

Town of Spring Lake

BOARD OF COMMISSIONERS

Soña L. Cooper, Mayor Pro Tem
Robyn Chadwick, Commissioner
Marvin Lackman, Commissioner
Raul Palacios, Commissioner
Adrian Thompson, Commissioner



CHARTERED IN 1951

OFFICE OF THE MAYOR

Kia Anthony, Mayor

ADMINISTRATION

Jon Rorie, Town Manager
Carly Autry, Town Clerk
Michael R. Porter, Town Attorney

Board of Commissioners Organizational Meeting Agenda Monday, December 8, 2025 6:00 PM Spring Lake Parks & Recreation Center

The public may view the Board of Commissioners Meeting on the Town's YouTube Channel at:
www.townofspringlake.com

1. **CALL TO ORDER**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE** – Pastor Albert Crawford
3. **THE NATIONAL ANTHEM** – Wanda McCall
4. **ADDITIONS AND DELETIONS**
5. **APPROVAL OF CONSENT ITEMS**
 - a. Draft Minutes of August 11, 2025, Closed Session
 - b. Draft Minutes of October 13, 2025, Closed Session
 - c. Draft Minutes of November 10, 2025, Closed Session
 - d. Draft Minutes of November 24, 2025, Work Session
6. **PRESENTATION TO OUTGOING BOARD MEMBERS** – Mayor Kia Anthony
 - a. Robyn Chadwick
 - b. Marvin Lackman
 - c. Raul Palacios
7. **ADMINISTRATION OF OATH TO THE MAYOR**
 - a. The Honorable Chris V. Rey, J.D. and the 13th Mayor of the Town of Spring Lake
8. **ADMINISTRATION OF OATH TO THE BOARD OF COMMISSIONERS**
 - a. Tony Burgess – Town Clerk Carly Autry, Town of Spring Lake
 - b. Soña L. Cooper – The Honorable Marvin W. Lucas, Former NC House Representative District 42 and the 10th Mayor of the Town of Spring Lake

- c. Jackie Jackson – The Honorable Frances Jackson, District 45, NC House of Representatives
- d. Fredricka Sutherland – Rita Harris Perry, Notary Public
- e. Adrian Thompson – The Honorable Mike Colvin, District 42, NC House of Representatives

9. ELECTION OF MAYOR PRO TEMPORE

10. ADMINISTRATION OF OATH TO THE MAYOR PRO TEMPORE

11. REMARKS

- a. Spring Lake Board of Commissioners
- b. Cumberland County Delegation

12. ADJOURNMENT

LIGHT REFRESHMENTS TO FOLLOW

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

November 24, 2025

MINUTES

6:00 pm

The Spring Lake Board of Commissioners held a Work Session 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
Commissioner Marvin Lackman
Commissioner Raul Palacios
Commissioner Adrian Thompson

Others Present:

Carly Autry, Town Clerk
Code Enforcement Officer Sergeant Sterling Baker, Spring Lake Police Department
Patricia Hickmon, Program Assistant/Zoning Administrator Officer
Stephanie Hutchins, Building Inspector
Police Chief Errol Jarman, Spring Lake Police Department
James Overton, Finance Director
Captain Timothy Patterson, Spring Lake Fire Department
Michael Porter, Town Attorney
Renee Robinson, Revenue Supervisor
Jon Rorie, Town Manager
Lieutenant Danny Sutton, Spring Lake Police Department
Fire Chief Jason Williams, Spring Lake Fire Department

1. Call to order

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

2. Invocation and Pledge of Allegiance

Pastor Baker gave the Invocation and led the Pledge of Allegiance.

3. Additions or Deletions

Mayor Pro Tem Cooper requested to add a Presentation by Armand Caron under Presentations.

4. Approval of Agenda

Action: Motion to approve the November 24, 2025, Work Session agenda with the addition of a Presentation by Armand Caron under Presentations.

Motion by: Commissioner Chadwick

Second by: Commissioner Palacios

Vote: Unanimous

5. Approval of Consent Items

Action: Motion to approve the draft minutes of November 10, 2025, Regular Meeting, Budget Amendment (BA-8) FY2026, Amended Rules of Procedure, 2025-20; Resolution of the Board of Commissioners of the Town of Spring Lake Declaring Surplus of Personal Property, and Military and Veterans Affairs Advisory Committee Application – Appoint Terri Churilla.

Motion by: Commissioner Chadwick

Second by: Commissioner Lackman

Vote: Unanimous

6. Public Comment

None.

7. Presentations

a. Code Enforcement – Code Enforcement Officer Sergeant Sterling Baker. Town of Spring Lake Police Department – Sgt. Baker presented the results of the Town's recent code enforcement initiative in the Deerfield neighborhood. He displayed a color-coded map showing violations in red (miscellaneous junk, junk vehicles, vehicles parked in the right of way, junk piles, high grass), no violations in black, and properties that self-abated within a week in blue. He reported that after initial review, there were about eight (8) no violations after further inspection, and ten (10) people self-abated within a week's time. The operation involved 32 Town employees split into teams of four (4), who checked a total of 438 homes in the Deerfield neighborhood. According to his calculations, 27.4% were not in compliance. Sgt. Baker also showed before and after photos of a particularly problematic area, noting he had worked with both the property manager and landowner to address violations.

(A copy of Sgt. Baker's Presentation is hereby incorporated by reference and made a part of these minutes – see Attachment One.)

b. Presentation by Armand Caron – Armand Caron. Chair. Military and Veterans Affairs Advisory Committee – Mr. Caron, along with two (2) other committee members, Issac Castleberry and Jesse Underwood, presented Commissioner Lackman with a plaque for his dedication to the Military and Veterans Affairs Advisory Committee since tomorrow, Tuesday, November 25, 2025, will be his last official MVAAC meeting. He also mentioned the committee's activities, highlighting Commissioner Lackman's volunteer work with Town cleanups. Last, Mr. Caron expressed appreciation for the current Board support.

8. New Business

a. Budget Amendment (BA-2) FY2026 – Finance Director James Overton – Mr. Overton presented Budget Amendment BA-2 for Fund 99, Spring Lake Property Acquisitions. He provided extensive background on the situation, which was Spring Lake Property Acquisitions (SLPA) holds 160 acres of land on Manchester

Road across from Fort Bragg that was purchased for economic development four (4) years ago. They borrowed \$3.5 million dollars from BB&T Governmental Finance which is now Truist Bank. Mr. Overton explained that the entity had defaulted on the loan and hadn't paid it back. Additionally, SLPA had not paid their property taxes or their solid waste fees to the County for the last five (5) years.

