



MINUTES

Tuesday, February 27, 2024: 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; and Brandon Goodman.

Absent: Debra Gray

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

3. ACTION ITEMS

a. Property Use Agreement for the Town's Partnership with the AC Sandhills

In 2022, the Town executed a property use agreement with the AC Sandhills soccer organization for the fields and supporting facilities at the Morganton Rd. Sports Complex. In exchange, the AC Sandhills provide recreation soccer for the community. Renewal of this agreement was on the February 13th agenda and Council voted to postpone it until February 27th, asking staff to explore whether the Town has the ability to enter into agreements with other sports clubs. Staff requests that Council postpone consideration of this agreement until March 12th as these conversations are still ongoing. A memo is included with updates on this evaluation.

Asst. Town Manager Roth updated the Council and advised them that staff had met with the groups involved and are close to coming to an agreement. The staff feels that the agreements should be finalized by the March meeting, but as of the meeting date, all the groups involved have been given field time.

Councilmember Petersen questioned the issue of restroom access mentioned by the smaller groups and was told that upon investigation there was no ill intent involved, just a series of unfortunate circumstances involving two new staff members. New staff training has been added to ensure the issue will not arise again.

Discussion ensued.

4. COUNCIL UPDATES AND DISCUSSION

a. Renovations to Finance & Administration Buildings

At the January 23rd meeting, CPL architects Taylor Bishal and Brad Norvell presented concept plans and a high-level pre-design cost estimate for building renovations. Staff seeks Council direction on next steps, as outlined in the memo.

Asst. Town Manager Roth presented to the Council a number of options in regard to the Finance Building and Administration Building to address maintenance needs and staff spacing needs. Information and cost estimates were shared for needed upkeep/maintenance of the buildings, proposed renovation options as well as broad numbers for a new building to accommodate future town's needs. Staff requests Council direction on which option it would like staff to pursue.

After discussion, the Council asked staff to gather more information on creating and/or building a

town hall.

b. Update on Resources for Homelessness

TeamWORKZ has requested that the Town provide support to its work with the homeless community, including the possibility of creating a task force. At the January 23rd meeting, Mayor Clement requested a discussion of this topic. Staff has included a memo that outlines an understanding of the status quo and some recommendations for next steps.

Asst. Town Manager Roth presented updated information regarding homelessness issues and services available within the Town of Southern Pines and within Moore County. Staff met with the civil affairs leaders from Fort Liberty, and they will host the Operation Sluss-Tiller program over the last weekend in March and the first weekend in April to study the homeless situation, confirm existing resources, identify gaps in services, and offer recommendations. Council, staff and leaders from local non-profit groups will be invited to these weekend events. A report will be provided after the weekends with all the data included and recommendations for the future.

Discussion ensued.

c. Amending Chapter 154 Soil Erosion and Sedimentation Ordinance

The Town has delegated authority from the State of North Carolina to administer a Local Erosion Control Program. The Sedimentation and Control Commission, through the Department of Environmental Quality, maintains a model ordinance for Local Programs to use as the basis for local ordinances. Many of the proposed changes are based on changes to the Model ordinance. There are also some proposed changes that are staff initiated with the intent of simplifying local permitting processes. A copy of the proposed changes are included in the attached word document showing track changes, a copy of the Model Ordinance, and a clean copy of the ordinance.

Town Engineer/Asst. Town Manager James Michel introduced Engineering Technician David Byrd to the Council, and they then presented recommended amendments to the Code of Ordinances Chapter 154: Soil Erosion Control and Sedimentation that are being recommended by the State of North Carolina.

Discussion ensued.

d. Bennett Street Sidewalk Project

Staff received bids on the next phase of this project, which exceed the current budget. Different scenarios will be discussed with Council on how to proceed.

Town Engineer/Asst. Town Manager James Michel updated the Council on the Bennett Street Sidewalk Project.

Discussion ensued with the Council agreeing to move ahead with the project. Staff will prepare the budget amendment for the March business meeting.

e. Review of Water Treatment Plant Operations Bid

Staff will present the results of the December 2023 Request for Proposals for the Operation of the Water Treatment Plant.

Town Engineer/Asst. Public Works Director Michel presented the item to Council reviewing the pros and cons of contracting out the staffing of the water treatment plant versus staffing it ourselves.

Discussion ensued and Council agreed to move forward it the bid process.

f. Planning Department Update

Staff will update Council on applications advancing from the Planning Board to Council and implementation efforts related to the 2040 Comprehensive Plan.

Planning Director Grieve presented an update of the work the Planning Department is working on.

Discussion ensued.

5. COUNCIL ROUNDTABLE

Councilmember Goodman shared that he enjoyed attending the Essentials of Government classes and expressed appreciation to the DOT for moving the large plantings along Morganton Road.

Councilmember Petersen requested an appointment with Town Manager Parsons.

Mayor Pro Tem Pate raised the issue of appointments to smaller boards that have been waiting for a complete Council and commented that he too enjoyed the Essentials of Government training.

Mayor Clement concurred that the Essentials training was time well spent and mentioned the attendance by Council and staff at the B.Hawk ribbon cutting ceremony.

Mayor Clement reminded everyone that the date for the March Business meeting is March 12th with the Work Session the following week on the 19th.

6. ADJOURNMENT

Upon motion by Mayor Pro Tem Pate, seconded by Councilmember Goodman and carried unanimously, Council adjourned at 5:49 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk