

Town of Spring Lake

BOARD OF COMMISSIONERS

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



CHARTERED IN 1951

OFFICE OF THE MAYOR

Kia Anthony, Mayor

ADMINISTRATION

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

Board of Commissioners Regular Meeting Agenda Monday, May 11, 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 Marshall
3. **ADDITIONS AND DELETIONS**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF CONSENT ITEMS**
 - a. Draft Minutes of April 13, 2026, Regular Meeting
 - b. Draft Minutes of April 20, 2026, Special Meeting
 - c. Draft Minutes of April 27, 2026, Work Session
 - d. Draft Minutes of May 1, 2026, Special Meeting
6. **PUBLIC COMMENTS (Limit 3 minutes per speaker)**
7. **PRESENTATIONS**
 - a. Town Manager Seach, Council-Manager Form of Government – Joe Durham & Harold Owen, North Carolina League of Municipalities (NCLM)
8. **PUBLIC HEARING**
 - a. **ZON-26-0011**: Rezoning Request from O&I Office and Institutional District to R-6 Residential District or to a more restrictive zoning district for two (2) parcels containing approximately 0.73 acres; located on the southwest corner of Elizabeth St and John St. submitted by Drafting and Design Services, Inc. (Agent/Applicant) on behalf of Kingdom Community Development corporation (Owner). – Richard Fagan, Planner II, Cumberland County Planning & Inspections

- b. 945 Lillington Highway Annexation, Arthur L. Jackson & Rhonda Jackson – Mayor Kia Anthony

9. OLD BUSINESS

- a. Consideration of Cell Phone Service and Device Changes – Interim Town Manager Dennis English Jr.
- b. Discussion Regarding Kiosk Removal – Mayor Kia Anthony

10. NEW BUSINESS

- a. **ZON-26-0011**: Rezoning Request from O&I Office and Institutional District to R-6 Residential District or to a more restrictive zoning district for two (2) parcels containing approximately 0.73 acres; located on the southwest corner of Elizabeth St and John St. submitted by Drafting and Design Services, Inc. (Agent/Applicant) on behalf of Kingdom Community Development corporation (Owner). – Mayor Kia Anthony
- b. Ordinance 2026-2; An Ordinance to Extend the Corporate Limits of the Town of Spring Lake, North Carolina, 945 Lillington Highway – Mayor Kia Anthony
- c. Budget Amendment (BA-23) FY2026 – Finance Director James Overton
- d. PWC Agreement – Interim Town Manager Dennis English Jr.
- e. Mayor’s Report – Mayor Kia Anthony
- f. Board of Commissioners Report – Town of Spring Lake Board of Commissioners
- g. Manager’s Report – Interim Town Manager Dennis English Jr.
- h. Town Attorney Report – Town Attorney Michael Porter

11. ADJOURNMENT

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

April 13, 2026

MINUTES

6:00 pm

The Town of Spring Lake Board of Commissioners held a Regular Meeting in the Grady Howard Conference Room of the Spring Lake Municipal Building with Mayor Pro Tem Fredricka Sutherland presiding.

BOARD MEMBERES PRESENT: Commissioner Tony Burgess
Commissioner Soña L. Cooper
Commissioner Jackie Jackson
Commissioner Adrian Thomspou

BOARD MEMBERS ABSENT: Mayor Kia Anthony

OTHERS PRESENT:

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

1. CALL TO ORDER

Mayor Pro Tem Sutherland declared a quorum and called the meeting to order.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

3. ADDITIONS OR DELETIONS

Commissioner Jackson requested to remove item 7e. Town Manager Search under Presentations.

4. APPROVAL OF AGENDA

Action: Motion to approve the April 13, 2026, Regular Meeting agenda with the deletion.

Motion by: Commissioner Cooper

Second by: Commissioner Thompson

Vote: Unanimous

5. APPROVAL OF CONSENT ITEMS

Action: Motion to approve draft minutes of March 19, 2026, Special Meeting, and draft minutes of March 23, 2026, Work Session.

Motion by: Commissioner Thompson

Second by: Commissioner Jackson

Vote: Unanimous

6. PUBLIC COMMENTS

Quinice Marshall, Spring Lake resident, addressed the Board regarding the Town's past financial challenges and current concerns. She referenced the 2021 financial crisis, including intervention by the Local Government Commission (LGC) and the impact of internal financial misconduct, noting the damage to both the Town's finances and reputation. She commended the Mayor and prior Board for their efforts over the past four (4) years to restore stability, professionalism, and public trust through collaboration, training, and relationship-building. Mrs. Marshall expressed concern with recent actions by the newly elected Board, stating that expectations of increased transparency and communication have not been met. She cited a lack of public engagement, the use of Closed Session for decision-making, and the removal of the Town Manager without public explanation, along with the presence of a potential replacement at the time of dismissal. She also raised concerns about the tone of recent meetings, referencing instances of heightened conflict and emphasizing the community's desire to avoid returning to past negative perceptions. Mrs. Marshall concluded by posing questions regarding the dismissal of the Town Manager, the process used to identify a replacement, and the hiring process for the Interim Town Manager.

Pastor Steve England, First Baptist Church, thanked the Board, the Mayor, the Town, and Chief of Police for their work in addressing community concerns and the recent car show at his church the previous weekend.

Sean Brigner, Spring Lake resident, addressed the Board regarding an upcoming school-related Public Hearing and encouraged community participation at the scheduled meeting. He emphasized the importance of residents attending and expressing their concerns. He stated that he had reviewed publicly available data and raised concerns about discrepancies in student enrollment figures, noting that previously reported numbers may not reflect current enrollment. He also highlighted that students from other schools, including W.T. Brown, could be impacted by potential changes, and stressed the importance of ensuring affected families are informed. Mr. Brigner questioned the accuracy and justification of data used in decision-making, particularly regarding budget allocations. He referenced concerns about significant funding being directed toward appearance-related improvements and energy conservation efforts, and questioned whether such expenditures justify potential school closures. He concluded by stating his intention to attend and speak at the upcoming meeting to present these concerns and also noted a request for a speed bump on Mack Street.

James O'Garra, Spring Lake resident, addressed the Board regarding traffic safety concerns at the intersection of Duncan and Lake Tree, stating that the stop sign is frequently disregarded. He noted that recent police presence in the area has improved compliance and expressed appreciation for those efforts. Mr. O'Garra also commented on recent Board actions, stating that requests for a Special Meeting had been declined on multiple occasions, which contributed to some Board members being unaware of actions related to the Town Manager position.

Robyn Chadwick, Spring Lake resident and former Mayor Pro Tem and Commissioner, addressed the Board regarding the proposed closure and consolidation of Manchester Elementary School. She emphasized the school's significance to the Spring Lake community, describing it as a central part of the Town's identity and stability. Ms. Chadwick encouraged community members to attend the Cumberland County Board of Education meeting scheduled for April 14, 2026, at 6:00 pm, and to sign up in advance to speak in support of keeping the school open. She also noted a Public Forum scheduled for April 27, 2026, from 6:00 to 7:00 pm at Manchester Elementary, encouraging strong community participation. She expressed concerns about the potential impacts of closure, including longer travel times for students, overcrowding at other schools, and reduced community connection. She emphasized the importance of maintaining the school to support local families, community identity, and equitable access to education. Ms. Chadwick urged residents to remain engaged, attend upcoming meetings, and advocate for keeping Manchester Elementary School open.

Bettye Sanford, Spring Lake resident, addressed the Board regarding multiple community concerns, including the proposed school closure, housing, infrastructure, public safety, and utility services. She expressed opposition to the closure of Manchester Elementary School, stating that students should remain within the Spring Lake community. She also stated that housing is available in the area, noting concerns about affordability rather than availability. Ms. Sanford raised concerns about road conditions, specifically along HWY 210 and HWY 87, and noted the need for repairs as well as attention to deteriorating buildings. She also emphasized the need for increased police presence to address speeding in residential neighborhoods. Additionally, she expressed concerns about accessibility related to the water payment kiosk, noting challenges for elderly and disabled residents. Ms. Sanford concluded by encouraging community members to attend upcoming meetings and advocate for local concerns.

Wilbur Graham, Spring Lake resident, shared information about programs that service the underserved community, including food banks and health classes. Mr. Graham discussed two (2) major projects they were working on: first, the Spring Lake Civic Center located on 230 Chapel Hill Road, which started 75 years ago and was being renovated this year with hopes of working with the city to help finish the project. Second, he mentioned the Deerfield Cemetery located by Tractor Supply.

7. PRESENTATIONS

a. Certificates of Recognition – Mayor Pro Tem Fredricka Sutherland – Mayor Pro Tem Sutherland explained that Mayor Anthony had asked her to stand in lieu of Mayor Anthony's absence. The certificates were presented to the Spring Lake Fly Girlz basketball team for winning the basketball championship at the Spring Lake Recreation Center.

b. PY26 AAP (Annual Action Plan) – Rayshonia Manuel (Ray), Community Development Director, Cumberland County Community Development – Mrs. Manuel explained that tonight was not just an informational meeting but an opportunity for the community to help shape priorities and projects that impact the community. She emphasized that while they were responsible for administering funds, they wanted to ensure the work continued to reflect real community needs.

Mrs. Manuel explained they continued to do all their projects with available funds, including upcoming public services, affordable housing, infrastructure, and public facilities applications that were currently online. She noted they would continue doing as many projects as possible until funding ran out.

Commissioner Cooper inquired about the process for residents to access housing rehabilitation assistance.

Mrs. Manuel explained that interested individuals must contact the office to schedule an appointment and complete an intake process to determine eligibility. If qualified, a housing rehabilitation specialist conducts an assessment of the home to identify needed repairs. Based on the assessment, the project is categorized as either a full rehabilitation or a minor repair project.

Mrs. Manuel noted that the minor repair program now provides up to \$30,000, increased from \$10,000 in prior years due to rising construction costs. Full rehabilitation projects are funded through a deferred forgivable loan program, which includes a six-year deferral period followed by gradual forgiveness over up to 15 years. A lien is placed on the property during the affordability period to protect both the homeowner and the program's investment.

Mrs. Manuel emphasized that the program does not result in out-of-pocket costs for qualifying residents and offered to provide additional information if requested.

Commissioner Cooper asked about programs for seniors in the community, noting that with taxes and everything going up, it would be good to point seniors toward available resources. Mrs. Manuel confirmed they would help as many as they could until money ran out.

Mayor Pro Tem Sutherland inquired whether the housing rehabilitation funding, identified as federal HUD funding, was a low-interest loan.

Mrs. Manuel clarified that the assistance is not a traditional loan but a deferred forgivable loan. She explained that a lien is placed on the property for a 15-year period, with no payments required during the first six (6) years. After the deferral period, the loan balance is gradually forgiven annually until it is reduced to zero.

Mr. English asked for Mrs. Manuel's contact information and invited her to participate in a Focus Group meeting on revitalization of Town Infrastructure scheduled for the April 21, 2026, at 4 o'clock. Mr. English explained this was part of their strategic plan and that Mr. Carl Manning was also part of that committee. Mrs. Manuel indicated she would try her best to attend.

c. Building Resilient Infrastructure and Communities (BRIC) Grant – Amanda Scheck, Emergency Management Coordinator, Cumberland County – Ms. Scheck presented information about the BRIC grant program. She explained that BRIC is FEMA's primary mitigation Grant program with the goal of reducing future disaster impacts by investing in projects before disasters occur.

Ms. Scheck described mitigation as taking steps before a disaster to reduce its impact, whether strengthening buildings, protecting against flooding, or managing wildfire risk. She emphasized that while

they cannot prevent hazards, they can reduce how they affect the community. For Spring Lake, this could mean improving drainage and protecting infrastructure.

Ms. Scheck explained that mitigation fits across the entire disaster cycle and is about reducing or eliminating long-term risks to people and property. Every dollar invested in mitigation saves multiple dollars in future disaster costs, making it both proactive and fiscally responsible.

The current funding cycle prioritizes projects that are ready to be implemented and demonstrate measurable risk reductions. BRIC supports projects like stormwater improvements, flood mitigation systems, and protection of critical infrastructure – the same types of needs previously identified locally, positioning Spring Lake to be competitive.

Ms. Scheck presented real examples of flooding impacts within Spring Lake, noting the effects of severe weather, stormwater challenges, and infrastructure strain across multiple areas. She mentioned prior discussions and efforts including stormwater initiatives and drainage improvement projects in areas like Deerfield and Wapiti.

From a funding standpoint, BRIC typically covers 75% of project costs with potential for up to 90% depending on eligibility. Projects can receive up to \$20 million in federal funding. The application deadline was set for July 23, 2026, 3:00 pm, with North Carolina's notice of funding opportunity expected to be released that week.

Commissioner Cooper asked about the massive flooding caused by the breach of the Woodlake Dam in Moore County and what could be done to prevent widespread flooding in the future. Ms. Scheck acknowledged the Little River runs through Spring Lake and is fed by the dam area in Moore County. While they couldn't control everything done there, they wanted to position the community so residents wouldn't be as impacted if dam water needed to be released. She offered to discuss potential projects and solutions in more detail.

d. Minimum Housing Update – Derek Mabe, Alliance Code Enforcement – Mr. Mabe presented the minimum housing update, explaining he would be doing more presentations and being part of Focus Groups. He reviewed the most recent two (2) monthly reports, covering cases from February and March 2026.