Mr. Overton explained that Mr. Rorie had negotiated with Truist Bank to settle the \$3.5 million debt for \$450,000. The Town purchased the note for \$150,000, and outside counsel was in the process of foreclosing on the property to transfer it to the Town's name. The Town had already sold one (1) lot for \$75,000, which was used to pay back taxes and solid waste fees to the County. The Budget Amendment recorded these transactions, including the forgiveness of \$2.9 million in debt by Truist.

Attorney Porter noticed a correction that needed to be made before signing off on the Budget Amendment. Verbiage needed to be corrected from the Board of Directors of Spring Lake Property Acquisitions, Inc. to Board of Commissioners.

Action: Motion to approve Budget Amendment (BA-2) FY2026 with the amendment of the Board of Directors of Spring Lake Property Acquisitions, Inc. to the Board of Commissioners.

Motion by: Commissioner Palacios

Second by: Commissioner Lackman

Vote: Unanimous

b. Spring Lake Arts Survey Results & Use of Municipal Arts Allocation – Commissioner Raul Palacios – Commissioner Palacios presented the results of the Spring Lake Arts Survey. The Town receives \$4,000 annually from the Arts Council of Cumberland County/Fayetteville. The survey was designed to engage the community and get input on how to use these funds. Survey results showed:

- 57% of respondents live in Spring Lake
- The majority have been part of the community for more than ten (10) years
- Preferences were split between several smaller projects around Town and a mix of art and community engagement events
- The existing murals received mostly 5-star reviews with a couple of 1–2-star reviews
- Top preferences for future projects included beautification projects (benches, plants) and new murals

The Appearance Committee recommended two (2) projects:

- A small mural on a donated business wall (Boyd's Gifts & Engraving recommended as the canvas)
- Three (3) free library book boxes in Town locations to be determined, which would be paintable by the community

Commissioner Palacios also announced that the Town had just been awarded an additional \$7,000 Arts Grant. This Grant would support a project at Mendoza Park involving three (3) local Cumberland County artists creating a sidewalk mural and marketing materials including coloring pages for local schools.

c. Discussion Regarding Fuquay-Varina's Interbasin Transfer (IBT) Certificate from the State of North Carolina for Water from the Cape Fear River – Town Manager Jon Rorie & the Board of Commissioners – Mayor Anthony summarized that the Town of Fuquay-Varina is requesting an Interbasin Transfer (IBT) Certificate from the State of North Carolina to move 6.17 million gallons per day from the Cape Fear River to the Neuse River to meet future water needs. She explained that the Fayetteville Public Works Commission (PWC) opposes the request due to potential long-term impacts on water availability and the sustainability of the Cape Fear River, which serves more than 500,000 downstream residents.

Mr. Rorie explained that transferring water from the Cape Fear River to another area would reduce available water – starting with 6 million gallons per day – and ultimately limit future growth for Fayetteville and Spring Lake.

Commissioner Lackman underscored the seriousness of the issue, emphasizing that the initial 6.1-million-gallon transfer could rise even higher as rapidly growing areas such as Fuquay-Varina and Raleigh continue expanding.

A Public Hearing is scheduled for Thursday, December 4, 2025, at Fayetteville Technical Community College (FTCC) at 6:00 pm, and the Board is seeking community participation in opposition to the transfer.

Action: Motion to approve staff to draft a letter and a Resolution to be presented to PWC.

Motion by: Mayor Pro Tem Cooper

Second by: Commissioner Lackman

Vote: Unanimous

d. Staff Recommendation to Increase Water Rate to Cover Increase Purchase Cost from PWC – Town Manager Jon Rorie – Mr. Rorie delivered an extensive and detailed presentation on the Town's water system challenges and the need for a rate increase. He began by referencing discussions from October 2024 about the maintenance, reliability, and sustainability of water infrastructure.

Mr. Rorie outlined objectives from strategic planning focus groups, including:

- Providing ongoing maintenance and system infrastructure through rehabilitation and replacement
- Considering contracting with private operators
- Analyzing lost revenues from water/sewer services purchased from others
- Ensuring long-term economic sustainability

Mr. Rorie emphasized the critical nature of collaboration and consolidation. The presentation revealed significant infrastructure challenges:

- The Asset Inventory Assessment (AIA) suggested approximately \$40 million worth of repairs, upgrades, and maintenance needed for the water system alone, with another \$40 million for sewer
- The Town cannot take on any debt due to its financial situation
- The current 17% rate increase adopted January 1, 2025, was designed to add \$500,000 annually to Fund Balance and \$500,000 for Capital Outlay

Mr. Rorie presented striking cost comparisons. Key financial data included:

- \$800,000 annually spent on meter reading and billing
- 21% of budget (\$1.2 million) for water and sewer operations
- Water purchase costs increasing significantly – Fayetteville PWC purchases rose from \$198,000 in 2020 to \$280,000 in 2025
- Customer count remaining relatively flat despite increased volume

The Town had experienced 136 water leaks reported year-to-date. Mr. Rorie noted that daily water usage has significantly decreased – from an average of 946,047 gallons in April to approximately 623,000 gallons in November. This reduction of about 322,000 gallons per day translates to roughly \$40,000 in initial water cost savings.

Regarding sewer capacity, Mr. Rorie presented a detailed analysis:

- Current capacity: 1.5 million gallons per day
- Current usage: 752,000-800,000 gallons per day
- At 80% capacity, planning for expansion should begin
- At 90% capacity, construction should commence
- Available capacity: 448,000 gallons per day
- Recommendation to reserve 350,000 gallons per day for commercial/industrial development

The presentation included detailed usage data for various commercial properties, showing apartments averaging 29,000 gallons per day, motels averaging 16,000 gallons per day, and various restaurant usage patterns.

PWC is proposing a 21% rate increase effective July 1, 2026, which would cost the Town an additional \$288,000 annually. To cover this, staff recommended a 10.5% water rate increase effective February 1, 2026. For the average customer using 3,000 gallons per month, this would result in a \$4.09 increase in their water bill.

During the discussion, Commissioner Palacios questioned the timing and necessity of the increase, noting that the PWC rate change would not take effect until July 1, 2026, and that the Town had already added \$500,000 to the Capital Project Fund. He stated that raising water rates would not help address the Town's sewer needs.

Mayor Anthony countered that if the Town did not increase the rates charged to customers, the Town would absorb the additional expense and risk returning to previous financial difficulties. Commissioner Lackman explained that the decision had weighed heavily and that the Board has a responsibility to manage taxpayer dollars responsibly.

The discussion revealed that the Town was providing water and sewer services outside Town limits at bulk rates, effectively subsidizing non-residents. There was consensus that this practice needed to be addressed.

