

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

May 12, 2025

MINUTES

6:00 pm

The Spring Lake Board of Commissioners 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 Soña L. Cooper
Commissioner Robyn Chadwick via Zoom
Commissioner Marvin Lackman
Commissioner Raul Palacios
Commissioner Adrian Thompson

Others Present:

Carly Autry, Town Clerk
Police Chief Errol Jarman, Spring Lake Police Department
James Overton, Finance Director
Michael Porter, Town Attorney
Lieutenant Danny Sutton, Spring Lake Police Department

1. Call to Order

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

2. Invocation and Pledge of Allegiance

Evangelist Sanford gave the Invocation and led the Pledge of Allegiance.

3. Additions or Deletions

Commissioner Palacios requested to add April Yard of the Month to the agenda under Presentations.

4. Approval of Agenda

Action: Motion to approve the May 12, 2025, Regular Meeting agenda with the addition of April Yard of the Month as Item 7d, moving the existing item d to e.

Motion by: Mayor Pro Tem Cooper

Second by: Commissioner Palacios

Vote: Unanimous

5. Approval of Consent Items

Action: Motion to approve Draft Minutes of April 28, 2025, Work Session Meeting.

Motion by: Commissioner Thompson

Second by: Commissioner Lackman

Vote: Unanimous

6. Public Comments

Bettye Sanford, 104 Wapiti Drive, commented on several issues:

- Trash cans and cars
- Grass replacement needed where utility work was performed over a year ago
- Road lines needing to be repainted
- Request for a “Children at Play” sign on Deerfield Road due to kids playing in the road

Cynthia Wilt, 3312 Hedgemoor Circle, requested pickleball court lines be added to the tennis courts at the local park. She noted that temporary lines were added to the gym. She suggested the Town could benefit from pickleball courts like those in Fayetteville.

7. Presentations

- a. Apostle Juanita Troy – Mayor Kia Anthony – Mayor Anthony read a Proclamation Honoring Apostle Juanita Troy, who recently received the Order of the Long Leaf Pine award and celebrated her 93rd birthday. The Proclamation highlighted Ms. Troy's service to the community, including her work as a teacher and efforts to provide affordable housing. Ms. Troy's family members accepted the award on her behalf and shared additional details about her contributions to the Town.
- b. Acknowledgment of Recent Achievements – Mayor Pro Tem Soña L. Cooper – Mayor Pro Tem Cooper acknowledged the naming of the Spring Lake Middle School gymnasium in honor of Coach Leonard Bellamy. Coach Bellamy has been an invaluable mentor and leader to countless students over the years, instilling in them the values of teamwork, perseverance, and sportsmanship. This recognition is a testament to his unwavering commitment to our youth and the lasting impact he has had on their lives.

Mayor Pro Tem Cooper also extend a heartfelt congratulations to the young ladies who participated in and won the Manchester Elementary pageant. Their dedication, talent, and enthusiasm were truly inspiring, and they represent the bright future of our community. She commended their hard work and accomplishments, which reflect the importance of nurturing confidence and leadership in children.

- c. Update on Spring Lake Parks Renovation Plans – Michael Gibson, Director, Fayetteville-Cumberland Parks and Recreation – Mr. Gibson provided an update on renovations to Mendoza Park:
 - New playground units for 5–12-year-olds have been installed
 - Bathrooms and buildings have been improved
 - Curbing is in place
 - Rubber surfacing installation is pending due to recent rain
 - Parking lot has been restriped
 - Shelters are being repainted and one (1) will be relocated
 - One (1) ball field will undergo major renovations including regrading and new sod
 - New fencing and scorekeeper structures will be added

- Total improvements valued at approximately \$413,000
- Project expected to be completed in 20-30 days

Mr. Gibson also addressed questions about:

- Adding pickleball lines to tennis courts, noting Spring Lake can make that decision
- Plans for other parks in the system, indicating future conversations about funding access

