

Town of Spring Lake

BOARD OF COMMISSIONERS

Fredricka Sutherland, Mayor Pro Tem
Tony Burgess, Commissioner
Sofia L. Cooper, Commissioner
Jackie Jackson, Commissioner
Adrian Thompson, Commissioner



CHARTERED IN 1951

OFFICE OF THE MAYOR

Kia Anthony, Mayor

ADMINISTRATION

Dennis English Jr., Interim Town Manager
Carly Autry, Town Clerk
Michael R. Porter, Town Attorney

Board of Commissioners Regular Meeting Agenda Monday, April 13, 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** – Pastor Williams
3. **ADDITIONS AND DELETIONS**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF CONSENT ITEMS**
 - a. Draft Minutes of March 19, 2026, Special Meeting
 - b. Draft Minutes of March 23, 2026, Work Session Meeting
6. **PUBLIC COMMENTS (Limit 3 minutes per speaker)**
7. **PRESENTATIONS**
 - a. Certificates of Recognition – Mayor Pro Tem Fredricka Sutherland
 - b. PY26 AAP (Annual Action Plan) – Rayshonia Manuel (Ray), Community Development Director, Cumberland County Community Development
 - c. Building Resilient Infrastructure and Communities (BRIC) Grant – Amanda Scheck, Emergency Management Coordinator, Cumberland County
 - d. Minimum Housing Update – Derek Mabe, Alliance Code Enforcement
 - e. Town Manager Search – Joe Durham & Harold Owen, North Carolina League of Municipalities (NCLM)
 - f. Asset Inventory Assessment (AIA) – David Honeycutt & Glenn McFadden

8. NEW BUSINESS

- a. Resolution 2026-07; Resolution Authorizing Application for State Loan and/or Grant Assistance for Water and Sewer Improvements – Mayor Pro Tem Fredricka Sutherland
- b. Resolution 2026-08; Resolution Approving the Water System Asset Management Plan and Capital Improvement Plan – Mayor Pro Tem Fredricka Sutherland
- c. Resolution 2026-09; Resolution Approving the Sewer System Asset Management Plan and Capital Improvement Plan – Mayor Pro Tem Fredricka Sutherland
- d. Consulting Agreement with Superior Utilities and Consulting, LLC – Interim Town Manager Dennis English Jr.
- e. Budget Amendment (BA-19) FY2026 – Finance Director James Overton
- f. Budget Amendment (BA-20) FY2026 – Finance Director James Overton
- g. Budget Amendment (BA-21) FY2026 – Finance Director James Overton
- h. Certificate of Sufficiency, Jackson Property – Town Clerk Carly Autry
- i. Resolution 2026-10; A Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. §160A-31 and Related Rezoning Development Considerations – Town Clerk Carly Autry
- j. Manchester Elementary – Commissioner Jackie Jackson
- k. Resolution 2026-11; A Resolution Expressing Opposition by the Town of Spring Lake Board of Commissioners to the Proposed Closure of Manchester Elementary School – Mayor Pro Tem Fredricka Sutherland
- l. Mayor’s Report – Mayor Kia Anthony
- m. Board of Commissioners Report – Town of Spring Lake Board of Commissioners
- n. Manager’s Report – Interim Town Manager Dennis English Jr.
- o. Town Attorney Report – Town Attorney Michael Porter

9. CLOSED SESSION

- a. Pursuant to NCGS §143-318.11(a)(3) – Attorney-Client Privilege

10. ADJOURNMENT

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

March 19, 2026

MINUTES

6:00 pm

The Spring Lake Board of Commissioners held a Special 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 Sofia L. Cooper
Commissioner Jackie Jackson
Commissioner Adrian Thompson

Others Present:

Carly Autry, Town Clerk
Dennis English Jr., Interim Town Manager
Stephanie Hutchins, Building Inspector
Police Chief Errol Jarman, Spring Lake Police Department
James Overton, Finance Director
Officer Malik Passmore, Spring Lake Police Department
Michael Porter, Town Attorney
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

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

3. APPROVAL OF THE AGENDA

Action: Motion to approve the March 19, 2026, Special Meeting agenda.

Motion by: Commissioner Cooper

Second by: Mayor Pro Tem Sutherland

Vote: Unanimous

4. OPEN SESSION

- a. Town Manager Job Listing – Mayor Kia Anthony – Mayor Anthony explained that the Town needed to begin the process of hiring a new Town Manager. She stated that the Board had been provided

with the original job description and the previous Town Manager job listing that was posted before. She also mentioned that recommendations for updating the job listing had been provided.

Mayor Anthony acknowledged that the Board had just received her recommendations and suggested they could take a moment to review them. She explained that she had discussed the matter briefly during the week and talked to Mr. Overton about the salary range and what the Town was currently capable of sustaining. She indicated that the salary range was approximately \$130,000 to \$160,000, but noted they could double-check those numbers with HR, who could run them against the North Carolina League of Municipalities' (NCLM) salary reports for the entire state.

Mr. Overton had also checked into looking for municipalities of similar size but could not find comparable information because the Town was relatively small. Mayor Anthony wanted to begin discussion with the salary range and asked if anyone had additional suggestions or questions.

Mayor Pro Tem Sutherland stated that she had not yet reviewed the document, noting that she had only just received it and had only seen a portion of its contents. She asked for clarification on whether the Board was being asked to approve the item.

Commissioner Jackson also expressed that she had not read the materials as she had just received them. She indicated she needed time to review the information before making decisions or votes.

Mayor Anthony clarified that the recommendations she provided were just her suggestions for convenience and were not part of the official agenda package. She explained they were only discussing the information that had been provided – the original listing from the last posting and the Town Manager job requirements.

During discussion of the salary range, Mayor Anthony confirmed that Mr. Overton had indicated the Town could sustain \$130,000 to \$160,000. She noted they were currently paying Mr. English \$144,000 and that Mr. Rorie had been making \$140,000, so she thought \$130,000 to \$160,000 based on qualifications was a good range.

Mayor Pro Tem Sutherland questioned the salary range, suggesting \$140,000 to \$160,000 instead of \$130,000. She referenced that Mayor Anthony had recommended \$72 per hour for Mr. English as Interim Town Manager based on past practices and what was done previously. She wanted to confirm this was Mayor Anthony's recommendation that the Board had voted on. Mayor Anthony confirmed.

Commissioner Cooper stated that she was generally in favor of the proposed range but recommended adjusting it to begin at the lower end, suggesting a range of \$120,000 to \$160,000 instead of starting at \$130,000.

Mayor Anthony asked if there were any issues with the proposal. Commissioner Jackson reiterated that she would not be voting on the matter at this time, stating that she did not believe decisions

or votes should be made until all members were fully satisfied with the information presented. She acknowledged the item was included in the agenda packet but expressed a desire to further review and compare the details.

Commissioner Jackson then asked whether the Board was being asked to vote or simply provide recommendations at this stage. Mayor Anthony clarified that the item was not final and would not be set in stone until a formal vote was taken, noting that the Board was currently reviewing the matter together.

Mayor Anthony asked whether all members had an opportunity to review the previous salary information and inquired of the Clerk when the information had been distributed.

The Clerk stated that materials in the agenda packet had been sent out the day before, with two (2) additional items provided. One was described as the only Town Manager job description that was on file from HR and noted it was just General Statute rather than a proper job description.

Due to the Board not being prepared to finalize the Town Manager listing discussion, Mayor Anthony suggested that Board could wait and address on Thursday, March 26, 2026, meeting when the League would be coming for Town Manager hiring practices. She confirmed there would be a Special Meeting on March 26th for this purpose.

Mayor Pro Tem Sutherland stated that she would be unable to attend the Special Meeting scheduled for March 26th but acknowledged the Regular Meeting on Monday. Mayor Anthony noted that was acceptable and asked whether the Board was prepared to discuss the Town Manager job listing tonight. Mayor Pro Tem Sutherland indicated she was open to discussion, and Commissioner Jackson concurred, stating she was comfortable discussing the item as long as no vote was being taken at that time. Mayor Anthony responded that it was difficult to have a discussion without members having reviewed the material. Mayor Pro Tem Sutherland reiterated that members had just indicated they had not yet read it. Mayor Anthony then stated that all members had received their agenda packets at the same time.

Mayor Pro Tem Sutherland, Commissioner Burgess, and Commissioner Jackson noted they would not be able to attend the Special Meeting on March 26th.

The discussion concluded with the decision to move on to the next agenda item without finalizing the Town Manager job listing details.

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

- b. Resolution 2026-04; To Approve a Municipal Accounting Services, Cybersecurity and Technical Assistance Memorandum of Agreement – Finance Director James Overton – Mr. Overton explained that this agreement was with the North Carolina League of Municipalities (NCLM). He stated that the League had received a Federal Grant to provide training and software to small Towns. The

original Grant was for Towns with populations less than 10,000, so the Town of Spring Lake was initially not eligible because their population was almost 12,000. However, due to past issues the Town had experienced, the Town received an exemption and were now eligible to participate.

Mr. Overton detailed that the Grant provided training to small Towns through free webinars, with about a dozen available that any employees, Board members, or managers could access online beginning April 1, 2026. He noted that Evelyn Robinson in Finance has a schedule of these free classes. He explained that while the webinars were available without an agreement, the League could also provide staff to come in and help train employees, but this required signing the contract.

Mr. Overton mentioned that when this first became available, Mr. Rorie had asked if he needed the League to come in, and initially he thought it wasn't necessary. However, he now believes the training could be very beneficial to younger employees, department heads, and council members. The training was free with no additional cost, and anyone could take as little or as much as they wanted, but the additional in-person training beyond the webinars required the signed contract.

Mr. Overton also explained another component of the agreement involving accounting software. The League had developed accounting software with a company called Black Mountain, providing this software free of cost for three (3) years to many small governments. To participate in this program, even if the Town wanted to in the future, the Town would need to sign the contract. He emphasized that the Town did not have to buy or use the Black Mountain software and would not be changing any software until the Town got audits caught up. However, to have the option to participate in the future, the Town needed to sign the agreement.

Mr. Overton concluded that they could take as little or as much training as the Town wanted with no additional cost, so the Town really had nothing to lose.

Attorney Porter asked Mr. Overton, as the Finance Director, was he recommending approval of the agreement. Mr. Overton confirmed this and added that the training could help train people in his department and other departments to move up and replace him when he retired in two (2) years.

Mayor Anthony expressed appreciation for taking advantage of League services and emphasized that training was definitely important. She asked if there were any questions or discussion from the Board.

Commissioner Jackson asked for clarification stating that if the services were being offered at no cost, she did not understand why Board approval was necessary. She also questioned if the accounting software was being changed.

Mr. Overton stated that the League requires execution of a contract in order to provide the free training, noting that without signing the agreement, the Town would only have access to webinar offerings and not the additional training. He also explained that part of the Grant involved the governmental accounting software developed with Black Mountain, which was being provided and

installed in many small Towns for free. However, the Town already had Harris software and didn't need to change accounting software until the Town was caught up with audits, as it would create problems to move over information until the Town had good beginning balances. He reiterated the Town didn't have to buy or use the software, but needed to sign the contract if the Town ever wanted the option to use it in the future.

Commissioner Jackson asked whether the decision to utilize or not utilize the services would be made by the Board. Mr. Overton confirmed that it would, responding in the affirmative.

Attorney Porter clarified that while it might seem confusing for the League to ask for a signed contract to provide something free, it was similar to signing a waiver before riding a ride – they just wanted something in writing. Mr. Overton added that the requirement was likely due to the Federal Grant funding.

Mayor Pro Tem Sutherland inquired about the cybersecurity and technical assistance components. She noted that she had discussed with the Town Manager about Fayetteville Technical Community College (FTCC) coming to their last meeting for a presentation, and asked about the possibility of collaboration between the League's offering and FTCC.

Mr. English confirmed that when FTCC had presented, he was impressed with their thoroughness and experience working with Hope Mills. Since both services were free, his thought was whether there could be collaboration between the two (2) entities to avoid duplicating efforts or having them work in different directions. He suggested bringing both to the table to let staff get the training they need, with the League and FTCC working together. He offered to facilitate a meeting between the two (2) entities once the Board voted on this Resolution.

Mayor Pro Tem Sutherland stated that she wanted to confirm her understanding that the item was different, noting that she had spoken with Mr. Overton, who provided clarification, including regarding paragraph two. She referenced language indicating a timeframe of up to three (3) years and a deadline of December 31, 2026, along with provisions allowing for additional services as needed. Mayor Pro Tem Sutherland further noted her understanding that the Town would not be required to change its software until the audit process is completed.

Action: Motion to approve Resolution 2026-04; To Approve a Municipal Accounting Services, Cybersecurity and Technical Assistance Memorandum of Agreement.

Motion by: Commissioner Thompson

Second by: Commissioner Cooper

Vote: Unanimous

- c. Manchester Fire District – Interim Town Manager Dennis English Jr. & Finance Director James Overton – Mr. English explained that the Town finally had an opportunity to move forward with the Manchester Fire District after a long process. He indicated that the Town is now in the process of sitting down with the County to work out details, and asked Mr. Overton to walk through the expectations going forward before having a discussion.

Mr. Overton provided the background, explaining that the Town had a contract with Cumberland County to provide fire protection service out of the Manchester Fire Station. That contract expired in June 2025. While they negotiated with the County to renew the contract, they were not successful in reaching a new agreement. Consequently, on September 30, 2025, the Town discontinued service to the Manchester Fire District.

Mr. Overton continued that the County had since contracted with a volunteer fire department in the County to provide the service. However, while that fire department did good work, their fire station was located too far away, affecting the ISO rating in the fire district due to response time issues from having to drive too far. As a result, the County came back to the Town willing to negotiate a new contract.

Mr. Overton reported that at the County's meeting the previous week, they agreed in principle to a contract where the County would pay the Town of Spring Lake \$647,000 per year. His understanding was that it would be a three-year contract starting July 1, 2026. Details still needed to be worked out, such as whether payment would be made all at once or monthly.

Mr. Overton explained that Chief Williams has proposed hiring three (3) additional firemen from positions that had been frozen by the Local Government Commission (LGC) a few years ago. The funding could also be used to give raises to existing firefighters to make their salaries more competitive with surrounding fire departments and to replace some equipment, including all mattresses at the fire station and other items.

Mr. Overton noted that unlike the previous contract which had no increases and was based on whatever the fire district tax was, this new contract would provide \$647,000 every year for three (3) years. He also would like the Town to include renewal options in the contract and determine what increases would be if they renewed.

Additionally, the County would provide \$50,000 immediately for the Town to provide mutual aid from the present time until June 30, 2026. During this period, the Town would not be the primary fire district for the next three (3) months, but would respond on mutual aid if requested. Then the Town would become the primary responders starting July 1, 2026, at \$647,000 per year.

Mr. Overton emphasized that this was substantially more than before, when the Town was only getting about \$160,000 per year while it was costing \$600,000-\$700,000. He described this as a much better contract than the previous one. He requested the Board's blessing to approve this in principle and allow Mr. English and Attorney Porter to work out the details and bring back a formal contract for approval.

Mr. Overton noted that the County needed to let the volunteer fire department know soon whether they were going with the Town of Spring Lake or continuing with the volunteers, so they were requesting an answer soon.

Attorney Porter clarified that there was no formal contract to vote on that evening – they just needed consensus to proceed, and would work out details later with Mr. English. He confirmed they would need consensus on the overall agreement and a formal vote on the mutual aid component, which could be handled at the Monday meeting.

Attorney Porter asked for clarification, stating that there was not a formal contract before the Board for approval and that only a consensus was needed at that time. Mr. Overton confirmed. Attorney Porter further stated that the details would be worked out later with staff, including himself and Mr. English, and reiterated that a consensus was needed, with a formal vote to occur later. He added that the mutual aid item would require a formal vote more promptly, noting a meeting was scheduled for coming Monday, March 23, 2026.

Mr. Overton then asked Chief Williams, who was present in the audience, whether anything further was needed beyond the Board indicating agreement to proceed with mutual aid. Chief Williams responded that no additional action was needed at this time and noted that most fire departments already participate in mutual aid agreements. Attorney Porter asked whether a mutual aid agreement had previously been signed, and Chief Williams stated that he had not signed one previously due to concerns about service demands and use of Town resources.

Mayor Pro Tem Sutherland stated that the department had historically operated in that manner, noting that it was the same approach she had previously discussed and that the Town had been compensated for providing those services.

Mayor Pro Tem Sutherland asked about the \$50,000 mutual aid payment timeline and requirements. Chief Williams stated that participation in the mutual aid program requires fire chiefs to sign an agreement on behalf of their department and noted that the County provides approximately \$50,000 annually to participating agencies. He explained that he declined to participate the previous year because he believed the arrangement would result in an imbalance of calls and strain on Town resources that was not justified by the funding. He stated that he is now willing to participate.

Mayor Pro Tem Sutherland acknowledged that the Town would receive the \$50,000 but questioned whether participation would still result in the department responding frequently outside its jurisdiction, noting that mutual aid inherently involves shared response responsibilities. Chief Williams confirmed that it would.

Mayor Pro Tem Sutherland further asked what had changed from the prior year, given that the same conditions could apply. Chief Williams explained that his previous concern was that another department would receive the majority of the funding while the Town would handle a disproportionate number of calls, placing a burden on Town taxpayers.

Mayor Pro Tem Sutherland then clarified her understanding that the current proposal includes participation for a limited period, with the \$50,000 covering services through the end of the fiscal year, and that mutual aid obligations would continue beyond that as needed. Chief Williams

confirmed that the \$50,000 applies through the current budget period and agreed with her understanding.

Mayor Anthony recommended staff to continue negotiations with the County and return to the Board with recommendations, noting that the outcome would likely need to be communicated to the County by Resolution. Attorney Porter requested that, at a minimum, the Board provide consensus to allow Chief Williams to execute the mutual aid agreement for the three-month period totaling \$50,000, through June 30, 2026. Mr. Overton noted that a new contract would begin July 1, 2026. Attorney Porter clarified that a formal Resolution was not necessary for the interim agreement and that Board consensus would be sufficient. Mayor Anthony agreed and clarified that a Resolution would be used for future formal communication. Mayor Anthony then asked if the Board was willing to provide consensus, and consensus was reached

Board consensus for Chief Williams to proceed with both the Mutual Aid Agreement and to continue negotiations on the main contract.