Action: Motion to deny the increase of water rate to cover increase cost from PWC effective February 1, 2026.

Motion by: Commissioner Palacios

Second by: Commissioner Chadwick

Vote: 4-1 Noes: Mayor Pro Tem Cooper

Please note: Commissioner Thompson did not vote and was not excused from voting, so her vote will be an affirmative vote.

(A copy of Mr. Rorie's Presentation is hereby incorporated by reference and made a part of these minutes – see Attachment Two.)

e. Certificate of Sufficiency. Hinnant Property – Town Clerk, Carly Autry – Ms. Autry reported that the Certificate of Sufficiency for the Hinnant Property, which is located at 1523 N. Bragg Blvd., that is wishing to be annexed, had been completed. Fire, Police, and Sanitation services are all verified as adequate as the property is in the middle of Town.

f. Resolution 2025-19: A Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31 and Rezoning From R-10 Residential to C(P) Planned Commercial – Town Clerk Carly Autry and Mayor Kia Anthony – Ms. Autry presented information about a property requesting annexation and rezoning from R-10 Residential to Commercial Planning C(P). The property is located at 1523 N. Bragg Blvd., which has been proposed as multiple commercial properties from 1523. N. Bragg Blvd. to the corner of E. Manchester Road and NC-87 N. Bragg Blvd.

The Developer's plans for the commercial properties included:

- A convenience retail location with gas service on the corner
- Multiple tenant spaces for retail or quick service restaurants

Ms. Autry recommended to schedule the Public Hearing for Monday, January 12, 2026, which she has already drafted and submitted the Public Notice to the Fayetteville Observer for Wednesday, December 31, 2025, as the publication date. She is currently working on obtaining proper signage for the property as required by statute.

Mr. Rorie emphasized that rezoning the property from R-10 to C(P) would allow these uses by right and encouraged the Board to consider the implications of permitted uses, particularly regarding utility capacity, as gas stations and retail development will impact available system capacity.

Action: Motion to approve Resolution 2025-19; A Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31 and Rezoning From R-10 Residential to C(P) Planned Commercial.

Motion by: Commissioner Chadwick

Second by: Commissioner Palacios

Vote: Unanimous

g. Mayor's Report – Mayor Kia Anthony – First, Mayor Anthony wished everyone an early Happy Thanksgiving and noted that Town Hall will be closed on Thursday, November 27, 2025, and Friday, November 28, 2025. Second, Mayor Anthony stated she was invited and attended the United States Global Leadership Conference, in Washington, D.C. last week, where Mayors from across the Country were brought together to understand how global decisions impact local communities. Third, Mayor Anthony shared that she was invited to join the US Global Leadership Coalition Advisory Board, noting that this opportunity elevates Spring Lake to a national and global platform, allowing the Town to gain additional resources, information, and valuable connections. Fourth, Mayor Anthony stated the Town hosted a RLUAC meeting on Thursday, November 20, 2025. Fifth, Mayor Anthony reported that she heard back from UNC School of Government students, who presented their findings on the potential of Lillian Black Elementary School. She described the building as an exceptional asset and expressed enthusiasm for sharing the students' findings with the Town, noting that their plans involved collaborating with community partners to develop the area while preserving its historical character. Sixth, Mayor Anthony stated the Economic Development Task Force (EDTF) Focus Group meeting is tomorrow, Tuesday, November 25, 2025, at 5:30 pm (open to public), which focuses on Economic Development. This meeting will be in conjunction with Focus Group 3. Seventh, Mayor Anthony stated the Christmas Tree Lighting is on Friday, December 5, 2025, from 6:00-8:00 pm. Last, Mayor Anthony stated the Inauguration is on Monday, December 8, 2025, at 6:00 pm at the Recreation Center (not at Town Hall).

b. Board of Commissioners Report – Spring Lake Board of Commissioners – Mayor Pro Tem Cooper stated as Mayor Anthony mentioned, Focus Group 3 meeting is tomorrow, Tuesday, November 25, 2025, at 5:30 pm, which focuses on safe, vibrant, and health community and would like more input from the community. First, Commissioner Thompson reported attending the Spring Lake Ministry Alliance Annual Thanksgiving Dinner and noted it was a meaningful service. Last, Commissioner Thompson expressed her appreciation for the flowers she received following the passing of her father. First, Commissioner Lackman mentioned on Thanksgiving, which is Thursday, November 27, 2025, Operation Turkey will have approximately 1,000 meals to hand out or deliver, if needed. The event will be held in the Town Hall Boardroom starting at 10:00 am to 1:00 pm or until meals run out. Second, Commissioner Lackman provided an update on Town cleanup efforts. He noted that both Town staff and members of the Delta Company, 2nd Battalion of the 82nd Airborne Division, participated in the project. He announced that on Friday, December 5, 2025, he will present service certificates to the volunteers. A total of 27 individuals assisted in removing approximately 99,000 pounds of debris from the Manchester properties. Third, Commissioner Lackman stated the Military and Veterans Affairs Advisory Committee meeting is tomorrow, Tuesday, November 25, 2025, at 6:30 pm, which will be held in another location in Town Hall due to Focus Group meetings. Fourth, Commissioner Lackman stated there will be a Focus Group 1 meeting, which focuses on safe, reliable, and sustainable water, sewer and stormwater systems, on Thursday, December 4, 2025, at 6:30 pm. Last, Commissioner Lackman stated that the efforts made over the past four (4) years will benefit the incoming Board members and the Town's residents. He expressed hope that they will see the results of the hard work and dedication shown by Town staff, employees, and the Board. Commissioner Palacios stated he had no report. First, Commissioner Chadwick reported that on Thursday, November 13, 2025, she attended Manchester Elementary's Literacy Night, where students showcased their reading skills through book presentations and interactive games. She noted the students were highly engaged and that she enjoyed reading with them. Second, Commissioner Chadwick shared that on Wednesday, November 19, 2025, she and Commissioner Thompson participated in judging the

“Disguise the Turkey” contest at W.T. Brown Elementary School, highlighting the students’ creativity and originality. Last, Commissioner Chadwick encouraged community members to support Spring Lake Middle School’s newly formed PTA by joining or signing up at the school, noting that the organization benefits students, teachers, and overall community engagement.

c. Manager’s Report – Town Manager Jon Rorie – Mr. Rorie stated he had no report.

d. Town Attorney Report – Town Attorney Michael Porter – Attorney Porter noted that he will be traveling out of the Country during the Board’s Inauguration and that this may be his last opportunity to address the outgoing Board members while they are still serving. He expressed his appreciation, stating that it has been an honor to work with them over the past three (3) years. He added that it has been a pleasure to serve in his role and that he looks forward to welcoming the incoming Board members.