- d. Yard of the Month – Commissioner Raul Palacios – Commissioner Palacios announced the winners, which were John Clark, Wayne Faircloth, and Betty Hobson, for being awarded April 2025 Yard of the Month.
- e. DEV-0100-24 (Spring Lake Town Homes) – Richard N. Fagan, III, Planner II, Current Planning Division, Cumberland County Planning & Inspections Department – Mr. Fagan presented details on the Spring Lake Townhomes development:
- 26-lot townhome development on 4.6 acres off Chapel Hill Road
 - Zoned R6 with potential density of 42 lots
 - Lots range from 1,700 to 2,400 square feet
 - Private streets conforming to Town standards
 - 16,000 square feet of recreation area including pickleball court and playground
 - 23,500 square feet of common area
 - Wetlands and stream delineated as open space
 - Landscaping conforms to Town standards
 - HOA will maintain private streets, recreation area, open space and common areas

The Board asked questions about drainage issues near the cemetery (engineers will look into further), whether the development would be gated (it will not be), and potential rental rates (units will be sold at market value).

(A copy of Mr. Fagan’s Presentation is hereby incorporated by reference and made a part of these minutes – see Attachment One)

8. New Business

- a. DEV-0100-24 (Spring Lake Town Homes) – Mayor Kia Anthony – This item was discussed during Presentations.

Action: Motion to approve DEV-0100-24 (Spring Lake Town Homes).

Motion by: Mayor Pro Tem Cooper

Second by: Commissioner Palacios

Vote: Unanimous

b. Resolution 2025-04; Resolution Authorizing the Town Manager to File an Application for Grant Funding from NCDEQ for the Spring Lake Water Valve Rehabilitation Project – Mayor Kia Anthony – Mr. Rorie stated this was an administrative matter requiring Board approval by Resolution.

Action: Motion to approve Resolution 2025-04; Resolution Authorizing the Town Manager to File an Application for Grant Funding from NCDEQ for the Spring Lake Water Valve Rehabilitation Project.

Motion by: Commissioner Lackman

Second by: Mayor Pro Tem Cooper

Vote: Unanimous

c. Resolution 2025-05; Resolution of the Town of Spring Lake Board of Commissioners Adopting the Town of Spring Lake Strategic Plan – Mayor Kia Anthony – Mayor Anthony emphasized the importance of the strategic plan, noting it was developed with input from the Board, staff, and the community over several months. Board members praised the collaborative effort that went into creating the plan.

Action: Motion to approve Resolution 2025-05; Resolution of the Town of Spring Lake Board of Commissioners Adopting the Town of Spring Lake Strategic Plan.

Motion by: Mayor Pro Tem Cooper

Second by: Commissioner Lackman

Vote: Unanimous

d. Resolution 2025-06; Resolution Declaring Surplus of Personal Property – Mayor Kia Anthony – Mr. Rorie explained this Resolution was to surplus a vehicle with a broken transmission. The repair cost of \$6,000 exceeds the vehicle's value.

Action: Motion to approve Resolution 2025-06; Resolution Declaring Surplus of Personal Property.

Motion by: Commissioner Thompson

Second by: Commissioner Palacios

Vote: Unanimous

e. Grant Update – Town Manager Jon Rorie – Mr. Rorie provided updates on several Grants and projects:

- A \$500,000 sewer project Grant combined with a \$300,000 Grant is facing challenges as bids came in at \$1.8 million. The scope may need to be reduced.
- Work is progressing on Mutzberg Park (Little River Park) including clearing and plans for relocating a gazebo.
- The Asset Inventory Assessment (AIA) and Merger Regionalization Feasibility (MRF) study indicates about \$80 million in needed repairs and upgrades to water/sewer infrastructure.
- A computer Grant is funding document scanning to go digital and potentially update financial software.
- The Mendoza Park project is nearing completion.
- Veterans Park improvements are nearly complete.