5. CLOSED SESSION

Action: Motion to approve to go into Closed Session pursuant to NCGS §143-318.11(a)(3) – Attorney-Client Privilege

Motion by: Commissioner Cooper

Second by: Commissioner Thompson

Vote: Unanimous

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

Motion by: Commissioner Cooper

Second by: Commissioner Burgess

Vote: Unanimous

6. ADJOURNMENT

Action: There being no further business to come before the Board, Mayor Anthony adjourned the meeting at 6:54 pm.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Kia Anthony
Mayor

RECOMMENDED TOWN MANAGER LISTING

Town of Spring Lake, North Carolina

Position	Town Manager
Recommended Salary Range	\$130,000 to \$160,000

The Community

Spring Lake is a full-service council-manager municipality in Cumberland County, North Carolina, located adjacent to Fort Bragg, one of the U.S. Army’s largest installations in the world. The Town is governed by a Mayor and five-member Board of Commissioners elected at large on a nonpartisan basis. Spring Lake offers the character of a small town with the connectivity, regional partnerships, and opportunity of a military-connected community in the greater Fayetteville area.

The Opportunity

The Town of Spring Lake is seeking an experienced, steady, and results-oriented executive to serve as its next Town Manager. The Town Manager is the chief administrative official of Town government and is responsible to the Board of Commissioners for the proper administration of the affairs of the Town. The successful candidate will provide executive leadership over municipal operations, personnel, budgeting, service delivery, and intergovernmental coordination while helping the Board carry out its policy direction and community priorities. Spring Lake’s current five-year strategic focus areas are safe, reliable, and sustainable water, sewer, and stormwater systems; revitalized town infrastructure; a safe, vibrant, and healthy community; and economic development. The next Town Manager should be prepared to lead implementation across these priorities with sound administration, strong communication, accountability, and long-range planning.

What We’re Looking For

The ideal candidate will bring executive leadership presence, financial depth, sound judgment, and a demonstrated ability to lead a full-service local government organization.

Required Qualifications

- Bachelor’s degree in public administration, business administration, finance, political science, planning, or a related field
- At least five years of progressively responsible local government leadership experience with direct responsibility for budgeting, personnel, and multi-department operations
- Demonstrated strength in municipal finance, budget development, organizational management, and service delivery
- Proven ability to build effective working relationships with elected officials, staff, residents, business stakeholders, and partner agencies
- Strong written, verbal, and interpersonal communication skills
- Ability to assume full administrative responsibility quickly upon appointment

Preferred Qualifications

- Master’s degree in public administration, business administration, or a related field
- Experience as a Town Manager, City Manager, Assistant Manager, Deputy Manager, or comparable senior executive in North Carolina local government

- Experience leading organizational stabilization, performance improvement, or turnaround in a municipal environment
- Experience with utilities, infrastructure, capital planning, economic development, and intergovernmental relations
- Familiarity with military-connected communities and Fort Bragg-area regional dynamics
- ICMA Credentialed Manager designation, or progress toward the credential

Compensation and Benefits

The recommended hiring range is \$130,000 to \$160,000, depending on qualifications and experience. The Town offers a competitive benefits package. Final compensation and employment terms will be negotiated with the selected finalist.

Application Process

Interested candidates should submit:

- Cover letter
- Resume
- Three to five professional references
- Salary expectations
- Any Town employment application materials required by Human Resources

Applications should be submitted to:

Town of Spring Lake
Attn: Human Resources
300 Ruth Street
Spring Lake, NC 28390
hr@townofspringlake.com

The first review of applications will begin on _____. The position will remain open until filled. Finalists may be subject to background review, reference checks, and credential verification consistent with Town policy and the recruitment process approved by the Board.

Equal Opportunity Employer. The Town of Spring Lake is an Equal Opportunity Employer and values diversity in the workplace.

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

March 23, 2026

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

Others Present:

Carly Autry, Town Clerk
Interim Town Manager Dennis English Jr.
Stephanie Hutchins, Building Inspector
Police Chief Errol Jarman, Spring Lake Police Department
James Overton, Finance Director
Lieutenant Danny Sutton, Spring Lake Police Department

1. CALL TO ORDER

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

2. INOVOCATION AND PLEDGE OF ALLEGIANCE

Pastor England gave the invocation and led the Pledge of Allegiance.

3. ADDITIONS AND DELETIONS

Mayor Anthony requested to add Proclamation Honoring Commissioner Jackie Jackson in Recognition of Women's History Month under Presentations, Board Approval of the Final Plat for 146 Chapel Hill Road and Budget Amendment (BA-18) under New Business. Mayor Anthony requested to delete Minimum Housing Update and Lillian Black Feasibility Study Update under Presentations.

4. APPROVAL OF AGENDA

Action: Motion to approve the March 23, 2026, Work Session agenda with the additions and deletions.

Motion by: Commissioner Cooper

Second by: Commissioner Burgess

Vote: Unanimous

5. APPROVAL OF CONSENT ITEMS

Action: Motion to approve the draft minutes of March 9, 2026, Regular Meeting and Community Appearance and Sustainability Committee – Removal of Lloyd Evans.

Motion by: Commissioner Cooper

Second by: Commissioner Thompson

Vote: Unanimous

6. PUBLIC COMMENTS

Andrica Rhodes, Spring Lake resident had signed up to speak but was not present. Mayor Anthony later took a Point of Privilege to allow Ms. Rhodes to speak when she arrived later in the meeting, during which Ms. Rhodes stated that Friday marks Alana Washington's 13th birthday, which prompted her to reflect and consider a new idea. She shared that she was inspired by an initiative from the Orange County Sheriff's Department, where they engage with the community by distributing ice cream to children. Ms. Rhodes expressed interest in organizing a similar activity in the community during the summer. She further stated that she would be willing to personally contribute funds toward the effort but noted that she is unsure where to begin.

7. PRESENTATIONS

a. Proclamation Honoring Commissioner Jackie Jackson in Recognition of Women's History Month – Mayor Pro Tem Fredricka Sutherland – Mayor Pro Tem Sutherland presented a Proclamation recognizing Commissioner Jackie Jackson for Women's History Month. The Clerk read the full Proclamation, which recognized Commissioner Jackson's more than 20 years of service to the Spring Lake community through leadership, advocacy, and volunteerism. The Proclamation specifically highlighted Commissioner Jackson's vital role in the Teens Do Care program, her work supporting pregnant teens and families, her commitment to food distribution efforts, and her provision of book bags, clothing, and essential items to residents in need.

Mayor Pro Tem Sutherland expressed her belief in uplifting one another and praised Commissioner Jackson's community work, specifically mentioning seeing her on Main Street with Commissioner Burgess where children came out and Commissioner Jackson personally provided items from her own pocket. She presented Commissioner Jackson with a special recognition for her 20 years of rigorous leadership, integrity, and excellence, noting that her achievements inspire progress and empower future leaders.

Commissioner Jackson graciously accepted the recognition, expressing that the honor meant a lot to her. She reflected that sometimes when you do so much community work, it becomes natural and you forget you're doing it, making the recognition very welcome. She thanked everyone for the acknowledgment.

8. NEW BUSINESS

a. REV-26-0005, related to DEV-0102-23 and P21-38 – Timothy Doersam, Cumberland County Department of Planning & Inspections– Mr. Doersam presented this revision request, explaining that it was related to previous cases and a plat case from the original approval of what was initially a three-phase subdivision

development. He clarified that there had been a previous revision for a fourth phase, but this current revision specifically related to Phase 2 of the development. Phase 1 had already been planned and built.

Mr. Doersam explained that the revision sought two (2) specific changes: first, a lot renumbering system where they were not changing the number of lots but were renumbering them to match their current development schedule; and second, the addition of a drainage and stormwater easement between newly renumbered lots 77 and 78 to accommodate a stormwater control measure that would be owned and maintained by the Caelin Farms Homeowners Association.

Mr. Doersam noted that Cumberland County had reviewed the revised preliminary plat for consistency with the Town of Spring Lake's Code of Ordinances and found it to be consistent. He mentioned that he had provided the transmittal letter and printed out the approval letter and revised preliminary plats for the Board's convenience.

Action: Motion to approve REV-26-0005, related to DEV-0102-23 and P21-38.

Motion by: Commissioner Cooper

Second by: Commissioner Jackson

Vote: Unanimous

Following the approval of the revision, Mr. Doersam presented the related final plat (PLAT-0003-26) for Phase 2. He explained that due to substantial infrastructure improvements that had been made and with the revised preliminary plat just approved by the Board, this final plat would allow the developer to plot the lots for sale and obtain building permits for development on the lots.

Mr. Doersam stated that Cumberland County Planning had provided a consistency review and found that the design scope and overall development of Phase 2 for the final plat was consistent with the revised preliminary plat that had just been approved, making both plats consistent with each other and with the Town of Spring Lake's Code of Ordinances.

Action: Motion to approve PLAT-0003-26.

Motion by: Commissioner Thompson

Second by: Commissioner Burgess

Vote: Unanimous

b. Resolution 2026-05; Resolution of the Board of Commissioners of the Town of Spring Lake; Directing the Clerk to Investigate a Petition for Annexation from Rhonda Jackson for the Property Located at 945 Lillington HWY Received Under G.S. §160A-31, and Directing Staff to Conduct a Feasibility Study – Town Clerk Carly Autry & Mayor Kia Anthony – The Clerk presented this Resolution, explaining that she had received a petition for annexation for the property at 945 Lillington Highway. She noted that the property was currently zoned residential but the petitioner wanted it rezoned to CB Conditional. She explained that the Board had the authority to conduct a rezoning at the same time as an annexation.

The Clerk stated that this Resolution would direct her to continue with the feasibility study and work with staff to ensure the annexation was feasible for the Town of Spring Lake. She indicated she would bring the information back to the next meeting

Commissioner Jackson asked for clarification about the address, questioning whether it was 1945 rather than 945 Lillington Highway. The Clerk stated the address is 945 Lillington Highway.

Action: Resolution 2026-05; Resolution of the Board of Commissioners of the Town of Spring Lake; Directing the Clerk to Investigate a Petition for Annexation from Rhonda Jackson for the Property Located at 945 Lillington HWY Received Under G.S. §160A-31, and Directing Staff to Conduct a Feasibility Study.

Motion by: Mayor Pro Tem Sutherland

Second by: Commissioner Jackson

Vote: Unanimous

c. 2026-06; Resolution of the Board of Commissioners of the Town of Spring Lake Declaring Surplus of Personal Property – Finance Director James Overton & Mayor Kia Anthony – Mr. Overton presented this Resolution, requesting to declare two (2) pieces of equipment as surplus. The first was a 2007 Sterling Street Sweeper that was 19 years old and had been rear-ended by another car a few weeks prior. The insurance company had declared it a total loss because the estimated repair cost of \$15,761 exceeded the vehicle's value of \$15,600.

Mr. Overton explained that the insurance company had offered two (2) options: they could pay the Town \$14,600 (minus the \$1,000 deductible) and take ownership of the street sweeper to sell for salvage, or they could pay \$13,400 and allow the Town to keep the vehicle and sell it themselves for an estimated salvage value of \$1,200.

The second piece of equipment was a 2001 John Deere backhoe that needed \$35,000 worth of repairs. Mr. Overton noted that this was not cost-effective for a 25-year-old backhoe, and the Board had already approved and ordered a replacement.

Commissioner Burgess inquired of Mr. Overton whether the street sweeper had been struck from behind. Mr. Overton confirmed that it had. Commissioner Burgess then asked if a lawsuit had been initiated. Attorney Porter responded that he was not aware of any lawsuit at this time.

Mr. Overton stated that the incident had been reported to the Town's insurance company, which is currently handling the matter. He explained that the insurance company has offered a settlement based on the value of the street sweeper, noting that the vehicle is approximately 19 years old.

Mr. Overton asked Chief Jarman, who was present in the audience, whether an accident report had been filed for the incident. Chief Jarman confirmed that a report had been completed. Commissioner Burgess further asked whether the individual responsible had been charged. Chief Jarman stated that he would need to verify, but noted that typically charges may be dismissed once insurance matters are resolved; however, he would need to confirm the specifics of this case.

Attorney Porter clarified that Commissioner Burgess's concern appeared to relate to whether the claim would be handled through the Town's insurance or that of the at-fault driver. Mr. Overton stated that the current offer is from the Town's insurance provider and that any subrogation efforts to recover costs from the other driver's insurance would be handled by the insurer. Attorney Porter added that it is unclear whether the other driver had insurance coverage.

Commissioner Burgess expressed concern that accepting the insurance settlement and disposing of the vehicle could impact the Town's ability to pursue recovery from the at-fault party. Attorney Porter advised that while that may be a consideration, the difference in recovery between the Town's insurance and a potential claim against the at-fault driver would likely be minimal.

Mr. Overton concluded that the insurance company would only pay the actual value of the vehicle, less the deductible, and stated that the estimated payout would be approximately \$13,000 if the Town retains and sells the vehicle independently.

Commissioner Jackson asked Mr. Overton to clarify whether the Town would receive \$13,000 under the second option and still retain the ability to sell the street sweeper. Mr. Overton confirmed that this was correct. He explained that the insurance company has presented two (2) options: the insurance company could pay approximately \$14,000 and take ownership of the vehicle, or the Town could receive approximately \$13,000 (after the deductible), retain ownership, and sell the vehicle independently, potentially recovering additional funds.

Commissioner Burgess asked whether the \$13,000 amount reflected the deductible. Mr. Overton confirmed that the figure was net of the deductible.

Mayor Pro Tem Sutherland stated that, although she had previously discussed this matter with Mr. Overton, Commissioner Burgess raised a valid point regarding potential secondary insurance coverage. She expressed interest in receiving additional information from Chief Jarman regarding the at-fault party's insurance before proceeding further. Mayor Pro Tem Sutherland suggested that the Board could consider tabling the sale while still declaring the vehicle as surplus, pending additional information.

Mr. Overton confirmed that the Board could declare the vehicle surplus and delay the sale until further information is obtained. Mayor Pro Tem Sutherland concurred and indicated support for declaring the vehicle surplus while awaiting follow-up information.

Action: Motion to approve 2026-06; Resolution of the Board of Commissioners of the Town of Spring Lake Declaring Surplus of Personal Property with the understanding of not selling it until the Board receives additional information.

Motion by: Commissioner Jackson

Second by: Commissioner Thompson

Vote: Unanimous

d. Board Approval of the Final Plat for 146 Chapel Hill Road – Mayor Kia Anthony – Mayor Anthony requested Attorney Porter to advise on this matter. Attorney Porter explained that this involved buildings

that were approved and built long ago. Originally, they were presented and approved as apartment-style units, even though they were laid out like townhomes. Later, the developer approached Town staff requesting that these be treated as individually parceled townhomes instead.

Attorney Porter noted that staff at the time agreed to this change, though it probably should have come back before the Board. The buildings had been built to residential code rather than apartment complex code. When sent back to the County, the County raised concerns about the situation not having followed proper procedures.

Attorney Porter recommended approval because the buildings already existed, staff had previously told the developer this approach was acceptable, and forcing compliance now could potentially require tearing down the buildings, which would be wasteful and could result in litigation. He emphasized this was a one-time accommodation and that future similar requests would need to follow proper procedures.

Mayor Pro Tem Sutherland asked Attorney Porter where the properties were located. Attorney Porter responded that they are located at 146 Chapel Hill Road, behind a church.

Mayor Anthony noted that the Board had discussed the details of this situation in their Special Meeting the previous week and confirmed Attorney Porter's recommendation was solid.

Action: Motion to approve the final plan for 146 Chapel Hill Road.

Motion by: Commissioner Cooper

Second by: Commissioner Jackson

Vote: Unanimous

e. Budget Amendment (BA-18) FY2026 – Finance Director James Overton – Mr. Overton reported multiple recent water and sewer infrastructure failures requiring emergency repairs. It was noted that a sewer line on Weaver Street completely collapsed, necessitating full replacement. Contractor RLT was on-site for several days to pump out the line daily to allow residents to continue using sanitary services. The cost of the Weaver Street repair totaled approximately \$163,000.

Additionally, a sewer line collapse occurred on Bragg Boulevard, requiring replacement of the line, removal of pavement in the roadway and parking lot, and subsequent repaving. The total cost for this repair was approximately \$81,000, including \$44,000 for repaving.

Mr. Overton further reported a water leak repair costing approximately \$9,500, as well as an incident in which a vehicle struck a fire hydrant, resulting in approximately \$26,000 in repair costs to replace the hydrant and associated piping. A separate sewer clog at Dunkin' Donuts required service at a cost of approximately \$900.

The total cost of these repairs was approximately \$282,000. Mr. Overton noted that only approximately \$90,000 remained in the budget line item for water and sewer line repairs and maintenance prior to these expenditures and requested a budget amendment to cover these unexpected expenses. He outlined how they would fund this through several sources: in the water and sewer operations department, they had

budgeted for a Water Resources Director position at \$85,000 salary that had remained vacant all year, plus other vacant Maintenance Tech positions, resulting in approximately \$125,000 in unspent salaries.

Since salaries weren't paid, the associated payroll taxes, health insurance, and state retirement contributions were also unspent, bringing the total to about \$150,000. However, this wasn't enough to cover all expenses. Mr. Overton noted that Deanna, who had been helping with operations due to the vacancy, was returning to stormwater work, so they needed to hire engineers for water and sewer work for the remainder of the year.

Mr. Overton requested transferring the salary and benefits savings to cover the water and sewer repairs and engineering costs, but noted they would still be about \$100,000 short. Therefore, he requested taking \$100,000 from the water fund balance to make up the difference, acknowledging that the year wasn't over and additional repairs might still be needed.

Mayor Anthony asked for clarification about the salary positions, confirming that funds for these positions would be replenished in next year's budget since they were still pursuing candidates. Mr. Overton confirmed they had only taken the eight (8) months they had saved, leaving four (4) months for when positions were filled.

Commissioner Burgess asked whether the work performed on Bragg Blvd. involved Competition Auto and noted that the nearby church parking lot also appeared to have been paved, asking if the Town paid for that. Mayor Anthony clarified that Competition Auto is located at 1118 North Bragg Blvd and stated that the Town did not pay for the church's parking lot. Mr. Overton further clarified that the Town only paid for the portion of pavement that was removed to access and repair the sewer line.

Commissioner Burgess then inquired whether the individual who struck the fire hydrant had insurance. Mr. Overton stated that the incident occurred at night or over the weekend, and the responsible party is unknown. As a result, he confirmed that there is no identifiable insurance to file a claim against.

Commissioner Cooper asked whether the repairs involved installing new infrastructure. Mr. Overton confirmed that they did. Commissioner Cooper then referenced an estimated cost of approximately \$200,000. Mr. Overton clarified that the total cost for the four (4) to five (5) repairs discussed was approximately \$282,000.

Commissioner Cooper asked whether that amount could be deducted from the estimated \$75 million in needed system improvements. Mr. Overton stated that it could be considered as part of those improvements and noted that the replaced infrastructure is expected to have a lifespan of approximately 50 years before requiring replacement again.

Commissioner Cooper asked about how rising gas prices would affect the budget. Mr. Overton explained they had budgeted gas at \$4 per gallon at the beginning of the year, and while prices had been between \$2.50-\$2.89 for most of the year, they had recently seen prices around \$4 per gallon with diesel at \$5.39. He noted they had built cushions into each department's budget to cover gas price volatility, and if prices

didn't go above \$4 per gallon, they would be okay, but if prices rose higher, they might need another budget amendment later in the year.

