

Town of Spring Lake
Regular Meeting of the Board of Aldermen
Municipal Building
300 Ruth Street
Spring Lake, NC 28390

June 27, 2022

MINUTES

6:00 p.m.

The Spring Lake Board of Aldermen held a regular meeting in the Grady Howard Conference Room of the Spring Lake Municipal Building with Mayor Kia Anthony presiding.

Board Members Present:

- Mayor Pro Tem Robyn Chadwick
- Alderwoman Soña Cooper
- Alderman Marvin Lackman
- Alderman Raul Palacios
- Alderwoman Adrian Thompson

Others Present:

- Joe Durham, Interim Town Manager
- Jose Coker, Attorney
- Melissa Pereira, Town Clerk
- Banard Lemon, Audio Visual Coordinator
- Dysoaneik Spellman, Interim Police Chief
- Jason Williams, Spring Lake Fire Chief
- Tim Garner, Director, Water Treatment Plant
- Patricia Moore, Inspections Clerk
- Chris Portman, Cumberland County Planning
- David Moon, Deputy Director, Cumberland County Planning
- Frank Hall, Senior Planner, Cumberland County Planning
- Josh Crumpler, Crumpler Consulting Services, PLLC
- Janet Brower, Sandhills Family Heritage
- Priscilla Burton, Sandhills Family Heritage
- Debra Clyde, Sandhills Family Heritage

1. Call to order

Mayor Anthony declared a quorum and called the meeting to order.

2. Invocation and Pledge of Allegiance

Mayor Kia Anthony called a moment of silence and led the Pledge of Allegiance.

3. Additions or Deletions

Alderwoman Cooper requested that the agenda be amended to add Public Hearing for BOA 2022-0020 in item 7b, under New Business, then move item 7a thru 7h to item 8, and Adjournment to item 9.

4. Approval of Agenda

Action: Approval of June 27, 2022, Board of Aldermen Regular Meeting with requested changes.

Motion by: Alderwoman Cooper

Second by: Alderwoman Thompson

Vote: Unanimous

5. Approval of Consent Items

Action: Approval of the draft minutes of June 13, 2022, Work Session Meeting,

Motion by: Alderman Palacios

Second by: Alderwoman Cooper

Vote: Unanimous

6. Public Comment

Ms. Juanita Bonds expressed her concerns regarding water bill readings being conducted within a forty-five-day period. Ms. Bonds expressed her concerns with water and sewer rates increasing by fourteen percent. Ms. Bonds questioned how might the funds for the American Rescue Plan being used, and can the funds be used to offset the increase in the water and sewer bills.

7. Public Hearing

a. BOA 2022-0020 – Special Use Permit

Mr. David Moon who's the Deputy Director for the Cumberland County Planning Department provided information regarding the Special Use Permit.

Mayor Anthony administered the Oath to all applicants that wanted to speak on behalf of the Special Use Permit.

Mr. Moon provided details on the Special Use Permit. Mr. Moon gave details on the applicant's requested conditions and special use criteria. Alderman Lackman questioned the process regarding this special use case going before the Board of Adjustment. Mr. Moon stated no, under the updated Code of Ordinances, Special Use Permits are presented to the Board of Aldermen. Alderman Lackman had concerns with the process and asked for clarification as to why this was not heard before the Board of Adjustment. Mr. Jose Coker who's the attorney questioned the process. Mr. Moon stated that the Town of Spring Lake Code of Ordinances states the above process.

Mr. Chris Portman provided information regarding the BOA 2022-0020 Special Use Permit. Mr. Portman gave details about the Special Use Permit that will be used for a historic exhibit, kitchen, non-profit office space, community center, and farmer's market. Alderwoman Cooper questioned the document that the Cumberland County Planning brought with additional comments regarding the case. Mr. Moon stated the additional conditions were added in the PowerPoint Slide. Alderman Palacios questioned how the Board determine the additional conditions that were given to the Board. Mr. Moon gave details regarding the written responses from the staff report and site plan. Alderman Lackman provided information regarding ADA parking and questioned the parking lot having gravel. Alderman Lackman questioned the difficulties for disabled individuals with gravel parking. Mr. Moon recommended for Mayor Anthony to open the Public Hearing and allow the applicants to answer any questions the Board might have.

Mayor Anthony opened the Public Hearing for BOA 2022-0020. Mayor Anthony asked if anyone wished to speak in support of BOA 2022-0020.

Mr. Josh Crumpler who's the engineer for Crumpler Consulting Services gave details regarding the ADA parking and sidewalks would be paved, and the remaining portions of the parking lot would be gravel. Mayor Anthony questioned the changes with the Chapel. Mr. Crumpler stated no changes will be made.

Ms. Janet Brower provided information regarding the Sandhills Family Heritage Farmer's Market was the first market that was established in Cumberland County fifteen years ago. Ms. Brower asked the Board if the Sandhills Heritage Farmer's Market could have paved parking. Ms. Brower gave details about preserving the natural habitat by placing wooded fences along the wooded areas, and nature trails. Ms. Brower stated they're very conscientious of their supporters and that's why they want a paved parking lot.