Mr. Rorie emphasized the importance of long-term capital improvement planning and the challenges of funding major infrastructure needs.

f. Audit Committee Review and Discuss Proposed FY25-26 Budget – Town Manager Jon Rorie – Mr. Rorie presented an overview of the proposed FY25-26 budget:

- The Town faces a \$1.4 million loss in sales tax revenue due to distribution changes
- Property values increased about 60% in revaluation
- Department heads were given budget reduction targets totaling \$400,000
- The General Fund revenue estimate is \$10,086,000 including loan proceeds and interfund transfers
- General Fund expenses are currently \$10,579,476, leaving a deficit of about \$493,000
- Major budget pressures include health insurance increases, capital needs, and staffing costs
- The water/sewer fund faces significant challenges with high water purchase costs

Mr. Rorie requested a special Audit Committee meeting to review the budget in more detail before submitting it to the Local Government Commission (LGC). The Board agreed to schedule this meeting.

g. Mayor's Report – Mayor Kia Anthony – First, Mayor Anthony wished a Happy Mother's Day. Second, Mayor Anthony wished Mayor Pro Tem Cooper a belated birthday. Third, Mayor Anthony attended the CityVision conference with Mayor Pro Tem Cooper and Commissioner Chadwick, which Mayor Pro Tem Cooper and Commissioner Chadwick received a Certificate of Municipal Achievement and she was awarded a Certificate of Municipal Excellence. Mayor Anthony stated Mr. Rorie was also awarded a Certificate of Municipal Achievement. Fourth, Mayor Anthony mentioned the "State of the County" by Cumberland County Chairman deViere and encourages others to watch it. Fifth, Mayor Anthony stated the Mayor's Coalition was held on Friday, May 9, 2025, here at Town Hall, which Mayor Pro Tem Cooper attended in lieu of her. Sixth, Mayor Anthony mentioned the upcoming video shoot to showcase the community, which starts this week. Seventh, Mayor Anthony mentioned a planned meeting with the Fayetteville and Hope Mills Mayors that is being held fairly soon to discuss community measures. Eighth, Mayor Anthony stated she attended the EOG Parade at Manchester Elementary today. Ninth, Mayor Anthony stated Lunch with the Mayor is on Wednesday, May 28, 2025, at 12 pm at IHOP. Tenth, Mayor Anthony reminded the audience that the Town is closed on Monday, May 20, 2025, for Memorial Day, and there will not be a Board meeting on that Monday. Last, Mayor Anthony mentioned the upcoming "Coffee with the Commissioners" with the County officials that will be held in Town Hall on Thursday, May 29, 2025, at 8:00 am. After that event, she, Mayor Pro Tem Cooper, and Commissioner Lackman will be attending a meeting with Chairman deViere and one (1) other County Commissioner to discuss multiple issues.

h. Board of Commissioners Report – Spring Lake Board of Commissioners – First, Mayor Pro Tem Cooper reiterated attending the CityVision conference and attending municipal training sessions during the conference. Second, Mayor Pro Tem Cooper also mentioned the Mayor's Coalition meeting that was held at Town Hall on Friday, May 9, 2025, and gave a few brief updates from the meeting. Last, Mayor Pro Tem Cooper mentioned a few funding sources that she is going to look into. Commissioner Thomspson stated she participated in the Police Department's Torch Run for the Special Olympics that was on Saturday, May 3, 2025. Commissioner Lackman's report is attached as **Attachment Two**. First, Commissioner Palacios mentioned the National Day of Prayer that was held at Veterans Park on Thursday, May 1, 2025. Last, Commissioner Palacios stated the next Appearance Committee meeting

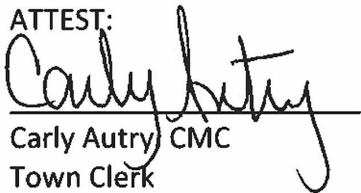
is on Wednesday, May 14, 2025, at 4:00 pm at the Recreation Center. Commissioner Chadwick stated that tomorrow, Tuesday, May 13, 2025, starts EOG testing.