Ms. Autry announced that a Special Meeting is scheduled for Thursday, December 4, 2025. She noted that the Public Notice has not yet been posted but will be issued within the required 48-hour timeframe. The Special Meeting will begin at 6:00 pm and will include two (2) items: a site plan review and the first Focus Group meeting, during which a representative from PWC will be present.

9. ADJOURNMENT

Action: There being no further business to come before the Board, Mayor Anthony adjourned the meeting at 8:01 pm.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Kia Anthony
Mayor

**OPERATION GREEN AND CLEAN
DEERFIELD NEIGHBORHOOD
SPRING LAKE N.C. 11/13/25**

1. **GREEN- IN COMPLIANCE-**
2. **RED- VIOLATIONS OF MISC JUNK VEHICLE, VEHICLE PARKED AT RIGHT OF WAY, JUNK PILE, AND HIGH GRASS.**
3. **NO VIOLATION AFTER REVIEW**
4. **SELF ABATED**

- **TOTAL GREEN-318**
- **TOTAL RED- 120**
- **JUNK VEHICLE-45**
- **VEHICLE IN THE RIGHT OF WAY-5**
- **JUNK PILE-40**
- **HIGH GRASS- 30**
- **NO VIOLATION AFTER REVIEW- 8**
- **SELF ABATED- 10**

There were 32 town employees in teams of four that participated in Operation Green and Clean. There was a total 438 homes in the Deerfield neighborhood. There was a total of 120 violations. 27.4 percent of Deerfield was not in compliance.

ATTACHMENT ONE



Strategic Focus#1

Safe, Reliable & Sustainable Water and Sewer Systems

ATTACHMENT TWO



Maintain quality utility services by proper support and funding of necessary operating and capital components and by pursuing partnerships and other regional opportunities when available

Objective 1: Provide ongoing maintenance of system infrastructure through rehabilitation and replacement of capital assets based on regular assessments of their condition.

Initiatives

1. Develop an asset management system plan and research potential funding sources for infrastructure improvements.
2. Consider contracting with private operator to manage operations of the system as well as perform ongoing assessment of maintenance and rehabilitation needs.
3. For water and/or sewer services purchased from others, analyze lost revenues from system leakage and/or excess costs incurred from inflow of stormwater runoff in determining what infrastructure maintenance/replacement must be prioritized.
4. Periodically inspect and evaluate facilities to support capital and maintenance planning.

Objective 2: Ensure that the utility is economically sustainable long-term by current and projected customer bases and, when applicable, review opportunities for partnering with other systems.

Initiatives

1. Perform a comprehensive condition assessment of the utility system's assets.
2. Develop a long-term financial projection for the utility, considering all aspects of operations and maintenance as well as expected infrastructure additions and capital rehabilitation/replacement needs expected over the projection period.
3. Using current and projected customer bases, develop a multi-year revenue requirement from customers as well as applicable borrowing strategies needed to fund projected system expenses.
4. Participate in state and regional reviews of utility system sustainability to determine best future options for the town and region in ensuring long-term sustainability and quality at affordable costs for utility customers.

Asset Inventory Assessment(AIA) Merger Regionalization Feasibility(MRF)



- Asset Inventory Assessment (AIA)
 - What is the condition of our "Distribution System)
 - We are losing about ~30% of our annual water Purchases to leaks.
 - Where are we having to "Plug Holes" to keep the system operational
 - We are running out of Fingers
- MRF
 - PWC-"Our customers should not have to pay more to fix the "Spring Lake System

Town of Spring Lake Proposed Water & Sewer Budget

	Amount	
Expenditures FY 2025 Budget	\$4,908,576	
Less Capital Outlay in Current Budget	(\$337,400)	
Operating Expenditures and Debt Service	\$4,571,176	
Capital Outlay – Replace Water & Sewer Lines	\$500,000	Objective 1
Increase in Fund Balance	\$500,000	Objective 2
Revenues Proposed Budget	\$5,571,176	
Current Revenues Water & Sewer Estimated	\$4,765,176	
Increase in Revenue Needed 16.91% (17% Dec.24)	\$806,000	

Town of Spring Lake Current Water and Sewer Rates Usage Rates are per 1,000 Gallons

	Gallons From	Gallons To	Water	Sewer
Flat Rate Minimum		0	\$10.64	\$20.23
Tier 1	1	3,000	9.42	9.08
Tier 2	3,001	6,000	10.60	10.19
Tier 3	6,001	9,000	11.78	10.99
Tier 4	9,001	And UP	12.96	12.13

Town of Spring Lake Average Monthly Residential Water Bill

- Flat Rate Minimum \$10.64
- Cost per 1,000 Gallons \$9.42 X 3 = \$28.26
- Total for 3,000 Gallons per month \$38.90

- Cost per 1 gallon of water \$0.013

* Retail cost of 3,000 gallons from Wal-Mart ~\$4,110 (\$1.37/Gallon)

Where does it go?

Section 3. The following amounts are hereby appropriated in the Spring Lake Water and Sewer Fund for the operation of the unit and its activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Department	Amount	
WATER AND SEWER EXPENDITURES		
REVENUE COLLECTION DIVISION	442,238	← ~15%
REVENUE BILLING DIVISION	419,737	
PURCHASE OF WATER	2,185,200	← ~39%
WATER & SEWER OPERATIONS	1,200,340	← ~21%
WASTE WATER TREATMENT PLANT	800,002	← ~14%
DEBT SERVICE		
PRINCIPAL	248,011	← ~ 5%
INTEREST	46,700	
INTERFUND TRANSFERS	331,000	← ~6% (4 ½ Cents to GF)
Total Water and Sewer Fund Expenditures	6,672,226	

Section 4. The following revenues are estimated to be available in the Spring Lake Water and Sewer Fund for the operation of the Spring Lake and its activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Revenues	Amount
WATER AND SEWER REVENUES	
OPERATING REVENUES - WATER	2,851,743.00
OPERATING REVENUES - SEWER	2,582,000.00
NON-OPERATING REVENUES	
INVESTMENT EARNINGS	259,483.00
Total Water and Sewer Revenues	5,693,226.00