Mr. Mabe explained their reporting system, noting items in red were currently open and being worked on, with the next action listed beside each. Items in green were abated (demolished or taken care of), and items in yellow were on hold at the request of Town officials.

Mr. Mabe discussed progress on mobile home parks including White Eagle Lane through Misty Circle, South Connor Circle (where all dilapidated mobile homes had been removed), and Liberty Estates where around seven (7) mobile homes were demolished between reporting periods.

Mr. Mabe presented statistics showing they had opened 333 cases since being contracted, closed and abated 168, had 56 currently open and in progress, opened three (3) new cases in the most recent month,

transferred 64 cases to the police department that didn't meet minimum housing criteria, and had 42 cases on hold.

Mr. English requested Mr. Mabe to speak on the status of cases currently on hold. Mr. Mabe explained that these cases were placed on hold at the request of the Town for specific reasons. He noted that many of the cases were paused during coordination with the previous Town Manager, with an approach in place to address approximately ten (10) cases per month through the established review and approval process.

Commissioner Jackson inquired whether services were limited to housing or if commercial projects were also included. Mr. Mabe stated that both residential and commercial projects are handled, noting that "CM" designates commercial cases and "MH" refers to minimum housing.

Mayor Pro Tem Sutherland asked for clarification on a specific case on hold located on Bragg Blvd., and Mr. Mabe confirmed it was the former BB&T property.

Mr. English updated citizens that Mr. Mabe had been added to their infrastructure focus group as part of their strategic plan to address blighted homes, abandoned homes, and commercial buildings. He noted this was an ongoing effort with monthly meetings, and Mr. Mabe was now reporting to him.

e. Asset Inventory Assessment (AIA) – David Honeycutt & Glenn McFadden – Mr. Honeycutt explained the water system consists primarily of water sources (purchased water from Cumberland County and Fayetteville PWC) and water distribution lines throughout Spring Lake.

Mr. Honeycutt identified challenges with the water system, particularly the water loss number which was hurting the Town both in repairs and financially. On the sewer side, he noted problems with older sewer lines, particularly clay sewer lines with joints and short pipe lengths that are susceptible to leaks and cracks, allowing infiltration and inflow that reduces capacity at the wastewater plant.

The asset inventory assessment identified \$36 million in water system projects and over \$44 million in sewer system projects, largely consisting of water main and sewer main replacements. The water side also included a project to add a water tank and isolation valves to help with water loss. The sewer side included work at two (2) lift stations.

Mr. Honeycutt explained they ran rate analyses to determine feasibility, calling the numbers "frightening" and "very high." They looked at both aggressive approaches to complete all work and reduced approaches with more reasonable pricing, though still challenging rates.

Mr. Honeycutt discussed the Viable Utilities Program where Spring Lake was identified as a distressed utility. This spring round had \$20 million available with a \$5 million maximum per applicant for 100% Grant funding.

Mayor Pro Tem Sutherland requested clarification regarding funding limits, specifically the \$20 million program cap and the \$5 million maximum per applicant under the distressed utilities funding.

Mr. Honeycutt explained that the program is highly competitive on a statewide level among eligible utilities on the distressed list. He noted that while not all eligible entities will apply, those that do may request varying amounts, typically ranging from approximately \$1 million up to the \$5 million maximum, sometimes combined with loan components.

Mr. Honeycutt further stated that due to the competitive nature of the program, only a limited number of high-scoring applications may be awarded funding. Additionally, a portion of the total funding – approximately \$1.5 to \$2 million – is expected to be allocated toward studies such as future asset inventory assessments.

Based on preliminary scoring, the sewer application looked very competitive (mid-seventies score) due to sanitary sewer overflows, having an approved asset management plan, and the age and type of infrastructure. The water application was weaker (mid-fifties score).

Mr. English stated he met weekly with Mr. Honeycutt about these issues and emphasized not wanting to waste time given the approaching deadline. Applications are due April 30, 2026, giving about 2.5-3 weeks to complete. The asset management plan works already completed would help support these applications.

Mayor Pro Tem Sutherland thanked both Mr. English and Commissioner Jackson for meeting with the team, noting she had met with them the previous week and was still learning about the different options available.

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 – This agenda item was part of the Asset Inventory Assessment (AIA) discussion in agenda item 7e.

Action: Motion to approve Resolution 2026-07; Resolution Authorizing Application for State Loan and/or Grant Assistance for Water and Sewer Improvements.

Motion by: Commissioner Cooper

Second by: Commissioner Thompson

Vote: Unanimous

b. Resolution 2026-08; Resolution Approving the Water System Asset Management Plan and Capital Improvement Plan – Mayor Pro Tem Fredricka Sutherland – This agenda item was part of the Asset Inventory Assessment (AIA) discussion in agenda item 7e.

Action: Motion to approve Resolution 2026-08; Resolution Approving the Water System Asset Management Plan and Capital Improvement Plan.

Motion by: Commissioner Jackson

Second by: Commissioner Burgess

Vote: Unanimous

c. Resolution 2026-09; Resolution Approving the Sewer System Asset Management Plan and Capital Improvement Plan – Mayor Pro Tem Fredricka Sutherland – This agenda item was part of the Asset Inventory Assessment (AIA) discussion in agenda item 7e.

Action: Motion to approve Resolution 2026-09; Resolution Approving the Sewer System Asset Management Plan and Capital Improvement Plan.

Motion by: Commissioner Cooper

Second by: Commissioner Burgess

Vote: Unanimous

d. Consulting Agreement with Superior Utilities and Consulting, LLC – Interim Town Manager Dennis English Jr. – Mr. English explained that water infrastructure had become the biggest and most important priority since he came into his position, with daily calls about leaks and ongoing expenses every time they occurred. He emphasized the need for the most trained and experienced experts to assist on a daily basis.

Mr. English brought forward what he called "The A Team" to address water infrastructure strategically and tactically. These individuals would work with the Town until they hired a Director of Water Operations.

Glenn McFadden from Meyers Engineering explained he had been serving as the Town's Operating Responsible in Charge (ORC) for about 18 months. He praised the Town's water and sewer system as strong but needing TLC, noting it was similar to other Towns across America. He emphasized the importance of having a roadmap through the asset inventory plan.

Mr. McFadden discussed the challenge of training staff, noting that water system work couldn't be learned just by explanation – each leak repair situation was different with various nuances. He introduced his team members with extensive experience.

John Cannon introduced himself, explaining he started his career with the City of Raleigh as a laborer and retired after 31 years, with about 40 total years of experience. He expressed interest in working with Spring Lake's good people, noting he had never reinvented the wheel but listened to people smarter than him. His goal was to fast-forward the learning process for Town staff and show them shortcuts while addressing issues with both sewer and water systems.

Ricky Byrd was introduced as an excellent equipment operator who had worked with Mr. Cannon in tough situations. Mr. Cannon emphasized they wanted to come in and teach staff proper procedures safely.

Joe Gardner discussed his business background and noted the significant water loss issue – roughly 50% water loss costing over \$60,000 monthly in water that was either lost or not being metered. He mentioned the aging meters (around 25 years old versus the typical 10-12-year lifespan) and suggested looking at a schedule to replace meters to increase revenue.

Mayor Pro Tem Sutherland expressed concern about water loss affecting taxpayers and potentially causing high bills for citizens, thanking the team for their information and commitment to training.

Clerk Autry noted that Attorney Porter recommended adding pre-audit certification and possibly placing a cap on funds, requiring board approval before exceeding any cap.

Mr. Overton explained they had set a maximum of \$50,000, which had already been appropriated in a previous budget amendment.

Commissioner Cooper inquired whether the previously discussed cap of \$50,000 should be explicitly included in the agreement. Ms. Autry responded that a specific dollar amount could be incorporated into the agreement. Mr. Overton stated that the Town Attorney would make any necessary revisions to include that provision. Commissioner Cooper further noted that the cap should also be reflected in the motion.

Action: Motion to approve the Consulting Agreement with Superior Utilities and Consulting, LLC with \$50,000 being placed as a cap on funds.

Motion by: Commissioner Thompson

Second by: Commissioner Jackson

Vote: Unanimous

e. Budget Amendment (BA-19) FY2026 – Finance Director James Overton – Mr. Overton explained this budget amendment simply moved money around within several departments without increasing any department budgets or the total budget. The Town Manager had authority to move money within departments as long as the total wasn't changed. They were adding funding to the police department for training due to their low budget, and addressing costs related to water leaks and February snow events.

Action: Motion to approve Budget Amendment (BA-19) FY2026.

Motion by: Commissioner Jackson

Second by: Commissioner Cooper

Vote: Unanimous

f. Budget Amendment (BA-20) FY2026 – Finance Director James Overton – Mr. Overton explained they had an \$800,000 Grant from the Department of Environmental Quality (DEQ) to repair Regina Drive and Mack Street sewer lines. When bid out, the project came in at \$1.6 million, double the Grant amount. They decided to prioritize Regina Drive as it was in worse condition than Mack Street.

The contract was awarded to SKC, Inc. for \$574,000 to fix the Regina Drive sewer line. During excavation, they discovered the water line was also in disrepair and could eventually fail. Since it was close to and in the way of the sewer line repair, engineers recommended replacing both lines simultaneously to avoid having to dig up the street again in the future.

The additional change order was \$214,000 to repair the water line, plus the \$574,000 for sewer, totaling about \$800,000 and using all Grant money. This meant no money would be left for Mack Street, but Mack Street was included in the Asset Inventory Assessment (AIA) plan.

Action: Motion to approve Budget Amendment (BA-20) FY2026.

Motion by: Commissioner Cooper

Second by: Commissioner Thompson

Vote: Unanimous

g. Budget Amendment (BA-21) FY2026 – Finance Director James Overton – Mr. Overton explained their street sweeper had been involved in an accident as another driver ran into it. The other driver's insurance company had agreed to pay for damages and would pursue the other driver for reimbursement.

The Town had obtained four (4) bids for a new street sweeper. The lowest bid was from Amick Equipment Company for a 10-post street sweeper at \$220,000. This sweeper was smaller than some others and was a demo unit that had been demonstrated to three (3) Towns including Spring Lake. The company requested to demonstrate to two (2) more Towns, but Spring Lake would commit to buying it first. Because it was used as a demo, they received a discount.

Mr. Overton noted they hadn't swept streets in several months due to the broken street sweeper and needed to do so to keep storm drains clean.

Action: Motion to approve Budget Amendment (BA-21) FY2026.

Motion by: Commissioner Thompson

Second by: Commissioner Burgess

Vote: Unanimous

h. Certificate of Sufficiency, Jackson Property – Town Clerk Carly Autry – Clerk Autry explained that at the last Board meeting, the Board approved a Resolution for her to conduct a sufficiency report and feasibility study. She had completed this work and everything was as petitioned by Ms. Rhonda Jackson.

The property was currently zoned R-10, but the applicant was seeking rezoning to C-3 conditional. They would need to work with Cumberland County regarding the conditional zoning and a meeting has been scheduled for the next day to ensure approval.

The property currently had two (2) vacant homes with no residents. Fire protection, police protection, and sanitation services would be adequate. Water services were already provided, but sewer services were not connected, though a sewer line was available. The applicant would need to pay a fee to tap into the sewer system.

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 – Clerk Autry explained she would not post the public notice until Tuesday, April 27, 2026, because she wanted to ensure her information was correct from Cumberland County regarding the rezoning request. Once she received that information from the next day's meeting, she would bring it back to the next Board meeting. The Resolution would schedule the Public Hearing for Monday, May 11, 2026, with the notice required to be published in the paper no less than ten (10) days and no more than 25 days beforehand.

Action: Motion to approve 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.

Motion by: Commissioner Jackson
Second by: Commissioner Cooper
Vote: Unanimous

j. Manchester Elementary – Commissioner Jackie Jackson – Commissioner Jackson reported that she and others had been attending Board of Education (BOE) meetings regarding the closure of Manchester Elementary School. She was disturbed at the last meeting when a BOE member stated one (1) reason for closing the school was because they didn't see growth in Spring Lake, claiming there was no more growth. Commissioner Jackson emphasized this was untrue.

Commissioner Jackson noted that a young gentleman had provided figures showing the student numbers the BOE had were incorrect. With a BOE meeting scheduled for the next day (the last meeting before the April 27, 2026 forum), the BOE had concluded that the Town needed to step up in opposition.

Commissioner Jackson explained the April 27, 2026, date was for a Public Forum that the community had been demanding. The school board had initially tried to close the school without the Public Forum, but now it would be held at Manchester Elementary. She encouraged everyone to attend, noting doors would open at 6:00 pm but suggesting arrival at 5:00 pm. She mentioned there would be police on hand and could have signs posted opposing the school closure.

Commissioner Jackson stated that the Board had also discussed instructing the Town Attorney to send a formal notice expressing opposition to the proposed school closures. Mayor Pro Tem Sutherland requested consensus from the Board to proceed with having the Town Attorney transmit a formal letter. A show of hands indicated consensus. **Mayor Pro Tem Sutherland confirmed that the Board would move forward with directing the Town Attorney to draft a letter opposing the school closure.**

Commissioner Jackson emphasized this was good for Spring Lake because she hadn't heard of any other Town or district where the Board was stepping up to take care of their school system, which the school board wouldn't be used to seeing. She thanked citizens who had been there from day one, those who wanted to come but couldn't due to work, and those who prayed for them.

Mayor Pro Tem Sutherland emphasized the importance of education and working closely with the community. She noted that some churches had contacted Ms. Chadwick because it affected the whole family.