Action: Motion to approve Budget Amendment (BA-18) FY2026.

Motion by: Mayor Pro Tem Sutherland

Second by: Commissioner Jackson

Vote: Unanimous

f. Mayor's Report – Mayor Kia Anthony – First, Mayor Anthony acknowledged the superintendent of Carver Creek State Park, Colleen Bowers, who was present in the audience, thanking her for attending. Second, Mayor Anthony took a moment to remember two (2) community members who had passed away: Miss Dee, whose absence was particularly felt at the recent Easter Egg Hunt where she normally would have been at the First Baptist table, and Sandy Cookman, co-owner of WIDU radio station who had been instrumental in providing awareness and information to the community for decades. Mayor Anthony expressed that both souls would be heavily missed and wanted to honor their contributions to the community. Third, Mayor Anthony discussed the recent Board of Education meeting that had an amazing turnout with several administration members and many community members present. However, she emphasized that the work was not done regarding the potential school closure. She expressed strong opposition to the Board of Education's attempt to close Manchester Elementary, noting that the community had already lost two (2) schools (Mae Rudd and Lillian Black) and could not afford to lose a third. Mayor Anthony stated this was terrible for the children, detrimental to community stability, and harmful to future community growth, emphasizing that people don't move to communities with no schools. She expressed anger about the situation and urged community members to be equally upset and to attend upcoming Board of Education meetings to voice opposition. Mayor Anthony asked Commissioner Jackson whether she had the Board of Education meeting dates, noting that a meeting was scheduled for Thursday at 8:30 am. Commissioner Jackson responded that the information is available on the Board of Education's website and confirmed the upcoming meeting.

Commissioner Jackson expressed concerns regarding the potential closure of Manchester Elementary stating that certain required steps, including holding a Public Forum in Spring Lake, had not yet been completed. She indicated that community members planned to attend the upcoming Thursday meeting. She also referenced discussions from a recent legislative meeting, stating that the school could potentially be sold to the Cumberland County Board of Commissioners for a nominal amount.

Commissioner Jackson raised concerns about the justification for the proposed closure, including the cost of repairs and current student enrollment figures. She stated that future growth in the area, including new residential developments, should be considered in planning for school capacity.

She further noted the current voting dynamics among Board of Education members and encouraged community involvement, emphasizing the importance of advocacy for local schools and the need to ensure that the community's voice is heard regarding decisions impacting students and future development.

Fourth, Mayor Anthony reported that Focus Group 4 had held their fourth meeting, with the next meeting date to be announced within the week. Fifth, Mayor Anthony encouraged residents to watch the State of the County address by Cumberland County Chairman Kirk deViere on the County's website or YouTube, emphasizing the importance of understanding County-level issues that directly affect local residents. Sixth, Mayor Anthony announced upcoming birthdays: the Clerk and her wife', and Lunch with the Mayor will be Wednesday, March 26, 2026, at 12 pm at K-Food Seoul. Last, Mayor Anthony praised the recent Easter Egg Hunt on Main Street as phenomenal, noting she had attended overdressed in heels due to having multiple events that day. Mayor Anthony expressed support for more community events happening on Main Street, encouraging anyone wanting to organize community-building events.

g. Board of Commissioners Report – Town of Spring Lake Board of Commissioners – First, Mayor Pro Tem Sutherland reported that she had the opportunity to visit Miss Dee along with two (2) Reverend's delivering a card from the Lt. Sutton, which was well received. Second, Mayor Pro Tem Sutherland praised the Easter Egg Hunt on Main Street, sharing a heartwarming story about meeting a 70-year-old woman who was dancing to the band, which inspired her to join her in dancing, discovering she still had those moves. Third, Mayor Pro Tem Sutherland announced that Mendoza Park would also have their annual Easter Egg Hunt on Saturday, April 4, 2026, expressing pleasure that the ministerial staff would be volunteering, and stating her intention to join them as well. Fourth, Mayor Pro Tem Sutherland mentioned attending the State of the County meeting after Mayor Anthony's recommendation and emphasized the importance of networking. Last, regarding the school situation, Mayor Pro Tem Sutherland reiterated the desire for a school in Spring Lake but specifically wanted a brand-new school, noting that residents pay high tax dollars and deserve quality facilities. She stressed the need for advocacy and working together, citing the power of numbers and unity. She emphasized wanting not just any school, but one that would raise the academic performance level above Level 1, as parents look for better-performing schools when choosing where to live. Commissioner Thompson announced three (3) upcoming events: a monthly Town cleanup on Saturday, April 4, 2026, at 8 am; the 5th annual car and truck show on Saturday, April 11, 2026, from 9:30 am to 2 pm at 201 Main Street with free admission; and a Veterans Service Day event on Saturday, April 11, 2026, from 10 am to 4 pm at the Spring Lake Recreation Center, organized by the Military Veterans and Affairs Advisory Committee to help with claims and provide various resources.

Mayor Anthony asked Pastor England to provide Ms. Dee's funeral arrangements so that the information could be shared publicly. Pastor England stated that the service will be held on Saturday, April 4, 2026, at 1:00 pm at First Baptist Church.

First, Commissioner Jackson offered condolences to Ms. Carolyn's family regarding her sister's, Christine, serious accident that occurred two (2) Fridays prior, noting that most long-time Spring Lake residents would know her. Second, Commissioner Jackson announced that the Board of Education meeting will be held on Thursday at 8:30 am and encouraged community members to attend in support. Last, Commissioner Jackson, announced that on Saturday, August 15, 2026, the Winford E. Lee Educational Center Senior Center will host a back-to-school community event. The event will include free hot dogs and hamburgers for children, as well as the distribution of new clothing, book bags, and other school supplies. Commissioner Jackson stated that the event is being organized in partnership with her women's group, "A Few Good Women," and that they are seeking additional community partners. She invited anyone interested to participate and support the event. First, Commissioner Burgess stating that the Easter Egg

Hunt was a success with a large turnout of children, activities, and entertainment, including a band and DJ. He noted that the event was organized by the Greater Spring Lake Chamber of Commerce and recognized Lillian Anderson for her efforts in coordinating community events. Last, Commissioner Burgess stated that the Appearance Committee is moving forward with mural projects and noted that improvements are planned for Mendoza Park, as well as Boyd's near the park. First, Commissioner Cooper announced the passing of Ms. Velma Lee Wright, mother of Tara Wright and Jerome Wright. She noted that Tara Wright regularly participated in the annual Breakfast with Santa event. She provided funeral details: viewing from 2-4 pm and service at 4 pm on Saturday, March 28, 2026, at Colvin Chapel. Second, Commissioner Cooper gave special recognition to Regina Xadu, Reggie Thompson, and others who made it possible for the Spring Lake Middle School boys' basketball team to attend a Harlem Globetrotters game, noting they raised enough donations for every player to attend. She praised this as an example of what happens when community comes together. Last, in honor of Women's History Month and in the spirit of togetherness, unity, and inclusivity, Commissioner Cooper honored all women in the community, both those who work quietly in the background and those who lead boldly. She asked all women present to stand in recognition of their contributions to history.

h. Manager's Report – Interim Town Manager Dennis English Jr. – Mr. English reported spending the day reviewing infrastructure and provided updates on funding sources. He announced that the Town had \$1,600,000 available in Powell Bill funds. He explained that the North Carolina Powell Bill Fund is a state shared revenue source funded by gas tax proceeds, restricted to street maintenance and repair including paving, resurfacing, and road infrastructure improvements. The allocation is based on population and street mileage, making it critical for maintaining the transportation network.

Mr. English stated he would direct staff to prioritize high-traffic and deteriorating roads for resurfacing and repair, with ongoing assessment of street conditions to ensure efficient use of Powell Bill funds. The goal was to extend pavement life cycles and reduce long-term costs.

Additionally, he reported identifying \$1,600,000 for stormwater improvements, focusing on identifying and addressing flood-prone areas and drainage deficiencies. He planned to coordinate stormwater improvements with street projects where possible to maximize efficiency and focus on preventive infrastructure investments to reduce future repair costs and community impact.

Mr. English provided an update on the Manchester Fire District, noting he had received information from County Manager Clarence Grier. He had submitted numerous questions, along with Mr. Overton, to clarify service delivery, funding structure, and long-term obligations, with more information to come to the Board in the following days.

Following his report, Mayor Anthony clarified that the \$1,600,000 in Powell Bill funds was not new money but had accumulated because the Town was previously under Local Government Control (LGC) and was not allowed to spend these funds. She emphasized that plans were now in place to move forward with these projects.

i. Town Attorney Report – Town Attorney Michael Porter – Attorney Porter stated no report at this time.

Before adjournment, Pastor England announced a Good Friday crosswalk scheduled for Friday, April 3, 2026. He stated that the crosswalk will begin at Ruby Tuesday at 5:30 pm and will conclude at First Baptist Church.

9. ADJOURNMENT

Action: There being no further business to come before the Board, Mayor Anthony adjourned the meeting at 7:02 pm.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Kia Anthony
Mayor

DRAFT



Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

Introductions & Special Presentations

Item Title

Certificates of Recognition

Presenter

Mayor Pro Tem Fredricka Sutherland

Summary/Description

In lieu of Mayor Anthony, Mayor Pro Tem Sutherland will recognize the Spring Lake Fly Girlz, along with Coach Drew and Coach T, for winning the basketball championship at the Spring Lake Recreation Center. Mayor Pro Tem Sutherland 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

April 13, 2026

Agenda Location

Introductions & Special Presentations

Item Title

PY26 AAP (Annual Action Plan)

Presenter

Rayshonia Manuel (Ray), Community Development Director, Cumberland County Community Development

Summary/Description

The Cumberland County FY2026–2027 Annual Action Plan outlines the County’s use of federal HUD funding, including approximately \$864,383 in CDBG funds and \$371,533 in HOME funds, to address priority community needs. The plan focuses on expanding affordable housing, supporting homelessness prevention and services, improving public facilities and infrastructure, and promoting economic development for low- to moderate-income residents. It also emphasizes continued partnerships, public engagement, and strategic investment in housing rehabilitation, new construction, and community services to enhance overall quality of life throughout Cumberland County.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

PY26 AAP (Annual Action Plan) – via email



Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

Introductions & Special Presentations

Item Title

Building Resilient Infrastructure and Communities (BRIC) Grant

Presenter

Amanda Scheck, Emergency Management Coordinator, Cumberland County

Summary/Description

This presentation provides an overview of the FEMA Building Resilient Infrastructure and Communities (BRIC) Grant Program and its potential benefits for the Town of Spring Lake. The program is a nationally competitive funding opportunity focused on proactive hazard mitigation and infrastructure improvements to reduce the impacts of natural disasters, particularly flooding and stormwater challenges. The current funding cycle prioritizes implementation-ready projects that demonstrate measurable risk reduction and protect critical infrastructure. Eligible activities include stormwater and drainage improvements, flood mitigation systems, and infrastructure resilience projects – areas already identified as local needs. The Grant offers significant financial support, typically covering 75% of project costs (with potential for up to 90%), with awards up to \$20 million. The application deadline is July 23, 2026, and Cumberland County Emergency Management is available to assist with the submission process.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

BRIC PowerPoint

Town of Spring Lake Building Resilient Infrastructure and Communities Grant (BRIC) Briefing



What is BRIC?

- Annual grant program, Notice of Funding Opportunity (NOFO) released to grants.gov
- Nationally competitive
- For natural hazard mitigation activities and projects, reducing the risks communities face from disasters and natural hazards
- Authorized by the Stafford Act (as amended) and the 2018 Disaster Reform and Recovery Act
- Funded by federal post-disaster grant funding
- Tribe/Village (or the state located in) must have received a major disaster declaration in the past seven years. Can be fully or partially located in state that has had one in past seven years.



What is Mitigation?

- What if buildings were not damaged during an earthquake because community officials required that buildings be constructed or retrofitted to withstand intense shaking?
- What if a river overtopped its banks but nearby schools were protected from flooding because they were built high enough to not flood?
- What if a wildfire burned, but homes were not threatened because landowners trimmed branches and thinned forests to create a large enough defensible space?

This is mitigation in action!
 It is the result of residents, building professionals, engineers, community planners, and elected officials working to provide a safe community for all before a disaster occurs.

You can't remove a hazard, but you can lessen its impact to your community.



Mitigation

- Mitigation is the reduction or elimination of long-term risk to human life and property from hazards and helps create strong, resilient communities.



What FEMA is Prioritizing

Current BRIC Cycle Focus

- ✓ Infrastructure projects ready for implementation
- ✓ Projects with clear, measurable risk reduction
- ✓ Protection of critical infrastructure systems
- ✓ Reduced emphasis on standalone planning

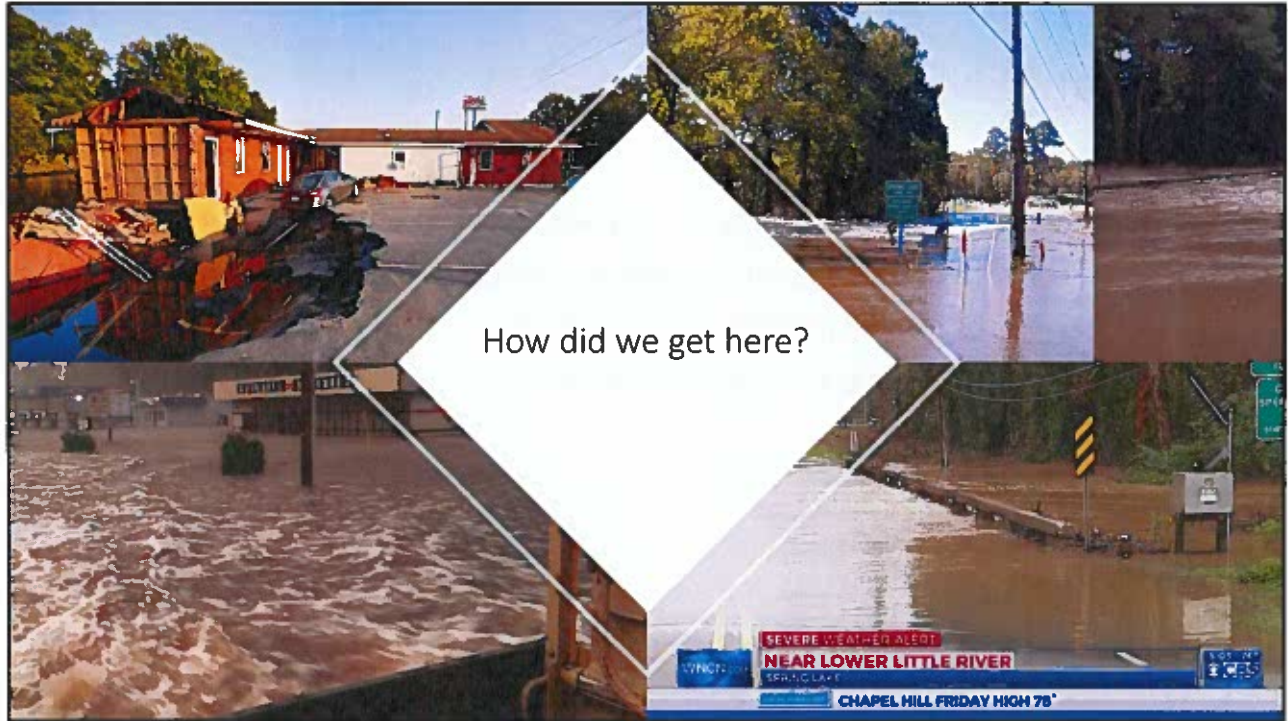
Eligible Activities

What BRIC Can Fund

1. Capability and Capacity Building Activities
2. Hazard Mitigation Projects
3. Management Costs

Examples:

- Stormwater and flood mitigation infrastructure
- Drainage and flood control systems
- Protection of critical facilities
- Nature-based solutions
- Project scoping tied to infrastructure
- Building code adoption/enforcement



Funding

- 75% Federal / 25% Local
- Up to 90% Federal for eligible communities*
- National competition projects up to \$20M federal share

*3,000 or fewer individuals identified by the applicant, with residents having an average per capita annual income not exceeding 80% of the national per capita income, based on the best available data.

