented information is available to the public on the Southern Pines website while Councilmember Petersen suggests placing monetary amounts for projects on the website and, making it clear on the website the order of project phases. Councilmember Petersen also voiced her opinion that bikes should be allowed on the outside trail.

Staff recommend the name of Whitehall at Reservoir Park to give both status.

Noted = once Whitehall is combined with Reservoir Park and Elizabeth Rounds Park it will total 300+ acres, making it in the top 5 municipal parks in the state.

4. COUNCIL ROUNDTABLE

Town Manager Parsons and Asst. Town Manager Roth spoke to the Council regarding the MPO. Town Manager Parsons advised that Matt Day of Triangle J provided a number of map choices that were used at a meeting held the day prior which included the mayor and one other representative from each of the seven affected entities. It was the conclusion of the meeting that there was no advantage to including all of the entities in the county.

Town Manager Parsons advised the Council that there is a small piece of property belonging to Carthage is currently included in the MPO map and the ramifications of it are currently being researched.

Councilmember Clement feels there is not a pro or con to being part of the MPO and voiced displeasure at not having attended any of the MPO meetings,

Councilmember Petersen advised that she has also not attended any meetings regarding the MPO.

Councilmember Pate exited the meeting at 6:05 pm.

Councilmember Petersen would like to acknowledge Chief Cameron who, when the citizens of Village Green contacted Councilmember Petersen upset about the lack of trash service to their back doors, he met with GFL and met with Village Green residents, working out a solution that satisfied them.

Mayor Haney reminded all that Arbor Day is being celebrated this Friday at 10:00 am at Pool Park,

Council member Clement advised the Council that she would be meeting with Georgia at Richard Hudson's office to provide an overview of the DOT rail meeting that was held.

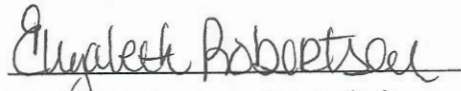
Mayor Pro Tem Murphy complimented the Police Department for providing quick assistance to a citizen who had locked her keys in her car at the Lowes Foods parking lot.

Mayor Haney shared that the owner of Gully's in downtown complimented the Planning Department, who had visited his store to do research on native plants and trees.

5. ADJOURNMENT

Upon motion by Councilmember Petersen, seconded by Councilmember Clement, and carried unanimously, Council adjourned at 6:20 pm.

Respectfully submitted:


Elizabeth Robertson, Town Clerk

