

Town of Spring Lake

BOARD OF COMMISSIONERS

Fredricka Sutherland, Mayor Pro Tem
Tony Burgess, Commissioner
Soña L. Cooper, Commissioner
Jackie Jackson, 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 Regular Meeting Agenda Monday, February 9, 2026 6:00 PM Grady Howard Conference Room

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

1. **CALL TO ORDER**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE** – Bishop Biggers
3. **ADDITIONS AND DELETIONS**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF CONSENT ITEMS**
 - a. Draft Minutes of January 12, 2026, Regular Meeting
 - b. Budget Amendment (BA-12) FY2026
 - c. Quarterly Reports (2nd Quarter) FY2025-2026
6. **PUBLIC COMMENTS (Limit 3 minutes per speaker)**
7. **PRESENTATIONS**
 - a. Black History Month 2026 Proclamation – Mayor Kia Anthony
 - b. Certificates of Recognition – Mayor Kia Anthony
8. **NEW BUSINESS**
 - a. Budget Amendment (BA-10) FY2026 – Finance Director James Overton
 - b. Budget Amendment (BA-11) FY2026 – Finance Director James Overton
 - c. Financial Statements ending FY June 30, 2021, 2022, and 2023 – Finance Director James Overton
 - d. Asset Inventory Assessment (AIA) Reports – Town Manager Jon Rorie
 - e. System Development Fees (SDF) – Town Manager Jon Rorie

- f. Mayor's Report – Mayor Kia Anthony
- g. Board of Commissioners Report – Spring Lake Board of Commissioners
- h. Manager's Report – Town Manager Jon Rorie
- i. Town Attorney Report – Town Attorney Michael Porter

9. ADJOURNMENT

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

January 12, 2026

MINUTES

6:01 pm

The Town of 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 Fredricka Sutherland
Commissioner Tony Burgess
Commissioner Soña L. Cooper
Commissioner Jackie Jackson
Commissioner Adrian Thompson

OTHERS PRESENT:

Carly Autry, Town Clerk
Devon Gloria, Town of Spring Lake Fire Department
Elizabeth Gray, HR Manager
Lakeshia Hardy, Revenue Collection Specialist
Stephanie Hutchins, Building Inspector
Police Chief Errol Jarman, Town of Spring Lake Police Department
James Overton, Finance Director
Captain Timothy Patterson, Town of Spring Lake Fire Department
Michael Porter, Town Attorney
Evelyn Robinson, Accounts Payable
Renee Robinson, Revenue Supervisor
Jon Rorie, Town Manager
Deanna Rosario, Water Resources Manager
Lieutenant Danny Sutton, Town of Spring Lake Police Department
Detective Keshore Taylor, Town of Spring Lake Police Department
Lieutenant Gregory Wilkerson, Town of Spring Lake Police Department
Fire Chief Jason Williams, Town of Spring Lake Fire Department

Before calling the meeting to order, Mayor Anthony requested a moment of silence for a Town of Spring Lake employee, Asia Calloway, who passed away due to a tragic car crash. Mrs. Calloway had served the Town for about a year and a half in the Water Department and was recently transferred to the front desk as a Program Assistant within the Administration Department. She had been pursuing a pathway to work with building, permitting, zoning, and planning.

Mayor Anthony welcomed Mayor Pro Tem Fredricka Sutherland, Commissioner Jackie Jackson, and Commissioner Tony Burgess.

1. CALL TO ORDER

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

3. ADDITIONS OR DELETIONS

Commissioner Jackson requested to add Closed Session Pursuant to NCGS §143-318.11 (a)(6) – Personnel and Mayor Pro Tem Sutherland requested to delete, under New Business, agenda item 9d. Discussion Regarding Board Compensation, as well as deleting Commissioner Jackson as a speaker, and replacing with Discussion Regarding Future Agenda Preparation.

4. APPROVAL OF AGENDA

Action: Motion to approve the January 12, 2026, Regular Meeting agenda with the additions and deletion.

Motion by: Commissioner Cooper

Second by: Commissioner Thompson

Vote: Unanimous

5. APPROVAL OF CONSENT ITEMS

Action: Motion to approve draft minutes of December 8, 2025, Organizational Meeting, Budget Amendment (BA-9) FY2026, Board Liaison Assignments to Town Committees, Community Appearance and Sustainability Committee Application – Appoint Raul Palacios, and Minimum Housing Appeals Board Application – Appoint Jason Dattray (Alternate).

Motion by: Mayor Pro Tem Sutherland

Second by: Commissioner Thompson

Vote: Unanimous

6. PUBLIC COMMENTS

Raul Palacios announced the launch of a recovery group in Spring Lake starting the following Monday at 6 pm. The group would offer weekly meetings with free meals for individuals facing issues such as anger, addiction, alcoholism, pornography, gambling, overspending, overeating, and PTSD.

Regina Thompson-Xadu spoke about the need for follow-up on public comments, suggesting some system should be implemented where people who make comments can receive follow-up via email, phone call, or something on the website.

Deidra Parker raised concerns about squatters in the Town, explaining that vacant homes were being broken into, with copper and possessions being removed. She requested action to address this issue.

Debra Clyde provided comments via email and was read by the Town Clerk. A copy of her comments is attached as **ATTACHMENT ONE**.

Frank Alexander spoke about two (2) issues: taxes and industrial development. He urged the Board to consider lowering the mill rate, noting that the County had reduced theirs to 49.9 while Spring Lake remained at 74.1. He advocated for industrial development in the Town to broaden the tax base and bring jobs beyond retail. He suggested that the Town could attract companies looking to relocate from states with high taxes, and proposed forming a committee to work with local military facilities to identify potential industries that would support their logistics needs.

Steve Watson spoke about speed bumps, mentioning that he had spoken with the Police Chief about implementing them. He clarified that the debate wasn't whether they were a good idea but how to get them installed, and offered to work with the Town to improve community safety.

Henry Ponder raised several concerns regarding Town services and taxes. He inquired about the 17% water rate increase from January 2025 and requested information. He questioned recent tax increases, asking what the additional revenue is funding, specifically whether it supports fire services, equipment, or infrastructure, and expressed concern that the fire station and equipment do not appear to be fully utilized at the Manchester location. Mr. Ponder also discussed solid waste and recycling services, noting that his trash and recycling are collected in the same truck, and asked whether the Town has and manages a recycling contract and how it is funded. He suggested that if recycling services are not being properly provided, refuse taxes should be reduced accordingly.

Bettye Sanford addressed several community concerns. She emphasized the need for road repairs, including clearer markings and improved visibility of speed bumps, noting potential vehicle damage. She also raised concerns about homelessness in the community and asked whether the Town could provide assistance, such as food support or exploring alternative housing options like small homes. Ms. Sanford encouraged greater participation by Town officials and public safety leadership in community events, citing the recent Martin Luther King Jr. breakfast. Lastly, she expressed concern about a recent staff departure regarding the termination of a long-term employee, and encouraged the Town to review such matters.

Brenee Orozco introduced herself as a resident of Cumberland County and practicing Attorney who was running for Cumberland County District Court Judge. She emphasized her commitment to providing fairness, impartiality, and integrity if elected, stating that it wasn't about her but about the citizens.

7. PRESENTATIONS

None.

8. PUBLIC HEARING

- a. 1523 N. Bragg Blvd. – Patrick Hosford, Civil Analyst, Kimley-Horn – Mr. Hosford presented on behalf his client, Impeccable Development. They were requesting to annex 1523 N. Bragg Blvd. into the Town of Spring Lake jurisdiction for a commercial development at the intersection of Bragg Blvd. and Manchester Road.

The development would include a gas station/convenience store with 41 parking spaces, a quick-service restaurant, and potentially a bank. The plan also included a stormwater management system with a wet pond. Mr. Hosford explained that in order to move forward with permitting, they needed to annex the parcel, and in the future, they planned to redefine that parcel with the other seven (7) parcels shown on the annexation map provided.

Mayor Anthony opened the Public Hearing for **1523 N. Bragg Blvd.**

Mayor Anthony three (3) times called for any persons in favor regarding **1523 N. Bragg Blvd.**, which there were none.