- i. Manager's Report – Town Manager Jon Rorie – First, Mr. Rorie asked for a staff member to attend to the Appearance Committee meeting on Wednesday regarding the Strategic Plan. Last, Mr. Rorie is encouraging staff to take advantage of continuing education opportunities, such as the Small Engine Repair class that he and two (2) other staff members from the Public Works department are participating in at Fayetteville Technical Community College (FTCC).
- j. Town Attorney Report – Town Attorney Michael Porter – First, Attorney Porter provided an update on the Plush trial. Second, Attorney Porter stated that he and Mr. Rorie are still working on some projects, which are going well. Last, Attorney Porter acknowledged Mr. Rorie for his one-year anniversary with the Town.


Mayor Anthony and Board members praised Mr. Rorie's leadership and accomplishments over the past year.

9. Adjournment

Action: There being no further business to come before the Board, Mayor Anthony adjourned the meeting at 7:56 pm.

ATTEST:

Carly Autry CMC
Town Clerk





Kia Anthony
Mayor

DEV-0100-24 – Preliminary Plan

Spring Lake Townhomes ATTACHMENT ONE

SPRING LAKE TOWNHOMES

CUMBERLAND COUNTY, NORTH CAROLINA
TOWN OF SPRING LAKE
PRELIMINARY PLAN
ZERO LOT LINE SUBDIVISION
SPRING LAKE PROJECT # XXXXXXXX



VICINITY MAP

DRAWING INDEX


001	GENERAL NOTES
002	PROPOSED LOTS
003	PROPOSED DRIVEWAYS
004	PROPOSED SIDEWALKS
005	PROPOSED UTILITY LINES
006	PROPOSED FENCE LINES
007	PROPOSED SIGNAGE
008	PROPOSED LIGHTING
009	PROPOSED LANDSCAPE
010	PROPOSED PAVING
011	PROPOSED CONCRETE
012	PROPOSED METAL ROOFING
013	PROPOSED BRICK
014	PROPOSED STONE
015	PROPOSED WOOD
016	PROPOSED VINYL
017	PROPOSED ALUMINUM
018	PROPOSED GLASS
019	PROPOSED STEEL
020	PROPOSED COPPER
021	PROPOSED ZINC
022	PROPOSED LEAD
023	PROPOSED SODIUM
024	PROPOSED POTASSIUM
025	PROPOSED CALCIUM
026	PROPOSED MAGNESIUM
027	PROPOSED SILICON
028	PROPOSED PHOSPHORUS
029	PROPOSED SULFUR
030	PROPOSED CHLORINE
031	PROPOSED FLUORINE
032	PROPOSED BROMINE
033	PROPOSED IODINE
034	PROPOSED NITROGEN
035	PROPOSED OXYGEN
036	PROPOSED CARBON
037	PROPOSED HYDROGEN
038	PROPOSED HELIUM
039	PROPOSED NEON
040	PROPOSED ARGON
041	PROPOSED KRYPTON
042	PROPOSED XENON
043	PROPOSED RADIUM
044	PROPOSED POLONIUM
045	PROPOSED ASTATINE
046	PROPOSED BISMUTH
047	PROPOSED POLYBISMUTH
048	PROPOSED THALLIUM
049	PROPOSED LEAD
050	PROPOSED TIN
051	PROPOSED ANTIMONY
052	PROPOSED ARSENIC
053	PROPOSED SELENIUM
054	PROPOSED BRONZE
055	PROPOSED SILVER
056	PROPOSED GOLD
057	PROPOSED PLATINUM
058	PROPOSED IRIDIUM
059	PROPOSED RHODIUM
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080	PROPOSED BISMUTH

“Spring Lake Townhomes, a 26-lot Townhome Development – Centrally Located within the Town of Spring Lake”

Developer	Property Owners	Civil Engineering	Architect	Surveyor	SPRING LAKE TOWNHOMES
Curry	Curry	Curry	Curry	Curry	SPRING LAKE TOWNHOMES
Curry	Curry	Curry	Curry	Curry	COVER SHEET

General Site Data

- Proposed Development is located centrally located in the Town of Spring Lake off Chapel Hill Rd between N. Bragg Blvd and McNeil St.
- Total Parcel(s) Acreage: 4.60 +/- AC or 200,376 Sq. Ft.
- Zoning District: R-6 | (6,000 Sq. Ft required for 1st DU/5,000 Sq. Ft. required for each additional Dwelling Unit)
- Potential Total Density Permitted: 42 lots
- Existing Dwelling Unit (Single Family Residential) to be demolished
- Two subject parcels have been recombined into 1 lot per Plat Book 151 Page 163.