Timeline

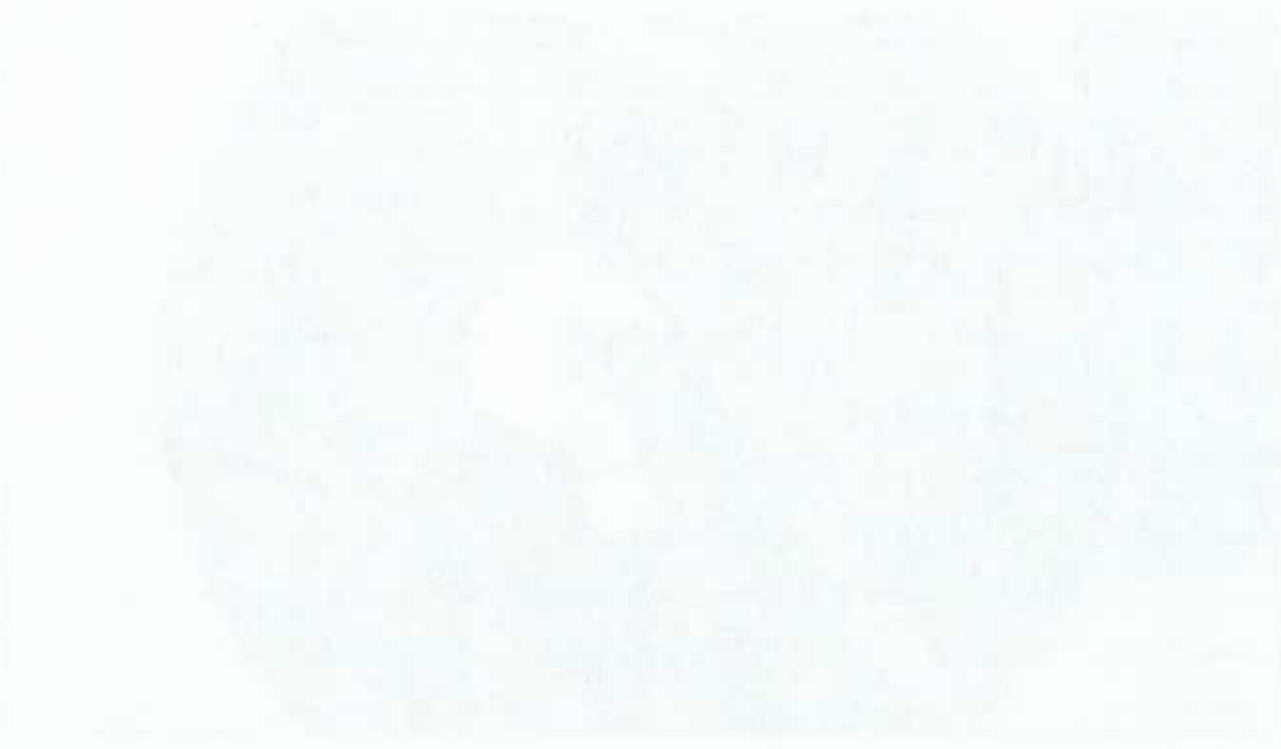
- Application Deadline: July 23, 2026 at 1500 Eastern Time (3:00 PM)



cumberlandcountync.gov



cumberlandcountync.gov





Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

Introductions & Special Presentations

Item Title

Minimum Housing Update

Presenter

Derek Mabe, Alliance Code Enforcement

Summary/Description

To give an update on the progress made regarding minimum housing violations within the Town.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

February Monthly Report

March Monthly Report - Pending



Protecting Quality of Life

Alliance Code
Enforcement LLC

February Monthly Report
Town of SPRING LAKE

Updated
March 4, 2026

ADDRESS	VIOLATION	STATUS	ACTIONS
1421 White Eagle Ln	MH.	ORDINANCE	ORDINANCE Submitted
1486 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1482 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1468 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1467 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1471 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1475 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1483 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1487 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1491 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1407 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1417 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1403 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1425 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1429 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1433 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
1437 Misty Cir	MH	ORDINANCE	ORDINANCE Submitted
832 McNeil St	MH	OPEN	Title search required
828 McNeil St	MH	OPEN	Title search required
824 McNeil St	MH	OPEN	Title search required
202 Cherita St	MH	OPEN	Title search required
206 Cherita St	MH	OPEN	Title search required
210 Cherita St	MH	OPEN	Title search required
201 S Conner Cir Lot # 275	MH	ABATED	Demolished by the property owner
201 S Conner Cir Lot # 227	MH	ABATED	Demolished by the property owner
201 S Conner Cir Lot # 217	MH	ABATED	Demolished by the property owner
201 S Conner Cir Lot # 255	MH	ABATED	Demolished by the property owner
201 S Conner Cir Lot # 267	MH	ABATED	Demolished by the property owner



Protecting Quality of Life

Alliance Code
Enforcement LLC

February Monthly Report
Town of SPRING LAKE

Updated
March 4, 2026

201 S Conner Cir Lot # 271	MH	ABATED	Demolished by the property owner
201 S Conner Cir Lot # 262	MH	ABATED	Demolished by the property owner
201 S Conner Cir Lot # 230	MH	ABATED	Demolished by the property owner
110 S 2 nd St	MH/OL	OPEN	Awaiting Title Search
1255 Spring Ave	MH/OL	OPEN	Awaiting Title Search
107 N Betty St	MH/JP/JV	OPEN	Awaiting Title Search
127 S Fourth St	MH	OPEN	Awaiting Title Search
121 S Fourth St	MH/OL	OPEN	Awaiting Title Search
129 S Fourth St	MH	OPEN	Awaiting Title Search
309 Olive St	MH/OL	OPEN	Awaiting Title Search
218 S Bragg Blvd	CM/OL	ON HOLD	Per the Town
619 N Main St	MH	OPEN	Awaiting Title Search
412 Weaver St	MH/JP	OPEN	Awaiting Title Search
414 Weaver St	MH	OPEN	Awaiting Title Search
100 N NC 210	CM	OPEN	Awaiting Title Search
411 Nolen St Liberty Estates Lot #437	MH	OPEN	Finding of Fact Order sent
411 Nolen St Liberty Estates Lot #441	MH	OPEN	Finding of Fact Order sent
411 Nolen St Liberty Estates Lot #445	MH	OPEN	Finding of Fact Order sent
411 Nolen St Liberty Estates Lot #451	OL	OPEN	Work Order
411 Nolen St Liberty Estates Lot #455	JP	OPEN	Finding of Fact Order sent
411 Nolen St Liberty Estates Lot #459	OL/JP	OPEN	Finding of Fact Order sent
411 Nolen St Liberty Estates Lot #463	MH/JP	OPEN	Finding of Fact Order sent
421 St Liberty Estates Lot #421	MH	OPEN	Finding of Fact Order sent



Protecting Quality of Life

Alliance Code
Enforcement LLC

February Monthly Report
Town of SPRING LAKE

Updated
March 4, 2026

421 D St Liberty Estates Lot #425	MH/JP	OPEN	Finding of Fact Order sent
421 D St Liberty Estates Lot #429	MH/OL	OPEN	Finding of Fact Order sent
421 D St Liberty Estates Lot #433	OL	OPEN	Work Order
421 D St Liberty Estates Lot #437	MH	OPEN	Finding of Fact Order sent
421 D St Liberty Estates Lot #441	MH/JP	OPEN	Finding of Fact Order sent
421 D St Liberty Estates Lot #421	MH	OPEN	Finding of Fact Order sent
421 S St Liberty Estates Lot #453	MH/OL/JP	OPEN	Finding of Fact Order sent
421 D St Liberty Estates Lot #457	MH/JP	OPEN	Finding of Fact Order sent
421 D St Liberty Estates Lot #469	MH/OL	OPEN	Finding of Fact Order sent
421 D St Liberty Estates Lot #465	MH/OL/JP	OPEN	Finding of Fact Order sent
421 D St Liberty Estates Lot #461	MH/OL/JP	OPEN	Finding of Fact Order sent
411 Nolen St Liberty Estates Lot #462	JP/OL	OPEN	Finding of Fact Order sent
411 Nolen St Liberty Estates Lot #458	JP/OL	OPEN	Finding of Fact Order sent
411 Nolen St Liberty Estates Lot #448	OL	OPEN	Finding of Fact Order sent
411 Nolen St Liberty Estates Lot #444	JP/OL	OPEN	Finding of Fact Order sent
411 Nolen St Liberty Estates Lot #440	OL	OPEN	Finding of Fact Order sent
411 Nolen St Liberty Estates Lot #428	JP/OL	OPEN	Finding of Fact Order sent



Protecting Quality of Life

Alliance Code
Enforcement LLC

February Monthly Report
Town of SPRING LAKE

Updated
March 4, 2026

411 Nolen St Liberty Estates Lot #418	JP/OL	OPEN	Finding of Fact Order sent
204 Lacock St	MH	OPEN	Awaiting Title Search
203 Lacock St	MH	OPEN	Awaiting Title Search
201 Lacock St	MH	OPEN	Awaiting Title Search
608 Reggie Ct	MH/JP/JV	OPEN	Awaiting Title Search
148 W Manchester Rd	MH	OPEN	Hearing will be held 03/19/26
152 W Manchester Rd	MH	OPEN	Hearing will be held 03/19/26
156 W Manchester Rd	MH	OPEN	Hearing will be held 03/19/26
3309 Antler Dr	MH/JP	OPEN	Finding of Fact Order sent
117 Kristin Ave	MH	OPEN	Finding of Fact Order sent
103 Elfreth Ln	MH/JP	OPEN	Finding of Fact Order sent
1610 Easterling Dr	MH/JP	OPEN	Notice of Violation sent/Town gave 60-day extension (11/18/25)
105 N Mitchley St	MH	OPEN	Hearing will be held 03/19/26
244 W Manchester St Apt 246	OL/MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
244 W Manchester St Apt 244	OL/MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
244 W Manchester St Apt 248	OL/MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
244 W Manchester St Apt 252	OL/MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
244 W Manchester St Apt 258	OL/MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
244 W Manchester St Apt 254	OL/MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
244 W Manchester St Apt 260	OL/MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
445 N Bragg Blvd	CM/JP	OPEN	Hearing will be held 03/19/26



Protecting Quality of Life

Alliance Code
Enforcement LLC

February Monthly Report
Town of SPRING LAKE

Updated
March 4, 2026

315 N 2 nd St	MH/JP	OPEN	Hearing will be held 03/19/26
500 Hendon St	MH	OPEN	Hearing will be held 03/19/26
1412 Lottie St	MH	OPEN	Hearing will be held 03/19/26
1327 Verlie St	MH/JP	OPEN	Hearing will be held 03/19/26
1315 Verlie St	MH	OPEN	Hearing will be held 03/19/26
116 S Sixth St.	MH	OPEN	Hearing will be held 03/19/26
118 S Sixth St.	MH/JV	OPEN	Hearing will be held 03/19/26
203 Murchison Rd.	CM/OL/JP	ON HOLD	On Hold Per the Town - Notice of Violation Needed
103 S Fifth St.	MH/JP	ON HOLD	On Hold Per the Town - Notice of Violation Needed
109 S Fifth St.	MH/JP	ON HOLD	On Hold Per the Town - Notice of Violation Needed
130 S Sixth St.	MH/JP	ON HOLD	On Hold Per the Town - Notice of Violation Needed
128 S Sixth St.	MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
509 Lake Ave.	MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
603 Wilson Ave.	MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
600 Poe Ave.	MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
603 Monroe St.	MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
320 Wilson Ave.	MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
318 Wilson Ave.	MH/OL	ON HOLD	On Hold Per the Town - Notice of Violation Needed



Protecting Quality of Life

Alliance Code
Enforcement LLC

February Monthly Report
Town of SPRING LAKE

Updated
March 4, 2026

310 S Fourth St.	MH	ON HOLD	On Hold Per the Town - Notice of Violation Needed
116 Rainbow Ct.	MH/JP	ON HOLD	On Hold Per the Town - Notice of Violation Needed
114 Rainbow Ct.	MH/OL/JP	ON HOLD	On Hold Per the Town - Notice of Violation Needed
213 Lacock St.	MH	ON HOLD	Notice of Violation Needed
212 Lacock St.	MH/OL	ON HOLD	Notice of Violation Needed
201 Elizabeth St.	MH	ON HOLD	Notice of Violation Needed





Protecting Quality of Life

Alliance Code
Enforcement LLC

February Monthly Report
Town of SPRING LAKE

Updated
March 4, 2026

MONTHLY HIGHLIGHTS

- During the month of February, we focused on previously opened Cases including Minimum Housing, Nuisance/Junk Piles, Nuisance/Junked Vehicles and Overgrown lots and taking action in moving these properties toward Abatement. Ordinances have been submitted for multiple properties and property owners are in the process of demolition on others. After contacting property owners, we successfully Abated and Closed 8 cases. We have opened and addressed a total of 330 cases to date.
- **201 S Conner Cir Rosehill Park** - Multiple cases were opened in reference to Minimum Housing with dilapidated mobile homes. After contacting the Property owner with Notices and Hearings, they have demolished and removed all remaining mobile homes which includes 8 mobile homes during the month. These cases are now Abated and Closed.
- **411 Nolen St - Lots** - For the remaining mobile homes in a dilapidated condition, the property owner plans to demolish and remove 2 dilapidated mobile homes every 30 days. This is ongoing and cases remain in Open status until demolished.
- **Hearings are scheduled for March 19:**

105 N Mitchley St	445 Bragg Blvd.	315 N 2nd St
500 Hendon St	1412 Lottie St	1327 Verlie St
1315 Verlie St	116 S Sixth St	118 S Sixth St
148 W Manchester Rd	152 W Manchester Rd	156 W Manchester Rd

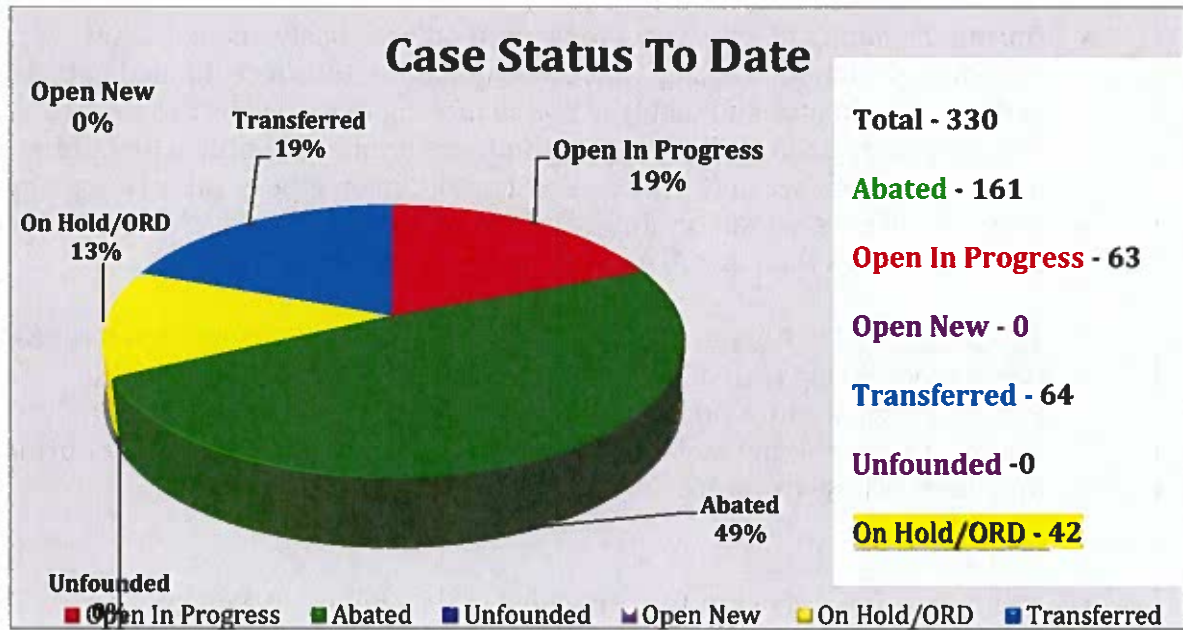


Protecting Quality of Life

Alliance Code
Enforcement LLC

February Monthly Report
Town of SPRING LAKE

Updated
March 4, 2026





Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

Introductions & Special Presentations

Item Title

Town Manager Search

Presenter

Joe Durham & Harold Owen, North Carolina League of Municipalities (NCLM)

Summary/Description

Provide an overview of the Town Manager recruitment process within the Council-Manager form of government, outlining the Board's authority to appoint the Manager and the Manager's responsibility for day-to-day operations. Guidance will be provided on developing a candidate profile aligned with the Town's needs, maintaining confidentiality, and conducting a professional hiring process.

The presentation will highlight key steps including recruitment, applicant screening in Closed Session pursuant to North Carolina General Statute §143-318.11(a)(6), structured interviews, and Board consensus on candidate selection, noting a typical hiring timeline of approximately six (6) months or longer and emphasize the importance of a competitive salary and a well-managed process to attract qualified candidates.

The process will conclude with contract negotiation, background checks, and formal appointment by the Board in Open Session.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes No


Additional Documents to be Included in Agenda Packet

Town Manager Search PowerPoint

**Town Manager Search
Council-Manager Form of Government**

April 13 2026
Joe Durham , Municipal Operations Consultant
Harold Owen, Municipal Operations Consultant

 **WORKING AS ONE.
ADVANCING ALL.**

Town Manager Search
Council-Manager Form of Government 

Roles and Responsibilities

NCLM	Town
<p>Help identify and guide town through a positive hiring process and describe interworking of a council-manager form of government</p>	<p>Conduct the process -Select point person or committee</p> <p>Confidentiality -What information about the candidates is public</p> <p>Internal or external process -Process conducted by board or conducted by search firm</p>

Council-Manager Form of Government



MUNICIPAL INCORPORATION

In North Carolina municipalities are created in only one way – by an act of the General Assembly. This act establishes the initial borders of the town and enacts its **charter**.

The municipal charter is ultimate authority. Charters describe the form of government, specific appointments and other pertinent information.

UNC School of Government, County and Municipal Government, Second Edition 2014, Chapter 2

Council-Manager Form of Government



FORMS OF GOVERNMENT

- In North Carolina, the municipalities are governed by G.S. 160A-101(9), 160A-146 which describes the forms government that are allowed.
- Local governments can operate under any of the following: (1) mayor-council (2) council-manager (3) an alternate form that applies with the law*

*Example: Mayor-Council with an Administrator

The material in this presentation is from the School of Government publication *County and Municipal Government in North Carolina*, Second Edition.



**FORM OF GOVERNMENT IN SPRING LAKE
COUNCIL-MANAGER**

In 1977 Spring Lake revised and consolidated its town charter. Then in 1997 the town amended its charter to operate under a council-manager form of government by passing ordinance 1997-03-24.

Section 4.1	Ord No. # 1997-03-24	The Town, pursuant to G.S. 160A-101 and G.S. 160A-102, amended Section 4.1 of the Charter to provide that the Town shall operate under the council-manager form of government instead of the mayor-council form.
-------------	-------------------------	--



§ 160A-148. POWERS AND DUTIES OF MANAGER

The manager shall be the chief administrator of the city. He [or she] shall be responsible to the council for administering all municipal affairs placed in his [or her] charge by them, and shall have the following powers and duties: **(1) He [or she] shall appoint and suspend or remove all city officers and employees not elected by the people, and whose appointment or removal is not otherwise provided for by law, except the city attorney, in accordance with general personnel rules, regulations, policies, or ordinances as the council may adopt.**



HIRING AND FIRING POWERS OF COUNCIL

North Carolina law provides that the council appoint the following:

- Manager**
- Attorney**
- Tax Collector**



HIRING AND FIRING POWERS OF COUNCIL

Spring Lake Town Charter also gives the board the appointment authority of one additional position:

- Town Clerk**

(Per most recent Charter Amendment SL 2021-142)

HIRING AND FIRING POWERS OF COUNCIL

Spring Lake Board of Aldermen is responsible for making the following appointments:

Manager

Attorney

Tax Collector

Town Clerk

Reporting Relationships

The board cannot change the reporting relationship of appointments as specified in the charter unless it is done by charter amendment through a local act. It must be requested by the town from the General Assembly. While the personnel policy may dictate that the positions reports to the board, the charter is the ultimate authority.

Always defer to the town's attorney to clarify the reporting relationship.

Council-Manager Form of Government



Consolidation of Functions

In Spring Lake, the charter allows for consolidation of functions:

"Sec. 4.6. Consolidation of functions. The board may consolidate any two or more positions of town supervisor, town clerk, town tax collector, and town finance officer, or may assign the functions of any one or more of these positions to the holder or holders of any other of these positions, subject to the Local Government Budget and Fiscal Control Act.

Council-Manager Form of Government



HIRING AND FIRING POWERS OF MANAGER

- The manager is responsible for the hiring, disciplining and removal of personnel outside of the employees managed by the board as noted in the charter

Why is this important?

Managers consider this authority extremely valuable because if the board is holding the manager responsible to implement policy, then the manager needs hiring and firing authority for those that are directly responsible for the work.

Council-Manager Form of Government



HIRING AND FIRING POWERS OF MANAGER (continued)

Personnel Policy

All hiring and firing authority must be exercised in accordance with the personnel policy that is adopted by the board.