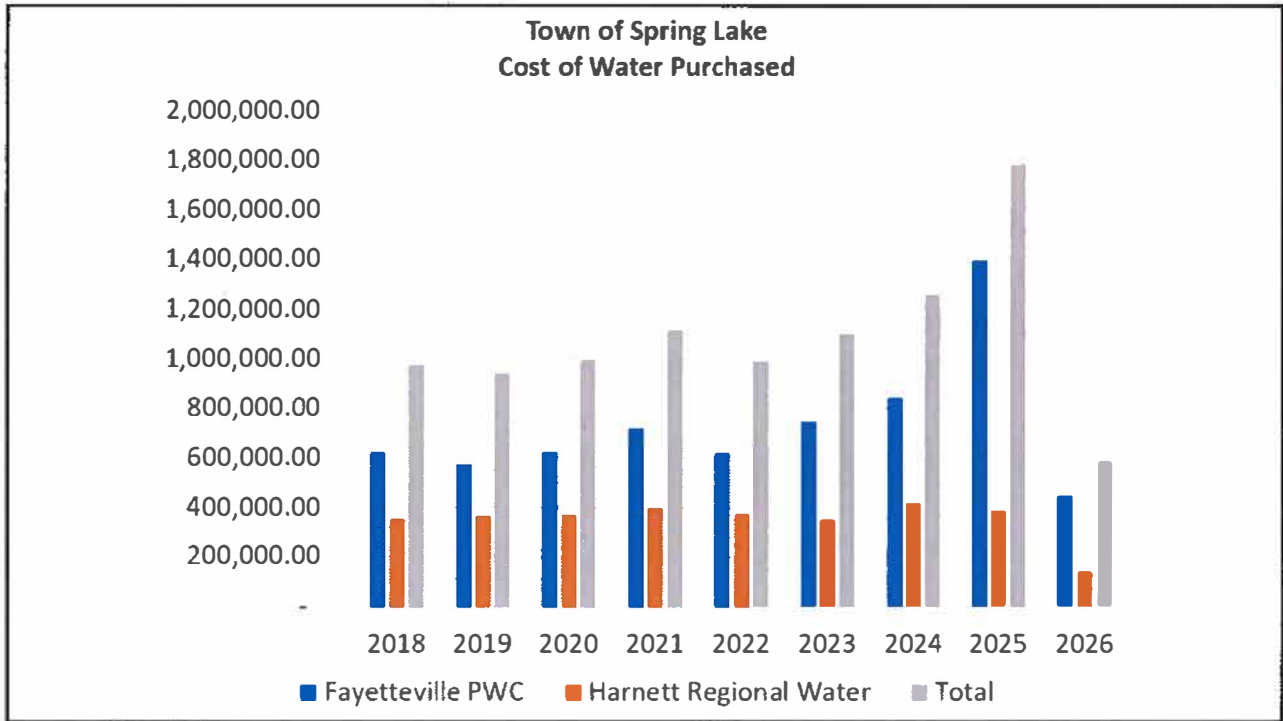
Fayetteville Public Works Rate Increase Effective July 1, 2026 – 21%

• Current annual water purchased from FPWC	\$1,373,352
• Rate Increase	21%
• Increase in Cost of Water	\$288,404
• Rate Increase needed to cover cost of water	10.50%
• Cost of Water Next Fiscal Year FPWC	\$1,661,756
• Harnett Regional Water	\$408,033 (Assumed)
• Total Cost of Water FY 2027	\$2,069,789

Town of Spring Lake Water Rate Increase

Staff Recommendation

Increase TOSL Water Rate by 10.50% to adjust and cover the 21% cost increase to purchase water from PWC. The increase would be effective beginning February 1, 2026.



Water Gallons Purchased

Fiscal Year Ended June 30	Fayetteville PWC	Harnett Regional Water	Total	Customer Accounts
2019				4001
2020	198,497,103	134,580,200	333,077,303	?
2021	216,675,177	139,080,800	355,755,977	?
2022	185,835,788	131,848,000	317,683,788	?
2023	195,064,201	122,975,000	318,039,201	4,097
2024	219,498,843	125,437,000	344,935,843	4,088
2025	280,647,046	116,428,000	397,075,046	4,080
2026	91,758,440	42,041,000	133,799,440	4,115
Total	1,387,976,598	812,390,000	2,200,366,598	

136 "Water Leaks" reported through the Spring Lake App

Request ID	Status	Topic	Location	Description	Date Entered
759	Closed	Water Leak		3313 Hedgemoor leak on town side Meter Change Required water cor	11/21/2025, 7:58:10 AM
758	Closed	Water Leak		When will the water line on Mack St be fixed?	11/21/2025, 4:53:23 AM
756	Open	Water Leak		water leak in front of Wing Co	11/20/2025, 10:32:23 AM
753	Closed	Water Leak		102 maranatha cir	11/19/2025, 8:26:53 AM
751	Closed	Water Leak		new water leak at 102 Marantha rd	11/18/2025, 8:51:37 AM
748	Open	Water Leak		leak on town side in the meter box 3313 Hedgemoor	11/14/2025, 8:55:12 AM
713	Closed	Water Leak		meter box ia broke and cover is missing needs to be replaced 1203 wi	11/13/2025, 10:37:35 AM
652	Open	Water Leak		122 Marantha Dr, water leak on our side between street and meeter	11/12/2025, 1:34:04 PM
633	Closed	Water Leak		1166 Pine Knoll. this is running profusely	11/4/2025, 8:55:58 AM
618	Closed	Water Leak		water leak at 421 Tolbert Ct. I thought it was apartment C but water i	10/22/2025, 12:47:13 PM
613	Closed	Water Leak		middle of road on N.Betty	10/21/2025, 8:21:33 AM
610	Closed	Water Leak		leak in middle of the road on s betty	10/17/2025, 9:44:23 AM
608	Closed	Water Leak		water leak looks to be on our side 624 Maple Bl. Apt C	10/15/2025, 9:22:46 AM

Thursday 11/20/2025

6" Main Break: Water Bill ~\$9,000 for loss of ~1,315,133 Gallons

548	Closed	Water Leak	110 Carmichael Lane, Spring La	leak below curb stop	9/4/2025, 2:20:47 PM
547	Closed	Water Leak	707 Poe Avenue, Spring Lake, 2	new customer needs service unable to leave curb stop on due to leak	9/4/2025, 8:23:13 AM
63	Closed	Water Leak		leaking valve second street	1/10/2025, 9:04:48 AM
62	Closed	Water Leak		The water is still off in the Holly Hills neighborhood.	1/8/2025, 10:18:55 PM
60	Closed	Water Leak		the water has been off at least four times within the last 30 days \$661	1/8/2025, 8:35:30 PM
58	Closed	Water Leak		Regina dr, looks to be a water leak right by the orange cone in the rd.	1/8/2025, 1:50:13 PM
48	Closed	Water Leak		Water services have not been restored at Kenneth Dr and Romie Stree	1/1/2025, 9:12:58 PM
47	Closed	Water Leak		No water in Kenneth Dr	1/1/2025, 8:39:05 PM