1

Proposed Development Overview

- Proposed Lot Total: 26 lots
- Lots sizes range: Approx. 1,700 sq. ft. to 2,400 sq ft.
- Street Design: Streets are designated as Private and as proposed conform to Town of Spring Lake Street Design Standards.
- Recreation Area: 15,956 Sq. Ft.
 - Recreation Facilities: Pickle Ball Court & Children’s Playground
- Common Area: 23,463 Sq. Ft.
- Open Space: Wetlands and a Stream have been located on the project site and are labeled as Open Space. United States Army Core of Engineers has reviewed the conducted wetlands delineation and have confirmed it to be a sufficiently accurate representation.
- Landscaping: Reviewed and as proposed conforms to the Town’s Landscape Requirements.
- Proposed Private Streets, Recreation Area, Open Space, and Common Area will be maintained by the development’s Homeowners Association.

The proposed Preliminary Plan is consistent with the Town of Spring Lake’s Zoning and Development Ordinances.


SPRING LAKE TOWNHOMES

CUMBERLAND COUNTY, NORTH CAROLINA
TOWN OF SPRING LAKE

PRELIMINARY PLAN
ZERO LOT LINE SUBDIVISION

SPRING LAKE PROJECT # XXXXXXXX


SUBMITTED TO TOWN ENGINEER'S OFFICE ON NOVEMBER 4, 2024



VICINITY MAP

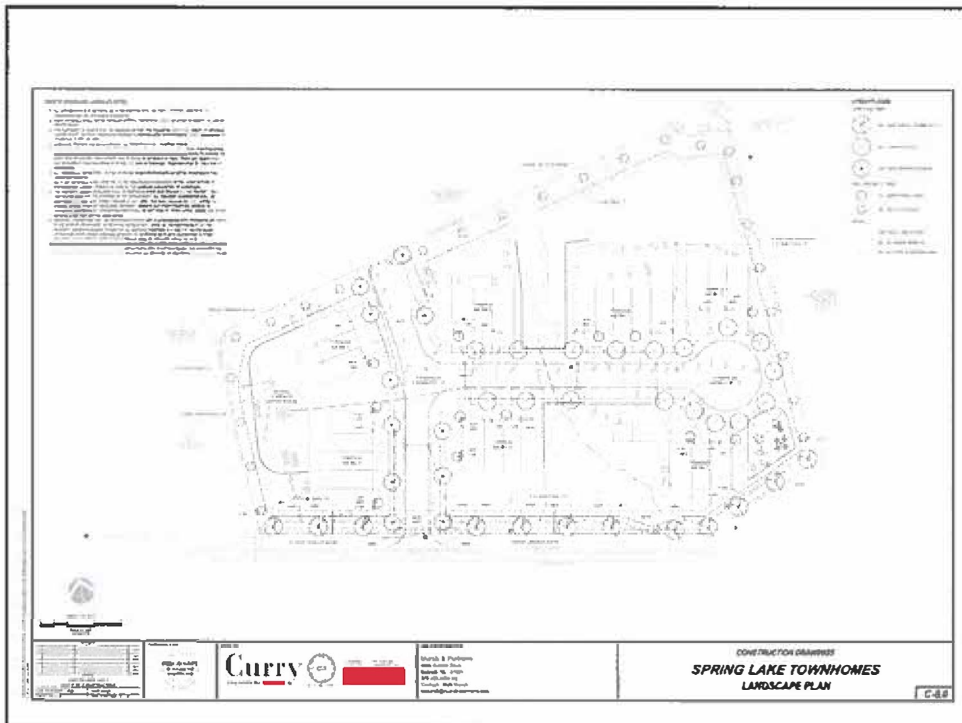
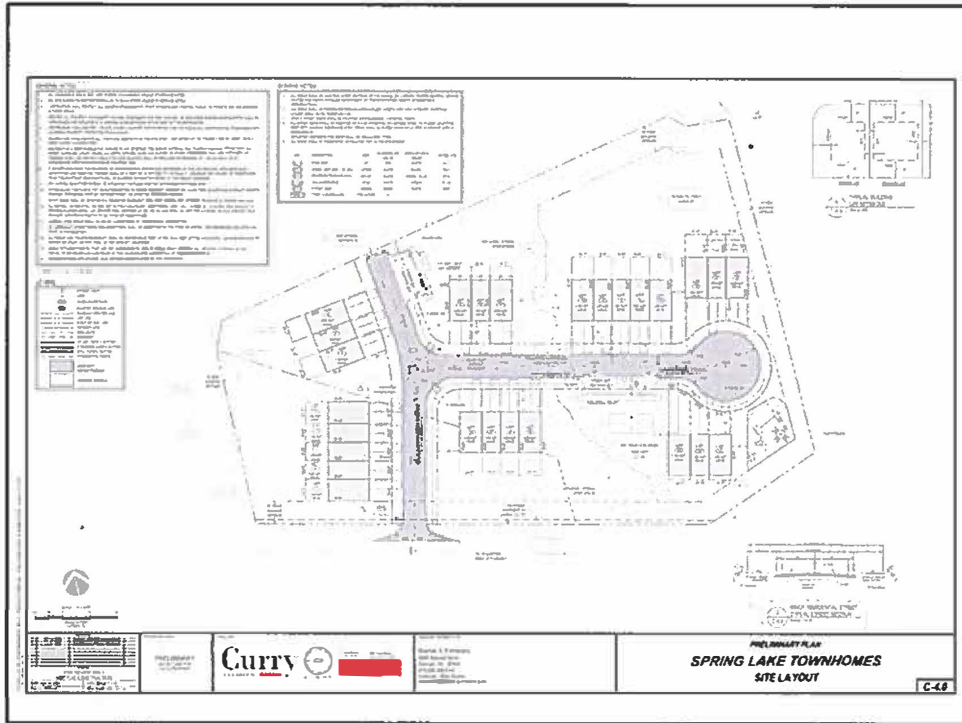
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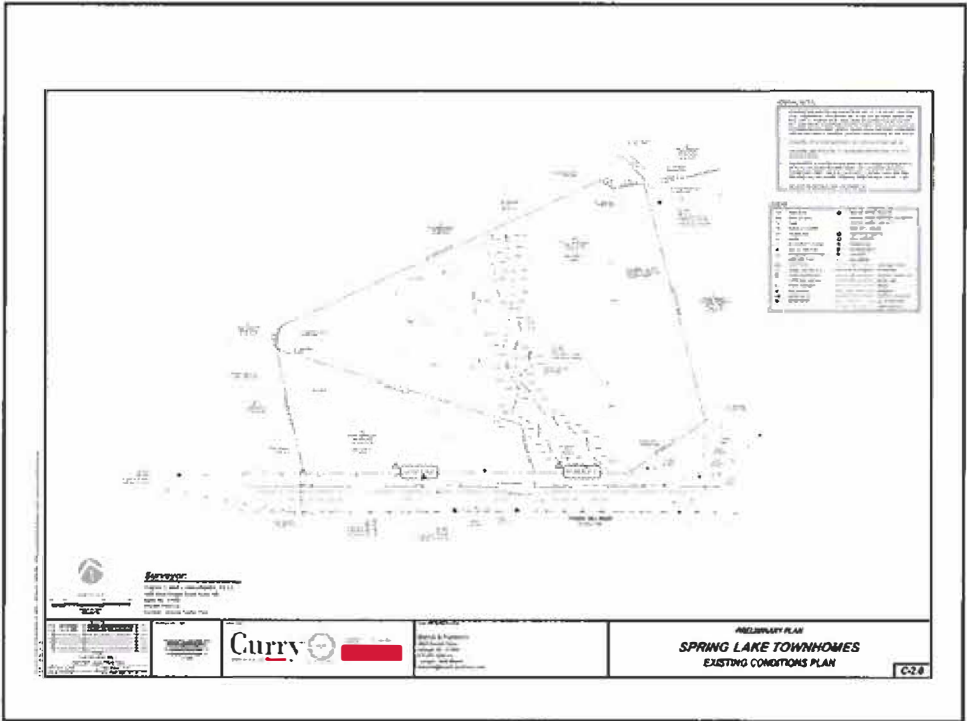