Mayor Anthony three (3) times called for any persons in opposition regarding **1523 N. Bragg Blvd.**, which there were none.

The Public Hearing was closed by Mayor Anthony.

9. NEW BUSINESS

- a. Ordinance 2026-1: To Extend the Corporate Limits of the Town of Spring Lake, North Carolina and Rezoning from R-10 Residential to C(P) Planned Commercial – Mayor Kia Anthony – This Ordinance is in reference to the Public Hearing for the Annexation and Rezoning for 1523 N. Bragg Blvd.

Action: Motion to approve Ordinance 2026-1; To Extend the Corporate Limits of the Town of Spring Lake, North Carolina and Rezoning from R-10 Residential to C(P) Planned Commercial.

Motion by: Commissioner Cooper

Second by: Commissioner Thompson

Vote: Unanimous

- b. Fiscal Year Ending 2025 Address – Mayor Kia Anthony – Mayor Anthony delivered a detailed end-of-year address for calendar year 2025. She began by stating that 2025 was about building a foundation by focusing on the basics: planning, accountability, and protecting core services.

She acknowledged that residents felt higher costs everywhere, which at the local level appeared in equipment prices, contract costs, maintaining aging infrastructure, and keeping skilled staff. Residents also experienced a 17% increase in water rates in January 2025, which was necessary due to rising costs tied to water repairs, purchases, and system operations.

Mayor Anthony highlighted two (2) key commitments made during 2025:

- Planning rather than guessing – The strategic plan focused on major areas including safe, reliable water, sewer, and stormwater systems; revitalizing Town infrastructure; creating a safe, vibrant, and healthy community; and economic development. Impact teams led by Commissioners, staff, and community members were established to address major problems in a structured way.

- Accountability – The Town allocated \$150,000 in the Fiscal Year to complete audits for 2022 through 2025, money that couldn't be spent on other priorities.

Mayor Anthony then addressed the Spring Lake Property Acquisitions (SLPA) situation. SLPA was a non-profit formed in 2019 as an economic development vehicle to acquire property near Fort Bragg for a potential land swap. SLPA borrowed \$3.5 million from BB&T to purchase approximately 160 acres on Manchester Road, but the proposed land swap never received federal approval. The loan went into default, and SLPA didn't pay property taxes or solid waste fees for five (5) years.

The Town negotiated a settlement with Truist (successor to BB&T) to resolve the \$3.5 million debt for \$450,000. The Town purchased the defaulted note and is pursuing foreclosure proceedings to transfer the property back to Town control. One (1) parcel was sold for \$75,000, with proceeds used to pay back taxes and fees. The Budget Amendment recorded a forgiveness of \$2.9 million in debt that the Town would never have been able to pay under the original structure. Through these negotiations, the Town reduced the liability significantly and recovered control of approximately 160 acres of land.

Regarding the budget, Mayor Anthony explained that 62% of the General Fund is allocated to public safety, meaning when public safety costs rise, it affects everything else. She noted that multiple frozen and unfunded public safety positions exist not because the Town doesn't want to fill them but because it can't afford to.

With limited budget flexibility, there are only a few ways to pay for new or expanded costs: cutting something else, raising revenues through taxes, or delaying necessary work that would cost more later. Mayor Anthony addressed property tax revaluations, noting that while rising property values can be positive by reflecting growth and investment, they also lead to higher tax bills. The Town of Spring Lake already has one of the highest property tax rates in Cumberland County at 74.1 cents per \$100 valuation. While in an ideal world the Town could offset rising property values by lowering the tax rate, the financial constraints prevent this flexibility.

Mayor Anthony detailed the severe infrastructure issues facing the Town:

- The water and sewer infrastructure is 40-60 years old
- 60% of the sewer system uses outdated clay and concrete pipes
- The sewer system includes 45 miles of lines, many showing serious structural damage
- The water system spans 65 miles of lines
- Only 50% of water purchased from Fayetteville and Harnett County reaches homes/businesses; the other 50% leaks out of broken pipes
- In January 2025 alone, there were five (5) water main breaks, with one losing 3.5 million gallons of water

The engineering firm's comprehensive study estimated costs at:

- \$45-50 million for sewer system rehabilitation
- \$20-25 million for water replacement
- Total urgent infrastructure needs: \$65-75 million

Mayor Anthony explained that every dollar invested in proactive rehabilitation saves \$3 in emergency repairs later. She reported sending a funding request letter to the state legislative delegation seeking \$85 million in state assistance (\$50 million for wastewater, \$25 million for infrastructure, and \$10 million for stormwater improvements). The Town is also pursuing Grant opportunities and has secured several infrastructure Grants totaling over \$5.5 million.

Another budget pressure has been the change in sales tax distribution, with Cumberland County switching to ad valorem distribution based on property values rather than per capita distribution based on population. This change resulted in approximately \$1,761,000 less in sales tax revenue for the Town of Spring Lake, representing about 16% of the entire General Fund budget.

Despite these challenges, Mayor Anthony highlighted progress made in 2025:

- Playground renovation at Mendoza Park
- Major upgrades to Veterans Park
- New murals throughout Main Street
- \$318,000 invested in stormwater maintenance, repairs, and capital outlay
- \$200,000 in state Grant funding committed to natural gas line expansion with Piedmont Natural Gas

Mayor Anthony also addressed public safety concerns, including the closure of Plush Lounge, emphasizing the importance of maintaining community safety while supporting business growth.

She concluded by stating that the Town's guiding principles moving forward would be to protect core services, address infrastructure, stay transparent with financial constraints, and make responsible decisions that match available resources. She emphasized the importance of stewardship, which sometimes means saying "not yet" to good ideas and making unpopular decisions to protect long-term stability.

Following her address, Mayor Anthony asked Mr. Rorie about the status of audits. Mr. Rorie reported that Mr. Overton had written financial statements that could be submitted for auditing, and they expected the 2022 audit to be completed by mid-February. He noted that they continue to apply pressure but must be mindful that the auditors have other obligations throughout the state.

Mr. Rorie then discussed the Asset Inventory Assessment (AIA) Grant, which allowed analysis of the water and sewer systems. The draft report focused on sewer issues estimated total project costs at \$43 million over ten (10) years. If the Town were to borrow this amount and pay over a 20-year term, they would have to double water rates, which isn't financially feasible.

High-priority water improvement projects include:

- Isolation valve project: \$250,000 (already funded in current budget)
- Odell Road water line replacement: \$4,407,000
- Mack Street replacement: \$3,753,000
- Deerfield: \$5,482,000

- Water tank project: \$2,400,000

Mr. Rorie explained that the Town only has one (1) elevated water tank, resulting in low pressure and volume in some areas, which also affects fire protection capabilities.

He also mentioned the Merger Regionalization Feasibility (MRF) Study Grant from DEQ, which must be completed by September. This study examines potential partnerships to address infrastructure needs that the Town cannot handle alone.

Regarding the budget timeline, Mr. Rorie explained that as Budget Officer, he must evaluate department requests and balance the budget. As the Town is still on the Unit Assistance List (UAL) with the Local Government Commission (LGC), they must provide a draft budget to the LGC and coaching staff.

Discussion ensued after Mayor Anthony's address regarding high property taxes, water leaks, and the late audits.

(A copy of Mayor Anthony's Presentation is hereby incorporated by reference and made a part of these minutes – see **ATTACHMENT TWO**)

- c. Discussion Regarding Board Town Cell Phones – Mayor Pro Tem Fredricka Sutherland – Mayor Pro Tem Sutherland clarified that she hadn't requested any additional money but simply wanted a Town-issued phone for Town business rather than using her personal phone. She explained that the Clerk had given her a phone but then took it back because it needed to be put on the agenda. Mayor Pro Tem Sutherland emphasized her commitment to transparency and integrity and stated she had never received any money for phone usage.

It was mentioned that the Town previously had a phone contract for over 30 years but for over a year or two, citizens couldn't reach the Town or Police Department. Questions were raised on why the Town switched to personal phones and requested clarification on the cost implications of these changes.