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 – This item was discussed and followed by agenda item 8j. Manchester Elementary.

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

Motion by: Commissioner Cooper
Second by: Commissioner Burgess
Vote: Unanimous

I. Mayor's Report – Mayor Kia Anthony – Mayor Anthony was not present at the meeting.

m. Board of Commissioners Report – Spring Lake Board of Commissioners – First, Mayor Pro Tem Sutherland expressed appreciation to those in attendance and thanked the community for the opportunity to serve. She affirmed his continued commitment to serving the Town of Spring Lake in both his ministerial role and as Mayor Pro Tem. She emphasized the importance of unity, collaboration, and ongoing learning among Board members and the community, noting that residents live in and invest in the Town and desire improved infrastructure and overall quality of life. Last, Mayor Pro Tem Sutherland further acknowledged the value of public input, stating that comments made during the meeting would be taken into consideration. She highlighted the importance of working together toward shared goals, recognizing both experienced individuals and the need for collective effort, and noted that elected officials serve at the will of the citizens. She concluded by reaffirming his commitment to representing and advocating for the residents of Spring Lake and again expressed her appreciation. First, Commissioner Thompson mentioned the Military Banners Program and announced that flags would be flown for a loved one, with the application deadline on Friday, April 17, 2026. Flags would be flown from Flag Day in May until Veterans Day in November. Second, Commissioner Thompson announced a health event on Saturday, April 18, 2026, from 9:00 am to 12:00 pm at 1235 Ramsey Street, offering \$5 rabies shots for animals, flu and COVID shots for adults, and STI testing. Third, Commissioner Thompson mentioned a health and wellness fair at the Spring Lake Citizens Building on Wednesday, April 15, 2026, from 12:00 pm to 4:00 pm, open to everyone. Last, Commissioner Thompson expressed appreciation to Mr. Charles for his participation in the recent community cleanup held on the first Saturday of the month, noting that they were the only individuals in attendance. She encouraged other residents to participate in future cleanup efforts to help maintain the appearance of the Town. First, Commissioner Jackson reminded everyone about the school Board meeting the next day and the Monday, April 27, 2026, Public Forum at Manchester Elementary. Second, Commissioner Jackson thanked Mr. English for his work, noting he had been "on a roll" and she had seen his efforts. Last, Commissioner Jackson announced a baby giveaway hosted by the Spring Lake Community Support Center on Saturday, April 18, 2026, at 10:00 am at Burgess Boxing, free to the public for anyone needing baby clothes. First, Commissioner Burgess thanked everyone in attendance for coming out and announced the Appearance Committee was having a Town cleanup on Saturday, April 18, 2026, at 9:00 am located at 245 Ruth Street. Second, Commissioner Burgess stated the Appearance Committee will be doing an unveiling of the mural located at Boyd's Gifts & Engraving sometime in May. Third, Commissioner Burgess stated that the Town is actively working to address issues related to blighted properties and is coordinating efforts with the Police Department. Last, Commissioner Burgess expressed appreciation to Mr. English for his continued hard work and emphasized that the Board is working collaboratively and making progress moving forward. Commissioner Cooper thanked everyone for coming out and specifically thanked the Town for flowers, a card, and Resolution for her uncle Alexander Lucas (also known as Buck), who had passed away at age 94 after living a great life.

n. Manager's Report – Interim Town Manager Dennis English Jr. – Mr. English provided a comprehensive report on several key areas:

Audit Update: Mr. English emphasized transparency regarding outstanding audits, noting continued weekly coordination meetings with Cherry Bekaert. During the process, it became necessary to report FEMA-related funds, extending the audit timeline. The revised completion date for the 2021 audit was

projected for the end of April. The Town remains committed to maintaining transparency and bringing all audits current as quickly as possible.

Budget Process: All departmental budget requests were received and were moving into the next phase. He would schedule a Special Meeting for the Governing Body to discuss the budget. Key milestones included: May 1, 2026 proposed budget submittal to Local Government Commission (LGC); May 22, 2026 – Public Hearing advertisement for June 8, 2026; June 8, 2026 at 6:00 pm – Public Hearing for fiscal year 2027 proposed budget; June 22, 2026, at 6:00 pm – adoption of final Budget Ordinance, Capital Improvement Plan, and Fee Schedule.

Personnel Recruitment: The Town is actively working to strengthen the leadership team and operational capacity. Recruitment efforts were underway for a Public Works Director and Human Resources Manager, critical roles for improving service delivery and organizational efficiency.

Water Infrastructure and Regional Collaboration: The Town has held initial meetings with Harnett Regional Water to evaluate merger/regionalization feasibility, an important step toward identifying long-term solutions for system sustainability, efficiency, and service reliability.

Legislative Engagement: The Town has met with their legislative delegation to formally present and advocate for the Town's water infrastructure needs, essential for pursuing funding opportunities in the upcoming short session of the General Assembly.

Strategic Focus Areas: Focus Area 1 (safe, reliable, sustainable water, sewer, and stormwater systems) had convened meetings with key stakeholders, with Commissioner Jackson spearheading efforts. Focus Area 2 (revitalizing Town infrastructure) would meet with Commissioner Burgess on the Tuesday, April 21, 2026.

Mayor Pro Tem Sutherland thanked Mr. English for mentioning the audit situation and his work in contacting attorneys and auditors to get needed information. She noted the importance of having up-to-date audits for potential future loans and praised the forward movement on this issue.

o. Town Attorney Report – Town Attorney Michael Porter – Attorney Porter was not present at the meeting.

9. 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 Jackson

Second by: Commissioner Thompson

Vote: Unanimous

Action: Motion to approve to come back into Open Session. Action was taken.

Motion by: Commissioner Thompson

Second by: Commissioner Cooper
Vote: Unanimous

Action: Motion to approve to change the Monday, April 27, 2026, Board of Commissioners meeting from 6:00 pm to 3:00 pm.

Motion by: Commissioner Jackson
Second by: Commissioner Burgess
Vote: Unanimous

10. ADJOURNMENT

Action: There being no further business to come before the Board, Mayor Pro Tem Sutherland adjourned the meeting at 8:39 pm.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Kia Anthony
Mayor

DRAFT

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

April 20, 2026

MINUTES

11:05 am

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 Soña L. Cooper
Commissioner Jackie Jackson
Commissioner Adrian Thompson

Others Present:

Carly Autry, Town Clerk
Dennis English Jr., Interim Town Manager
James Overton, Finance Director

1. CALL TO ORDER

Mayor Pro Tem Sutherland declared a quorum and called the meeting to order.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Town Manager Dennis English Jr. gave the Invocation and led the Pledge of Allegiance.

3. OPEN SESSION – Budget Workshop

Interim Town Manager Dennis English set the stage for the budget workshop by emphasizing that this was the Commissioners' time with no time limit. He stressed that Commissioners should take their time to ask questions, and that he and the Finance Director James Overton would be available to answer them thoroughly. He encouraged taking breaks if needed and emphasized that this should be treated as their work session without frustration or impatience.

WATER AND SEWER RATE UPDATES

Good news was shared regarding Fayetteville Public Works Commission (PWC). PWC agreed to raise their tiered rate threshold from 20 million gallons to 30 million gallons per month. Previously, any usage over 20 million gallons incurred a 50% premium increase; however, the Town will now only pay the premium if usage exceeds 30 million gallons monthly. Since the Town has only exceeded 30 million gallons once in the past five (5) years, this threshold will rarely be reached. This adjustment reduces the projected water and sewer bill increase from \$275,000 to approximately \$200,000, requiring only a 3.5% rate increase instead of the previously projected 5%.

COST OF LIVING ADJUSTMENTS (COLAs)

Cost of living adjustments were discussed, noting that the rate had increased from 2.5% to 3.3% due primarily to rising gas prices. Implementing a 3.3% increase instead of the originally planned 2.5% would result in an additional \$26,000–\$27,000 in salaries, plus approximately \$33,000 more when including benefits.

It was also noted that while COLAs provide equal percentage increases, they do not address disparities for employees who are underpaid based on salary surveys. Lower-paid employees were identified as having the greatest need for targeted salary adjustments, as COLAs result in higher-paid employees receiving larger dollar increases.

EMPLOYEE RETENTION ISSUES

Significant staffing challenges were reported. Six (6) firefighters had left within the past month and a half, and two (2) to three (3) police officers were expected to leave due to higher-paying opportunities with nearby agencies. This was attributed to a broader shortage of police officers, firefighters, and EMTs, increasing demand and competition for these roles.

EQUIPMENT AND VEHICLE NEEDS

Various equipment needs were outlined, particularly the replacement of police vehicles. The department currently has 15 vehicles that are approximately seven (7) years old and due for replacement. Additional equipment needs were also noted, requiring prioritization decisions.

BULK WATER RATE ADJUSTMENTS

With the Town paying \$5.59 per thousand gallons for water, it was recommended that water not be sold below cost. This would require increasing the bulk water rate for Overhills from \$5.08 to \$5.60 to break even. Although a 10% markup had been considered (raising the rate to \$6.15), it was determined that such an increase may be too significant given recent rate adjustments.

OVERHILLS SEWER RATE

The Overhills sewer bill increased significantly – from approximately \$4,500–\$5,000 per month to \$17,000–\$18,000 per month – after rates were adjusted to match those charged to outside customers. A proposal was made to charge Overhills the same rate as in-town customers, resulting in monthly bills between \$10,000–\$12,000. Overhills indicated that the higher rates were not sustainable and mentioned the possibility of connecting to Harnett Regional Water's system if necessary.

PUBLIC WORKS DIRECTOR POSITION

The need for a new Public Works Director was discussed. The current budget allocates \$85,000 within the Water and Sewer Fund; however, it was noted that recruiting a qualified engineer may require additional

funding. A proposal was made to split funding between the Water Fund (two-thirds) and Stormwater Fund (one-third), utilizing a vacant position along with the budgeted funds to adequately support the role overseeing water, sewer, and stormwater operations.

BUDGET STRUCTURE OVERVIEW

Approximately 75% of the budget was identified as fixed or uncontrollable, including debt service, state retirement contributions, payroll taxes, insurance, utilities, and other mandated expenses. Controllable areas were primarily staffing levels, salaries, and equipment purchases.

INSURANCE AND BENEFITS

Cost savings were achieved by switching from Blue Cross to United Healthcare, reducing costs from \$800 to \$650 per employee. Even with a projected 15–20% increase, costs remain lower than those paid two (2) years ago. Total insurance costs, including medical, dental, life, and vision, average approximately \$9,900 per employee.

NATURAL GAS PIPELINE PROJECT

Piedmont Natural Gas is applying for an \$800,000 State Grant to construct a natural gas pipeline, with a request for the Town to contribute \$300,000 toward the \$1.1 million project. The Town has \$200,000 remaining in the Mutzberg Park Capital Project for design but would need additional funding for construction. This project is contingent upon Grant approval and is not currently included in the budget.

FUEL BUDGET CONSIDERATION

Fuel costs were budgeted at \$4 per gallon, consistent with the previous year. While prices are currently fluctuating, this estimate accounts for potential increases due to external factors such as storms, refinery closures, or global events. Adjustments may be needed prior to finalizing the budget.

GOVERNING BODY DEPARTMENT REVIEW – Mr. Overton provided details about the Governing Body budget:

Commissioner Compensation: A proposed 5–12% increase would raise monthly compensation from \$378 to approximately \$500, totaling about \$3,400 annually for all six (6) Commissioners. This was noted as competitive with similar municipalities.

Benefits Changes: Longevity pay was eliminated. Commissioners would receive the same benefits as other employees, including a 1% 401k match if participating, and a \$50.00 monthly cell phone allowance.

Professional Development: The budget maintains \$9,750 for professional development. It was noted that the Mayor and Mayor Pro Tem typically utilize a larger portion of these funds; however, it was noted that each Board member should be allocated a set amount and should not utilize funds designated for other Commissioners.

Insurance and Memberships: Approximately \$24,000 is allocated for insurance policies, including public officials' liability and related coverages. Membership dues include the NC League of Municipalities, Mayor's Association, Mid-Carolina Council of Governments, and UNC School of Government.

Cost Reductions: Removed items include Chamber of Commerce dues, health insurance for Commissioners, and election expenses due to no upcoming election cycle. It was noted that some Board members may be interested in receiving health benefits.

Special Events: \$8,600 is allocated for events such as the Christmas Tree Lighting, First Friday events, and other community activities, with flexibility for Board direction.

POLICE DEPARTMENT OVERVIEW – Police Chief Errol Jarman and Mr. Overton provided details about the Police Department budget:

Sergeant Maynard Smith
Tracy Towson

Staffing and LEOSSA: The Law Enforcement Officers Special Separation Allowance budget decreased from \$34,000 to \$4,000 because only one (1) former employee (Angel Diaz) was receiving benefits, as former Chief Troy McDuffie had aged out at 62.

Salary Adjustments: The salary budget increased from \$1.003 million to \$1.0045 million, including the addition of two (2) previously frozen positions and cost of living increases.

Overtime and Part-time Changes: The overtime budget increased from \$45,000 to \$58,000 by combining the previous part-time budget of \$13,000. It was explained that instead of relying on part-time officers who provide limited services, reallocating those funds to overtime allows full-time officers to work additional hours with full capabilities.

Vacation Payout: The budget includes \$25,000 for vacation payouts, a significant increase from the original \$3,500 request, due to anticipated departures of senior officers who have accumulated substantial leave time.