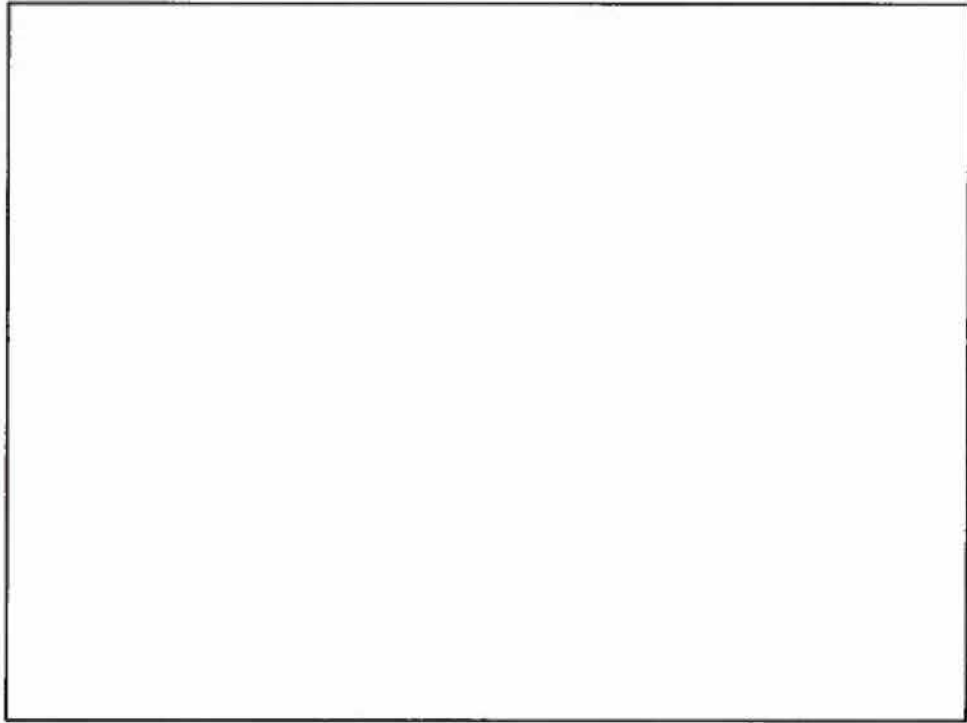
Developer Garry & Partners 100 Spring Street Spring Lake, NC 28589 Phone: 252-338-1111 Fax: 252-338-1112 www.garryandpartners.com	Property Owners Garry & Partners 100 Spring Street Spring Lake, NC 28589 Phone: 252-338-1111 Fax: 252-338-1112 www.garryandpartners.com	Civil Engineering Garry & Partners 100 Spring Street Spring Lake, NC 28589 Phone: 252-338-1111 Fax: 252-338-1112 www.garryandpartners.com	Architect Garry & Partners 100 Spring Street Spring Lake, NC 28589 Phone: 252-338-1111 Fax: 252-338-1112 www.garryandpartners.com
Surveyor Garry & Partners 100 Spring Street Spring Lake, NC 28589 Phone: 252-338-1111 Fax: 252-338-1112 www.garryandpartners.com			