The discussion revealed that there was never clarity on why the phone system was changed and whether there had been a significant cost to do so. There were concerns about the decision-making process for changes that affect budgets, especially when claiming financial constraints.

- d. Discussion Regarding Future Agenda Preparation – Mayor Pro Tem Fredricka Sutherland – Mayor Pro Tem Sutherland recommended that draft agendas be sent out to allow for Board member input before finalizing them. She noted that the current agenda had been received on Thursday and suggested that a more collaborative approach would help Board members be on the same page.

It was noted that the Rules of Procedure already address this process, but Mayor Pro Tem Sutherland was seeking to make the process easier and more transparent.

- e. Discussion Regarding Recycling Services by GFL – Commissioner Soña L. Cooper – Commissioner Cooper expressed concerns regarding the recycling services provided by GFL as there were numerous resident complaints alleging that recycling materials are being collected and dumped in the same truck as household trash. Mel Acosta, General Manager II, GFL Environmental was in attendance for any questions or concerns for which his insight or clarification would be helpful.

Mr. Acosta clarified for the Board and residents that there are two (2) types of trash cans: the black trash can for regular trash and the green or blue recycling bin. He provided his contact information (910-316-9263) and emphasized that he was local and located just minutes away, unlike previous contacts.

Mr. Acosta reported that GFL had replaced approximately 30% of their fleet and implemented a new maintenance team, which had reduced truck breakdowns that previously occurred 2-4 times per week.

- f. Discussion Regarding Speed Humps on Town-owned Streets – Town Manager Jon Rorie – Mr. Rorie discussed the issue of speed humps on Town-owned streets, noting that it involves considerations of traffic calming measures like traffic circles and road narrowing. He specifically mentioned Cecil Ave., a 1,300-foot-long road that Steve Watson had raised concerns about during Public Comments, which the Police Department had been evaluating.

Mr. Rorie suggested developing criteria to determine when speed humps would be appropriate, such as the number of speeding vehicles that would constitute a problem. He mentioned specific streets like Cecil Ave. and Deerfield Drive as potential candidates.

There was discussion about whether to require a percentage of residents in affected neighborhoods to agree to speed humps, with Mr. Rorie referencing a past situation where 67% of residents in a subdivision with over 640 residents had to agree.

The Board gave consent for staff to prepare a generic policy on speed humps to be presented at the February Work Session, which is Monday, February 23, 2026. Concerns were raised about setting arbitrary thresholds for the number of speeders, suggesting that even a small number of speeding vehicles could pose a danger to children.

- g. Resolution 2026-1: To Obtain Permanent Ownership and Maintenance of Caelin Farms Road, Old Angus Lane, and Tori Drive in Caelin Farms Subdivision Phase I – Town Manager Jon Rorie & Mayor Kia Anthony – Mr. Rorie explained that the acceptance of new roads is a procedural matter. Once roads are constructed to required engineering standards, inspected, and officially approved, the Town accepts them into its system. Upon acceptance, the roads become part of the Town's long-term maintenance responsibilities funded through Powell Bill resources. He noted that accepting these roads would add to the approximate 29 miles to the Town's roadway system and confirmed that Powell Bill funding would increase accordingly.

Attorney Porter explained that a Resolution would need to be passed to take legal ownership of these roads, which would become Town streets. He noted that the Town couldn't really avoid doing this

because prior Boards had already approved the plats and agreed that if the roads were built according to specifications, the Town would accept them for public dedication. The Resolution essentially completed an agreement that had already been made.

Action: Motion to approve Resolution 2026-1; To Obtain Permanent Ownership and Maintenance of Caelin Farms Road, Old Angus Lane, and Tori Drive in Caelin Farms Subdivision Phase I.

Motion by: Commissioner Cooper

Second by: Commissioner Thompson

Vote: Unanimous

- h. Resolution 2026-2: Providing Notice Pursuant to Interlocal Agreements and Supporting Full County Funding and Management of the Joint 911 Operations Center – Town Manager Jon Rorie & Mayor Kia Anthony – Mr. Rorie explained that the Town had entered into an agreement with Cumberland County for 911 services, agreeing to provide approximately \$135,000 per year to fund staff that were absorbed from the Town of Spring Lake into the 911 center. Over a 10-year period, Town residents had subsidized the operation of the 911 center to the tune of about \$1.3 million.

Mr. Rorie explained that residents of the Town were effectively being triple-taxed for 911 services: they pay County taxes for services, they pay municipal taxes, and then the Town of Spring Lake pays an additional \$135,000 annually to the County for 911 operations. Meanwhile, the County receives state 911 surcharge funding (budgeted at \$576,000 this year) for operating the center.

The Resolution would provide notice of discontinuing the \$135,000 annual payment for staff, not withdrawing from 911 services. Mr. Rorie emphasized that there should be a consolidated 911 public safety answering point, but the funding arrangement needed to be corrected.

Questions were asked whether 911 services would still be funded if the Town stopped its payment, and Mr. Rorie confirmed that the County would continue to fund the service through County taxes that the Town of Spring Lake residents already pay.

Action: Motion to approve Resolution 2026-2; Providing Notice Pursuant to Interlocal Agreements and Supporting Full County Funding and Management of the Joint 911 Operations Center.

Motion by: Commissioner Cooper

Second by: Commissioner Thompson

Vote: Unanimous

- i. Resolution 2026-3; Authorizing the Lease of the Community Recreation Center Building to Cumberland County – Town Manager Jon Rorie & Mayor Kia Anthony – Mr. Rorie explained that Cumberland County had been managing the Recreation Center under an Interlocal Agreement, but the County had never considered the debt service on the building in that agreement. The Town is still making annual debt service payments of approximately \$131,200 for the Center.

Mayor Anthony clarified that the County was not currently paying for anything related to the building itself, only the services provided inside. The 5-cent tax that Town of Spring Lake residents pay goes

towards the salaries and services at the Recreation Center, not the building debt. Under this Resolution, the County would take on the debt service payments as the tenant of the building.

It was emphasized that the Town would retain ownership of the building and the County was essentially renting it to provide services. The County was not paying the Town; rather, the Town would no longer be paying for the debt service on a building that the County was using.

Mayor Pro Tem Sutherland expressed concerns about the affordability of the Recreation Center for Town citizens, noting that it was expensive for residents to use the facility despite their tax contributions. She questioned whether the \$131,200 figure in the agreement was sufficient.

Mayor Anthony acknowledged this concern and mentioned that it was a separate topic under discussion to ensure that Town residents has reduced rates for using the facility.

Action: Motion to approve Resolution 2026-3; Authorizing the Lease of the Community Recreation Center Building to Cumberland County.

Motion by: Commissioner Thompson

Second by: Commissioner Cooper

Vote: Unanimous

- j. Mayor's Report – Mayor Kia Anthony – First, Mayor Anthony reported that she would be attending a meeting with FAMPO tomorrow, Tuesday, January 13, 2026, and would bring back any information from that meeting. Second, Mayor Anthony mentioned an upcoming meeting with the Mayors of Fayetteville and Hope Mills to discuss regionalization issues and opportunities. Last, Mayor Anthony, after the Board of Commissioners Report, highlighted that she had walked through her neighborhood that morning and noticed several houses that had been cited with red door hangers were now cleaned up.
- k. Board of Commissioners Report – Spring Lake Board of Commissioners – Mayor Pro Tem Sutherland thanked everyone for attending and encouraged continued participation and support of the Town. She explained that she asks questions to ensure a full understanding of the matters before the Board, noting that she does not vote on items unless she clearly understands them and wants the public to have the same understanding. First, Commissioner Thompson wished everyone a Happy New Year. Last, Commissioner Thompson announced free tutoring at Bethel AME Zion Church, located at 255 Vass Road, will begin tomorrow, Tuesday, January 13, 2026, at 5:30 pm and will be available on Tuesdays and Thursdays from January 13th through April. The program is open to any children who may need additional academic support. Commissioner Jackson & Commissioner Burgess thanked those who attended the Board meeting this evening. First, Commissioner Cooper reported that a community cleanup will take place on Monday, January 19, 2026, at 9:00 am near Tractor Supply, focusing on the cleanup of an historic slave cemetery in observance of Martin Luther King Jr. Day. Second, Commissioner Cooper congratulated Mayor Anthony on her acceptance into the Advanced Leadership Corps (ALC) program at the UNC School of Government. Third, Commissioner Cooper shared that she will be scheduling meetings for her strategic focus group, which is Safe, Vibrant, and Healthy Community, and noted that additional community volunteers are still needed. Fourth,

Commissioner Cooper is working with Brightspeed to place Blessing Boxes in the community and to explore opportunities for providing free Wi-Fi at strategic locations. Last, Commissioner Cooper announced that a community sweep is planned for March in the Holly Hills area. Residents are encouraged to ensure compliance with community standards, including removing junk piles and addressing abandoned or inoperable vehicles parked in the right-of-way.