Ms. Pricilla Burton who's the Treasurer for Sandhills Family Heritage provided information regarding the market. Ms. Janet Brower stated they received \$250k from the North Carolina General Assembly to restore the building to be a community hub. Ms. Janet Brower expressed her appreciation and thanks to Honorable Marvin Lucas for receiving the \$250k grant.

Ms. Debra Clyde provided information on the Sandhills Family Heritage history. Ms. Clyde gave details regarding preserving the Sandhills Family Heritage. Mayor Anthony commended the owners for the service for the past twenty years. Mayor Anthony asked if the Native Plant Trail was the slave trail to the Market House in downtown Fayetteville. Ms. Burton stated no, Plank Road was used.

Mayor Anthony asked three times if anyone wanted to speak or oppose the BOA 2022-0020 Special Use Public Hearing. Mayor Anthony closed the Public Hearing for BOA 2022-0020 Special Use Permit.

The Board expressed their appreciation and thanks to the Sandhills Family Heritage for their services to the town.

Action: Approval of the BOA 2022-0020 Special Use Permit with the special use criteria and additional conditions.

Motion: Alderwoman Cooper

Second by: Mayor Pro tem Chadwick

Vote: Unanimous

8. New Business

b. Endorsement of the Town of Spring Lake Budget Ordinance FY 2022-2023

Mr. Joe Durham provided details regarding the adoption of the FY 2022-2023 Budget that the Local Government Commission approved. Mr. Durham gave details about FY 2022-2023 Budget Ordinance was approved and in the next week, the Board will receive the entire budget. Mr. Durham stated this is an endorsement because the Local Government Commission has already adopted the budget. Alderman Palacios questioned the notion of the endorsement from the Board of Aldermen. Mr. Durham explained having assumed management authority for the town's financial affairs the Local Government Commission did the actual adoption but also requested the Town of Spring Lake support and endorse the proposed budget. Alderman Palacios provided information regarding the property tax rates for the town. Alderman Palacios questioned \$300k not being listed as a part of property tax rates. Alderman Palacios questioned the total numbers on the Budget Ordinance FY 2022-2023. Alderman Palacios questioned the \$300k, and whether the money is going to savings or being appropriated elsewhere. Alderman

Palacios stated this budget has been adopted by the Local Government Commission but I can't endorse this budget when the numbers are wrong. Mayor Anthony agreed also. Alderwoman Cooper questioned the endorsement because little information has been presented regarding the adopted budget. Alderwoman Cooper stated she can't endorse the budget because she hasn't had a chance to review it. Mr. Durham provided information and will inform the Local Government Commission due to technical changes being made. Alderwoman Cooper recommended the endorsement be tabled and the Local Government Commission answer questions from Board. Alderman Palacios expressed thanks and appreciation to all those who helped create the budget.

Action: Approval to table the endorsement until the Board can thoroughly go over the budget material.

Motion: Alderwoman Cooper

Second by: Alderwoman Thompson

Vote: Unanimous

c. Local Government Commission Financial Summary Report May 2022

Mr. Joe Durham gave details regarding the Local Government Commission Finance Summary Report for May 2022. Mr. Durham stated there will not be an audit for 2021. Mayor Anthony questioned the General Fund monetary changes that occur monthly. Alderman Palacios questioned this matter also. Alderman Palacios stated he reached out to Mr. David Erwin who's our Finance Officer to ask the same question. Alderman Palacios asked Mr. Erwin if Positive Pay was in place to hinder any fraudulent check activity, and he was told no update. Alderman Palacios questioned American Rescue Plans Funds, and he was told that they haven't gotten there yet. Mayor Anthony questioned the accountability agreement states that the Board signed, and the current deficit to restore the fund balance and general fund to an appropriate level. Mr. Durham will send these questions to the Local Government Commission.

d. Audit Committee Update

Alderman Palacios provided details regarding the State's findings. Alderman Palacios gave details regarding the corrective actions that have been taken will all six findings.

e. Mayor's Report

Mayor Kia Anthony commended the Spring Lake Fire Department for their Insurance Rating at category 2. Mayor Anthony expressed appreciation and thanks to the Fire Department. Mayor Anthony announced Breakfast with Chamber on June 28, 2022, at 8:30 am in the Howard Grady Conference Room. Mayor Anthony announced the Job Fair that took place over the weekend in the Recreation Center. Mayor Anthony announced Lillian Black Elementary is officially closed. Mayor Anthony announced the Town Hall's new hours are Monday thru Friday from 8:00 am to 5:00 pm.

f. Board of Aldermen Report

Alderwoman Thompson announced community cleanup will be held on August 6th at 8:00 am in the Pizza Hut parking lot. Alderman Palacios announced the Appearance Committee has two vacancies. Alderwoman Cooper announced summer school lunches are given Monday thru Friday from 11:00 am to 11:45 am and 12:00 pm to 12:45 pm at the Fire Station off Lillington Highway.

g. Town Attorney Report

No report.

h. Manager's Report

No report.

9. Adjournment


Action: There being no further business to come before the Board, the meeting was adjourned at 7:19 p.m.

Motion: Mayor Pro tem Chadwick

Second by: Alderwoman Thompson

Vote: Unanimous

ATTEST:


Melissa Pereira, CMC
Town Clerk


Kia Anthony
Mayor