Training and Development: A total of \$20,000 is allocated for training, noting that the department had been underfunded in this area in previous years. The importance of ongoing education and certification for officers was emphasized.

Vehicle and Equipment Needs: The Capital Outlay budget of \$474,000 includes six (6) police vehicles and one (1) pickup truck, along with necessary equipment such as lights, sirens, radios, and GPS tracking systems.

Drug Enforcement: A \$2,000 budget is allocated for narcotics operations. These funds are used for undercover purchases and are subject to strict approval and documentation procedures.

Technology and Communications: Various line items cover printing, communications equipment, and other operational needs, with some reorganization of budget categories to better reflect actual usage patterns.

During the discussion various questions were asked about specific budget items, training requirements, officer retention strategies, and operational procedures. Chief Jarman provided detailed explanations about department operations, staffing challenges, and the competitive environment for law enforcement recruitment.

The Special Meeting was requested to end and resume on a further date.

4. ADJOURNMENT

Action: There being no further business to come before the Board, the meeting was adjourned at 1:13 pm.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Kia Anthony
Mayor

DRAFT

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

April 27, 2026

MINUTES

3:00 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 Sofia L. Cooper
Commissioner Jackie Jackson
Commissioner Adrian Thompson

Others Present:

Carly Autry, Town Clerk
Interim Town Manager Dennis English Jr.
James Overton, Finance Director
Town Attorney Michael Porter
Lieutenant Danny Sutton, Spring Lake Police Department

1. CALL TO ORDER

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

3. ADDITIONS AND DELETIONS

Mayor Anthony requested to add Pursuant to NCGS §143-318-11(a)(3) – Attorney-Client Privilege under Closed Session and Discussion Regarding Kiosk Removal under New Business.

4. APPROVAL OF AGENDA

Action: Motion to approve the April 27, 2026, Work Session agenda with the additions.

Motion by: Commissioner Thompson

Second by: Commissioner Cooper

Vote: Unanimous

5. APPROVAL OF CONSENT ITEMS

Action: Motion to approve the draft minutes of April 11, 2026, Special Meeting (Budget Retreat).

Motion by: Commissioner Thompson

Second by: Mayor Pro Tem Sutherland

Vote: Unanimous

6. PUBLIC COMMENTS

Nathaniel Fitch Sr., Spring Lake resident, invited the public to attend an upcoming community boxing event scheduled for Saturday, May 2, 2026, with doors opening at 3:00 pm and matches beginning at 4:00 pm. He also requested a brief meeting with Mayor Anthony and Interim Town Manager Dennis English the following week to discuss potential collaboration with Commissioner Burgess and the community on future initiatives. Additionally, Mr. Fitch announced plans for a community engagement event, stating that a "Pizza Day" will be held on Saturday, June 6, 2026, from 11:00 am to 1:00 pm, with participation limited to the first 150 attendees, and noted that the event would involve outreach to Harnett and Hoke counties.

7. PRESENTATIONS

a. Update on Grants from Arts Council & Mural Dedications – Cynthia Wilt, Appearance Committee – Ms. presented an update on two (2) Grants from the Arts Council. She explained that they were working with a Municipal Arts Allocation Grant that funded a mural called "Embrace the Beauty Has Changed," which featured a military soldier with a flag and a field of sunflowers. This mural was already completed and located at Boyd's store.

Ms. Wilt described how they had money left over from the first Grant to purchase three (3) little libraries for books, with one planned for the park, one for the Rec Center, and a third location yet to be determined. She requested suggestions from the Board for the third location.

Ms. Wilt also detailed a second Grant called the Project Support Grant, which was being used at the park to create eight (8) concrete slabs with games. These games would connect with the existing mural featuring state symbols, incorporating elements like strawberries, blueberries, pine trees, bees, and dogwood flowers. The games would include alphabet and number activities to engage students in learning while being active.

Ms. Wilt announced that mural dedications would be held on Saturday, May 16, 2026, starting at 10:00 am at Boyd's location, followed immediately by a dedication at the park around 10:15 am. She mentioned that Boyd's would also be hosting an art celebration that same day with arts and crafts and vendors.

Ms. Wilt requested input on naming the concrete slab games, suggesting options like "Mendoza Park Game Slabs," "Mendoza Park Game Zone," "Fun Slabs," or "Playscape." The Appearance Committee would vote on the name at their next meeting in May. She also announced they would be accepting book donations for the little libraries.

Mayor Anthony expressed pride in the progress made since the mural project began, noting this would be the fourth mural including the paint slabs. She suggested placing the third little library near the schools to provide coverage across different areas of Town and asked about the age range for books. Ms. Wilt confirmed they wanted books for all reading levels from infants to adults.

Mayor Anthony also suggested adding a four-square game to the concrete slabs, and Ms. Wilt confirmed that one corner of the existing design already incorporated a four-square element.

8. OLD BUSINESS

a. Update Regarding Annexation and Rezoning Petition for 945 Lillington HWY – Town Clerk Carly Autry – Clerk Autry explained that the petitioner had submitted a request for voluntary annexation of property located at 945 Lillington Highway into the Town along with a rezoning request. The Town would proceed with the annexation in accordance with NCGS §160A-31.

A Public Hearing notice would be published in the Fayetteville Observer on Tuesday, April 28, 2026, and the Public Hearing was scheduled for Monday, May 11, 2026. The rezoning would not be handled concurrently by the Town but would instead be processed through Cumberland County Planning and Inspections and reviewed by the Joint Planning Board (JPB), consistent with established practice and statutory requirements under NCGS §160D.

Clerk Autry clarified that this was the way it was supposed to be done because it was considered a zoning amendment that needed to go before the JPB for feedback from entities like the NCDOT. This approach ensured consistency with prior cases, alignment with the County's role in zoning, and compliance with state law, as initial zoning of annexed property was considered a zoning map amendment requiring planning board review.

b. Update Regarding System Development Fees (SDF) – Town Clerk Carly Autry – Clerk Autry explained that in accordance with NCGS §162A-209, the Town had completed the required 45-day public review period. The analysis was posted on the Town's website from March 10, 2026, through April 24, 2026, and no public comments, questions, or concerns were received.

The next step would be the required Public Hearing notice, which would be published in the Fayetteville Observer on Friday, May 29, 2026, and Friday, June 5, 2026. The Public Hearing is tentatively scheduled for Monday, June 8, 2026. Clerk Autry noted that the dates on the agenda cover sheet were different from what she was presenting.

She explained that she had spoken to David Honeycutt, and he would be able to attend the Public Hearing on Monday, June 8, 2026, for any questions or concerns that might arise. He was unavailable for the Monday, May 11, 2026, meeting and preferred to be at the Public Hearing in case there were questions or concerns from the Board and/or citizens. The goal is to have the SDF adopted by the next fiscal year beginning July 1, 2026, so they were still within the timeline. Following the Public Hearing, the Board could consider adoption of the SDF by Ordinance.

9. NEW BUSINESS

a. Budget Amendment (BA-22) FY2026 – Finance Director James Overton – Mr. Overton explained that they had received a Grant from the state of North Carolina for \$250,000 a couple of years ago to accomplish three (3) things: buying new software (including the GoGov software for reporting issues like

potholes), purchasing new software for permitting and the fire department, and buying new computers, monitors, scanners, and other hardware.

The Grant also covered digitizing their paper files, as they had boxes of files going back years. They had successfully purchased all the software and computers, with everyone receiving new computers. There was money left over from the hardware and software portions, plus the Grant had earned \$8,000 in interest while sitting in the bank.

Mr. Overton requested to move the remainder of the money from hardware and software to finish copying the digital files, since they still had many boxes to process. The increase would include using the earned interest, and he hoped to close out the Grant by the end of the year.

Action: Motion to approve Budget Amendment (BA-22) FY2026.

Motion by: Commissioner Cooper

Second by: Commissioner Thompson

Vote: Unanimous

b. Consideration of Cell Phone Service and Device Changes – Interim Town Manager Dennis English Jr. –

Mr. English explained that when he was first hired, he was introduced to an app for his phone for Town business, but he had never understood how to use it and didn't know such technology existed. It had been extremely difficult to conduct any work through the current phone system, so he wanted to discuss with the Board the possibility of using a real cellphone for Town business.

Mayor Pro Tem Sutherland expressed support for the consideration, explaining that when she first got on the Board, she had experienced similar difficulties with the app system. She had tried to set it up with help from the Town Clerk and IT, but it was too complicated. She stated she was in great need of getting a separate cellphone instead of using her personal phone.

Commissioner Cooper explained that the reason they went to the one-call system was for cost savings. The Town had to cut positions and services, and this was a budget decision made when they lost half their sales tax revenue. She emphasized they couldn't keep funding things they didn't have money for and that any decision should include knowing the final costs.

Mr. English stated that the hardware would not incur any additional cost, noting that several cell phones are already available in the Clerk's Office. He deferred to the Clerk to provide information regarding the cost of service.

Clerk Autry clarified that the Verizon One Talk app cost \$15.00 per user per month, while cellphone service would cost approximately \$30-35.00 per user per month.

Mr. English noted that currently only his phone and Mayor Pro Tem Sutherland's phone would need to be changed, though other Board members could speak to their needs.

Commissioner Cooper emphasized that as a government, they were supposed to treat everyone the same and couldn't make different arrangements for different people. She noted this change would also affect staff.

Mr. Overton explained that currently, all full-time and part-time employees, Commissioners, and the Mayor received a \$50 monthly cellphone allowance. Employees used their cellphones to clock in and out and could use them for the GoGov app. If the Town were to buy cellphones for Commissioners or the Manager, he would recommend eliminating the \$50.00 allowance for those individuals to avoid paying twice.

Commissioner Jackson suggested that if the app costs \$15.00 and cellphone service costs \$35.00, they could eliminate the \$50.00 allowance and still save money while providing better service.

Mayor Anthony asked if a cellphone policy had been created, and the Town Clerk confirmed that the previous cellphone policy was dissolved when the new personnel policy handbook was implemented.

Mayor Pro Tem Sutherland stated she didn't want the \$50.00 allowance and just wanted a separate cellphone that the Town Clerk had mentioned was available. She noted they had done this before and it wouldn't require additional money.

Mr. Overton stated that the proposed change would apply to the Mayor and Board if they choose to participate, while employees would continue under the existing allowance structure. Mayor Pro Tem Sutherland noted that Commissioner Cooper had suggested applying the change uniformly, which prompted her question regarding whether employees were included.

Commissioner Cooper stated that such decisions were usually made during the budget process and should include cost analysis before making any decisions.

Attorney Porter noted that English had a cellphone allowance in his contract, and Mr. Overton clarified that English received the same \$50.00 allowance as everyone else.

Mr. English clarified that he would like to use a phone that the Town Clerk had in her office, which the Town had already purchased, and apply his \$50.00 allowance toward the activation since his contract provided for a phone allowance.

Mayor Anthony suggested they needed to determine if it was possible to make the arrangement optional and get complete cost information before making a decision. She requested that staff bring back information on costs for phones versus apps and whether they could have optional arrangements for Board members.

Commissioner Jackson asked about purchasing phones that the Town already owned, and Attorney Porter indicated those would need to be surplused through the proper process.

Mayor Anthony requested that this item to be tabled and brought back to the next meeting with cost information for phones, apps, and clarification on whether optional arrangements were possible.

This item was tabled and will be brought back before the Board at the next meeting, which is Monday, May 11, 2026.

c. Discussion Regarding Kiosk Removal – Mayor Kia Anthony – Mayor Anthony explained that she added this agenda item after seeing construction happening in the driveway and learning from the Town Clerk that the kiosk was being removed. She questioned when this decision was made, who decided to remove the kiosk, and why it was being removed after they had just done a budget amendment for \$78,000 to install it.

Mr. Overton clarified that the kiosks cost about \$25,000 each (totaling \$50,000) and the total cost including installation was about \$70,000 for both kiosks, not an additional \$78,000.

Mayor Anthony expressed concern about wasting money on employee time and materials for both installation and removal, especially since no Board members knew about the decision in advance.

Mr. English reiterated that discussions regarding the removal of the payment kiosks began when he was first hired. He stated that a report was provided to the Board indicating minimal usage of the kiosks, including no usage at the Manchester Fire Station location and limited usage at the other location. He noted that citizens had also raised concerns about the kiosks on multiple occasions.

Mr. English clarified that the kiosks are not being discarded but will be relocated. He stated that staff intends to identify a more suitable, high-traffic location to maximize their use and expressed a desire for Board support in determining the most appropriate placement. He further noted that the kiosks had been removed and referenced prior discussions with Commissioner Burgess on the matter.

Mr. English stated that, as previously mentioned, the kiosks were not being utilized by citizens and that there had been feedback indicating a desire for the drive-thru to be removed. Mayor Anthony requested clarification regarding the number of citizens referenced. Mr. English responded that the feedback was received from Board members as well as citizens, in addition to data reflected in the usage report.

Mayor Anthony questioned which Board members had provided such input, noting that several members were unaware of the discussions. Mr. English reiterated that the decision was based on citizen feedback, input from some Board members, and the usage report. Mayor Anthony expressed concern that the decision appeared to have been made without a clear plan moving forward and asked whether it was based on conversations with Commissioner Burgess. Mr. English confirmed that it was based on discussions with Commissioner Burgess and citizen feedback.