- i. Manager's Report – Town Manager Jon Rorie – Mr. Rorie stated that the focus groups are intended to ensure Board representation and expressed his hope that all topics discussed align within the four (4) established planning categories. He noted that, with two (2) former Commissioners, there are currently vacancies in representation on the water infrastructure and blight focus groups. He added that this matter was expected to be discussed further with the Asset Inventory Assessment (AIA) and emphasized the need to appoint representatives so the group can revisit and address these issues moving forward.
- m. Town Attorney Report – Town Attorney Michael Porter – Attorney Porter provided an update regarding SLPA, noting that the matter was raised during the meeting and that staff is still awaiting coordination and feedback from Hutchins Law Firm on the current status. He explained for the benefit of new Board members that the property in question is owned by SLPA, which is a separate legal entity. To address the issue, SLPA purchased the note from the bank and will proceed with foreclosure on that note in order to obtain ownership of the property.

10. CLOSED SESSION

Action: Motion to approve to go into Closed Session pursuant to NCGS §143-318.11(a)(6) – Personnel.

Motion by: Commissioner Cooper

Second by: Mayor Pro Tem Sutherland

Vote: Unanimous

Action: Motion to approve to come back into Open Session. No action was taken.

Motion by: Commissioner Thompson

Second by: Commissioner Cooper

Vote: Unanimous

11. ADJOURNMENT

Action: There being no further business to come before the Board, Mayor Anthony adjourned the meeting at 9:28 pm.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Kia Anthony
Mayor

ATTACHMENT ONE

DC

Debra Clyde

110 Marvin Drive. Spring Lake, 28390 

debraclyde@icloud.com 

(910) 303-9049 

To: Board of Commissioners, Town of Spring Lake, NC

THRU: Carly Autry, CMC, NCCMC, Town Clerk,

January 11, 2026

Greetings,

I am taking this time to submit my personal concerns regarding items on the agenda for January 12, 2026. I will be unavailable to attend the meeting in person. Please note my address in the heading above.

The newest members of the Board of Commissioners should be cognizant of the possibility that the LGC is still watching the government and staff of the Town of Spring Lake, NC. Discussions of bringing back expenses to to budget that increase expenses that are not necessary for the health and welfare of the citizens of the town should not be discussed.

Regarding NEW BUSINESS c. Discussion Regarding Board Town Cell Phones. There is a system in place whereby the current members are paid a stipend that is a fair market value for most companies. \$50.00 per month will allow you to get a plan with some companies that will allow you to put \$35.00 in you pocket. The current process allows for all of the legal requirements for public records and confidentiality to be met without the cost of purchasing and maintaining a separate phone. I am not sure if we should be electing officials that are not willing to use the technology available to save expenses.

Regarding NEW BUSINESS d. Discussion Regarding Board Compensation. No thank you. You chose to serve. The stipend at its current rate has been satisfactory for the current board members. It can be satisfactory for the newly elected board members as well. The previous board saw fit to sacrifice their health insurance, I am quite certain that the new members can take the pay at the current rate without the health insurance as well.

Finally, it would not be wise for you to try to fire the Manager, Clerk, or the Finance Director. My contact information is in the heading.

Respectfully,

Debra A. Clyde

Debra A, Clyde

110 Marvin Drive

Spring Lake, NC 28390

SPRING LAKE

YEAR-END REVIEW

Calendar Year 2025 and FY26 Mid-Year Reality

January 12, 2026
Mayor Kia Anthony

ATTACHMENT TWO

2025 was about stabilizing the foundation by staying focused on the basics: planning, accountability, and protecting core services.

WHAT RESIDENTS FELT IN 2025

Rising Costs Everywhere

At the local level:

- Equipment and contracts
- Maintaining aging infrastructure
- Keeping skilled staff in critical roles

17%
Water & Sewer Rate Increase
(January 2025)

Not a talking point—something families experience month to month

COMMITMENT 1: PLANNING, NOT GUESSING

Strategic Plan Focus Areas

• Safe, reliable water/sewer/stormwater systems

• Revitalizing town infrastructure

• Safe, vibrant, healthy community

• Economic development

Impact teams established to tackle problems in a structured way

COMMITMENT 2: STAYING ACCOUNTABLE

Completing Overdue Audits

\$150,000

Allocated this fiscal year for audits 2022-2025

Can't be spent on anything else—not salaries, not equipment, not new programs. It's an obligation we can't avoid.

SPRING LAKE PROPERTY ACQUISITIONS (SLPA)

Taking Ownership and Fixing the Problem

What it was:

- Nonprofit formed 2019
- Economic development vehicle
- Land swap with Fort Liberty
- Attract major employers

What happened:

- Borrowed \$3.5M from BB&T
- Bought 160 acres Manchester Rd
- Federal approval denied
- Loan defaulted
- 5 years unpaid taxes/fees

SLPA: THE 2025 CLEANUP

From \$3.5M Problem to Managed Solution

Settlement: \$450,000 • Resolved \$3.5M debt with Truist

Note Purchase: \$450,000 • Town purchased defaulted note

Parcel Sale: \$75,000 • Sold one parcel, paid back taxes

Debt Forgiveness: \$2.9M • Unrecoverable debt written off

Result: Recovered 160 acres, positioned for strategic use. SLPA dissolved.

THE BUDGET REALITY

Why We Must Stay Disciplined

62%
Public Safety Share of General Fund

Constraints:

- Limited revenue mix
- Frozen/unfunded positions
- Every dollar allocated
- Infrastructure needs
- Audit requirements

Three ways to pay for new costs: cut something else, raise revenues, or delay work (at higher cost later)

PROPERTY TAX REVALUATION: A DOUBLE-EDGED SWORD

Benefits and Challenges

Benefits:

- Reflects growth
- Strengthens tax base
- Long-term planning
- Builds resident wealth

74.1¢

Per \$100 valuation

Highest in Cumberland County

We don't have flexibility to simply drop taxes while systems crumble, positions stay frozen, and audits need completion.

THE INFRASTRUCTURE CHALLENGE WE CANNOT AVOID

Crumbling Systems: The Numbers

System Age & Condition:

- 40-60 years old
- 60% outdated clay/concrete pipes
- Only 50% water billable (rest leaks)

January 2025:

- 5 major water main breaks
- One break: 3.5M gallons lost
- Water paid for, ran into ground

Sewer Rehab	\$45-50M
Water Replacement	\$20-25M
Total Need	\$65-80M

Every dollar in proactive rehabilitation saves us three dollars in emergency repairs

INFRASTRUCTURE FUNDING STRATEGY

Pursuing Every Available Dollar

State Legislative Request (February 20, 2025):

Infrastructure Grants Secured: Over \$1.5 Million

Infrastructure investment must be our absolute top budget priority

THE SALES TAX CHANGE

Major Revenue Loss

-\$1.76M

Annual Sales Tax Revenue Loss

The Change:

From per capita (population)
To ad valorem (property values)

The Impact:

16% of our General Fund
Money we no longer have

Same responsibilities. The math doesn't disappear.