Example: Employee is not completing tasks on time. The manager should follow the specific section of the personnel policy that address work performance. In some cases, the manager will need to verbally coach the employee, then give a written warning.

Council-Manager Form of Government



TOWN MANAGER'S ADMINISTRATIVE AUTHORITY

G.S. 160A-148(2): ...shall direct and supervise the administration of all departments, offices, and agencies of the city, subject to the general direction and control of the council, except as otherwise provided by law.

What does this mean?

Board members should not interfere with personnel matters and members should go through the city manager if an issue arises.

Council-Manager Form of Government



TOWN MANAGER'S ADMINISTRATIVE AUTHORITY (continued)

Generally, board members **should not** interfere with employees, but practically speaking, board members can freely seek information about employee activities and outlooks. **Board members should shy away from giving directives to employees.**

Additionally, managers expect that employees will keep him/her informed about general board member contacts.

Council-Manager Form of Government



MISCELLANEOUS DUTIES OF THE MANAGER

G.S. 160A-148:

- (3) shall attend all meetings of the council and recommend any measures that he [or she] deems expedient.
- (4) [The manager] shall see that all laws of the State, the city charter, and the ordinances, resolutions, and regulations of the council are faithfully executed within the city.
- (5) [The manager] shall prepare and submit the annual budget and capital program to the council.
- (6) [The manager] shall annually submit to the council and make available to the public a complete report on the finances and administrative activities of the city as of the end of the fiscal year.
- (7) [The manager] shall make any other reports that the council may require concerning the operations of city departments, offices, and agencies subject to his [or her] direction and control.
- (8) [The manager] shall perform any other duties that may be required or authorized by the council.

Council-Manager Form of Government



INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION (ICMA) CODE OF ETHICS

Most managers in North Carolina are held to specific set of expectations governing his or her behavior known as the "Code of Ethics." This code seeks to enforce and balance what the ICMA believes to be the prerogatives and obligations of a professional manager.

Town Manager Search

Council-Manager Form of Government



Town Manager Search



Town Manager Search

Council-Manager Form of Government



Importance of the Process

The Town Manager manages the day-to-day operations of the town. The Board has outlined the role and responsibilities in its Charter. In addition, if there are additional expectations the Board should communicate those to the Town Manager.

Very important hiring decision while in elected office – this person generally represents the Town in a variety of capacities.

Town Manager Search

Council-Manager Form of Government



Where is the Town of Spring Lake now and in the future?

The Board of Aldermen should consider the following:

- What are the current and future needs of the Town?
- What are the strengths and weaknesses of the Town?
- What were past successes and challenges of the Town?

The Town Manager will need to understand what has worked well, what challenges the Town has faced, and how success is defined by the Board.

Town Manager Search

Council-Manager Form of Government



Candidate Profile

Once the Board has considered the current and future needs of the Town, along with current and future challenges then the Board should begin developing a candidate profile.



Town Manager Search

Council-Manager Form of Government



Candidate Profile Example:

Education: Master's in Public Administration (MPA)
Bachelor in Arts or Science

Experience: 3-5 years of local government experience as department head or greater.

Special Qualifications (competence, skills or abilities): Financial experience, engineering experience, previous administrator/manager, budget experience, enterprise funds experience. ICMA Credentialing .

Town Manager Search

Council-Manager Form of Government



Time Frame and Procedure

Generally, it takes about **six months** (conservatively) to from start to finish for the hiring of a Town Manager. Given the current economy and vacancy rate across the State, the time may be doubled.

- Two months** – Application process
- One month** – Screening applicants and interview process
- One month** – Selecting the candidate + notice that is required to be given by candidate
- Two months** – Bringing the candidate onboard to the town

Town Manager Search

Council-Manager Form of Government



Salary Range

A competitive starting salary for this position is roughly **\$110,000 - \$120,000** annually based on the NCLM salary study for municipalities in the population group of 10,000 – 24,999.



Additional Benefits:

- Car or allowance
- Life insurance plan
- Deferred income (457B Plan)
- Health care for dependents

Town Manager Search

Council-Manager Form of Government



Publication of Vacancy

Where should the town publish the vacancy:

- ICMA Website
- NCLM Website
- UNC SOG Manager's Listserv
- Local Newspaper
- Social Media Sites
- LinkedIn



Town Manager Search

Council-Manager Form of Government



Candidate Screening Process

Options:

- Full elected body reviews all applications
- Committee of the elected body narrows the candidates
- Search firm reviews and narrows the applications

Generally, the full Board reviews all applications during closed session under **§ 143-318.11 (6)** - To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee...

Town Manager Search

Council-Manager Form of Government



Procedure

- (1) Accept resumes and town application (by paper, electronically through website or recruiter)
- (2) Town should acknowledge receipt of application (by letter or email)
- (3) The Board can meet in closed session under § 143-318.11 (6) to eliminate applicants that do not meet the minimum requirements OR the Board can have a subgroup to narrow the applicants. Applicant information should be kept confidential!

Town Manager Search

Council-Manager Form of Government



Procedure (continued)

- (4) Once the applicants have been narrowed based on minimum qualifications, then the Board may want to consider having the applicants answer supplemental questions. The applicants should have approximately one week to respond to the supplemental questions.
- (5) The Board should meet in closed session under § 143-318.11 (6) to screen down to approximately **three** candidates to move forward. It is important that Board members compare notes about the candidates and reach a consensus about the top three candidates.

Town Manager Search

Council-Manager Form of Government



Don't Forget!

There appears to be about **40 -50** Town Manager/Administrator vacancies across the State at any given time. Applicants are evaluating town's processes closely. *If the Board is not communicating with applicants or providing a professional process, then the town may lose top candidates.*

Candidates are evaluating the town as much as the Board is evaluating the candidates.

Town Manager Search

Council-Manager Form of Government



Platforms to Interview

Popular platforms:

- By Phone
- Video Conferencing
- In-person interviews



Town Manager Search

Council-Manager Form of Government



Interview Process

- (1) Notify each applicant either by mail or email giving notice of the interview (and type of interview – phone, zoom or in-person)
- (2) Provide resources for the applicant such as the town charter, current year budget, and organizational structure of the town.
- (3) Send an agenda of the day – if there will be multiple assessments such as: interview, role play, and coffee with the mayor

Town Manager Search

Council-Manager Form of Government



Interview Process (continued)

If requiring in-person interviews – the Town should consider what travel expenses would be covered. Examples include: overnight accommodations, meals and mileage.



Town Manager Search

Council-Manager Form of Government



The Interview

The group interview with the Board should be planned and organized. The same interviewer should ask the same question of each candidate. If asking follow-up questions, be sure to note those questions and ask the same follow-up questions to other candidates.

Complete an **evaluation form for each candidate**. Each Board member should complete a form for each person interviewed.

Town Manager Search

Council-Manager Form of Government



The Selection Process

- After interviews of the candidates occurs, the Board should meet in closed session with their evaluation sheets for each candidate.
- The Board should discuss candidates at length based on the evaluation sheet.
- The Board should come to a consensus on the candidate.

Town Manager Search

Council-Manager Form of Government



The Job Offer

- Once a consensus is made on the final candidate the town attorney should work with the mayor and the final candidate on his/her contract and/or conditional offer letter.
 - Contracts generally include compensation, allowances, severance, benefits and other pertinent language regarding the employment of the manager



Town Manager Search

Council-Manager Form of Government



The Background Check

The final step is to complete a thorough background screening AFTER a conditional offer is made.

What should be included in a background screening?

- North Carolina Criminal Statewide
- National County by County Criminal Record
- Social Security Verification
- National Sex Offender
- Federal Court Records
- Wants and Warrants
- Education Verification
- Social Networking Sites
- NC Pending
- NC Civil
- Office of Foreign Assets Control (OFAC)
- Credit history
- DMV Records



Town Manager Search

Council-Manager Form of Government



Appointment and Contract

The contract and appointment of the town manager should be done in **open session** at upcoming board meeting.



Council-Manager Form of Government



QUESTIONS





Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

Introductions & Special Presentations

Item Title

Asset Inventory Assessment (AIA)

Presenter

David Honeycutt & Glenn McFadden

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 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

Presentation - Pending



Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

New Business

Item Title

Resolution 2026-07; Resolution Authorizing Application for State Loan and/or Grant Assistance for Water and Sewer Improvements

Presenter

Mayor Pro Tem Fredricka Sutherland

Summary/Description

This Resolution authorizes the Town of Spring Lake to apply for State loan and/or Grant funding to support drinking water and sewer system improvements. It affirms the Town's commitment to finance any remaining project costs, ensure proper operation and maintenance, establish adequate user fees for sustainability and debt repayment, and comply with all applicable funding requirements. The Resolution also designates the Interim Town Manager as the authorized representative to submit the application and execute all necessary documentation.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Resolution 2026-07; Resolution Authorizing Application for State Loan and/or Grant Assistance for Water and Sewer Improvements

RESOLUTION 2026-07

RESOLUTION AUTHORIZING APPLICATION FOR STATE LOAN AND/OR GRANT ASSISTANCE FOR WATER AND SEWER IMPROVEMENTS

WHEREAS, the Town of Spring Lake has identified the need to construct, plan, and/or conduct studies for critical infrastructure projects, including Drinking Water System Improvements and Sewer System Improvements; and

WHEREAS, the Town of Spring Lake intends to seek State loan and/or Grant assistance from the State of North Carolina to support these projects; and

WHEREAS, the governing body recognizes the importance of securing funding and ensuring compliance with all applicable requirements associated with such funding.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Spring Lake as follows:

1. The Town of Spring Lake (the "Applicant") shall arrange financing for all remaining project costs not covered by any State loan and/or Grant award.
2. The Applicant shall provide for the efficient operation and maintenance of the project upon completion.
3. The Applicant shall adopt and implement, prior to or upon completion of the project, a schedule of fees, charges, and other available funding sources sufficient to ensure proper operation, maintenance, administration of the system, and repayment of all principal and interest on any associated debt.
4. The governing body agrees to include in any loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Spring Lake to make scheduled loan repayments, to withhold from the Town any State funds otherwise distributable in an amount sufficient to satisfy all sums due to the State.
5. **Dennis English, Interim Town Manager**, and successors in that office, are hereby authorized to execute and file an application on behalf of the Town of Spring Lake with the State of North Carolina for a loan and/or Grant for the projects described herein.
6. The Authorized Representative, and successors in that office, are further authorized and directed to furnish such information as may be required by the appropriate State agency, to make the assurances contained herein, and to execute all necessary documents related to the application and project.
7. The Applicant shall comply, or will substantially comply, with all applicable Federal, State, and local laws, rules, regulations, ordinances, and funding conditions related to the project and associated financial assistance.

ADOPTED this 13th day of April, 2026, by the Board of Commissioners of the Town of Spring Lake, North Carolina.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Fredricka Sutherland
Mayor Pro Tem

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

I, the undersigned, duly appointed and acting Town Clerk of the Town of Spring Lake, do hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the Board of Commissioners of the Town of Spring Lake at a legally convened meeting held on the 13th day of April, 2026, and that such Resolution has been recorded in the official minutes and records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of April, 2026.

SIGNATURE OF RECORDING OFFICER

TYPED NAME

TYPED TITLE

Note: An attestation by the Town Clerk may be used in lieu of this certification if preferred.



Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

New Business

Item Title

Resolution 2026-08; Resolution Approving the Water System Asset Management Plan and Capital Improvement Plan

Presenter

Mayor Pro Tem Fredricka Sutherland

Summary/Description

This Resolution approves and adopts the Town of Spring Lake's Water System Asset Management Plan and associated Ten-Year Capital Improvement Plan (FY 2027-2036). The plans are based on comprehensive system assessments and were developed with Grant funding from the North Carolina Division of Water Infrastructure. Adoption supports the Town's commitment to long-term planning, system reliability, and sustainable management of water infrastructure.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Resolution 2026-08; Resolution Approving the Water System Asset Management Plan and Capital Improvement Plan

RESOLUTION 2026-08

**RESOLUTION APPROVING THE WATER SYSTEM ASSET MANAGEMENT PLAN
AND CAPITAL IMPROVEMENT PLAN**

WHEREAS, the Town of Spring Lake is committed to ensuring the long-term viability, reliability, and sustainability of its water system through comprehensive evaluation and planning; and

WHEREAS, the Town has conducted assessments of the water system, including visual inspections, hydrant testing, pressure monitoring, and water system modeling, to evaluate the condition of existing assets and to support the development of a Water System Asset Management Plan and an updated ten-year Capital Improvement Plan; and

WHEREAS, the Town of Spring Lake recognizes the importance of maintaining both short-term and long-term planning for asset management and capital improvements on an ongoing basis; and

WHEREAS, the Town applied for and was awarded Grant funding from the North Carolina Division of Water Infrastructure for the preparation of a Water System Asset Management Plan; and

WHEREAS, the Town has completed the Water System Asset Management Plan in accordance with the guidelines and requirements established by the North Carolina Division of Water Infrastructure and the terms of the Grant; and

WHEREAS, implementation of the Water System Asset Management Plan requires formal approval by the governing body of the Town of Spring Lake.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Spring Lake that the Water System Asset Management Plan and the associated Ten-Year Capital Improvement Plan for Fiscal Years 2027 through 2036 are hereby approved and adopted.

ADOPTED this 13th day of April, 2026, by the Board of Commissioners of the Town of Spring Lake, North Carolina.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Fredricka Sutherland
Mayor Pro Tem

CERTIFICATION BY RECORDING OFFICER

I, the undersigned, duly appointed and acting Town Clerk of the Town of Spring Lake, do hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the Board of Commissioners of the Town of Spring Lake at a legally convened meeting held on the 13th day of April, 2026, and that such Resolution has been recorded in the official minutes and records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of April, 2026.

SIGNATURE

TYPED NAME

TYPED TITLE

DRAFT



Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

New Business

Item Title

Resolution 2026-09; Resolution Approving the Sewer System Asset Management Plan and Capital Improvement Plan

Presenter

Mayor Pro Tem Fredricka Sutherland

Summary/Description

This Resolution approves and adopts the Town of Spring Lake's Sewer System Asset Management Plan and associated Ten-Year Capital Improvement Plan (FY 2027-2036). The plans are based on system assessments, including smoke testing and flow monitoring, and were developed with Grant funding from the North Carolina Division of Water Infrastructure. Adoption supports the Town's commitment to proactive infrastructure management, long-term planning, and sustainable operation of the sewer system.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Resolution 2026-09; Resolution Approving the Sewer System Asset Management Plan and Capital Improvement Plan

RESOLUTION 2026-09

**RESOLUTION APPROVING THE SEWER SYSTEM ASSET MANAGEMENT PLAN
AND CAPITAL IMPROVEMENT PLAN**

WHEREAS, the Town of Spring Lake seeks to ensure the long-term viability and sustainability of its sewer collection system through comprehensive evaluation and planning; and

WHEREAS, the Town has undertaken efforts to assess the condition of existing sewer system assets, including but not limited to smoke testing, flow monitoring, and system evaluations, in order to develop a Sewer System Asset Management Plan and a corresponding ten-year Capital Improvement Plan; and

WHEREAS, the Town of Spring Lake recognizes the importance of both short-term and long-term planning to effectively manage infrastructure assets and prioritize capital improvements on an ongoing basis; and

WHEREAS, the Town applied for and was awarded Grant funding from the North Carolina Division of Water Infrastructure for the purpose of preparing a Sewer System Asset Management Plan; and

WHEREAS, the Town has completed the Sewer System Asset Management Plan in accordance with the guidelines and requirements established by the North Carolina Division of Water Infrastructure and the terms of the Grant; and

WHEREAS, implementation of the Sewer System Asset Management Plan requires formal approval by the governing body of the Town of Spring Lake.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Spring Lake that the Sewer System Asset Management Plan and the associated Ten-Year Capital Improvement Plan for Fiscal Years 2027 through 2036 are hereby approved and adopted.

ADOPTED this 13th day of April, 2026, by the Board of Commissioners of the Town of Spring Lake, North Carolina.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Fredricka Sutherland
Mayor Pro Tem

CERTIFICATION BY RECORDING OFFICER

I, the undersigned, duly appointed and acting Town Clerk of the Town of Spring Lake, do hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the Board of Commissioners of the Town of Spring Lake at a legally convened meeting held on the 13th day of April, 2026, and that such Resolution has been recorded in the official minutes and records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of April, 2026.

SIGNATURE

TYPED NAME

TYPED TITLE

DRAFT



Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

New Business

Item Title

Consulting Agreement with Superior Utilities and Consulting, LLC

Presenter

Interim Town Manager Dennis English Jr.

Summary/Description

This agreement establishes a six (6) month contract between the Town of Spring Lake and Superior Utilities and Consulting, LLC for professional consulting services related to water and sewer system operations. The contractor will provide technical guidance and training to Town staff on maintenance and repair of water and sewer lines, valve inspections, and evaluation of aging water meters, including development of a replacement schedule. Compensation is based on hourly rates with a four-hour minimum per call, along with reimbursement for pre-approved expenses. The contractor will serve as an independent contractor, and either party may terminate the agreement with thirty (30) days written notice.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Consulting Agreement with Superior Utilities and Consulting, LLC

CONSULTING AGREEMENT

This Consulting Agreement (the "Agreement") is dated and entered into as of the ____ day of April, 2026, by the Town of Spring Lake (the "Town") and Superior Utilities and Consulting, LLC (the "Contractor") (referred to collectively as the "Parties").

1. SCOPE OF AGREEMENT

1.1 Services. The Town hereby agrees to engage the Contractor to provide the Town with the following services (the "Services):

- Consulting with the field technicians on sewer lines eight (8) inches and below;
- Consulting with the field technicians on water lines six (6) inches and below;
- Preparing the technicians to properly repair said lines and how to inspect shut-off valves;
- Training the technicians to determine if they can repair inoperative valves themselves or need to call in their preferred contractor to make the repairs; and
- Assessing the effectiveness of aging water meters and develop a replacement schedule for those meters deemed outdated or inoperable.

The Services may also include any other services requested by the Town and agreed upon by the Parties, including but not limited to, construction and/or repair of utility infrastructure.

1.2 Performance of Services. The Contractor shall personally perform the Services to the Town but may delegate those Services to subcontractors so long as the Town has provided written consent for the subcontractor to be engaged.

1.3 Term and Termination. This Agreement is in effect as of the date of this Agreement listed above and shall continue until the six (6) month anniversary thereof. This Agreement may be terminated by either party upon thirty (30) days prior written notice.

1.4 Effect of Termination. The Town shall be obligated to pay Contractor only for Services performed by Contractor up to the effective date of termination, and Contractor shall have no obligation to provide any Services after the effective date of termination.

2. COMPENSATION

2.1 Consulting fee. In return for the Services, at the end of each month, the Contractor shall provide a detailed invoice to the Town detailing the fees accrued for the previous month at the rates defined in the schedule below. In any week that

Contractor performs services, there shall be a four hour minimum per call charged by Contractor.