Mayor Anthony further requested clarification on the number of citizens referenced, expressing concern that decisions should not be based on feedback from only a small number of individuals. She also raised concerns about the financial impact, noting the Town's current fiscal constraints and the potential

additional cost to relocate the kiosks. Mr. English again referenced the usage report, stating that there had been no usage at the fire station location.

Mayor Anthony then asked Mr. Overton whether there had been any issues related to payments or whether a lack of kiosk usage had resulted in an increase in missed payments.

Mr. Overton stated that they received money through the kiosks weekly and the purpose was to serve the approximately 400 people who paid late every month. The kiosks allowed citizens to pay after 5:00 pm, on nights and weekends, or in the morning before the office opened. He noted that the fire station kiosk wasn't being used because it was located in the middle of the grass rather than beside the driveway, requiring people to get out of their cars and walk to it. The Town Hall kiosk was being used almost daily, though not in huge volumes. He emphasized that removing them would throw away \$70,000 and suggested better placement instead.

Commissioner Burgess stated that people came to meetings regularly to discuss the kiosks, expressing that they didn't like them and weren't using them enough. He noted that part of the current Board didn't vote on the kiosks, and if he had been on the Board, he wouldn't have voted for them. He mentioned that many citizens had spoken about their concerns and that the company that sold them had offered to help sell them back.

Commissioner Jackson argued that there were legitimate complaints about the kiosks, noting that the majority of the Town was middle-aged and older. She observed longer lines inside the building because people didn't want to use the kiosk, and questioned whether kiosk removal was a day-to-day operational decision that the Manager could make independently.

Mayor Anthony clarified that the issue was that it never came before the Board, especially for something that cost so much money. Her concern was about misinformation to the Board and decisions being made unilaterally rather than through Board discussion.

Commissioner Jackson stated that the matter raised questions regarding whether the issue constituted a day-to-day operational decision and indicated that clarification should be obtained from the Clerk and Town Attorney. She noted that if it is determined to be a day-to-day operation, it may not require Board discussion, as Board members are not permitted to direct daily administrative functions. Commissioner Jackson suggested that, until additional information and cost figures are provided, the item could be tabled and revisited at a later time, noting that discussion without sufficient information would be unproductive.

Mayor Anthony reiterated her concern that the Board had not been informed, particularly given the potential financial implications. Commissioner Jackson responded that if the matter falls under day-to-day operations, the Town Manager would have the authority to proceed without Board involvement. Mayor Anthony emphasized that financial impacts warrant Board awareness. Commissioner Jackson clarified that her intent was to determine whether the action required Board knowledge or approval and reiterated the need to seek guidance from the Clerk and Town Attorney before proceeding further.

Mayor Pro Tem Sutherland stated that the kiosks were purchased prior to the current Board taking office and noted that, to her knowledge, there was no Public Forum held to gather citizen input before the purchase. She expressed concern that the purchase occurred shortly before the new Board was sworn in, limiting the opportunity for the incoming Board to participate in the decision. She further stated that she has received feedback from citizens indicating limited use of the kiosks and characterized the expenditure as a concern given the cost.

Mayor Pro Tem Sutherland also noted that she was unaware the kiosks were being removed on that day and referenced prior public comments from residents regarding the kiosks. She stated that, if relocation is an option, it should be considered. She further commented that if the action falls under day-to-day operations, it would not be appropriate to reprimand staff and emphasized the importance of citizen input in such decisions.

Mayor Anthony clarified that the discussion was not intended as a reprimand, but rather as part of conducting public business. She stated that such discussions must occur openly during the meeting and emphasized that the concern was based on the significance of the decision and the Board not being informed.

Commissioner Cooper emphasized that as a Board, they should all receive the same information, and no individual Board member should know about operations that others don't know. She noted that she had spoken to younger people who appreciated being able to make payments after hours, especially on weekends before cutoff dates. She stressed that if one (1) Board member knows something, all should know, and they should never hear about Town matters in the streets before being officially informed.

Attorney Porter explained that whether it's a day-to-day operation or something requiring Board approval depends on cost, with items over \$30,000 typically needing Board approval. He noted that while removal probably didn't cost \$30,000, any decision to sell the kiosks would require Board approval as surplus property.

Commissioner Thompson stated that anything involving the Board not knowing as a whole was the biggest issue, regardless of cost. She emphasized the importance of communication and noted that sometimes businesses need to move with the times, citing other utilities that don't offer kiosks but provide multiple payment options.

Commissioner Jackson stated that residents have historically utilized the existing drop box for after-hours bill payments without issue and questioned the necessity of the kiosk purchase. She expressed the opinion that the expenditure may not have been warranted and that the focus should be on the removal of the kiosks rather than the original cost.

Commissioner Jackson further stated that if the removal falls under day-to-day operations, it may not require Board involvement and suggested that continued discussion could be unnecessary. She emphasized the importance of distinguishing between operational authority and Board oversight, noting that the concern raised appeared to center on the removal of the kiosks without Board awareness. She also commented on the importance of communication between Board members and the Town Manager

and concluded by questioning whether expenditures under a certain threshold would be considered part of day-to-day operations.

Attorney Porter recommended tabling the discussion until the next meeting with information about costs to sell the kiosks and reinstall them elsewhere, noting they were discussing many unknowns.

Mr. English agreed and clarified that they still owned the kiosks and wanted to have a community forum to determine the best location for installation where taxpayers would get the most benefit from their investment.

This item was tabled and will be brought back before the Board at the next meeting, which is Monday, May 11, 2026.

d. Mayor's Report – Mayor Kia Anthony – First, Mayor Anthony reported that the Cumberland County Public Hearing for Manchester Elementary School closure was scheduled for that evening at 6:00 pm at Manchester Elementary. Second, Mayor Anthony mentioned they were planning another budget workshop with the date to be announced once finalized. Last, Mayor Anthony shared that she had participated in judging the Little Miss Manchester pageant over the weekend, which she described as a highlight and very enjoyable. She emphasized that the community cared deeply about Manchester Elementary, noting the active family base, student involvement, engaged staff, and community commitment to fighting for the school. She stated that even though school matters were outside their administration's direct control, they would use their platform to advocate for their students.

e. Board of Commissioners Report – Town of Spring Lake Board of Commissioners – First, Mayor Pro Tem Sutherland noted Mayor Anthony's recent trip to DC. Second, Mayor Pro Tem Sutherland expressed appreciation for Robyn Chadwick's hard work with citizens regarding Manchester Elementary School, as well as Commissioner Jackson's support. Third, Mayor Pro Tem Sutherland mentioned attending Willis Creek AME Zion Church in her capacity as an Ordained Minister and learning that one of their AME Zion Church Board members also served on the Board of Education. This Board member had been receiving many calls from people seeking information and planned to attend that evening's hearing. She emphasized their commitment to continuing to fight for citizens and children in Spring Lake, noting that decisions had likely already been made but they would persist in their advocacy. Last, Mayor Pro Tem Sutherland thanked Mr. English for his hard work and noted that dealing with employees comprised 80-90% of a Town Manager's responsibilities. She acknowledged that people don't like change but felt they were moving in a positive direction and encouraged continued collaboration for the Town's benefit. First, Commissioner Thompson clarified that the Town Manager works for the Board, not the other way around. Second, Commissioner Thompson announced a community cleanup scheduled for Saturday, May 2, 2026, at 8:00 am at Southwinds Plaza, providing all necessary supplies and asking only for volunteers' motivation. Last, Commissioner Thompson reiterated Mr. Fitch's event on Saturday, May 2, 2026, with doors opening at 3:00 pm at Reid Ross. First, Commissioner Jackson mentioned that the Manager should reach out to Board members, but Board members should also be able to reach out to him. Last, Commissioner Jackson reported on a successful baby shower event at Burgess Boxing that served over 230 women who were pregnant or had children, providing many needed items. Cumberland County Chairman Kirk deViere attended to show his support. She noted that the Spring Lake Family Resource

Center was hosted a similar event and mentioned that anyone needing diapers or items for newborns to 24 months could attend these resource events. First, Commissioner Burgess reported coming to Town Hall regularly to check on operations. Last, Commissioner Burgess reminded everyone about the mural dedication on Saturday, May 16, 2026, at 10:00 am and encouraged attendance. First, Commissioner Cooper reported attending a Mid-Carolina Council of Government on Aging Network Orientation, where she had a three-year appointment. They discussed programs available for seniors, and she looked forward to providing updates to the Board. Second, Commissioner Cooper reiterated that the Town Manager works for the Board and emphasized that all Board members should receive the same information via email about significant decisions like kiosk removal. Last, Commissioner Cooper encouraged Board members who hadn't taken ethics and essential municipal government classes to do so for better understanding of proper procedures.

f. Manager's Report – Interim Town Manager Dennis English Jr. – Mr. English reported four (4) main points: First, they continued meeting regarding merger regionalization feasibility, having met on April 22, 2026, with Cumberland County and Harnett Regional Water. Second, Focus Group 2 met on April 21, 2026, to discuss developing a model to remove blight across Town. Third, they would be submitting the first draft of their budget to the LGC on Friday. Last, he mentioned an upcoming agreement with PWC that could save approximately \$75,000 on water costs and requested Mr. Overton to approach the podium to provide details on the agreement.

Mr. Overton stated their rates with Fayetteville Public Works Commission (PWC) were scheduled to increase by 21% on July 1, 2026, which would cost an additional \$275,000 annually based on current usage averaging 22-23 million gallons per month. Under their current agreement, they had to buy a minimum of 13 million gallons monthly. The first 20 million gallons cost \$4.62 per thousand, with usage over 20 million costing \$6.74 per thousand, and over 24 million costing \$6.92 per thousand (which they had exceeded several times due to leaks).

Starting July 1, 2026, the base rate would increase from \$4.62 to \$5.59 per thousand gallons (a 97-cent increase). Rates over 20 million gallons would increase from \$6.74 to \$8.15, and over 24 million would go from \$6.92 to \$8.37. They had requested that PWC increase the lowest tier threshold from 20 million to 30 million gallons monthly since they had only exceeded 30 million once in four years (during a major leak in Christmas 2024).

PWC agreed to the new structure, allowing them to pay the base rate of \$5.59 for all gallons up to 30 million instead of paying the higher rates. This would limit their cost increase to about \$125,000 instead of \$275,000, requiring only a 3.5% rate increase instead of 5%. The five-year agreement would include a maximum of 20 million gallons daily for leak situations, a minimum purchase of 15 million gallons monthly, and annual reviews. If their usage consistently exceeded 28 million gallons for several consecutive months, there might be additional costs for increased capacity, but they weren't expected to reach that level without major leaks.

Attorney Porter inquired whether a draft contract had been provided. Mr. Overton stated that a draft is forthcoming and will be forwarded upon receipt. He noted that it is expected by this Thursday, or possibly

early the following week, and that the contract will hopefully be presented to the Board at the next meeting.

g. Town Attorney Report – Town Attorney Michael Porter – Attorney Porter reported that the issue with the law firm handling the SLPA matter was taking longer than expected. He had recently spoke to a senior attorney who promised to look into it, but he hadn't heard back. He indicated he might need to look for a different firm since they had handled step one but step two had not occurred after a considerable wait.

10. CLOSED SESSION

Action: Motion to approve to go into Closed Session pursuant to NCGS §143-318.11(a)(3) – Attorney-Client Privilege and Pursuant to NCGS §143-318.11(a)(6) – Personnel.

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

11. ADJOURNMENT

Action: There being no further business to come before the Board, Mayor Anthony adjourned the meeting at 5:18 pm.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Fredricka Sutherland
Mayor Pro Tem

Town of Spring Lake
Special Meeting of the Board of Commissioners
Virtual – Zoom

May 1, 2026

MINUTES

4:15 pm

The Spring Lake Board of Commissioners held a Special Meeting Virtual via Zoom 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
Dennis English Jr., Interim Town Manager
James Overton, Finance Director
Fire Chief Jason Williams, Town of Spring Lake Fire Department

1. CALL TO ORDER

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

2. OPEN SESSION – Manchester Fire District – Resolution 2026-21; A Resolution of the Town of Spring Lake Board of Commissioners Accepting the Cumberland County Proposal for the Reopening and Provision of Fire Protection Services for the Manchester Fire District

Mayor Anthony thanked those in attendance for taking time to participate in the meeting and noted that the purpose of the item was to consider Resolution 2026-21, a Resolution of the Town of Spring Lake Board of Commissioners accepting the Cumberland County Proposal for the Reopening and Provision of Fire Protection Services for the Manchester Fire District. She stated that the Board would be taking action on the Resolution and invited any questions. Mayor Anthony also offered Mr. English the opportunity to provide a brief overview of the Resolution prior to the vote.

Mr. English stated that the agreement reflects the Town's annual arrangement to manage the Manchester Fire District under the operation of its fire stations and the leadership of Chief Jason Williams. He explained that the agreement allows the Town to receive annual revenues estimated at approximately \$647,507, along with an additional \$50,000 payment from Cumberland County for rescue response services.

Mr. English further noted that he had recently met with Chief Williams, who indicated that the initial payment was forthcoming. He added that the agreement establishes a minimum funding level of \$600,000 annually and stated that, based on information provided by Chief Williams, the agreement cannot be terminated.

Mayor Pro Tem Sutherland inquired about specific details regarding the contract.