Where has it went? 1/1/25 -11/20/25

Contracted Services Repair Costs

- **Service Description:** Repair large water and sewer leaks.
- **Estimated Labor Cost:** \$309,081
- **Estimated Materials Cost:** \$206,055
- **Total Outsourced Repair Cost: \$ 515,136**

Does not include 6" Main break on 11/20/2025

Staff Water/ Sewer Repair Costs

- **Estimated Labor Cost:** \$116,000
- **Total overtime cost:** \$10,723
- **Materials/Equipment/Tool Costs:** \$207,885 (Ditch Witch Vac Trailer, Dump Truck)
- **Total repairs -187**
- **Total In-House Repair Cost: \$334,608**

Where has it went? 1/1/25 -11/20/25

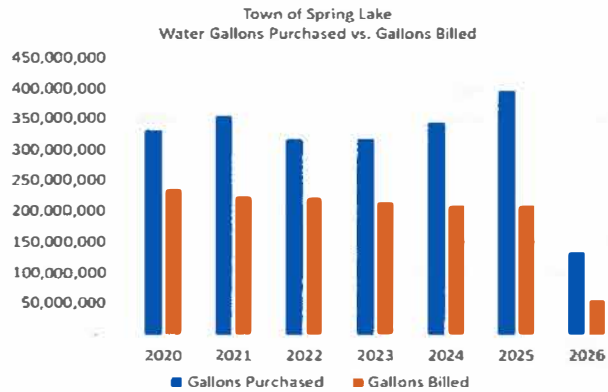
Meter Replacement Program

- Meter Type/Model: Sensus Meter M-520M
- Unit Cost per Meter: - \$186.50
- Total Meters purchased - 277
- Unit Cost per Sensor- \$198.50
- Total sensors purchased- 795
- Unit Cost per Command link - \$1,250.00
- Total Command Links purchased = 3
- Total Labor hours to install- 180
- Total Labor cost- \$3,060
- **Total Meter Cost: \$216,278**

731 Meters of 4,044 Residential Meters to drive-by the meter instead of having to touch each one. Ultimately can reduce labor costs by ~\$300 annually

Outsourced Engineers

- Service Description: AIA/ MRF/Mapping/ ORC
- Meyers Engineering: \$90,953
- Meyers Engineering Grant Funding \$20,670
- McGill Associates Grant Funding \$264,129
- **Total Outsourced Towns Cost: \$90,953**
- **Total Outsourced Grant Cost: \$284,799**



Where has it went? 1/1/25 -11/20/25

Outsourced Waste Water Plant Repair Costs

- Service Description: Repairing the plant from Hurricane Florence (2018)
- Estimated Labor Cost: \$731,444.35
- Estimated Materials Cost: \$393,855
- **Total Outsourced Repair Cost: \$ 1,125,299**

All repairs at the wastewater plant are reimbursed by FEMA

~ROI

Average daily water usage

- April- Daily Average: 946,487.74
- May- daily Average: 775,819.57 found a large leak
- June- daily Average: 770,688.60
- July- Daily Average: 791,110.06
- Aug- Daily Average: 814,785.13 found a leak
- Sept- Daily Average: 745,163.13 found a large leak
- Oct- Daily Average: 707,556.33
- Nov- found a leak, the daily Average as of today is 623,663

322,824.74 gal/day reduction from April -Nov or

↳ \$40,000 reduction in purchase water cost

Summary

Utility Fund

- Outsourced Water Repair Total: \$515,136
- Meter Replacement Program Total: \$216,278
- Staff Repair Total: \$334,608
- Outsourced Contractors/ Engineers: \$90,953

Total cost \$1,159,945 **5 of 12 Months (\$500k or ~\$40K left)**

FEMA Repairs

- Outsourced Waste Water Treatment Plant Repair

Total cost \$1,125,299

Grant Funding

- Outsourced contractors/Engineers

Total Cost \$284,799

\$500K Grant Mack Street and Regina Drive

FINAL DESIGN CONSTRUCTION COST ESTIMATE					
MACK ST AND REGINA DR SEWER REHABILITATION					
DWI PROJECT # SRP-W-ARP-0373					
TOWN OF SPRING LAKE					
NOVEMBER 2024					
ITEM NO.	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL
1	Mobilization (Maximum 3% of Total Construction)	1	LS	\$17,300.00	\$17,300
2	8" PVC Sewer Line Replacement (SDR 26) (0'-8' Depth)	885	LF	\$75.00	\$66,375
3	8" PVC Sewer Line Replacement (SDR 26) (8'-13' Depth)	940	LF	\$90.00	\$84,600
4	8" Class 350 DIP Sewer Line Replacement	395	LF	\$95.00	\$37,525
5	Sanitary Sewer Manhole Replacement (0'-8' Depth)	8	LF	\$5,500.00	\$33,000
6	Sanitary Sewer Manhole Replacement (8'-13' Depth)	4	LF	\$8,000.00	\$32,000
7	Service Lateral Replacement	39	EA	\$2,200.00	\$85,800
8	Anti-Seep Collars	3	EA	\$3,000.00	\$9,000
9	Town Asphalt Road Repairs (Sewer Mains)	2,220	EA	\$80.00	\$177,600
10	Town Asphalt Road Repairs (Sewer Laterals)	600	LS	\$80.00	\$38,000
11	Silt Sack	10	EA	\$350.00	\$3,500
12	Select Backfill	75	LF	\$100.00	\$7,500
13	Traffic Control	1	LF	\$5,000.00	\$5,000
TOTAL ESTIMATED CONSTRUCTION COST (ITEMS 1-13)					\$585,200
CONSTRUCTION CONTINGENCY (10%)					\$59,520
PROJECT ADMINISTRATION					\$52,000
TOTAL ESTIMATED PROJECT COST					\$706,720

~ 1/2 Mile

~\$200k Over budget

BID SCHEDULE					
MACK ST AND REGINA DR SEWER REHABILITATION					
DWI PROJECT NO. SRP-W-ARP-0373					
TOWN OF SPRING LAKE					
ITEM NO.	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL
1	Mobilization (Maximum 3% of Total Construction)	1	LS	17300	17300
2	8" PVC Sewer Line Replacement, SDR 26 (0'-8' Depth)	0	LF		
3	8" PVC Sewer Line Replacement, SDR 26 (8'-13' Depth)	940	LF	175	164,500
4	8" Class 350 DIP Sewer Line Replacement	0	LF		
5	Sanitary Sewer Manhole Replacement (0'-8' Depth)	0	EA		
6	Sanitary Sewer Manhole Replacement (8'-13' Depth)	4	EA	10,000	40,000
7	Service Lateral Replacement	17	EA	3800	64,600
8	Anti-Seep Collar	1	EA	3600	3600
9	Town Asphalt Road Repairs (Sewer Mains)	940	LF	225	211,500
10	Town Asphalt Road Repairs (Service Laterals)	280	LF	225	63,000
11	Silt Sack	7	EA	800	5600
12	Select Backfill	75	CY	15	1125
13	Traffic Control	1	LS	5000	5000
TOTAL BASE BID (SUM OF ITEMS 1 to 13)					573,925

Five hundred seventy three thousand nine hundred *thirty five*
 (WRITE OUT TOTAL BID PRICE IN WORDS) *thirty five*
dollars

(\$132,795) Savings by not doing something?