PROGRESS PEOPLE CAN SEE

2025 Accomplishments

Parks: Mendoza playground (late Aug), Veterans Park upgrades

Art: New mural at Mendoza with NC symbols

Stormwater: \$318,000 invested in maintenance and repairs

Natural Gas: \$200,000 state grant for expansion

Safety: Plush Lounge closure—safety first

Community: Spring cleanup, First Fridays, Tree Lighting

Planning: Lillian Black Elementary findings from UNC

DISCIPLINED LEADERSHIP

The Next Six Months: Stewardship

Protect core services, address infrastructure, and stay compliant—while being honest about what we can afford.

Be very cautious about adding new recurring expenses or expanding benefits not already planned.

Good leadership sometimes means saying not yet to good ideas. It means holding the line. It means making unpopular decisions to protect long-term stability.

WHERE WE GO FROM HERE

FY26 Priorities

- Stay on track with audits and keep public informed
- Infrastructure strategy matching true scale of need
- Maintain public safety coverage sustainably
- Continue natural gas expansion
- Use assessments as fact-based decision tools
- Invest in community assets within budget

We Will Not Ignore the Problems

We're staying focused, organized, and accountable—that's how a town gets through tight seasons without losing its core.

Thank you.



Board of Commissioners Agenda Cover Sheet

Meeting Date

January 26, 2026

Agenda Location

Consent Agenda

Item Title

Budget Amendment (BA-12) FY2026

Summary/Description

- To appropriate Grant from Fayetteville|Cumberland County Arts Council for arts project in Town of Spring Lake.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Budget Amendment (BA-12) FY2026

**Town of Spring Lake
Budget Amendment
Fiscal Year Ending**

**BA -12 FY 2026
30-Jun-26**

BE IT ORDAINED by The Governing Board of the Town of Spring Lake, North Carolina, that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2026

Section 1: To amend the revenues and expenditures as follows:

<u>Account Number</u>	<u>Department</u>	<u>Current Budget</u>	<u>Amendment</u>	<u>Amended Budget</u>
10-00-3612-000-00	Fayetteville Cumberland Arts Council	4,000	7,000	11,000
	Total Revenues	<u>\$ 4,000</u>	<u>\$ 7,000</u>	<u>\$ 11,000</u>
10-80-6120-190-09	Professional Services	10,201	7,000	17,201
	Total Expenditures		<u>\$ 7,000</u>	
	Revenues Over (under) Expenditures		<u>\$ -</u>	

Justification:

To appropriate grant from Fayetteville Cumberland Arts Council for arts projects in Town of Spring Lake

Section 3:

Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget officer and Finance director for their Direction.

Requested By

James C Overton Date 26-Jan-26

Reviewed By

Finance Director
James C Overton Date 26-Jan-26

Approved By:

Finance Director
Jonathan Rorie Date 26-Jan-26
Town Manager

ADOPTED this

26th day of January 2026

by the Spring Lake
Board of Commissioners

Town of Spring Lake Mayor

Town of Spring Lake Clerk



Board of Commissioners Agenda Cover Sheet

Meeting Date

January 26, 2026

Agenda Location

Consent Agenda

Item Title

Quarterly Reports (2nd Quarter)

Summary/Description

Sharing departmental quarterly reports can enhance communication, trust, and collaboration between the local government and its residents, leading to a more informed and engaged community in the Town.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Quarterly Reports Submitted by Town Staff (2nd Quarter) FY25-26



Q2 25 26

ADMINISTRATION

FACEBOOK

YOUTUBE



Currently 8.7K Followers
on the Town of Spring Lake's Facebook page.
Up 300 from Q1.



Currently 496 Subscribers
on the Town of Spring Lake YouTube channel.
Up 14 from Q1.

www.townofspringlake.com

www.youtube.com/@springlakenc5167



- **699 IOS downloads**
- **359 Android downloads**
- **431 Unique citizen accounts**



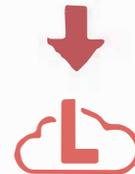
October: 4
November: 1
December: 2

7 REQUESTS TOTAL



First Friday on Main
held in **October and November**

Laserfiche



Laserfiche Cloud Software
for Digital Records Training for Staff

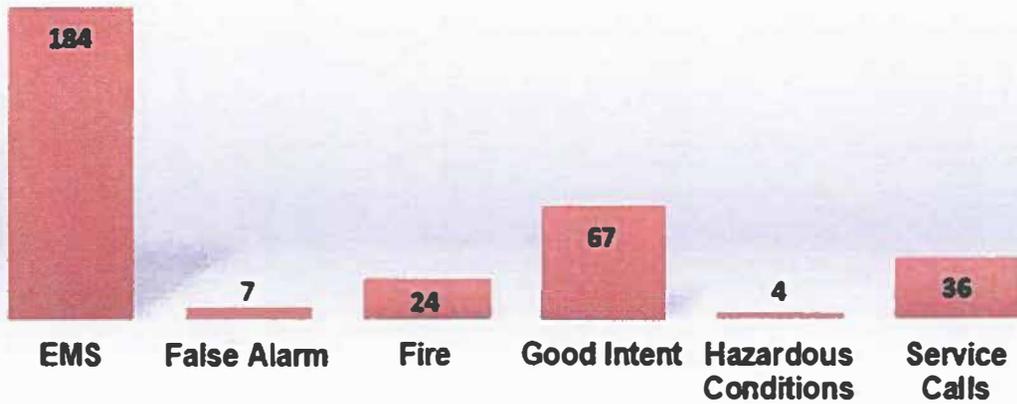


Q2 REPORT—Fire

October 01, 2025 — December 31, 2025



Total Number of Calls 322



Inspections - 17

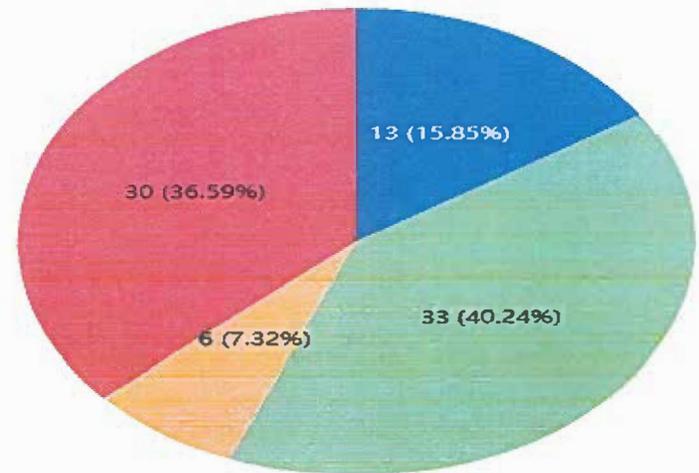
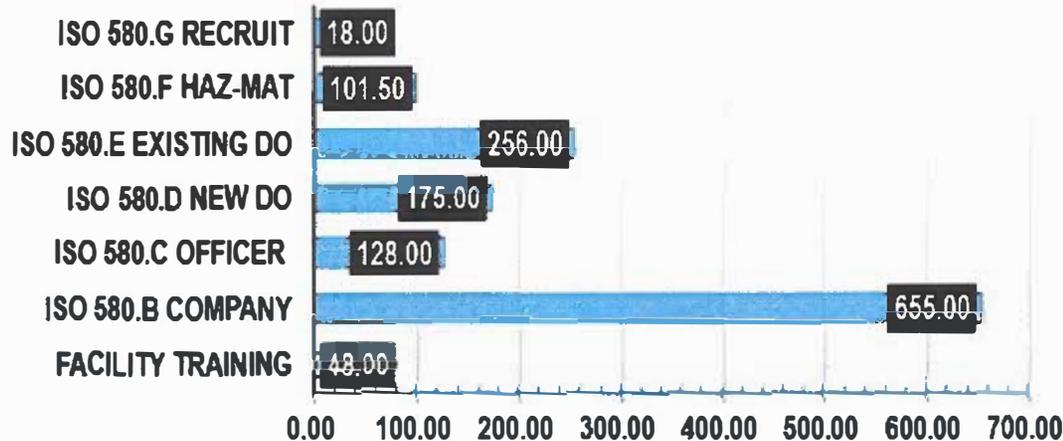
Top EMS Responses:

1. Breathing Problems
2. Chest Pain
3. Diabetic Issues

- Mutual aid received
- Automatic aid received
- Mutual aid given
- Automatic aid given

Total aid given and received (82)

TRAINING HOURS



Human Resource And Risk Management

2025

Q2

Event



- Performance Management Workshop- November 2025
- Establish Policy Update Project- November 2025
- FTCC Hiring Event- November 2025

Numbers

Average Salary

\$51,587



87

FT-72

PT-14

Total Employees

New Hires

4

Turnover Rate

5.88%

Separations

5

Current Vacancies

- Full/Part-Time Firefighter
- Sanitation Maintenance Technician
- Stormwater Maintenance Technician
- Program Assistant
- Police Patrol Sergeant



FY 25-26 Q2

PLANNING AND DEVELOPMENT

IN Q2 (FY 25-26)
IN Q1 (FY 25-26)

Average Review Time
3
commercial permits
(5-day goal)
3
residential permits
(5-day goal)

BUILDING PERMITS:



Less than 1% DECREASE IN PERMITS FROM Q2

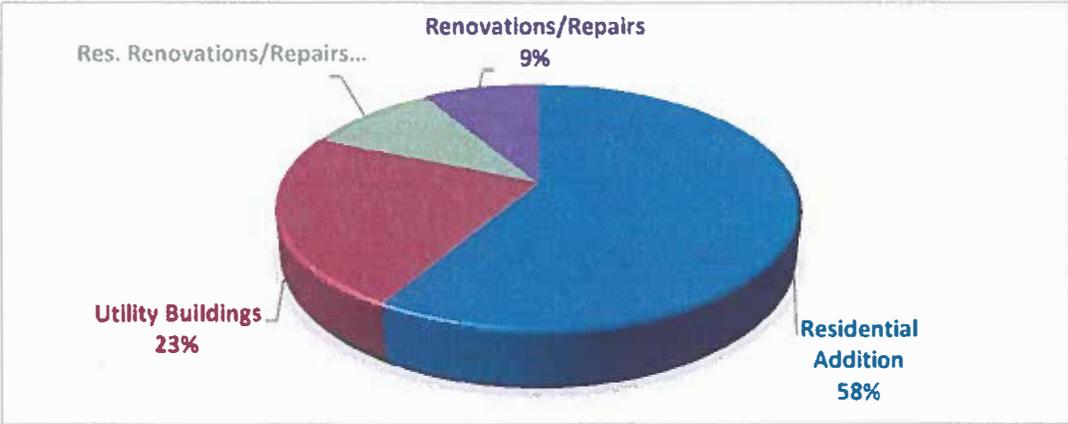


Building Construction Cost Per Quarter

Q2- \$6,305,001.00
Q1- \$1,092,181.28

Performed Building Inspections
Q2-283
Q1-196

New residential properties continued flourish this quarter with 16 total new residences, including 4 single-family, 10 mobile homes, and 2 multi-family residences. Building permits were issued for rebuild of The Brooks Apartment complex off of Lillington Hwy. Plan Review is underway for the new River Music Apartment complex.



Code Enforcement Update
Code enforcement has been revamped and with employee involvement, there have been some progress with getting the town cleaned up. As a result, **4 cases** have been abated, **61 Open in progress cases, 55 cases remain on hold.** In addition, **Misty Circle Mobile Homes** cases were opened in reference to 16 lots with dilapidated mobile homes in hazardous conditions. The property owner has been notified. Notices have been sent and Hearings held. Ordinances have been submitted for Town Abatement.

Town of Spring Lake App

Download
Town of Spring Lake

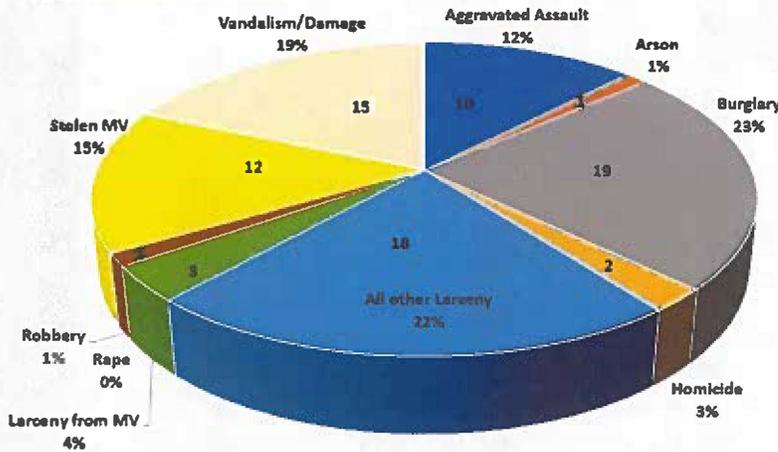
- Access Information
- Submit Service Requests
- Report Issues
- And more...

 SCAN TO DOWNLOAD



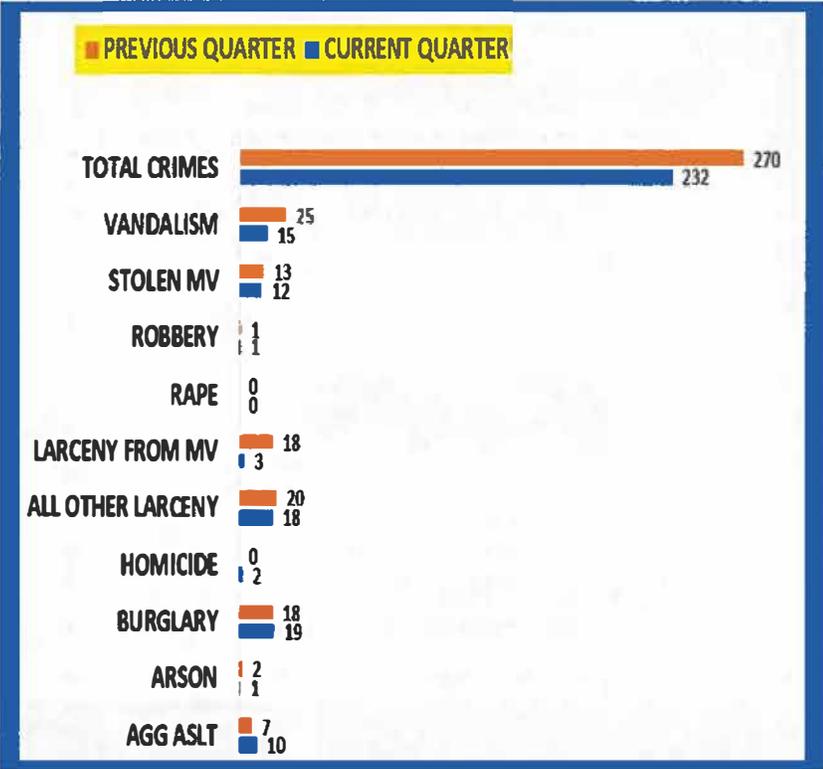


TOTAL CRIME REPORTED: 232



- Overall crime decreased by 14.07% from Q1.
- Largest decrease: Larceny from MV
- Largest increase: Aggravated Aslt

- The listed crimes account for 81 incidents (34.91%) of the total 232 crimes.
- The remaining 151 crimes (65.09%) fall under other categories. ***



	Q2	Q1		
Aggravated Aslt	10	7	↑	42.86%
Burglary	19	18	↑	5.56%
Homicide	2	0	↑	200%
Rape	0	0		0%
Robbery	1	1		0%
Arson	1	2	↓	-50.00%
All Other Larceny	18	20	↓	-10%
Larceny from MV	3	18	↓	-83.33%
Stolen MV	12	13	↓	-7.69%
Vandalism/Damage	15	25	↓	-40.00%
Other Categories	151	166	↓	-9.47%
Total Reported Crime	232	270	↓	-14.07%

***Other categories include, but are not limited to, residential and commercial alarms, animal cruelty cases, weapons-related incidents, disturbances, harassment complaints, suspicious activity investigations, fraud offenses, trespassing incidents, assistance calls, traffic violations, 911 abandon calls, well-being checks, missing persons, and civil matters.