Mr. English provided clarification on the contract duration, explaining that the agreement extends through June 30, 2029. He emphasized the critical nature of fire protection services, stating that after speaking with Chief Williams, this type of service would not be interrupted. Mr. English assured the Board that while they wanted to maintain proper contract terms as a formality, the fire services would continue beyond 2029, extending as long as the Town serves that district, because fire services are essential and cannot be stopped.

Mayor Anthony provided further explanation about the three-year contract terms, noting this was the standard duration for fire service protection contracts. She explained that the three-year cycle allows for periodic review to ensure costs haven't increased significantly and to address any additional funding requirements that might arise.

Action: Motion to approve Resolution 2026-21; A Resolution of the Town of Spring Lake Board of Commissioners Accepting the Cumberland County Proposal for the Reopening and Provision of Fire Protection Services for the Manchester Fire District.

Motion by: Mayor Pro Tem Sutherland

Second by: Commissioner Cooper

Vote: Unanimous

Work Log

Mayor Anthony addressed administrative matters related to work reporting procedures. She mentioned that they had previously planned to discuss a work log for Mr. English but suggested submitting it via email instead to streamline the process and allow for proper publication.

Mayor Anthony proposed postponing the log discussion for approximately one (1) week to allow time to determine the exact details they wanted included in the reporting format. Once these details were finalized, Mr. English could begin the formal reporting process.

Mr. English contributed to this discussion by referencing his consulting experience prior to his Interim Town Manager role. He mentioned that he maintained a log for his consulting business and expressed willingness to adapt a similar format for his current position. He clarified that his reporting would not be hour-by-hour detail but would show general work activities and time allocation.

Mayor Anthony supported this approach, comparing it to the reporting style used by the Town Attorney Michael Porter, who provides general work descriptions with time quantities rather than detailed hourly breakdowns. She emphasized that the format would show work accomplished and quantified time without requiring minute-by-minute documentation.

Mayor Anthony offered to have Attorney Porter send over his log format as an example, demonstrating that the reporting expectations were reasonable and practical rather than overly detailed.

Mayor Pro Tem Sutherland expressed relief at this clarification, admitting she had initially thought the requirement would involve documenting every minute and step of daily activities, which she felt would be excessive.

3. ADJOURNMENT

Action: There being no further business to come before the Board, Mayor Anthony adjourned the meeting at 4:21 pm.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Kia Anthony
Mayor

DRAFT



Board of Commissioners Agenda Cover Sheet

Meeting Date

May 11, 2026

Agenda Location

Introductions & Special Presentations

Item Title

Town Manager Search – Council-Manager Form of Government

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 – Council-Manager Form of Government PowerPoint



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

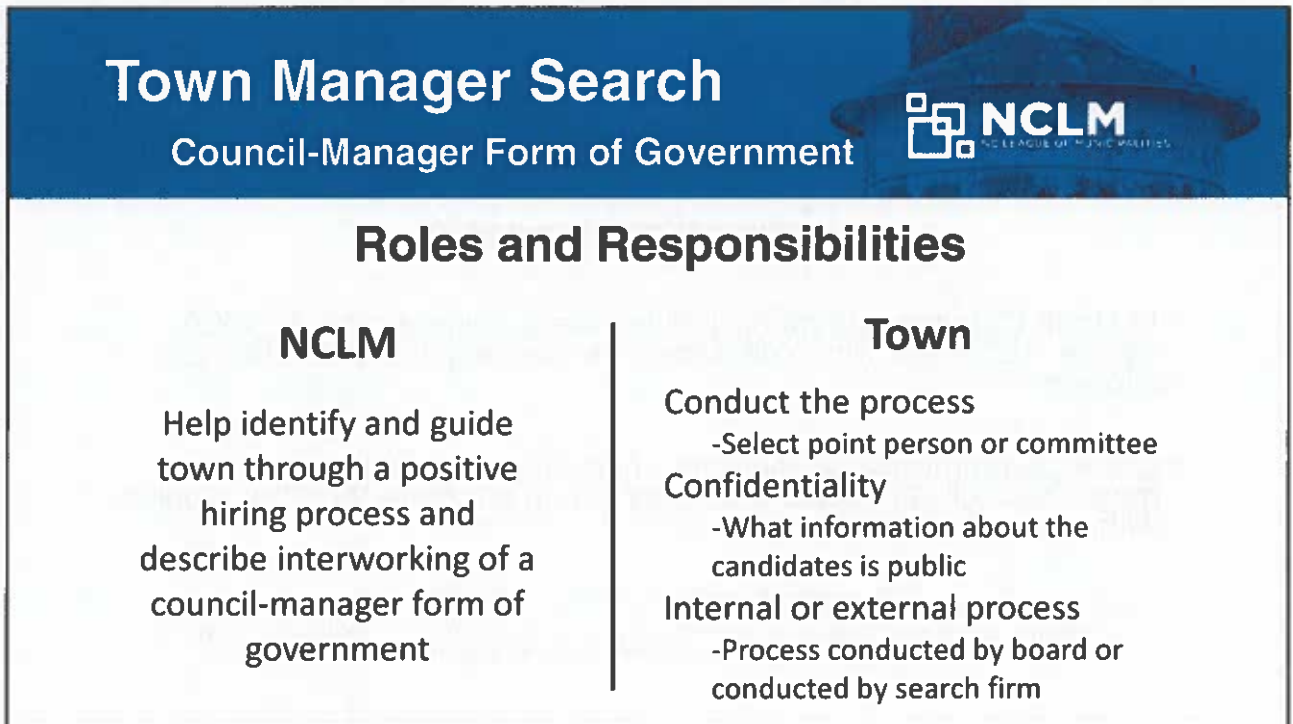
May 11, 2026

Joe Durham , Municipal Operations Consultant
Harold Owen, Municipal Operations Consultant



NCLM
NC LEAGUE OF MUNICIPALITIES

**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.
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§ 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.**

Council-Manager Form of Government



HIRING AND FIRING POWERS OF COUNCIL

North Carolina law provides that the council appoint the following:

Manager
Attorney
Tax Collector

Council-Manager Form of Government




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)

Council-Manager Form of Government 

HIRING AND FIRING POWERS OF COUNCIL

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

- Manager**
- Attorney**
- Tax Collector**
- Town Clerk**

Council-Manager Form of Government 

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

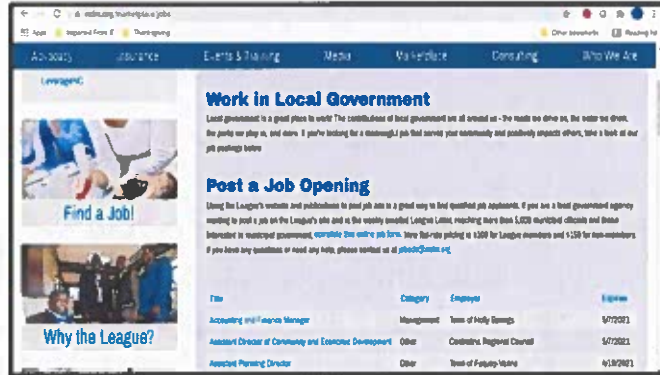
Council-Manager Form of Government



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

May 11, 2026

Agenda Location

Public Hearings

Item Title

ZON-26-0011: Rezoning Request from O&I Office and Institutional District to R-6 Residential District or to a more restrictive zoning district for two (2) parcels containing approximately 0.73 acres; located on the southwest corner of Elizabeth St and John St. submitted by Drafting and Design Services, Inc. (Agent/Applicant) on behalf of Kingdom Community Development corporation (Owner)

Presenter

Richard Fagan, Planner II, Cumberland County Planning & Inspections

Summary/Description

Rezoning Request from O&I Office and Institutional District to R-6 Residential District or to a more restrictive zoning district for two (2) parcels containing approximately 0.73 acres; located on the southwest corner of Elizabeth St and John St. submitted by Drafting and Design Services, Inc. (Agent/Applicant) on behalf of Kingdom Community Development corporation (Owner).

Requested Action

Other – Conduct Public Hearing

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Transmittal

ZON-26-0011 Staff Report

Copy of Legal Ad and Public Notice

Fayetteville Observer Legal Ad Confirmation

Owner(s)' and Mailed Notice Certification

Tentative Minutes from the Joint Planning Board meeting on April 21, 2026



Cumberland County Joint Planning Board

APRIL 30, 2026

MEMO TO: TOWN OF SPRING LAKE

FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD

SUBJECT: **ZON-26-0011: Rezoning request from O&I Office and Institutional District to R-6 Residential District or to a more restrictive zoning district for two (2) parcels containing approximately 0.73 acres; located on the southwest corner of Elizabeth St and John St. submitted by Drafting and Design Services, Inc. (Agent/Applicant) on behalf of Kingdom Community Development corporation (Owner).**

ACTION: In Case ZON-26-0011, the Cumberland County Joint Planning Board recommends approval of the rezoning request from O&I Office and Institutional District to R-6 Residential District.

1. **Scheduled Town Hearing Date for Case ZON-26-0011: May 11, 2026**
2. **Public Notification: Copy of Legal Ad, the Fayetteville Observer Legal Ad Confirmation, and a copy of the Mailed Notice Certification**

Cumberland County Joint Planning Board Draft Minutes of April 21, 2026 Meeting:

In Case ZON-26-0011, Planning and Inspections staff **recommends approval** of the rezoning request from O&I Office and Institutional District to R-6 Residential District. Staff finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for “High Density Residential” at this location. Staff also find that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-26-0011, Ms. Lynd motioned, seconded by Mr. Jenkins, to **recommend approval of the rezoning request from O&I Office and Institutional District to R-6 Residential District. The board finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for “High Density Residential” at this location. The board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.**

If the Town of Spring Lake’s Board of Commissioners wishes to follow the recommendation of the Joint Planning Board in this case, the following motion is appropriate:

MOTION:

In Case ZON-26-0011, I move to approve the rezoning request from O&I Office and Institutional District to R-6 District and find that the request is consistent with the Spring Lake Area Land Use Plan which calls for “High Density Residential” at this location. The board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Rawls Howard
Director

David Moon
Deputy Director



Cumberland County Joint Planning Board

If the Board of Commissioners does not wish to follow the recommendation of the Planning Board in this case, the following motion is appropriate:

MOTION:

In Case ZON-26-0011, I move to deny the rezoning request and find that the request is not consistent with Spring Lake Area Land Use Plan. The request is not reasonable or in the public interest because _____.



CUMBERLAND COUNTY

NORTH CAROLINA

PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-26-0011
 Planning Board Meeting: April 21, 2026

Location: SW Corner of Elizabeth St. and John St.

Jurisdiction: Town of Spring Lake

REQUEST **Rezoning O&I to R-6**

The applicant requests a rezoning from O&I Office and Institutional District to R-6 Residential District for two (2) parcels containing approximately 0.73 acres located on the southwest corner of Elizabeth St and John St., as shown in Exhibit "A". The subject properties contain one (1) stick built residential dwelling with the remainder being undeveloped wooded land. The intent of the property owner is to demolish the existing dwelling unit and develop the subject parcels for single-family residential development.

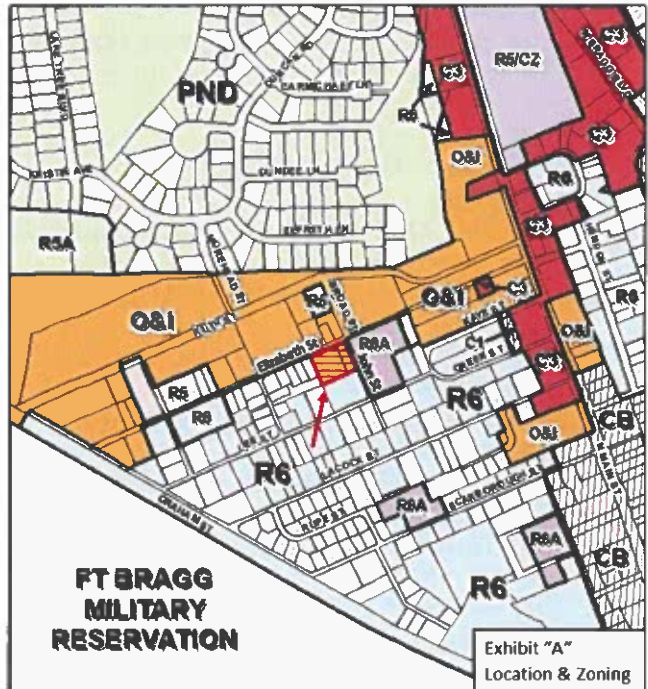
PROPERTY INFORMATION

OWNER/APPLICANT: Kingdom Community Development Corporation (Owner/Applicant), Drafting and Design Services, Inc. (Agent).

ADDRESS/LOCATION: Located at the southwest corner of Elizabeth St and John St. Refer to Exhibit "A", Location and Zoning Map. REID number: 0501564576000 and 050156566000.

SIZE: The two (2) parcels contain a total of approximately 0.73 acres. Road frontage along Elizabeth St. is 200 (+/-) feet and 160 (+/-) feet along John St. The property is approximately 160 (+/-) feet in length at its deepest point from Elizabeth St., and 200 (+/-) feet in depth from John St.

EXISTING ZONING: The subject property is currently zoned O&I Office and Institutional District. This district is designed primarily for agencies and offices rendering services in the professions, finance, real estate, and brokerage, as well as both public and private institutional functions, public assembly, religious, and certain cultural and recreational activities and group housing. This district acts as a gentle divide between Residential and Retail uses and may also consist of a mix of limited business and residential uses. The regulations are designed for maintaining more compatibility with nearby residential districts than a commercial district would provide.