- Senior Consultant - \$125 per hour
- Senior Consultant (Emergency after regular business hours, weekends or holidays) - \$190 per hour
- Consultant Assistant - \$75 per hour
- Consultant Assistant (Emergency after regular business hours, weekends or holidays) - \$115 per hour

Payment of compensation will be made by the Town within thirty (30) days of receipt of the invoice and documentation from the Contractor.

2.2 Expense Reimbursement. The Contractor shall be reimbursed for out-of-pocket expenses, including travel and subcontractor expenses, reasonably incurred by the Contractor in performing the Services contemplated by this Agreement, pursuant to the reimbursement schedule blow:

- Mileage – US IRS Rate
- Subcontractors – Cost plus ten percent (10%)
- Other Expenses – Cost plus ten percent (10%)

The expenses for reimbursement contemplated above shall be reimbursed by the Town provided that such expenses are pre-approved by the Town and reasonably documented by the Contractor.

3. RELATIONSHIP

3.1 Independent Contractor Relationship. Contractor is not authorized to make any representation, contract or commitment on behalf of the Town unless specifically requested or authorized in writing to do so by an officer of the Town. Contractor is an independent contractor for all purposes. Neither Contractor nor Contractor associates shall be considered an agent, representative, associate, or employee of the Town for any purpose including, but not limited to, Town employee benefits and coverages, workers' compensation insurance, unemployment insurance, social security insurance, or federal, provincial or state taxes.

3.2 Observance of Town Rules. At all times while on the Town's premises for purposes of this Agreement, Contractor will observe the Town's rules and regulations with respect to conduct, health, safety and protection of persons and property.

4. PAYMENT TO SUBCONTRACTORS

4.1 Prompt Payment to Subcontractors. Within fourteen (14) days of receipt by the Contractor of each payment from the Town under this contract, the Contractor shall pay all subcontractors based on work completed or service provided under the subcontract.

5. INDEMNIFICATION

5.1 Indemnification. Contractor agrees to defend at its own cost and expense any claim or action against the Town for actual or alleged harm based on any service furnished to the Town by Contractor pursuant to the terms of this Agreement. The Town agrees to defend at its own cost and expense any claim or action against Contractor for any actual or alleged harm based on the Town's actions.

6. GENERAL PROVISIONS

6.1 Severability. In the event that any provision contained in this Agreement is held to be invalid or unenforceable, all other provisions of this agreement shall be deemed severable and shall remain enforceable to the full extent permitted by law. A party's failure to require the other party to comply with any provision of this Agreement shall not be deemed a waiver of such party's right to subsequently enforce such provision or any other provision.

6.2 Modifications; Entire Agreement. A modification of this Agreement is not valid unless signed by both parties and otherwise in accordance with requirements of law. This Agreement contains the entire agreement between the parties pertaining to the subject matter of this contract.

6.3 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument. Counterparts may be delivered via electronic mail or other transmission method and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

6.4 Delegation of Duties. Contractor may not subcontract or otherwise delegate Contractor's obligations under this Agreement without the Town's prior written consent.

6.5 Notices. Any notice required or permitted by this Agreement shall be in writing and shall be delivered as follows, with notice deemed given as indicated: (a) by personal delivery, when actually delivered; (b) by overnight courier, upon written verification of receipt; (c) by email, upon acknowledgement of receipt; or (d) by certified or registered mail, return receipt requested, upon verification or receipt.

To Contractor:

Joe Gardner
joegardner9600@gmail.com
1116 Tysinger Road
Lillington, NC 27546

To Town:

300 Ruth Street
Spring Lake, NC 28390

6.6 Limited Third-Party Rights Created. This Agreement is intended for the benefit of the Town and the Contractor and not for any other person, except to the extent otherwise expressly stated in this Agreement.

6.7 Governing Law. This Agreement shall be construed and interpreted under and in accordance with the laws of the State of North Carolina.

6.8 Legal Fees. If any party to this Agreement seeks to enforce the terms and provisions of this Agreement in court or before any other dispute resolution body, then the prevailing party in such action shall be entitled to recover from the non-prevailing party, all costs incurred in connection with such action, including without limitation, reasonable fees, expenses and costs incurred.

IN WITNESS WHEREOF, the Town and the Contractor have caused this contract to be executed themselves or by their respective duly authorized agents or officers.

TOWN OF SPRING LAKE

SUPERIOR UTILITIES AND CONSULTING, LLC

By: _____

By: _____

Name: _____

Name: Joe Gardner

Title: _____

Title: Member/Manager

Date: _____

Date: _____



Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

New Business

Item Title

Budget Amendment (BA-19) FY2026

Presenter

Finance Director James Overton

Summary/Description

- To reallocate expenses in various departments.

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-19) FY2026

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

**BA -19 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:

Account Number	Department	Current Budget	Amendment	Amended Budget
10-00-4120-130-04	401K	2,250	1,000	3,250
10-00-4120-230-01	Special Program materials	1,000	(1,000)	-
10-00-4180-440-09	Software maintenance	95,432	1,000	96,432
10-00-4180-800-00	Non-Capitalized Assets	4,000	(1,000)	3,000
10-10-4310-180-03	Group Insurance	258,200	(2,000)	256,200
10-10-4310-310-00	Professional development	9,000	2,000	11,000
10-10-4340-190-03	Professoanl services Medical	7,500	(1,000)	6,500
10-10-4340-210-03	Uniforms PPE	15,450	1,000	16,450
10-20-4510-120-02	Salaries Overtime	5,000	2,000	7,000
10-20-4510-180-03	Group Insurance	41,000	(2,000)	39,000
10-20-4510-250-00	Maint & repairs vehicles	15,000	1,000	16,000
10-20-4510-250-01	Motor Fuels	7,304	(1,000)	6,304
60-91-7120-180-03	Group Insurance	29,104	(2,000)	27,104
60-91-7120-250-00	Maint & repairs vehicles	7,000	2,000	9,000
60-91-7140-230-41	Chemicals	56,999	12,000	68,999
60-91-7140-240-03	Maint & repairs equipment	87,500	(12,000)	75,500
62-92-7510-120-01	Salaries	85,400	(2,000)	83,400
62-92-7510-120-02	Salaries Overtime	4,000	2,000	6,000
Total Expenditures		<u>\$ -</u>		
Revenues Over (under) Expenditures		<u>\$ -</u>		

Justification:

To reallocate expenses in various departments

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 13-Apr-26

Reviewed By

Finance Director
James C Overton Date 13-Apr-26

Approved By:

Finance Director
Dennis English Date 13-Apr-26
Interim Town Manager

ADOPTED this

13th day of April 2026

by the Spring Lake
Board of Commissioners

Town of Spring Lake Mayor Pro Tem

Town of Spring Lake Clerk



Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

New Business

Item Title

Budget Amendment (BA-20) FY2026

Presenter

Finance Director James Overton

Summary/Description

- To amend capital project ordinance for replacement of sewer and water line on Regina Street.

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-20) FY2026

Water Line Replacement Estimate – McGill Engineering

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
52-91-3434-360-00	NCDEQ Grant	800,000	-	800,000
52-91-3981-980-60	Transfer from Water & Sewer Fund	25,000	-	25,000
Total Revenues		\$ 800,000	\$ -	\$ 800,000
52-91-7140-990-01	Contingency	59,520	(59,520)	-
52-91-7140-500-00	Water Line Replacement Regina Street	-	214,715	214,715
52-91-7140-500-00	Sewer Line Replacement	118,280	(118,280)	-
52-91-7140-820-00	Mack Street Sewer Line	297,600	(297,600)	-
52-91-7140-190-04	Engineering	52,000	-	52,000
52-91-7140-830-00	Regina Street Sewer Line	297,600	260,685	558,285
Total Expenditures		\$ 825,000	\$ -	\$ 825,000
Revenues Over (under) Expenditures			\$ -	

Justification:

To amend capital project ordinance for replacement of sewer and water line on Regina Street.

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 13-Apr-26

Reviewed By

Finance Director James C Overton Date 13-Apr-26

Approved By:

Finance Director Dennis English Date 13-Apr-26

Interim Town Manager

ADOPTED this

13th

day of April

2026

by the Spring Lake
 Board of Commissioners

Town of Spring Lake Mayor Pro Tem

Town of Spring Lake Clerk



**PROGRESS MEETING NO. 1 - AGENDA
March 24, 2026 10:00 AM**

Project Number: 24.04006
Project Owner: Town of Spring Lake, North Carolina
Project Name: Regina Drive Sewer Rehabilitation

Contractor: SKC, Inc.

Contract Amount: \$ 573,925.00

Contract Time: 90 Calendar Days to Substantial Completion
 120 Calendar Days to Final Completion

Liquidated Damages: \$500 Per Calendar Day

Contract Time Remaining: 80 Days

	Days to Substantial Completion	Days to Final Completion	Notice to Proceed	Contract Time Remaining	Substantial Completion Date	Contract Time Used to Date
Contract Time	50	80	02/12/26	80	05/13/26	40

1. SAFETY MOMENT

2. ADMINISTRATIVE ITEMS

Submittals

RFIs

Change Orders

Town of Spring Lake					
Water Line Replacement for Regina Drive					
Change Order Request #1					
Line Item	Description	Qty	UM	UP	Total
1	6" C900 PVC	940	f	\$160.00	\$150,400.00
2	Fire Hydrant Assembly	1	e	\$10,500.00	\$10,500.00
3	6" GVB	2	e	\$5,250.00	\$10,500.00
4	Connection to Existing Water Line	2	e	\$5,000.00	\$10,000.00
5	6" fittings	10	e	\$700.00	\$7,000.00
6	Short Side Service Reconnection	8	e	\$1,000.00	\$8,000.00
7	Long Side Service Reconnection	9	e	\$1,800.00	\$16,200.00
8	Line testing and chlorination	940	ft	\$2.25	\$2,115.00
					\$214,715.00



Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

New Business

Item Title

Budget Amendment (BA-21) FY2026

Presenter

Finance Director James Overton

Summary/Description

- To amend budget for purchase of new street sweeper. Old street sweeper was involved in accident and is a total loss.
- To award contract for new street sweeper to low bidder Amick Equipment.

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-21) FY2026

PO Request Amick Equip – Tymco Street Sweeper – Capital Outlay – Stormwater – via email

Town of Spring Lake
 Budget Amendment
 Fiscal Year Ending

BA -21 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:

Account Number	Department	Current Budget	Amendment	Amended Budget
62-92-3991-991-00 3991-991-00	Fund balance appropriation	165,000	91,000	256,000
	Total Revenues	<u>\$ 165,000</u>	<u>\$ 91,000</u>	<u>\$ 256,000</u>
62-92-7510-500-00	Capital outlay	300,000	91,000	391,000
	Total Expenditures	<u>\$ 300,000</u>	<u>\$ 91,000</u>	<u>\$ 391,000</u>
	Revenues Over (under) Expenditures		<u>\$ -</u>	

Justification:

To amend budget for purchase of a new street sweeper. Old street sweeper was involved in accident and is a total loss.
 To award contract for new street sweeper to low bidder Amick Equipment

Amick Equipment - Tymco Street Sweeper	220,353.00
Joe Johnson Equipment Elgin Street Sweeper	313,614.00
Carolina Industrial Equipment LLC	259,285.59
Infrastructure Solutions Group A7 Tornado	393,074.52

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 13-Apr-26

Reviewed By

Finance Director
 James C Overton Date 13-Apr-26

Approved By:

Finance Director
 Dennis English Date 13-Apr-26
 Interim Town Manager

ADOPTED this

13th day of April 2026

by the Spring Lake
 Board of Commissioners

Town of Spring Lake Mayor Pro Tem

Town of Spring Lake Clerk



Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2025

Agenda Location

New Business

Item Title

Certificate of Sufficiency, Jackson Property

Presenter

Town Clerk Carly Autry

Summary/Description

At the Board meeting on Monday, March 23, 2026, the Board adopted Resolution 2026-05 directing the Clerk to investigate the sufficiency, along with a Feasibility Study, of an annexation request made by Rhonda Jackson. The Clerk found the petition request and the Feasibility Study to be sufficient.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Certificate of Sufficiency

Feasibility Study

Petition for Annexation of 945 Lillington Highway – Rhonda Jackson



Town of Spring Lake
300 Ruth Street
Spring Lake, NC 28390

CERTIFICATE OF SUFFICIENCY

To the **Board of Commissioners** of the **Town of Spring Lake of Spring Lake, North Carolina:**

I, **Carly Autry, Town Clerk**, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Spring Lake primary corporate limits, as defined by G.S. §160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

*RHONDA JACKSON
945 LILLINGTON HIGHWAY*

PARCEL # 0512-00-0417

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Spring Lake, this 13th day of April 2026.



Carly Autry

Carly Autry, CMC, NCCMC
Town Clerk

FEASIBILITY STUDY
JACKSON PROPERTY
945 Lillington Highway

1. METHOD OF ANNEXATION: ANNEXATION UPON PETITION OF ALL OWNERS OF REAL PROPERTY.

Chapter §160-31, authorizes the governing body of a municipality may annex by Ordinance any area contiguous to its boundaries upon presentation to the governing body of a petition signed by the owners of all real property located within such area. Such annexations are based upon 100% petition and are subject to the following procedures and requirements:

- A. The municipality must receive a valid petition signed by all of the owners of real property in the area to be annexed.
- B. A Public Hearing must be held.
- C. Notice of the Public Hearing shall be published at least ten (10) days before the date of the hearing.

2. LAND USE OF THE AREA.

- A. The area consists of approximately 0.972 acres.
- B. The current zoning classification in Cumberland County is R-10 residential district, which is intended to accommodate moderate-density residential development. However, the owners will be seeking rezoning to C-3 Conditional, which is currently in discussion with Cumberland County Planning and Zoning.

C-3 Conditional Zoning is a legislative, site-specific rezoning process where a property owner voluntarily proposes conditions – such as specific site plans, development restrictions, or buffers – to be approved alongside a "Heavy Commercial" (C-3) use. This tailored approach addresses the impacts of development, ensuring compatibility with neighboring areas and local plans.
- C. The property is currently residential with two (2) vacant homes.

3. POPULATION DATA.

There are no residents in the proposed area.

4. PROPERTY EVALUATION.

The appraised taxable value of the proposed area is as follows:

	<u>Appraised Value</u>	<u>Anticipated Ad Valorem Tax</u>
Real Property	\$167,100	\$1,238.21

Note: This property is currently residential with two (2) vacant homes. The development of this property is anticipated to be commercial and the future ad valorem tax is projected to increase depending on the type of commercial development.

5. SUMMARY OF CURRENT MUNICIPAL SERVICES.

- | | |
|-------------------------------|---|
| A. <u>Fire Protection</u> | 0 |
| B. <u>Police Protection</u> | 0 |
| C. <u>Sanitation Services</u> | 0 |
| D. <u>Water Services</u> | Water Services is provided to the area |
| E. <u>Sewer Services</u> | Sewer Services is provided to the area, however, is not currently tapped in to the sewer system. Will have to pay a fee to tap into the sewer system. |

6. AVAILABILITY OF MUNICIPAL SERVICES.

A. Fire Protection – The Fire Department can provide the same level of service in the proposed annexation as it is currently providing the Town.

B. Police Protection – The Police Department can provide the same level of service in the proposed annexation as it is currently providing the Town.

C. Sanitation Services – GFL can provide the same level of service in the proposed annexation as it is currently providing the Town.

D. Water Services – The Water Department can provide the same level of service in the proposed annexation as it is currently providing the Town.

E. Sewer Services – The Water Department can provide the same level of service in the proposed annexation as it is currently providing the Town.

7. INITIAL COST TO PROVIDE SERVICES.

The initial cost for the development of the proposed annexation area will be at the owner's expense, such as the extensions of sewer lines, water lines, the addition of fire hydrants, acquisition of all easements and the dedication of right of ways.

8. OTHER ANTICIPATED INCOME.

As the area is developed, other anticipated incomes are projected to increase.



**Petition Requesting Annexation
(Contiguous)**

Date Received: 3/13/26 Received by: C. Atkey
 Action by BOC: _____
 Date Approved or Denied: _____

This form is based on the North Carolina General Statutes governing contiguous voluntary annexations [G.S. 160A-31(a) and (b)].

Who should use this form?

A property owner who is requesting annexation of a contiguous property into the Town of Spring Lake should use this form.

Statement of the Request:

To the Mayor and Board of Commissioners of the Town of Spring Lake, North Carolina:

1. We the undersigned owners of real property respectfully request that the area described in the attached metes and bounds legal description be annexed to the Town of Spring Lake.
2. The area to be annexed is contiguous to the Town of Spring Lake and the boundaries of such territory are shown in the attached metes and bounds legal description and in the attached map.

Project Location:

Street Address:	945 Lillington Highway
PIN/REID:	0512-00-0417
Lot Area/Acreage:	0.972 Acres
Requested zoning district for property after annexation:	C-3 Conditional <u>C-3</u>
Have you obtained a vested right certificate from the Cumberland County Planning Department for any proposed development at this location?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please attach evidence.

Submittal Requirement Checklist:

<input checked="" type="checkbox"/>	A metes and bounds legal description of the proposed annexation area is attached.
<input checked="" type="checkbox"/>	A deed of the property is attached indicating the deed book and page number.
<input checked="" type="checkbox"/>	A map showing the proposed annexation area in relation to the existing Town limits is attached.
<input type="checkbox"/>	Evidence of vested rights obtained from County Planning Department (if applicable).
<input checked="" type="checkbox"/>	The area to be annexed is contiguous to the Town limits and a map indicating the boundaries of such territory is attached.

Primary Contact Information & Signatures:

If the property is owned by an individual (or individuals), please fill in the Individual section below. If the property is owned by a Corporation, Limited Liability Corporation (LLC), or Partnership, please fill in the appropriate section below. Be sure to provide names, signatures, and titles for each applicant.