Jonathan Rice, Town Manager
 Town of Spring Lake
 300 Ruth St.
 Spring Lake, NC 28390

SUBJECT: Authority to Award
 Project No. SRP-W-ARP-0373 & SRP-W-134-0301
 Mack Street and Regina Street Sewer Rehabilitation

Dear Mr. Rice:

The Project Bid Information documents, including the Disadvantaged Business Enterprise (DBE) solicitations, have been reviewed for the subject project. The project budget is approved as follows:

Project Expenses	Total Amount	Eligible Amount
SKC, Inc.	\$573,925	\$573,925
Planning & Design*	\$34,000	\$34,000
Construction Phase Engineering*	\$18,000	\$18,000
Contingency 5%*	\$28,700	\$28,700
Legal, Testing, Etc *	\$5,000	\$5,000
Total Costs	\$659,625**	\$659,625**

*Subject to further review

**Note: combined ARP-1 & 2023-134 award is limited to \$795,500. This document does not modify available funding.

~\$135,500 left over
 After combining 2 grants:
 \$500K
 \$300K

Town of Spring Lake Asset Inventory Assessment

- Estimated Water and Sewer Repairs \$70 - \$80 Million

- Loan Proceeds \$10,000,000
- Term 10 Years Interest Rate 5%
- Annual Payment
 - Principal \$1,000,000
 - Interest 50,000
 - Total Annual Payment \$1,050,000


Town of Spring Lake Asset Inventory Assessment

- AIA Estimated Water Repairs \$40 Million

- Loan Proceeds \$40,000,000
- Term 20 Years Interest Rate 5%
- Annual Payment
 - Principal \$ 40,000,000
 - Interest \$ 21,000,000
 - Total P&I 20 Years \$ 61,000,000
 - Total Annual Payment \$ 3,050,000

- Rate Increase needed for Debt Service **\$3,050,000/ \$2,972,040= 1.03 or 103%**

The need to consolidate is real!



Jonathan Rorie
To: Ksa Anthony, Commissioners
 Cc: Clerk, Jonathan Rorie

[Reply](#)
[Reply All](#)
[Forward](#)
...

Wed 11/19/2025 12:31 PM

Mayor and BOC,

Below is an excerpt from our 2020 Rate Study regarding potential growth (Economic Development). I do not believe this actually happened, but I think we should assume and allocate reserve roughly 60% of the estimated flows for future growth. Essentially, we need to "save" 130K GPD for two heavy industrial users and an additional 50k GPD for three additional industries. Specifically, we need to request and reserve an allocation of 350K GPD of additional water supply from PWC for economic development. We will also need to reserve ~350k GPD in our sewer capacity as well. What say you?

2.4 INDUSTRIAL GROWTH

Proposed economic development within the Town of Spring Lake is expected to attract a large number of industries in the future. Potential industries and their water and sewer requirements were analyzed to determine potential impacts to the Town's water and sewer systems. Impacts included the cost of required upgrades to provide water and sewer on-site as well as the expected water and sewer usage. Out of the industries currently in discussion with the Town, seven industries with an expected flow around 560,000 GPD were determined to be more than likely to locate themselves in Spring Lake by the Town's economic developer. Three of these industries are expected to be heavy water users with demand expected to be 100,000 GPD or greater. Three of the remaining four industries will also be classified as heavy industrial users with predicated demands of approximately 50,000 GPD. Types of industry range from manufacturing and distribution to food processing.

Jonathan N. Rorie
 Town Manager
 300 Ruth Street
 Spring Lake, NC 28390
 910-985-1813

Month	High Flow	Low Flow	Average Flow	Total MG
January	0.827	0.604	0.685	21.264
February	1.024	0.676	0.822	23.009
March	3.961	0.834	1.111	34.446
April	1.01	0.819	0.877	26.314
May	1.332	0.775	0.906	28.071
June	1.25	0.745	0.907	27.216
July	2.441	0.717	0.982	30.439
August	1.467	0.819	1.011	31.353
September	1.037	0.63	0.845	25.34
October	1.191	0.683	0.885	27.426
November	0	0	0	0
December	0	0	0	0
	AVG Max High/Year	AVG Max Low/Year	Average Flow	Total MG/Year
	1.295	0.6085	0.7526	274.878
	1,295,000	609,000	752,000	274,000,000

WWTP Capacity	1,500,000
80% Capacity	1,200,000
90% Capacity	1,350,000
Available Capacity?	448,000 80% Capacity-Avg Flow
Commercial Reserve New Growth	350,000 350,000/200= 1,750 Res. Unit
Vacant Commercial Reserve (1,000 GPD)	84,000
Vacant Residential Reserve(150 to 225	112,800
	546,800
	-98,800

80/90 Rule (2H .0223)

80%: Evaluation of needs and planning completed

90%: Permitting and design completed

11/24/25
11:27:35

TOWN OF SPRING LAKE
TOP USERS REPORT
Date Range: 10/01/2025 - 10/31/2025
TOP 100 ALL CHARGE TYPES USERS BY USAGE
HISTORY BILLING FILE