INVESTIGATIONS:

	Q2	Q1	
REPORTS FILED	232	270	-14.04% ↓
ACTIVE INVESTIGATIONS	44	64	-31.25% ↓
ARREST	74	59	↑ 25.42%

CALL LOG

	Q2	Q1	
DISPATCH CALLS	3,278	2,864	↑ 14.46%
CALL FOR SERVICE	1,428	1,413	↑ 1.06%
OFFICER INITIATED	1,846	1,450	↑ 27.31%
AREA/SECURITY/HOUSE CHECKS	297	329	-9.73% ↓

AVERAGE RESPONSE TIME TO CALLS

OCTOBER	06:37	Tier 1 2:32
NOVEMBER	06:01	Tier 1 2:21
DECEMBER	06:33	Tier 1 1:18

CODE ENFORCEMENT VIOLATIONS

TOTAL QUARTER – 153	CLOSED -117
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OPERATION GREEN & CLEAN - DEERFIELD

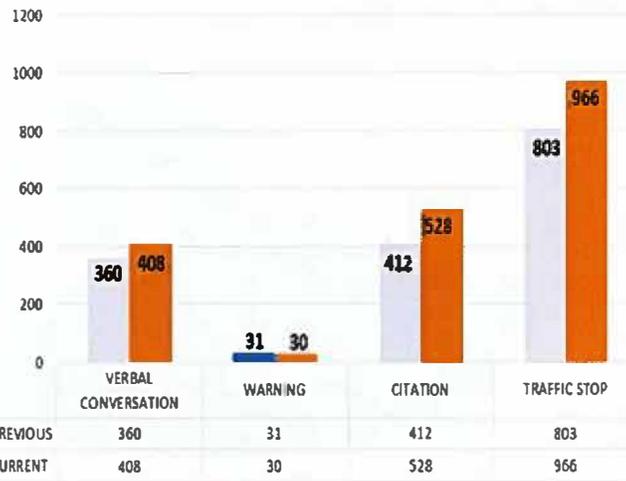
438 RESIDENTIAL PROPERTIES

OPEN	120
ABATED	75

OFFICER'S TRAINING HOURS 218.5

20.30% Increase of Traffic Stops
28.16% Increase of Written Citations
-3.23 Decrease of Warning Tickets

TRAFFIC STOPS: 966



COMMUNITY EVENTS

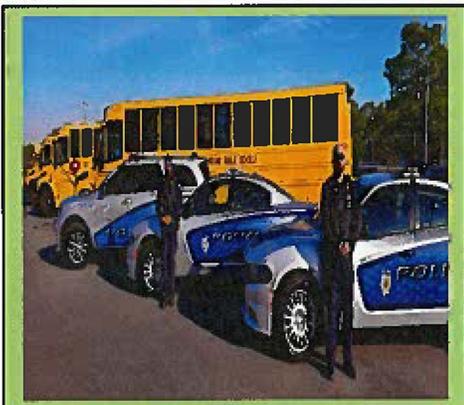


Traffic Accidents: 119
Previous: 107
Increased by: 11.21%



Top 3 Crash Locations

- 1) N Fourth St/Spring Ave
- 2) Vass Rd/ N Bragg Blvd
- 3) E. Manchester Rd/ N Bragg Blvd





October 01, 2025—December 31, 2025

Q2
2025

Sanitation



Brown / Furniture Solid Waste

	Pounds	Fees
October	28,020.00	588.42
November	59,060.00	1,358.38
December	30,680.00	705.64

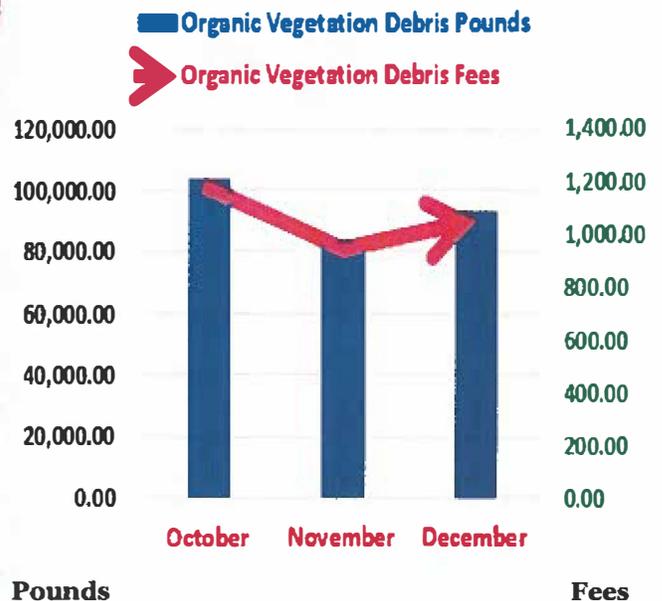
Organic Vegetation Debris

	Pounds	Fees
October	103,740.00	1,167.11
November	83,540.00	940.36
December	93,600.00	1,053.04

Q2 Report - Brown / Furniture - Solid Waste



Q2 Report - Organic Vegetation Debris



STREETS

Utility Cuts = 10
 Potholes = 13



~ Deceased Animals ~
Removed (12)



Trash Bags
 Disposal—14

PUBLIC BUILDINGS

****Special Projects****

- Replaced 5 ton AC unit over the Police Department.



Water Resources 25-26 Q2



Repairs Done in Q2

Water 38 including one major leak in woods off Main St found and fixed. Sourced from App and workorders.

Sewer 6 repairs and Regina St Project starting soon.

WWTP – FEMA repairs nearly done

Stormwater – 3 drains fixed after being hit by cars, four major projects on FY 26 list.

Water Quality Testing

UCMR5 – passed third round – Unknown Contaminants

Consumer Confidence Report – in progress to be released in June

BacT – all tests passed

TTHM/HA55 – all tests passed – one late but accepted by state

Flagger Training – we've gone from one certified DOT flagger to 13! Please pay attention in work zones so we all arrive home safely every day.

Coming up in Q3

Water System inspection by NCDEQ in February

Water Quality testing continues, as do repairs and upgrades.

Training courses for Water and Street personnel

Permit renewals and updates are ongoing



Board of Commissioners Agenda Cover Sheet

Meeting Date

January 26, 2026

Agenda Location

Introductions & Special Presentations

Item Title

Black History Month 2026 Proclamation

Presenter

Mayor Kia Anthony

Summary/Description

The Proclamation recognizes February 2026 as Black History Month in the Town of Spring Lake, honoring the significant contributions and enduring impact of African Americans locally, statewide, and nationally. It highlights the importance of reflection, education, unity, and diversity, and encourages residents, schools, organizations, and businesses to participate in activities and programs that celebrate African American history, culture, and achievements.

Requested Action

Informational Only

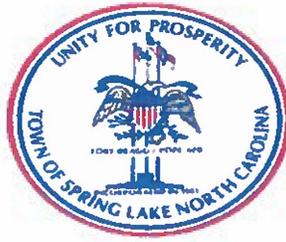
Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Black History Month 2026 Proclamation



Black History Month

Town of Spring Lake

WHEREAS, Black History Month is observed annually in February to recognize, honor, and celebrate the rich history, culture, and enduring contributions of African Americans to the social, economic, political, educational, and cultural development of the United States; and

WHEREAS, African Americans have played a vital role in shaping the history and progress of North Carolina and the Town of Spring Lake, demonstrating resilience, leadership, and excellence in the face of historic and ongoing challenges; and

WHEREAS, the observance of Black History Month provides an opportunity for all residents to reflect upon the struggles for justice and equality, to acknowledge achievements too often overlooked, and to promote greater understanding, unity, and respect among all people; and

WHEREAS, celebrating Black history strengthens our community by honoring diversity, encouraging civic engagement, and inspiring future generations to work toward a more inclusive and equitable society; and

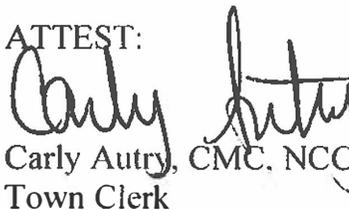
WHEREAS, the Town of Spring Lake is committed to fostering a welcoming community that values the contributions of all residents and recognizes that diversity is a source of strength and pride.