FT BRAGG MILITARY RESERVATION

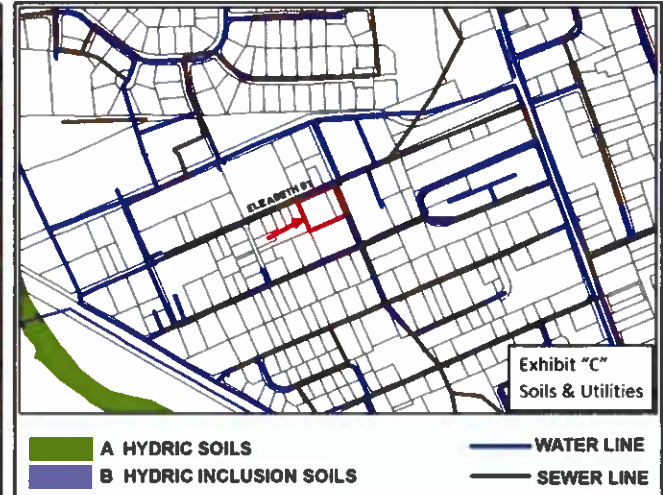
Exhibit "A"
Location & Zoning

EXISTING LAND USE: The subject property contains one (1) stick-built residential dwelling and undeveloped wooded land.

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- **North:** Elizabeth St., single-family residential, undeveloped wooded lands.
- **East:** John St., and vacant land.
- **West:** Single-family Residential, wooded lands, and Spring Lake Community Center.
- **South:** Wooded lands, single-family and multi-family residential.

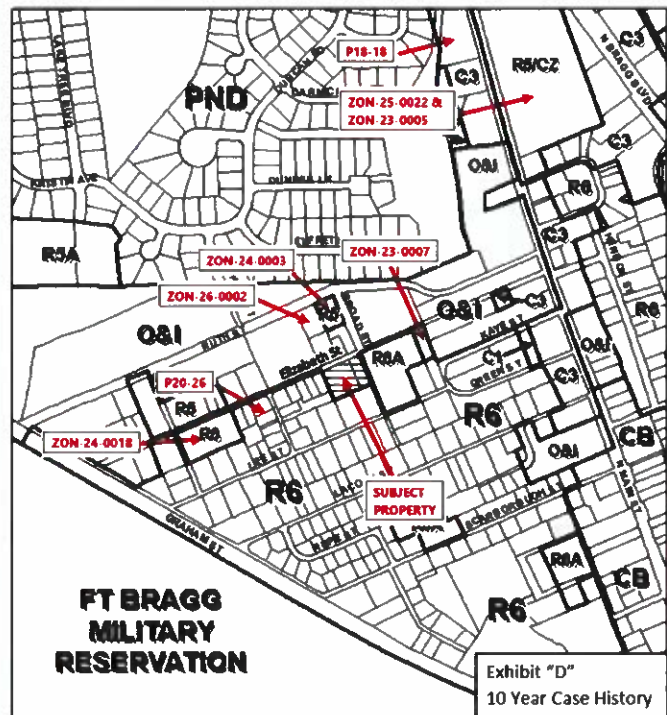
OTHER SITE CHARACTERISTICS: The site is not located in a Watershed Protection Area nor within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", does not contain hydric or hydric inclusion soils.



TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the following rezoning case history within the past ten years near the subject property.

- ZON-26-0002: O&I to R-5; Approved by Town of Spring Lake.
- ZON-25-0022: C(P) & C-3 to R-5/CZ; Approved by Town of Spring Lake
- ZON-24-0018: O&I to R-6; Approved by Town of Spring Lake.
- ZON-24-0003: O&I to R-5; Approved by Town of Spring Lake.
- ZON-23-0007: O&I to R-6; Approved by Town of Spring Lake.
- ZON-23-0005: C(P) & C-3 to R-5A/CZ; Denied by Town of Spring Lake
- P20-26: O&I to R-6; Approved by Town of Spring Lake.
- P18-18: Removal of MSOD, R-6 & C-3 to C-3; Approved by the Town of Spring Lake.



DEVELOPMENT REVIEW: Prior to commencement of any new subdivision or group development, a recombination plat and preliminary plan or site plan must be submitted, reviewed, and approved by the Town of Spring Lake for compliance with the Town's Code of Ordinances prior to development activity.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	O&I (Existing Zoning)	R-6 (Proposed)
Front Yard Setback	35 ft	25 ft
Side Yard Width	15 ft	10 ft (1-story)/12 ft (2-story)
Rear Yard Depth	20 ft	30 ft
Lot Area	N/A	6,000 sq. ft. (1 st DU)/5,000 sq. ft. (2 or more DUs)
Lot Width	N/A	60 ft

DEVELOPMENT POTENTIAL:

Existing Zoning (O&I)	Proposed Zoning (R-6)
0 dwelling unit	6 dwelling units

- Lot count may be rounded up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

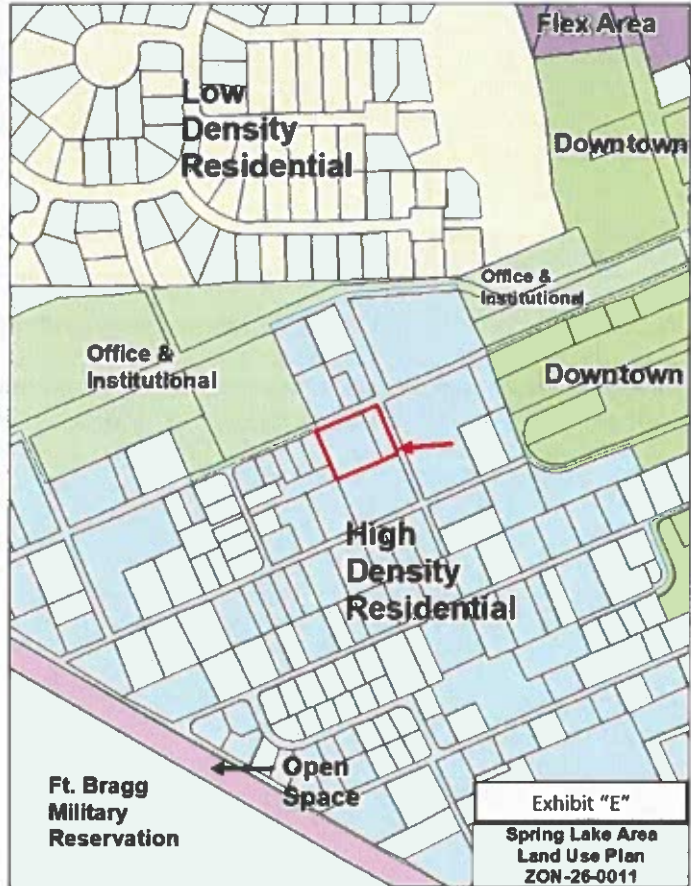
COMPREHENSIVE PLANS:

This property is located in the Spring Lake Area Land Use Plan (2022). The future land use classification of the property, as shown in Exhibit "E", is "High Density Residential". The associated zoning district for High Density Residential is R-5.

The proposed rezoning request is consistent with the adopted land use plan.

Future Land Use Classification, Development Goals, Notes, and Objectives:

- "Encourage the use of both new and redeveloped housing" (Spring Lake Area Land Use Plan 2022, p. 15).
- "Attract residents at a variety of housing types and prices" (Spring Lake Area Land Use Plan 2022, p. 15).
- "Medium Density Residential may be suitable in certain areas to match existing zoning" (Spring Lake Area Land Use Plan 2022, p. 48).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Spring Lake utilities are present along the property frontage on John St. and Elizabeth St, as shown in Exhibit "C". This site will be served by Spring Lake water and sewer. Well and septic permits will not be required from County Environmental Health if connections with utilities are made.

TRANSPORTATION: The subject property sits on Elizabeth Street and is identified as a local road in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned, and the subject property will have no significant impact on the Transportation Improvement Program. In addition, Elizabeth Street has no 2021 Annual Average Daily Traffic (AADT) or road capacity data available. Due to lack of data and the small scale, the new zoning request does not demand a trip generation. The new development should not generate enough traffic to significantly impact Elizabeth Street.

SCHOOLS CAPACITY/ENROLLMENT: This information was not available from CCPS at the time this report was submitted for publication.

ECONOMIC DEVELOPMENT: Fayetteville-Cumberland County Economic Development Corporation has reviewed the request and has no objection to the proposed rezoning.

EMERGENCY SERVICES: No objections to the request were received from the Spring Lake Fire Marshal.

RLUAC: Regional Land Use Advisory Committee has reviewed the proposed rezoning and has no issues with the proposed request.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: The property is located within the Fort Bragg Five Mile buffer.

Special Districts			
Fayetteville Regional Airport Overlay:	n/a	Averasboro Battlefield Corridor:	n/a
Five Mile Distance of Fort Bragg:	X	Eastover Commercial Core Overlay District:	n/a
Voluntary Agricultural District (VAD):	n/a	Spring Lake Main Street Overlay District:	n/a
VAD Half Mile Buffer:	n/a	Coliseum Tourism Overlay District:	n/a

n/a – not applicable

STAFF RECOMMENDATION

In Case ZON-26-0011, Planning and Inspections staff **recommends approval** of the rezoning request from O&I Office and Institutional District to R-6 Residential District. Staff finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for "High Density Residential" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

- Attachments:
Notification Mailing List
Application
Agent of Authorization
Deed

ATTACHMENT: MAILING LIST

A/G NEW VISION MISSION CHURCH
405 N MAIN ST
SPRING LAKE, NC 28390

BBC ENTERPRISES
PO BOX 766
SPRING LAKE, NC 28390

BOOTH, LEONARD NATHAN
EVELYN, JO SPIRES TRUSTEES
209 WEAVER ST
SPRING LAKE, NC 28390

BOOTH, TYCHYNA
415 MOREHEAD STREET
SPRING LAKE, NC 28390

CAIN, ROLISHA
4008 WHISPER WOOD DR
FAYETTEVILLE, NC 28306

CALMA, LOHERDIA FIGUEROA
214 STOMOWAY DR
SOUTHERN PINES, NC 28387

CARABALLO, JOSE A;
CARABALLO, LUZ A
106 ELFRETH LN
SPRING LAKE, NC 28390

COBIA, JAMIE THEODORE
86 MEADOW ST
SPRING LAKE, NC 28390

CRUZ-PALMA, MARTA ALICIA,
NAVES, JOSE ROSALES
117 ELFRETH LANE
SPRING LAKE, NC 28390

DEAN, PATRICIA DELORES VAN LOWE
HEIRS; HICKS, JAMES M F
194 S MAIN ST
JONESBORO, GA 30236

DUNBAR CORPORATION
204 GROVE LN
KATHLEEN, GA 31047

EVANS, SAMUEL CHARLES;
COLBURN, ANN MARIE
115 ELFRETH LN
SPRING LAKE, NC 28390

FERRELL, GEORGE G III
PO BOX 95
SPRING LAKE, NC 28390

GORHAM, FELIX
215 LACOCK STREET
SPRING LAKE, NC 28390

GORHAM, FELIX J
213 LACOCK ST
SPRING LAKE, NC 28390

GRAHAM, FLOYD
113 ELIZABETH ST
SPRING LAKE, NC 28390

GREEN, KEYSHLA MARIE;
NIEVES, NINO GABRIEL FUENTES
118 ELFRETH LANE
SPRING LAKE, NC 28390

HAIRE, HUGH R JR; LULA, H
2226 MEADOW WOOD RD
FAYETTEVILLE, NC 28303

HAMMOND, JEAN
124 LEE ST
SPRING LAKE, NC 28390

HEAT IN THE STREET LLC
108 NC HWY 210
SPRING LAKE, NC 28390

HERRON, LESIA
3408 NW NOBLE CREEK DR
ATLANTA, GA 30327

HILDEL-REYES, ANDREA
2418 ROLLING HILL RD
FAYETTEVILLE, NC 28304

HLV HOMES, LLC
104 ELFRETH LN
SPRING LAKE, NC 28390

HOWARD, DIANNE MALINDA
PO BOX 1
SPRING LAKE, NC 28390

HUSAMUDEEN, A MALIK;
HUSAMUDEEN, VIDALENA G
206 ELIZABETH ST
SPRING LAKE, NC 28390

JARVIS-PLUMMER, ASHA L
401 MOREHEAD ST
SPRING LAKE, NC 28390

JESUS, FABIAN DE;
RIVERA, SHARAISKA AGOSTO
2085 LACOCK ST
SPRING LAKE, NC 28390

JESUS, FABIAN DE;
RIVERA, SHARAISKA AGOSTO
208 LACOCK STREET
SPRING LAKE, NC 28390

JONES, ADRIAN T
120 ELFRETH LN
SPRING LAKE, NC 28390

JONES, JADA
219 ELIZABETH STREET
SPRING LAKE, NC 28390

KING HOSPITALITY INC
127 N MAIN ST
SPRING LAKE, NC 28390

KINGDOM COMMUNITY
DEVELOPMENT CORPORATION
127 N MAIN ST
SPRING LAKE, NC 28390

KINGDOM COMMUNITY
DEVELOPMENT CORPORATION
129 N MAIN ST
SPRING LAKE, NC 28390

KINGDOM COMMUNITY
DEVELOPMENT CORPORATION
402 MOREHEAD STREET
SPRING LAKE, NC 28390

LARKIN AND KAREN BELL
REVOCABLE LIVING TRUST
311 FRASER RD
SPARTA, NC 28675

LARKIN AND KAREN BELL
REVOCABLE LIVING TRUST
311 FRASER RD
SPARTA, NC 28675

LEBLANC, CYNTHIA R.
120 LACOCK ST
SPRING LAKE, NC 28390

LEBRUN, MARY
119 LACOCK ST
SPRING LAKE, NC 28390

LONG, BEATRICE GAYLE
201 LEE ST
SPRING LAKE, NC 28390

MACIAS, RAUL FUENTES;
MARIA, CRUZ GARCIA MOTA
214 LACOCK ST
SPRING LAKE, NC 28390

MCGARVEY, MICHAEL P
;FRANK BROOMALL
152 HARMENING DR
HUNTSVILLE, AL 35811

MCGEE, KEANNA
227 ELIZABETH STREET
SPRING LAKE, NC 28390

MCKOY, MURIEL LORETTA;MCINTYRE, PERCY
TIRRELL TRUSTEE;MCINTYRE, LYDIA ANN
MCKOY TRUSTEE
3111 IRONGATE TRL
JAMESTOWN, NC 27282