Individuals:

Print Name	Mailing Address	Phone Number	Signature

Corporation:

Name of Corporation:			
Print Name & Title	Mailing Address	Phone Number	Signature

Limited Liability Corporation (LLC):

Name of LLC: Atlantis Homebuyers, LLC			
Print Name & Title	Mailing Address	Phone Number	Signature
Asad Jamal Operations Manager	434 Fayetteville Street #1140 Raleigh, NC 27601	aj@atlantisproperties.us Tel # (910) 599-0018	<i>Asad Jamal</i>

Partnership:

Name of Partnership:			
Print Name & Title	Mailing Address	Phone Number	Signature

LEGAL DESCRIPTION FOR:

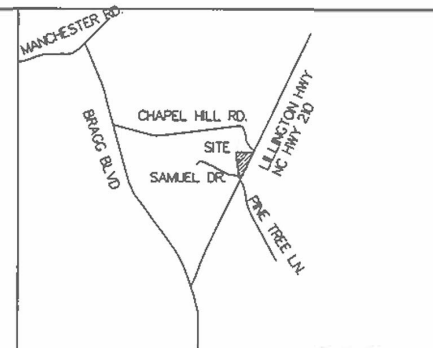
LOT LOCATED AT 945 LILLINGTON HWY, SPRING LAKE NC 28390, AND HAVING REID: 0512000417000 AND PIN: 0512-00-0417

BEGINNING AT A DOT DISC BEING THE SOUTHEAST CORNER OF THE PARCEL AND HAVING N.C. GRID COORDINATES; NORthing; 520258.75 FEET, EASTING; 2009997.14 FEET, AND ELEVATION: 242.21 FEET, THENCE FROM SAID POINT OF BEGINNING SOUTH 54 DEGREES, 51 MINUTES, 49 SECONDS WEST 18.65 FEET TO A NEW IRON ROD WITH CAP, THENCE NORTH 10 DEGREES, 52 MINUTES, 37 SECONDS WEST 133.65 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 52 MINUTES, 37 SECONDS WEST 61.49 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 55 MINUTES, 11 SECONDS WEST 150.10 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 45 MINUTES, 30 SECONDS WEST 23.93 FEET TO A TALL PINCHED IRON PIPE BEING THE NORTHWEST CORNER OF THE PARCEL, THENCE SOUTH 80 DEGREES, 34 MINUTES, 11 SECONDS EAST 107.25 TO AN IRON ROD, THENCE SOUTH 80 DEGREES, 25 MINUTES, 45 SECONDS EAST 131.00 FEET TO AN IRON PIPE AT BASE OF POWER POLE BEING THE NORTH EAST CORNER OF THE PARCEL, THENCE SOUTH 25 DEGREES, 3 MINUTES, 44 SECONDS WEST 346.58 FEET TO THE POINT OF BEGINNING CONTAINING 42812 SQUARED FEET MORE OR LESS.



A handwritten signature in cursive script, appearing to read "D. S. Graham", written in black ink below the seal.

I, REVIEW OFFICER OF CUMBERLAND COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH IS THIS CERTIFICATION IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.



VICINITY MAP NTS

EXISTING PARCEL SURVEY OF:

1 ACRE IMP KING LD

MANCHESTER TWP., CUMBERLAND CO., N.C.

OWNER: ARTHUR L. JACKSON
21 GLENWOOD CT.
SPRING LAKE, NC 28390
DEED REFERENCE: DEED BOOK 2109, PAGE 7
DEED BOOK 3257, PAGE 459
MAP REFERENCE: P.B. 93, PG. 91
REID: 0512000417000
PIN: 0512-00-0417

REVISION:
ADD GIS TOPO - 3/16/26

LINE	BEARING	DISTANCE
L1	S 34°32'49"W	8.60
L2	N 87°45'30"W	23.93
L3	N 54°54'49"E	34.67

SHEILA D. SPENCE TRUSTEE
D.B. 12264, PG. 678
ZONING: R10
REID: 0502907489000
SPRING LAKE ETJ

SPRING LAKE MUNICIPAL BOUNDARY

JAMES C. KING & EDLA MAE KING G
D.B. 2481, PG. 793
ZONING: R10
REID: 0502907335000
SPRING LAKE ETJ

JAMES C. KING
D.B. 2828, PG. 437
ZONING: R10
REID: 0502909219000
SPRING LAKE ETJ

I, DEVON S. GRAHAM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: 5.00
- (3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
- (4) DATES OF SURVEY 3/4/26 - 3/11/26
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED/FIELD CONTROL USE: NC CORS
- (7) GEOID MODEL: ContinentalUS_NGS2012B
- (8) COMBINED GRID FACTOR(S): 0.999872388806
- (9) UNITS: US SURVEY FEET

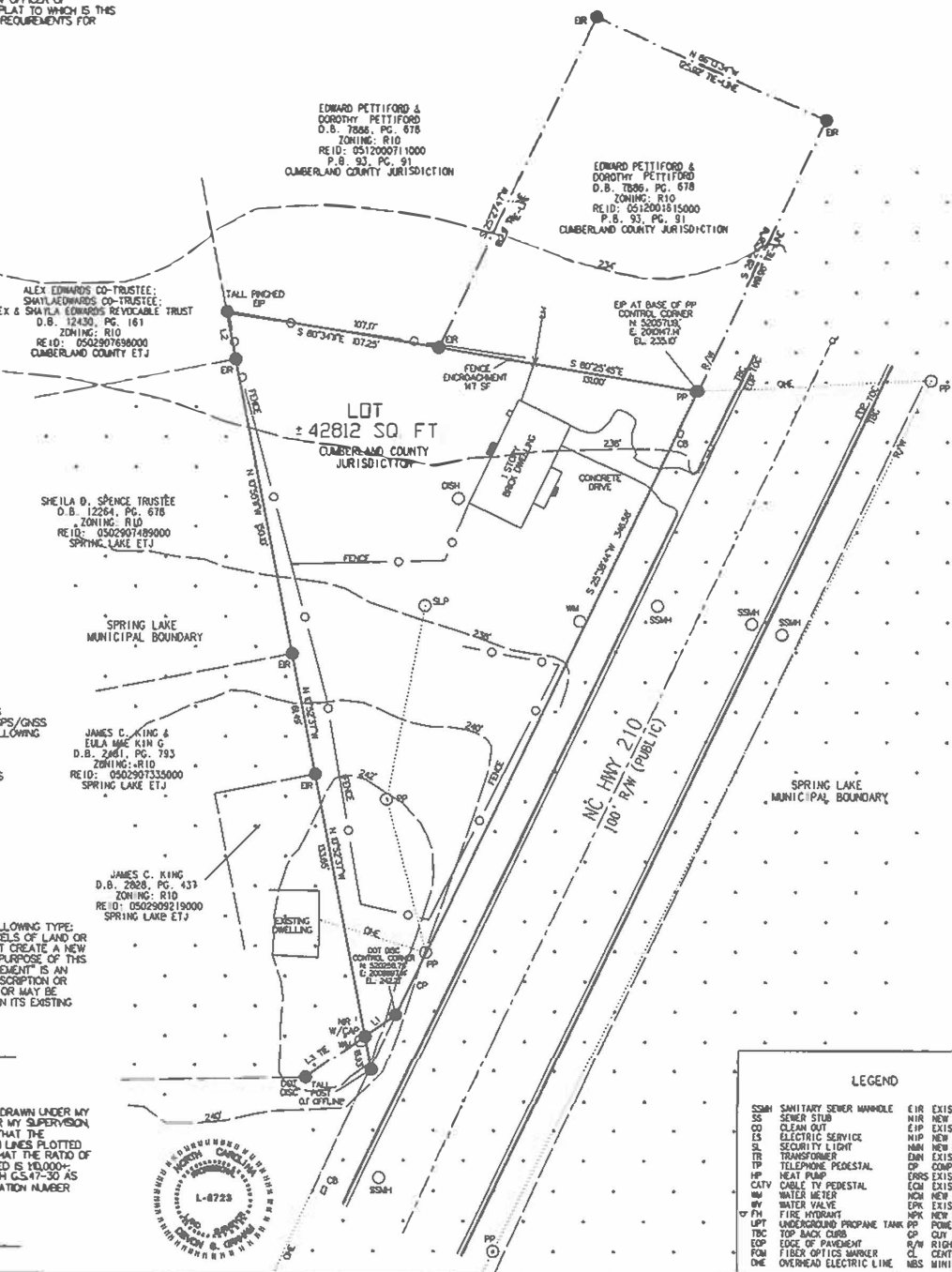
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW ROAD OR CHANGE AN EXISTING STREET. FOR THE PURPOSE OF THIS SECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

Devon S. Graham
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEY AND ACCURACY

I, DEVON S. GRAHAM CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED AS SHOWN ON PLAT, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1/10000. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 15th DAY OF MARCH, 2026

Devon S. Graham
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L-5723



NOTE:

LOT CONTAINS ± 42812 SQ FT MORE OR LESS AREA BY COORDINATE METHOD
ELEVATION INFORMATION DRAWN FROM CUMBERLAND COUNTY GIS WEBSITE.
ZONING: R10
SETBACKS:
FRONT: 30'
SIDE: 10' (1 STORY) 15' (2 STORY)
REAR: 35'
PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (ZONE X) ACCORDING TO MAP NUMBER 372005200J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: JANUARY 5, 2007.
RATIO OF PRECISION IS GREATER THAN 1/10000
ALL DISTANCES ARE HORIZONTAL GROUND.
THIS PARCEL IS NOT LOCATED WITHIN A PUBLIC WATERSHED.
SURVEY IS SUBJECT TO ANY DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, AGREEMENTS, LIENS, AND CHARGES OF RECORD.
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ATTORNEY'S TITLE SEARCH, WHICH COULD DISCLOSE ZONING, RESTRICTIVE COVENANTS, EASEMENTS NOT VISIBLE TO SURVEYOR, BUILDING SETBACKS, OR OTHER INFORMATION WHICH COULD AFFECT PROPERTY.
LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM SHOWN LOCATIONS. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONTACTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING PROPERTY.

LEGEND

- SSM SANITARY SEWER MANHOLE
- SS SEWER STUB
- CO CLEAN OUT
- ES ELECTRIC SERVICE
- SL SECURITY LIGHT
- TR TRANSFORMER
- TP TELEPHONE PEDESTAL
- HP HEAT PUMP
- CATV CABLE TV PEDESTAL
- WV WATER VALVE
- WV WATER HEATER
- UPT UNDERGROUND PROPANE TANK
- FP FIRE HYDRANT
- TBC TOP BACK CURB
- EP EDGE OF PAVEMENT
- FOM FIBER OPTICS MARKER
- OEL OVERHEAD ELECTRIC LINE
- EIR EXISTING IRON ROD
- NIR NEW IRON ROD
- EIP EXISTING IRON PIPE
- NIP NEW IRON PIPE
- NHM NEW MCG NAIL
- EMN EXISTING MCG NAIL
- CP COMPUTED POINT
- ERS EXISTING RAILROAD SPIKE
- EQM EXISTING CONCRETE MONUMENT
- NCH NEW CONCRETE MARKMENT
- EPK EXISTING PK NAIL
- NPK NEW PK NAIL
- PP POWER POLE
- CP QUI POLE
- R/W RIGHT OF WAY
- CL CENTERLINE
- MBS MINIMUM BUILDING SETBACKS

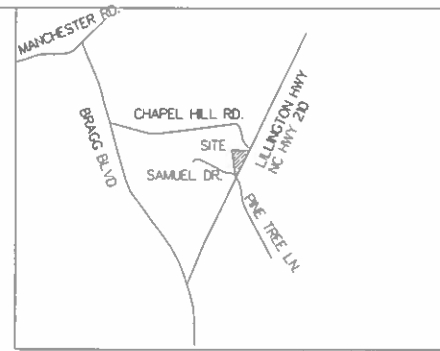


DATE: 3/12/26
FILE NO: 1826
SCALE: 1" = 40'
PROJECT NO: 1826

SURVEY FOR:
ATLANTIS HOMEBUYERS LLC
945 LILLINGTON HWY
SPRING LAKE, N.C. 28390

LICENSE# C-0358
CENTRAL CAROLINA SURVEYORS, P.A.
COORD FILE: 89 ANCHOR PT.
P.O. Box 451
West End, North Carolina 27376
Phone: 910-873-0511
© 2021 CENTRAL CAROLINA SURVEYORS, P.A. ALL RIGHTS RESERVED

N.C. GRID NORTH (NAD83) 2011



VICINITY MAP NTS

SITE PLAN FOR CONDITIONAL REZONING:
1 ACRE IMP KING LD

MANCHESTER TWP., CUMBERLAND CO., N.C.

OWNER: ARTHUR L. JACKSON

21 GLENWOOD CT.
SPRING LAKE, NC 28390
DEED REFERENCE: DEED BOOK 2009, PAGE 7
DEED BOOK 3257, PAGE 459
MAP REFERENCE: P.B. 93, PG. 91
REID: 0512000417000
PIN: 0512-00-0417

NOTE:

LDT CONTAINS 142812 SQ FT MORE OR LESS.
AREA BY COORDINATE METHOD

PROPERTY IS NOT IN A SPECIAL FLOOD
HAZARD AREA (ZONE X) ACCORDING TO MAP NUMBER
3720051200J OF THE FEDERAL EMERGENCY
MANAGEMENT AGENCY. EFFECTIVE DATE:
JANUARY 5, 2007.

RATIO OF PRECISION IS GREATER THAN 1/10000
ALL DISTANCES ARE HORIZONTAL GROUNDS.

THIS PARCEL IS NOT LOCATED WITHIN A PUBLIC WATERSHED.

SURVEY IS SUBJECT TO ANY DECLARATION OF RESTRICTIONS, CONDITIONS,
EASEMENTS, COVENANTS, AGREEMENTS, LIENS, AND CHARGES OF RECORD.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ATTORNEY'S TITLE
SEARCH, WHICH COULD DISCLOSE ZONING, RESTRICTIVE COVENANTS,
EASEMENTS NOT VISIBLE TO SURVEYOR, BUILDING SETBACKS, OR OTHER
INFORMATION WHICH COULD AFFECT PROPERTY.

LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE
EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDER-
GROUND UTILITIES AND STRUCTURES MAY VARY FROM SHOWN LOCATIONS.
ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE
CONTACTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING PROPERTY.



GENERAL SITE MASTER PLAN FOR:		DATE
ATLANTIS HOMEBUYERS LLC		3/16/26
945 LILLINGTON HWY		FILE NO.
SPRING LAKE, N.C. 28390		1826
		SCALE
		1" = 40'
		PROJECT NO.
		1826

LICENSE# C-0369
CENTRAL CAROLINA SURVEYORS, P.A.
West End, North Carolina 27376
Phone: 910-673-0051
COORD FILE:
RB ANCHOR P1.
P.O. Box 43
Phone: 910-673-0051
© 2021 CENTRAL CAROLINA SURVEYORS, P.A. ALL RIGHTS RESERVED.

LEGEND

SSM	SANITARY SEWER MANHOLE	EIR	EXISTING IRON ROD
SS	SEWER STUB	EIP	EXISTING IRON PIPE
CO	CLEAN OUT	EIP	EXISTING IRON PIPE
ES	ELECTRIC SERVICE	EIP	EXISTING IRON PIPE
SL	SECURITY LIGHT	EW	EXISTING WAG NAIL
TR	TRANSFORMER	CP	COMPUTED POINT
TP	TELEPHONE PEDESTAL	ERRS	EXISTING RAILROAD SPIKE
HP	HEAT PUMP	ECM	EXISTING CONCRETE MONUMENT
CATV	CABLE TV PEDESTAL	MCN	NEW CONCRETE MONUMENT
WM	WATER METER	EPK	EXISTING PK NAIL
WV	WATER VALVE	HN	NEW PK NAIL
FI	FIRE HYDRANT	PP	POWER POLE
UPT	UNDERGROUND PROPANE TANK	CP	CONCRETE POINT
TBC	TOP BACK CURB	R/W	RIGHT OF WAY
EP	EDGE OF PAVEMENT	CL	CENTERLINE
FOM	FIBER OPTICS MARKER	MBS	MINIMUM BUILDING SETBACKS
OE	OVERHEAD ELECTRIC LINE		

LINE	BEARING	DISTANCE
L1	S 54°52'48"E	18.50'
L2	N 07°02'50"W	23.83'
L3	N 54°52'48"E	18.50'

TREES LEGEND
◯ ORNAMENTAL TREE

- ZONING CONDITIONS
1. EXCLUDE BAR / NIGHTCLUB AND HOTEL USES.
 2. POSSIBLE USES INCLUDING RETAIL, RESTAURANT, AND DAY CAR WITH MAX. 6,600 SF FLOOR AREA & 1-STORY BUILDING HEIGHT
 3. MAX. 80% IMPERVIOUS SURFACE AREA

PROPOSED ZONING
COMMERCIAL BUSINESS

SETBACKS:	FRONT 20'
	SIDE 0'
	REAR 20'

1. DEVON S. GRAHAM CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: <0.10'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
- (4) DATES OF SURVEY: 3/14/26 - 3/14/26
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NC CORN
- (7) GEOID MODEL: ContinentalUS_NAD8302B
- (8) COMBINED GRID FACTOR(S): 0.999872388806
- (9) UNITS: US SURVEY FEET

CERTIFICATE OF SURVEY AND ACCURACY

I, DEVON S. GRAHAM CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTIONS RECORDED AS SHOWN ON PLAT, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1/10,000+. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 16th DAY OF MARCH, 2026



PRELIMINARY
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L-5723



Example Elevations for CB Conditional Zoning – 945 Lillington Highway

(For planning purposes and subject to change)

07122

BOOK 3257 PAGE 459

NORTH CAROLINA
Cumberland COUNTY
 TAX LOT NO. _____
 S. D. NO. W-772
 STATE HIGHWAY PROJECT 8-7564040
 F. A. PROJECT MESH-5373(2)
 PARCEL 11

THIS FEW SIMPLE DEED, made and entered into this the 22nd day of January, 1987,
 by and between Arthur L. Jackson and wife, Rella C. Jackson
1015 Hwy. 210, Spring Lake, NC 28390

hereinafter referred to as the GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the DEPARTMENT.

W I T N E S S E T H:

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of 150.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEW SIMPLE the right of way located in Manchester Township, Cumberland County, North Carolina, which is particularly described as follows:

Beginning at a point located 50' westerly of and normal to survey station 37 + 50, survey line L; thence easterly in a straight line to survey station 37 + 50, survey line L; thence southerly along and with survey line L to L P.O.T. 37 + 00.78 = Y-2 P.O.T 12 + 00.00; thence southwesterly along and with survey line Y-2 to its point of intersection with the extended common property line of James C. King and the undersigned; thence northwesterly along and with the extended common property line of James C. King and the undersigned to its point of intersection with the proposed northwestern right of way boundary of the project, said point being on a straight line located between the following two points: the first point being 40' northwesterly of and normal to survey station 10 + 35, survey line Y-2 and the second point being 50' westerly of and normal to survey station 37 + 50, survey line L; thence northeasterly in a straight line along and with the proposed northwestern right of way boundary of the project to the point of beginning.

DRAWN BY: Robert H. Joubert
 CHECKED BY: J.P. Holby

STATE OF NORTH CAROLINA
 REAL ESTATE
 REC-100
 0100
 REC-100
 0100
 REC-100
 0100

RECEIVED
 FOR
 REGISTRATION
 87 FEB 24 AM 9 13
 09736
 CUMBERLAND COUNTY NC

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Cumberland County Registry in Deed Book 2109 Page 7 and in Deed Book 2222 Page 51.