NOW, THEREFORE, BE IT PROCLAIMED by the Town of Spring Lake Board of Commissioners that the month of February 2026 is hereby recognized as Black History Month in the Town of Spring Lake.

BE IT FURTHER PROCLAIMED that the Board of Commissioners encourages all residents, schools, civic organizations, and businesses to observe this month through educational programs, community events, and activities that celebrate African American history, culture, and achievements.

ADOPTED this 26th Day of January 2026.

ATTEST:


Carly Autry, CMC, NCCMC
Town Clerk




Kia Anthony
Mayor



Board of Commissioners Agenda Cover Sheet

Meeting Date

January 26, 2026

Agenda Location

Introductions & Special Presentations

Item Title

Certificates of Recognition

Presenter

Mayor Kia Anthony

Summary/Description

Mayor Anthony will recognize the Spring Lake Jaguars, along with Coaches Mercado Knight and Romain Youngsam, for earning runner-up honors in soccer, as well as the Spring Lake Vipers, led by Coach Kristine Sousa, for winning the volleyball championship at the Spring Lake Recreation Center. Mayor Anthony will present a certificate to each player in recognition of their achievement.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

N/A



Board of Commissioners Agenda Cover Sheet

Meeting Date

January 26, 2026

Agenda Location

New Business

Item Title

Budget Amendment (BA-10) FY2026

Presenter

Finance Director James Overton

Summary/Description

- To appropriate Powell Bill reimbursement from City of Fayetteville and proceeds from sale of capital assets to purchase a new backhoe for Street Department. This will replace a 2016 John Deer backhoe, which is in need of \$7,000 in repairs, as it is ten (10) years old.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Budget Amendment (BA-10) FY2026

**Town of Spring Lake
Budget Amendment
Fiscal Year Ending**

**BA -10 FY 2026
30-Jun-26**

BE IT ORDAINED by The Governing Board of the Town of Spring Lake, North Carolina, that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2026

Section 1: To amend the revenues and expenditures as follows:

<u>Account Number</u>	<u>Department</u>	<u>Current Budget</u>	<u>Amendment</u>	<u>Amended Budget</u>
10-00-3330-310-03	Powell Bill Reimbursement	-	94,800	94,800
10-00-3835-810-00	Sale of Material	-	2,000	2,000
10-00-3835-820-00	Sale of Capital Assets	-	16,500	16,500
10-00-3991-991-00	Fund Balance Appropriated - Powell Bill	474,800	23,700	498,500
Total Revenues		<u>\$ 474,800</u>	<u>\$ 137,000</u>	<u>\$ 611,800</u>
10-80-6120-190-09	Capital Outlay	10,201	137,000	147,201
Total Expenditures		<u>\$ 137,000</u>		
Revenues Over (under) Expenditures		<u>\$ -</u>		

Justification:

To appropriate Powell Bill Reimbursement from City of Fayetteville and proceeds from sale of capital assets to purchase a new backhoe for Street Department. This will replace a 2016 John Deere Backhoe which is in need of \$7,000 in repairs. This backhoe is 10 years old.

Section 3:

Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget officer and Finance director for their Direction.

Requested By

James C Overton Date 26-Jan-26

Reviewed By

Finance Director
James C Overton Date 26-Jan-26

Approved By:

Finance Director
Jonathan Rorie Date 26-Jan-26
Town Manager

ADOPTED this

26th day of January 2026

by the Spring Lake
Board of Commissioners

Town of Spring Lake Mayor

Town of Spring Lake Clerk



Board of Commissioners Agenda Cover Sheet

Meeting Date

January 26, 2026

Agenda Location

New Business

Item Title

Budget Amendment (BA-11) FY2026

Presenter

Finance Director James Overton

Summary/Description

- To appropriate additional revenues in the Water and Sewer Fund for the purchase of 400 new meters @ \$400 each = \$160,000 to replace old and broken water meters.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Budget Amendment (BA-11) FY2026

BE IT ORDAINED by The Governing Board of the Town of Spring Lake, North Carolina, that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2026

Section 1: To amend the revenues and expenditures as follows:

Account Number	Department	Current Budget	Amendment	Amended Budget
60-91-3713-520-00	Water Taps	-	4,000	4,000
60-91-3714-520-00	Sewer Taps	-	5,400	5,400
60-91-3715-510-00	Sewer Overhills	66,000	124,000	190,000
60-91-3835-820-00	Sale of Capital Assets	-	6,600	6,600
60-91-3713-510-04	Water Bulk	37,368	20,000	57,368

Total Revenues	\$ 103,368	\$ 160,000	\$ 263,368
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60-91-7120-240-15	Repairs & Maintenance Water Meters	225,450	160,000	385,450
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Total Expenditures	\$ 160,000
--------------------	------------

Revenues Over (under) Expenditures	\$ -
------------------------------------	------

Justification:

To appropriate additional revenues in the Water and Sewer Fund for the purchase of 400 new water meters @ \$400 each = \$160,000 to replace old & broken water meters

Section 3:

Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget officer and Finance director for their Direction.

Requested By

James C Overton Date 26-Jan-26

Reviewed By

Finance Director
 James C Overton Date 26-Jan-26

Approved By:

Finance Director
 Jonathan Rorie Date 26-Jan-26
 Town Manager

ADOPTED this

26th day of January 2026

by the Spring Lake
 Board of Commissioners

Town of Spring Lake Mayor

Town of Spring Lake Clerk



Board of Commissioners Agenda Cover Sheet

Meeting Date

January 26, 2026

Agenda Location

New Business

Item Title

Financial Statements ending FY June 30, 2021, 2022, and 2023

Presenter

Finance Director James Overton

Summary/Description

Financial Statements for Fiscal Year Ending June 30, 2021, 2022, and 2023.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Not Included in the Agenda – Attached PDFs in Email



Board of Commissioners Agenda Cover Sheet

Meeting Date

January 26, 2026

Agenda Location

New Business

Item Title

Asset Inventory Assessment (AIA) Reports

Presenter

Town Manager Jon Rorie

Summary/Description

As the Town of Spring Lake is currently on the Local Government Commission (LGC) Unit Assistance List (UAL), the Town was awarded a \$250,000 Grant to evaluate the overall condition of its water and sewer infrastructure and to identify capital planning needs. The AIA provides a clear assessment of the system's condition and outlines the financial realities and constraints the community faces in maintaining a functional and sustainable water and sewer system.

The draft plan was reviewed with Focus Group One on Wednesday, January 21, at 4:00 pm and now recommending Board consideration.

The AIA will serve as a strategic tool to guide incremental improvements to the system and to support long-term budgeting and planning for FY 2027 and beyond.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Not Included in the Agenda – Sent via email to the Board on Wednesday, January 14, 2026



Board of Commissioners Agenda Cover Sheet

Meeting Date

January 26, 2026

Agenda Location

New Business

Item Title

System Development Fees (SDF)

Presenter

Town Manager Jon Rorie

Summary/Description

Given the significant investment current Town residents have already made in the Town's water and sewer infrastructure, the purpose of the SDF is to equitably recover a reasonable portion of the costs associated with system expansion necessitated by new development. Upon adoption, all new construction within the Town of Spring Lake will be assessed a System Development Fee of \$1,715 per unit at the time a building permit is issued.

For example, a 200-unit apartment development would generate approximately \$343,000 in SDF revenue to support water and sewer system expansion. A newly constructed single-family residence would also be assessed an SDF of \$1,715, representing one equivalent residential unit (ERU). SDF revenues are restricted to system expansion and capital improvements and may not be used for operations or maintenance. These fees do not apply to existing homes or apartments.

The draft SDF proposal was reviewed with Focus Group One on Wednesday, January 21, at 4:00 pm and now recommending Board consideration.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Not Included in the Agenda – Sent via email to the Board on Wednesday, January 14, 2026