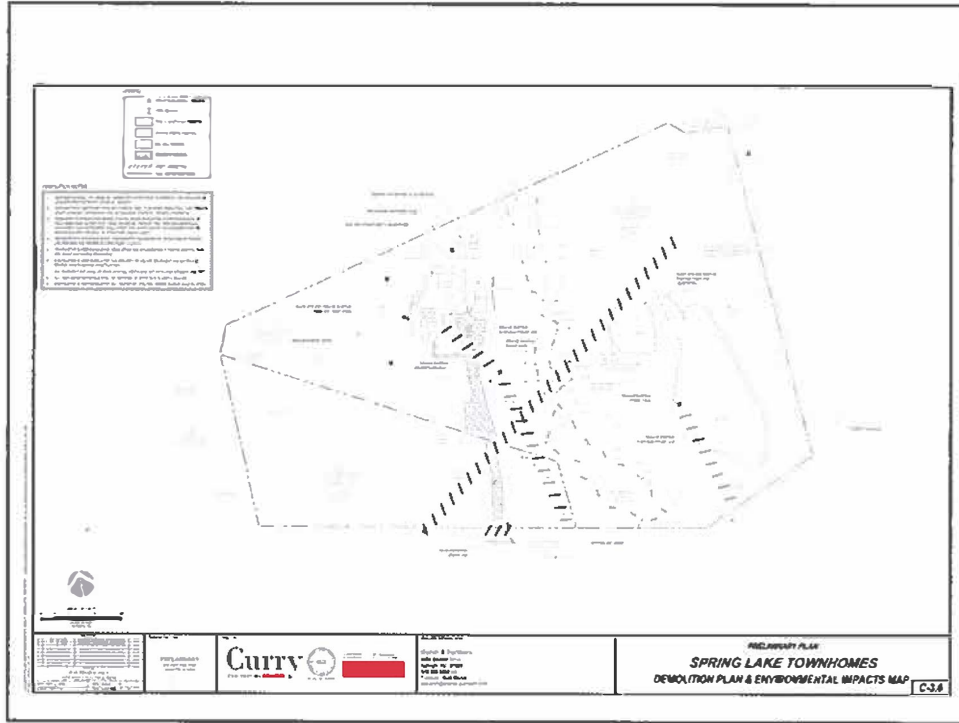


SPRING LAKE TOWNHOMES
COVER SHEET

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ATTACHMENT TWO

Commissioners Updates –

Like my other elected officials, I hope all our mothers out there had a Happy Mother's Day! Without you, there would be no us!

Military Tribute Banner Program returns for the second year! We have twenty-seven (27) returning banners and seven (7) new banners that will be displayed on Main Street from Armed Forces Day – Veterans Day 2025

Memorial Day – Spring Lake and the Military and Veterans Affairs Advisory Committee will be hosting our annual Memorial Day event on Friday, May 23, 2025 at 11 am at our beautiful Veterans Park. All are welcome to come out and join us. After the event, feel free to see all the upgrades that have taken place!

Clean Up – On Saturday, May 03, 2025 we conducted our monthly clean up. We had twenty-five (25) volunteers that came out and helped clean up part of an illegal dump site. These 25 volunteers help clean up 15,780 pounds of debris. That is two roll back dumpsters full of illegal waste that was dumped in Spring Lake. This amount, 15,780 pounds is more than the debris collected for 2023 and 2024 combined. When we work together, one individual (Charles and Patrick), one group (Delta Company, 2-82 Assault Helicopter Battalion and town employees, you see what we can accomplish. We will continue to attack this illegal dump site to make Spring Lake a better place. We will be back at it, same location on Saturday, June 7, 2025 from 8 to 11 am.

What goes into a cleaner **Spring Lake** is you and I keeping our property clean, code enforcement addressing and enforcing violations, Adopt-A-Street and groups that go out and clean up streets and neighborhoods. All of these things go into a cleaner Spring Lake.