Page 1

Account	RS/Seq	Customer Name	Service Address	Charge	Usage
1 14187	18/1576	SEWER TREATMENT PLANT	301 HARPS ST	21,892.05	1,897,735
2 71802	27/8344	VILLAGE ON THE LAKE APARTMENTS 2	500 VILLAGE LAKE CT	19,083.73	1,625,584
3 31822	18/2690	WELLONS (OVERHILLS)	3000 E MANCHESTER RD	6,074.63	1,190,580
4 72855	8/80	COMFORT INN	115 LAKE AVE	14,076.17	1,121,904
6 82157	22/80	CUMBERLAND GARDENS AFFORDABLE	812 MCLAMB CT	7,366.12	687,874
6 2230	22/180	SLEEP INN MOTEL	102 SLEEPY DR	5,367.48	426,090
7 58488	5/150	COOKOUT - SPRINGLAKE INC	408 HWY 210 N	5,254.05	419,020
8 78148	18/770	RIPTIDE VI LLC	1101 N BRAGG BLVD	4,798.04	382,915
9 71806	1/806	STONE GATE NC APARTMENTS	201 STONEBRIAR CIR	4,289.20	344,000
10 58030	8/752	TRINITY DEVELOPMENT & MGT LLC	120 N FIFTH ST	4,068.38	325,790
11 18303	24/2626	FTCC	173 LAKETREE BLVD	3,825.04	295,060
12 73387	11/1180	AMERICAN LAUNDROMAT	117 S MAIN ST	3,689.08	285,200
13 71805	1/803	STONE GATE NC APARTMENTS	201 STONEBRIAR CIR	3,532.72	283,000
14 71807	1/805	STONE GATE NC APARTMENTS	201 STONEBRIAR CIR	3,360.87	270,000
15 77673	16/2265	CITY OF FAYETTEVILLE	1774 LITTLE RIVER RD	3,360.02	258,825
16 71806	1/804	STONE GATE NC APARTMENTS	201 STONEBRIAR CIR	3,191.49	255,800
17 60-114	5/1630	LAKEHURST APTS SL LLC	114 WATERWAY DR	3,175.21	253,804
18 73995	16/1810	SOUTHERN VETERINARY PARTNERS LLC	1311 N BRAGG BLVD	2,847.96	211,860
19 185	1/620	CUMBERLAND COUNTY BOARD OF EDU	812 SPRING AVE	2,225.78	178,120
20 26365	18/745	HAMPTON INN	1050 N BRAGG BLVD	2,172.24	173,704
21 1839	9/720	SPRING LAKE MEMORIAL BAPTIST	458 CHAPEL HILL RD	2,048.81	183,840
22 19342	5/2760	WAL-MART STORES, INC	670-2 LILLINGTON HWY (MAIN BLD	1,986.44	180,000
23 75979	16/1410	SAGE INVESTMENTS EXPRESS	103 ODELL RD	1,905.61	152,600
24 64062	8/1880	MCDONALD'S #R3881	207 MURCHISON RD	1,823.42	145,200
25 71809	1/807	STONE GATE NC APARTMENTS	201 STONEBRIAR CIR	1,816.88	144,904

Bulk Rate Vs. Cap.

Apartments-GPD

~ 4,830 Low Outlier

~29,900 Mean

~50,852 High Outlier

11/24/25
11:27:35

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3	31922	WELLONS (OVERHILLS)	3000 E MANCHESTER RD	6,074.03	1,193,580
4	72855	COMFORT INN	115 LAKE AVE	14,076.17	1,121,804
6	82157	CUMBERLAND GARDENS AFFORDABLE	812 MCLAMB CT	7,368.12	687,874
6	2230	SLEEP INN MOTEL	102 SLEEPY DR	5,367.48	426,090
7	88488	COOKOUT - SPRINGLAKE INC	408 HWY 210 N	5,254.05	419,020
8	78148	RIPTIDE VI LLC	1101 N BRAGG BLVD	4,798.04	382,915
9	71806	STONE GATE NC APARTMENTS	201 STONEBRIAR CIR	4,289.20	344,000
10	58030	TRINITY DEVELOPMENT & MGT LLC	120 N FIFTH ST	4,068.38	325,780
11	19303	FTCC	173 LAKETREE BLVD	3,825.04	295,960
12	73367	AMERICAN LAUNDROMAT	117 S MAIN ST	3,680.08	285,200
13	71805	STONE GATE NC APARTMENTS	201 STONEBRIAR CIR	3,532.72	283,000
14	71807	STONE GATE NC APARTMENTS	201 STONEBRIAR CIR	3,360.87	270,000
15	77673	CITY OF FAYETTEVILLE	1774 LITTLE RIVER RD	3,360.02	258,825
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18	73995	SOUTHERN VETERINARY PARTNERS LLC	1311 N BRAGG BLVD	2,847.96	211,860
19	155	CUMBERLAND COUNTY BOARD OF EDU	812 SPRING AVE	2,225.76	178,120
20	26365	HAMPTON INN	1050 N BRAGG BLVD	2,172.24	173,704
21	1839	SPRING LAKE MEMORIAL BAPTIST	458 CHAPEL HILL RD	2,046.61	163,840
22	19342	WAL-MART STORES, INC	670-2 LILLINGTON HWY (MAIN BLD	1,998.44	160,000
23	75979	SAGE INVESTMENTS EXPRESS	103 ODELL RD	1,905.61	152,600
24	64082	MCDONALD'S #F3881	207 MURCHISON RD	1,823.42	145,200
25	71809	STONE GATE NC APARTMENTS	201 STONEBRIAR CIR	1,816.88	144,904

Motel-GPD
~5,790, Low Outlier
~16,899 Mean
~37,396 High Outlier

11/24/25
11:27:35

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Restaurants-GPD
~ 4,840 Low Outlier
~13,967 High Outlier
Retail-GPD
~ 5,333 High Outlier

Vacant Accounts

Residential	Service Address
1 VACANT	605 SPRING AVE
2 VACANT	1340 C ST
3 VACANT	1238 SPRING AVE
4 VACANT	1303 SPRING AVE
560 VACANT	2440 LILLINGTON HWY
561 VACANT	2444 LILLINGTON HWY
562 VACANT	1912 LILLINGTON HWY
563 VACANT	2468 LILLINGTON HWY
564 VACANT	1220 SHERRIE CIR

564 x 200GPD = 112,800

Commercial	Service Address
1 VACANT	515 HWY 210 N
2 VACANT	509 HWY 210 N
3 VACANT	316 HWY 210 N APT B
4 VACANT	801 LILLINGTON HWY
5 VACANT	316 HWY 210 N APT E
80 VACANT	431 W MANCHESTER RD
81 VACANT	452 W MANCHESTER RD
82 VACANT	134 BROOK LN
83 VACANT	103 SLEEPY DR STE C
84 VACANT	103 SLEEPY DR STE B

84 x 1000 GPD = 84,000

Town of Spring Lake Proposed Water and Sewer Rates Usage Rates are per 1,000 Gallons

	Gallons From	Gallons To	Water
Flat Rate Minimum		0	\$11.76
Tier 1	1	3,000	10.41
Tier 2	3,001	6,000	11.71
Tier 3	6,001	9,000	13.02
Tier 4	9,001	And UP	14.32

Avg. 3,000 Gallon customer will realize a ~\$4.09 increase in water bill. Sewer is not changing at this time.

Town of Spring Lake Water Rate Increase

Staff Recommendation

Increase TOSL Water Rate by 10.50% to adjust and cover the 21% cost increase to purchase water from PWC. The increase would be effective beginning February 1, 2026.

Questions