The final right of way plans showing the above-described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description.

This deed is subject to the following provisions only: None

BOOK 3257 PAGE 460

TO HAVE AND TO HOLD the aforesaid right of way and all privileges and appurtenances thereunto belonging to the DEPARTMENT in FEE SIMPLE.

The GRANTORS by the execution of this instrument, acknowledge that the plans for the aforesaid project as they affect their property have been fully explained to them or their authorized representative.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinafter described is hereby conveyed subject to the following exceptions: NONE

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

(Corporate Name)

By: _____
President

ATTEST: _____
Secretary
(Corporate Seal)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Arthur L. Jackson (SEAL)
Arthur L. Jackson

Rella C. Jackson (SEAL)
Rella C. Jackson

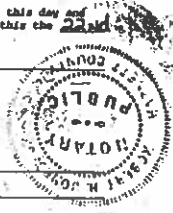
NORTH CAROLINA, _____ COUNTY

I, a Notary Public of the County and State aforesaid, certify that Arthur L. Jackson
and wife Rella C. Jackson

GRANTORS personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 22nd day of January, 1990

My Commission expires: 9-11-90

Robert H. Jones Jr.
Notary Public



NORTH CAROLINA, _____ COUNTY

I, a Notary Public of the County and State aforesaid certify that _____ personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this the _____ day of _____, 19____.

My Commission expires: _____

Notary Public

The foregoing Certificate(s) of Robert H. Jones Jr.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

GEORGE E. TATUM REGISTER OF DEEDS FOR CUMBERLAND COUNTY,
By Helen J. Fisher Deputy/Assistant - Register of Deeds

NORTH CAROLINA, Cumberland County.

THIS DEED, Made This 18 day of July, A.D. 19 68, by ED KING and wife, ROSIE KING

of Cumberland County and State of North Carolina, parties of the first part, to ARTHUR L. JACKSON and wife, RELIA C. JACKSON

of Cumberland County and State of North Carolina, parties of the second part:

WITNESSETH, That said parties of the first part for and in consideration of Other Valuable Consideration And Ten (\$10.) Dollars, to them paid by parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey to said parties of the second part, their

heirs and assigns, a certain tract or parcel of land in Manchester Township, Cumberland County, State of North Carolina, adjoining the lands of

and others and bounded as follows, viz.:

Beginning at a stake 11.68 chains Northwest of Carey Monroes northwest corner and being the southern most corner of a four acre tract recorded in Book 648, Page 114, of which this is a part, the said point also being located in the western margin of North Carolina Highway No. 210 and running thence North 6 degrees and 25 minutes West 385.44 feet to an iron stake, thence South 75 degrees and 55 minutes East 239.76 feet to an iron stake in the western margin of North Carolina Highway No. 210, thence with the said margin of North Carolina Highway No. 210 South 30 degrees and 17 minutes West 503.94 feet to the beginning, and being a triangular tract of land consisting of approximately one acre, as surveyed and described in an unrecorded plat by William D. Bunche, Registered Surveyor.

This also being a portion of the tract of land conveyed to the grantors herein by a deed dated January 17, 1938 and recorded in Book 648, Page 114 of the Cumberland County Registry.

CUMBERLAND COUNTY 013139 STATE OF NORTH CAROLINA JUL 19 68 Real Estate Excise Tax 02.00 RB. 10715

To HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto be-
longing, to the said parties of the second part and their

heirs and assigns,
to their only use and behoof forever.

And the said parties of the first part

for them selves and their heirs, executors and administrators, covenant with said
parties of the second part and

their heirs and assigns, that they are
seised of said premises in fee and have right to convey in fee simple; that the same are free and clear
from all encumbrances and that they do hereby forever warrant and will forever defend the said
title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part

have hereunto set their hands and seal s., the day and year first above written.

Ed King (X) Mark
Baker King [SEAL]

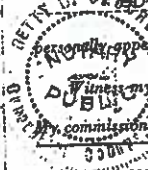
ATTEST: Ed King [SEAL]

Janice L. McDonald [SEAL]
Ed King

STATE OF NORTH CAROLINA, Cumberland County.

I, Betty W. Daughtry Notary Public, do hereby certify that

ED KING and wife, ROSIE KING
personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance.
I witness my hand and notarial seal, this 18th day of July, A.D. 1968
My commission expires 7-17-69 Betty W. Daughtry N. P. [SEAL]



STATE OF NORTH CAROLINA, _____ County.

The foregoing certificate of _____
a Notary Public of _____ County, State of North Carolina, is adjudged to
be correct. Let the instrument, with the certificates, be registered.

Witness my hand and official seal, this _____ day of _____, A.D. 19____

Clerk Superior Court.

(W-91-02) North Carolina, Cumberland County

The foregoing or annexed certificate of _____

Betty W. Daughtry
Notary Public/Notaries Public is/are-certified to be correct.

This instrument was presented for registration and recorded in this Office
at Book 2109 Page 7

This 19 day of July, 1968 at 2:30 O'clock P.M.

Marlen Clark Register of Deeds
By May O. Bowers
Deputy Register of Deeds

AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION FORM

PROPERTY OWNER (Company or Individual): Rhonda Jackson

MAILING ADDRESS: 21 Glenwood Court Spring Lake, NC 28390

Officer's name and title: Asad Jamal Manager at Atlantis Homebuyers

1. That I am (we are) owner's and record title holder(s) of the following described property legal description, to with:
2. That this property constitutes the property for which a request for (type of Application Approval Requested): 945 Lillington Hwy Spring Lake NC 28390
3. That the undersigned has (have) appointed and does (do) appoint ASAD JAMAL/ATLANTIS HOMEBUYERS LLC as agent(s) to execute any petitions or other documents necessary to affect such petition, including development review time extension requests; and request that you accept my agent (s) signature as rep[resenting my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Cumberland County, North Carolina and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

Rhonda Jackson
Owner's Signature

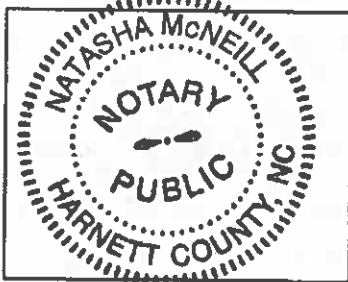
Owner's Signature

Owner's Signature

State of North Carolina

Cumberland County

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 10 day of March (month), 2026 (year), by Rhonda Jackson (name of person acknowledging) who is personally known to me or who has produced Drivers License (type of identification) as identification.



Natasha McNeill

Signature of Notary Public – State of North Carolina
(Print, Type or Stamp Commissioned Name of Notary Public to the Left of Signature)



Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

New Business

Item Title

Resolution 2026-10; A Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. §160A-31 and Related Rezoning Development Considerations

Presenter

Town Clerk Carly Autry

Summary/Description

In accordance with North Carolina General Statutes, the Public Hearing notice will be published in the *Fayetteville Observer* on Tuesday, April 28, 2026, with the hearing scheduled for Monday, May 11, 2026, and a copy of the notice attached. This Resolution sets the Public Hearing to consider the voluntary annexation of a 0.972-acre parcel into the Town of Spring Lake pursuant to G.S. §160A-31, for which the Town Clerk has certified the sufficiency of the petition. The property owner has indicated an intent to pursue rezoning and is currently working with Cumberland County Planning & Inspections to determine the most appropriate zoning classification in accordance with the Town's Code of Ordinances, with both the annexation and potential rezoning to be considered concurrently at the scheduled hearing.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Resolution 2026-10; A Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. §160A-31 and Related Rezoning Development Considerations

Copy of Public Hearing notice

RESOLUTION 2026-10

A RESOLUTION FIXING DATE OF PUBLIC HEARING ON THE QUESTION OF ANNEXATION PURSUANT TO G.S. §160A-31 AND RELATED REZONING DEVELOPMENT CONSIDERATIONS

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Board of Commissioners has, by Resolution, directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made; and

WHEREAS, the property owner has indicated an intent to request rezoning of the subject parcel; however, the applicant is currently working with Cumberland County Planning & Inspections to determine the most appropriate zoning classification based on the Town of Spring Lake's Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY BOARD OF COMMISSIONERS OF THE TOWN OF SPRING LAKE, NORTH CAROLINA, THAT:

Section 1. A Public Hearing on the question of annexation and rezoning of the area described herein will be held at 300 Ruth Street, Spring Lake, at 6:00 pm on the 11th day of May 2026.

Section 2. The area proposed for annexation and rezoning is described as follows:

The parcel being 0.972 acres;

BEGINNING AT A DOT DISC BEING THE SOUTHEAST CORNER OF THE PARCEL AND HAVING N.C. GRID COORDINATES; NORTHING; 520258.75 FEET, EASTING; 200997.14 FEET, AND ELEVATION: 242.21 FEET, THENCE FROM SAID POINT OF BEGINNING SOUTH 54 DEGREES, 51 MINUTES, 49 SECONDS WEST 18.65 FEET TO A NEW IRON ROD WITH CAP, THENCE NORTH 10 DEGREES, 52 MINUTES, 37 SECONDS WEST 133.65 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 52 MINUTES, 37 SECONDS WEST 61.49 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 55 MINUTES, 11 SECONDS WEST 150.10 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 45 MINUTES, 30 SECONDS WEST 23.93 FEET TO A TALL PINCHED IRON PIPE BEING THE NORTHWEST CORNER OF THE PARCEL, THENCE SOUTH 80 DEGREES, 34 MINUTES, 11 SECONDS EAST 107.25 TO AN IRON ROD, THENCE SOUTH 80 DEGREES, 25 MINUTES, 45 SECONDS EAST 131.00 FEET TO AN IRON PIPE AT BASE OF POWER POLE BEING THE NORTH EAST CORNER OF THE PARCEL, THENCE SOUTH 25 DEGREES, 3 MINUTES, 44 SECONDS WEST 346.58 FEET TO

THE POINT OF BEGINNING CONTAINING 42812 SQUARED FEET MORE OR LESS.

Section 3. The property owner has indicated an intent to request rezoning of the subject parcel and is currently working with Cumberland County Planning & Inspections to determine the most appropriate zoning classification in accordance with the Town of Spring Lake's Code of Ordinances. The Board of Commissioners shall consider the requested rezoning in conjunction with the annexation at the Public Hearing scheduled for May 11, 2026, in accordance with applicable procedures and requirements of North Carolina law and the Town's Code of Ordinances.

Section 4. Notice of the Public Hearing shall be published in the Fayetteville Observer, a newspaper having general circulation in the Town of Spring Lake, at least ten (10) days prior to the date of the Public Hearing.

ADOPTED by the Town of Spring Lake Board of Commissioners this 13th day of April 2026.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Fredricka Sutherland
Mayor Pro Tem

DRAFT

TOWN OF SPRING LAKE
NOTICE OF PUBLIC HEARING
REQUEST FOR ANNEXATION AND REZONING

The public will take notice that the Board of Commissioners of the Town of Spring Lake has called a Public Hearing at 6:00 pm on the 11th day of May 2026 at 300 Ruth Street, Spring Lake, on the question of annexing and rezoning requested by petition filed pursuant to G.S. §160A-31 on the following described contiguous territory.

Description:
Arthur L. Jackson
Rhonda Jackson

BEGINNING AT A DOT DISC BEING THE SOUTHEAST CORNER OF THE PARCEL AND HAVING N.C. GRID COORDINATES; NORTHING; 520258.75 FEET, EASTING; 2009997.14 FEET, AND ELEVATION: 242.21 FEET, THENCE FROM SAID POINT OF BEGINNING SOUTH 54 DEGREES, 51 MINUTES, 49 SECONDS WEST 18.65 FEET TO A NEW IRON ROD WITH CAP, THENCE NORTH 10 DEGREES, 52 MINUTES, 37 SECONDS WEST 133.65 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 52 MINUTES, 37 SECONDS WEST 61.49 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 55 MINUTES, 11 SECONDS WEST 150.10 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 45 MINUTES, 30 SECONDS WEST 23.93 FEET TO A TALL PINCHED IRON PIPE BEING THE NORTHWEST CORNER OF THE PARCEL, THENCE SOUTH 80 DEGREES, 34 MINUTES, 11 SECONDS EAST 107.25 TO AN IRON ROD, THENCE SOUTH 80 DEGREES, 25 MINUTES, 45 SECONDS EAST 131.00 FEET TO AN IRON PIPE AT BASE OF POWER POLE BEING THE NORTH EAST CORNER OF THE PARCEL, THENCE SOUTH 25 DEGREES, 3 MINUTES, 44 SECONDS WEST 346.58 FEET TO THE POINT OF BEGINNING CONTAINING 42812 SQUARED FEET MORE OR LESS.

Parcel ID: 0512-00-0417

Property Address: 945 Lillington Highway, Spring Lake, NC 28390

Carly Autry, CMC, NCCMC
Town Clerk

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
LWLM0495049
Order Status:
Submitted
Classification:
Govt Public Notices
Package:
General Package
1 Affidavit:
5.00
Total payment:
299.30
Payment Type:
Account Billed
User ID:
L0013165
External User ID:
744567

ACCOUNT INFORMATION

Town Of Spring Lake
300 Ruth ST
Spring Lake, NC 28390-3725
910-436-0241
clerk@townofspringlake.com
Town Of Spring Lake
Contract ID:

TRANSACTION REPORT

Date
April 7, 2026 9:39:25 AM EDT
Amount:
299.30

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LWLM04950490

**TOWN OF SPRING LAKE
NOTICE OF PUBLIC HEARING
REQUEST FOR ANNEXATION AND REZONING**

The public will take notice that the Board of Commissioners of the Town of Spring Lake has called a Public Hearing at 6:00 pm on the 11th day of May 2026 at 300 Ruth Street, Spring Lake, on the question of annexing and rezoning requested by petition filed pursuant to G.S. §160A-31 on the following described contiguous territory.

Description:
Arthur L. Jackson
Rhonda Jackson

BEGINNING AT A DOT DISC BEING THE SOUTHEAST CORNER OF THE PARCEL AND HAVING N.C. GRID COORDINATES; NORTHING; 520258.75 FEET, EASTING; 2009997.14 FEET, AND ELEVATION: 242.21 FEET, THENCE FROM SAID POINT OF BEGINNING SOUTH 54 DEGREES, 51 MINUTES, 49 SECONDS WEST 18.65 FEET TO A NEW IRON ROD WITH CAP, THENCE NORTH 10 DEGREES, 52 MINUTES, 37 SECONDS WEST 133.65 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 52 MINUTES, 37 SECONDS WEST 61.49 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 55 MINUTES, 11 SECONDS WEST 150.10 FEET TO AN IRON ROD, THENCE NORTH 10 DEGREES, 45 MINUTES, 30 SECONDS WEST 23.93 FEET TO A TALL PINCHED IRON PIPE BEING THE NORTHWEST CORNER OF THE PARCEL, THENCE SOUTH 80 DEGREES, 34 MINUTES, 11 SECONDS EAST 107.25 TO AN IRON ROD, THENCE SOUTH 80 DEGREES, 25 MINUTES, 45 SECONDS EAST 131.00 FEET TO AN IRON PIPE AT BASE OF POWER POLE BEING THE NORTH EAST CORNER OF THE PARCEL, THENCE SOUTH 25 DEGREES, 3 MINUTES, 44 SECONDS WEST 346.58 FEET TO THE POINT OF BEGINNING CONTAINING 42812 SQUARED FEET MORE OR LESS.

Parcel ID: 0512-00-0417
Property Address: 945 Lillington Highway, Spring Lake, NC 28390

Carly Autry, CMC, NCCMC
Town Clerk
April 28 2026
LWLM0495049

[<< Click here to print a printer friendly version >>](#)

SCHEDULE FOR AD NUMBER LWLM04950490

April 28, 2026
Fayetteville Observer

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Board of Commissioners Agenda Cover Sheet

Meeting Date

April 13, 2026

Agenda Location

New Business

Item Title

Manchester Elementary School

Presenter

Commissioner Jackie Jackson

Summary/Description

This item will request Board consensus to direct the Town Attorney to prepare and transmit a formal letter on behalf of the Board expressing opposition to the proposed closure of Manchester Elementary School. The letter correspondence will communicate the Board's position, citing concerns about impacts to students, families, and the broader community, and urges the Cumberland County Board of Education to reconsider the closure and explore alternative solutions. A formal Resolution expressing the Board's opposition will follow this agenda item for consideration.

Requested Action

Council Consensus

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

April 13, 2026

Agenda Location

New Business

Item Title

Resolution 2026-11; A Resolution Expressing Opposition by the Town of Spring Lake Board of Commissioners to the Proposed Closure of Manchester Elementary School

Presenter

Mayor Pro Tem Fredricka Sutherland

Summary/Description

This Resolution expresses the Town of Spring Lake Board of Commissioners' formal opposition to the proposed closure of Manchester Elementary School. It highlights concerns regarding potential impacts on students, families, and the community, affirms support for those affected, and urges the Cumberland County Board of Education to reconsider the closure and explore alternative solutions.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Resolution 2026-11; A Resolution Expressing Opposition by the Town of Spring Lake Board of Commissioners to the Proposed Closure of Manchester Elementary School

RESOLUTION 2026-11

**A RESOLUTION EXPRESSING OPPOSITION BY THE TOWN OF SPRING LAKE
BOARD OF COMMISSIONERS TO THE PROPOSED CLOSURE OF
MANCHESTER ELEMENTARY SCHOOL**

WHEREAS, Manchester Elementary School has long served as a vital educational institution for students and families within the Spring Lake community; and

WHEREAS, the proposed closure of Manchester Elementary School may have significant impacts on students, families, and the surrounding community, including but not limited to educational disruption, increased transportation burdens, and negative effects on neighborhood stability; and

WHEREAS, the Town of Spring Lake Board of Commissioners recognizes the importance of accessible, high-quality education and the role that neighborhood schools play in supporting a safe, vibrant, and healthy community; and

WHEREAS, the Board of Commissioners finds that the continued operation of Manchester Elementary School is in the best interest of the residents of Spring Lake.

NOW, THEREFORE, BE IT RESOLVED by the Town of Spring Lake Board of Commissioners as follows:

1. Opposition to Closure

The Board of Commissioners hereby formally expresses its opposition to the proposed closure of Manchester Elementary School.

2. Support for Students and Community

The Board affirms its support for the students, families, and educators impacted by this proposal and emphasizes the importance of maintaining strong, community-based educational institutions.

3. Encouragement to Reconsider

The Board respectfully urges the Cumberland County Board of Education to reconsider the proposed closure and to explore alternative solutions that better serve the needs of the Spring Lake community.

4. Distribution

The Town Clerk is hereby directed to provide a copy of this Resolution to the Cumberland County Board of Education and other appropriate stakeholders.

ADOPTED this 13th Day of April by the Town of Spring Lake Board of Commissioners.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Fredricka Sutherland
Mayor Pro Tem