MCLEOD, MARIA MARJORIE
218 LACOCK ST
SPRING LAKE, NC 28390

MCMILLIAN-HOLMES, TANDY
213 LEE ST
SPRING LAKE, NC 28390

MDN RENTALS LLC
2014 BRAGG BLVD
FAYETTEVILLE, NC 28303

MILLAN, JESUS M NUNEZ;
MALAVE, JOHANNA M RODRIGUEZ
121 LACOCK ST
SPRING LAKE, NC 28390

MILLER, HENRY W;MILLER, BRENDA J
126 ALTON HOLDER LN
LILLINGTON, NC 27546

MILLER, TODD ASHLEY
44 INDIAN TRAIL
SANFORD, NC 27332

MODESTE, MICHELLE
411 MOREHEAD STREET
SPRING LAKE, NC 28390

MORQUECHO, CARMEN CARRILLO
211 ELIZABETH ST
SPRING LAKE, NC 28390

MR PROPERTY LLC
2613 KNIGHTWOOD RD
FUQUAY VARINA, NC 27526

MYLO PROPERTIES LLC
3727 FLOYD DR
HOPE MILLS, NC 28348

ND REAL ESTATE HOLDINGS, LLC
2601 SW ANTONIO DR
PALM CITY, FL 34990

NICELY, CHRISTINE REAVES
2405 W BRINKLEY DR
SPRING LAKE, NC 28390

PATTERSON, CLYDE L;
142 SOUTH MAIN LLC
PO BOX 459
BROADWAY, NC 27505

PEREZ, MARIO CHAVARRIA;
SALAZAR, ALICIA PADILLA
2316 FLEMING RD
FUQUAY-VARINA, NC 27526

POINTER, TASIA ANTOINETTE
PO BOX 25125
FAYETTEVILLE, NC 28314

RAY, DONNA M
212 LEE ST
SPRING LAKE, NC 28390

RAY, TRAVIS
PO BOX 614
SPRING LAKE, NC 28390

REAVES, KENNETH S
;REAVES, JOVANI
398 N MAIN ST
MILLTOWN, NJ 08850

REYES, JORGE ARMANDO ESTEVEZ;
SALGUARO, MARIA LUCIA
217 LEE STREET
SPRING LAKE, NC 28390

RODRIGUEZ, VICTORIA GEOVANNA
PO BOX 2757
LILLINGTON, NC 27546

SCHWAB, CHRISTOPHER
R;WEATHERBEE, ASHLEIGH J
4907 SOUTH WASHINGTON PL
KENNEWICK, WA 99337

SELZLER, LEON M SR LIFE ESTATE
5418 QUARTER POLE LN
HOPE MILLS, NC 28348

SELZLER, LEON M SR;
SELZLER, ANNIE PEARL
5418 QUARTER POLE LN
HOPE MILLS, NC 28348

SMITH, PORSHIA E
215 ELIZABETH STREET
SPRING LAKE, NC 28390

SOHAL, KAVITA JOSHI
4454 DEER FIELD WAY
DANVILLE, CA 94506

SPARTAN CONTRACTOR LLC
126 LOUBEN VALLEY CT
CARY, NC 27513

SPRING LAKE HOLDING LLC
500 CARDINAL DR
RALEIGH, NC 27604

STOCKS, CUTRINA S;
SPARKS, MILDRED E
223 ELIZABETH STREET
SPRING LAKE, NC 28390

TAYLOR, JACOB M
113 ELFRETH LN
SPRING LAKE, NC 28390

THE LARKIN & KAREN BELL
REVOCABLE LIVING TRUST
311 FRASER RD
SPARTA, NC 28675

THOMAS, SHELISA
302 MOREHEAD STREET
SPRING LAKE, NC 28390

TOWN OF SPRING LAKE NC
300 RUTH ST
SPRING LAKE, NC 28390

VELASQUEZ, NATTIVIDAD GONZALEZ
110 ELFRETH LANE
SPRING LAKE, NC 28390

W C D C INC
PO BOX 766
SPRING LAKE, NC 28390

WATKINS, RICKY L;
WATKINS, JANICE P
122 ELFRETH LN
SPRING LAKE, NC 28390

WAY, PHYLLIS L
201 RUTH ST
SPRING LAKE, NC 28390

WILLIAMS, CHRIS DENNA, .
8001 WHITE STAR DR
FUQUAY VARINA, NC 27526

ATTACHMENT: APPLICATION



TOWN OF SPRING LAKE
BOARD OF ALDERMEN

CASE #:	_____
PLANNING BOARD MEETING DATE:	_____
DATE APPLICATION SUBMITTED:	_____
RECEIPT #:	_____
RECEIVED BY:	_____

Application for
TOWN OF SPRING LAKE
REZONING REQUEST

The following items are to be submitted with the completed application:

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered;
3. A check made payable to "Cumberland County" in the amount of \$ 250.00.
(See attached Fee Schedule).

Rezoning Procedure:

1. Completed application submitted by the applicant.
2. Notification to surrounding property owners.
3. Joint Planning Board public hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. Town of Spring Lake Board of Aldermen public hearing (approximately four weeks after Joint Planning Board public hearing).
6. If approved by the Board of Aldermen, rezoning becomes effective immediately.

The County Planning Staff will advise on zoning options, inform applicants of development requirements and answer questions regarding the application and rezoning process. For questions or assistance, call the Land Use Codes Section at (910)678-7603 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to the application may cause the case to be delayed and will be scheduled for the next available Joint Planning Board meeting according to the Board's meeting schedule. Also, the application fee is *nonrefundable*.

Local Code Reference: Town of Spring Lake Chapter 42-Zoning

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from O&I to R6
2. Address of Property to be Rezoned: 201 Elizabeth Street - Spring Lake, NC
3. Location of Property: Southeast corner of Elizabeth Street & John Street
4. Parcel Identification Number (PIN #) of subject property: 0501564576000; 0501565660000
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 0.73 Frontage: 200 Depth: 160
6. Water Provider: Well: _____ PWC: _____ Other (name): Spring Lake
7. Septage Provider: Septic Tank _____ PWC Spring Lake
8. Deed Book 12426, Page(s) 0356, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Single Family Residential
10. Proposed use(s) of the property: Single Family Residential
11. Do you own any property adjacent to or across the street from this property?
Yes x No _____ If yes, where? west of property
12. Has a violation been issued on this property? Yes _____ No x

A copy of the recorded deed(s) and/or recorded plat map(s) must be provided. If the area is a portion of a parcel, a written legal description by metes and bounds, showing acreage must accompany the deeds and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

The County Planning Staff is available for advice on completing this application; however, they are not authorized to complete the application.

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Kingdom CDC - James Manning

NAME OF OWNER(S) (PRINT OR TYPE)

127 N Main Street - Spring Lake, NC 28390

ADDRESS OF OWNER(S)

jamesc.manning@kingdomcdc.org

E-MAIL

(910) 635-0957

HOME TELEPHONE #

WORK TELEPHONE #

Drafting and Design Services, Inc.

NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

6728 Carbonton Road - Sanford, NC 27330

ADDRESS OF AGENT, ATTORNEY, APPLICANT

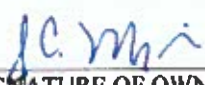
draftinganddesign@ymail.com

E-MAIL

(919) 499-8759

HOME TELEPHONE #

WORK TELEPHONE #


SIGNATURE OF OWNER(S)


SIGNATURE OF AGENT, ATTORNEY
OR APPLICANT

SIGNATURE OF OWNER(S)

Upon submission, the content of this application becomes "public record".



AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION FORM

PROPERTY OWNER (Company or Individual): Kingdom Community Development Corp

MAILING ADDRESS: 127 N Main Street - Spring Lake, NC 28390

Officer's name and title: James Manning

- 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): Rezoning
- 3. That the undersigned has (have) appointed and does (do) appoint DDS Inc. - Michael Blakley 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.

J.C. Manning
Owner's Signature

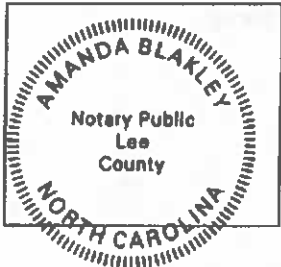
Owner's Signature

Owner's Signature

State of North Carolina

Cumberland County

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 19th day of February (month), 2020 (year), by James Manning (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.



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

commission expires on 1/20/2030

ATTACHMENT: DEED

BK 12426 PG 0356

FILED ELECTRONICALLY
CUMBERLAND COUNTY NC
ANDRA S. BREWINGTON

FILED	Jan 16, 2026				
AT	04:41:26 PM				
BOOK	12426				
START PAGE	0356				
END PAGE	0359				
INSTRUMENT #	01775				
RECORDING	\$26.00				
EXCISE TAX	\$100.00				

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	Excise Tax: \$100.00
Parcel ID:	0501-56-5660 and 0501-56-4576
Mail/Box to:	Kingdom Community Development Corporation, 201 & 205 Elizabeth Street, Spring Lake, NC 28390
Prepared by:	The Law Office of K.D. White PLLC, 3622 Morganton Road, Suite A, Fayetteville, NC 28303
Brief description for the index:	MULTIPLE PROPERTIES

THIS GENERAL WARRANTY DEED ("Deed") is made on the 16th day of January, 2026, by and between:

GRANTOR	GRANTEE
Nakia McCarthy and Stephen Toumani McCarthy, a married couple and Lisa Ross and Markus Ross, a married couple 231 Decatur Drive Fayetteville, NC 28303	Kingdom Community Development Corporation 127 N. Main Street Spring Lake, NC 28390

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Spring Lake, Cumberland County, North Carolina and more particularly described as follows (the "Property"):

See attached Exhibit "A"

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 11974 Page 0035.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

NC Bar Association Real Property Section Form No. 3 © Revised 02/2021
Printed by Agreement with the NC Bar Association

submitted electronically by "The Law Office of K.D. White, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

SUBJECT TO ALL VALID AND SUBSISTING RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RIGHT OF WAYS AND EASEMENTS PROPERLY OF RECORD, IF ANY, AND AD VALOREM TAXES DUE FOR THE CURRENT YEAR.

See Exceptions Exhibit attached hereto.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

[Signature]
Name: Nakia McCarthy

Entity Name _____

[Signature]
Name: Stephen Toumani McCarthy

By: _____

Name: _____

Title: _____

[Signature]
Name: Lisa Ross

By: _____

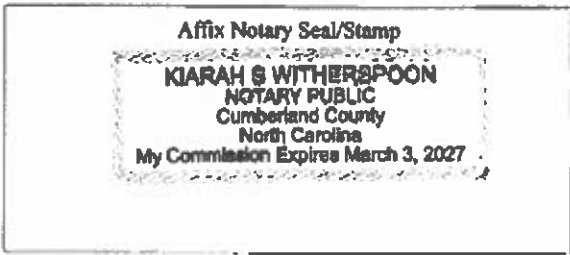
Name: _____

Title: _____

[Signature]
Name: Markus Ross

STATE OF North Carolina COUNTY OF Cumberland

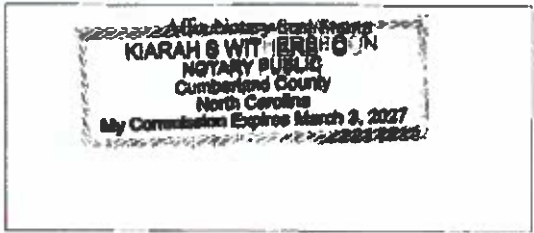
I, Kiarah S Witherpoon, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 18th day of September, 2025 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Nakia McCarthy and Stephen Toumani McCarthy



[Signature]
Notary Public (Official Signature)
My commission expires: March 3, 2027

STATE OF North Carolina, COUNTY OF Cumberland

I, Karah S Witherspoon, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17th day of September, 20 20 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Lisa Ross and Markus Ross



Karah S Witherspoon
Notary Public (Official Signature)
My commission expires: MARCH 3, 2027

ORDER DETAILS

Order Number: LWLM0504353
Order Status: Submitted
Classification: Govt Public Notices
Package: General Package
1 Affidavit: 5.00
Total payment: 136.75
Payment Type: Account Billed
User ID: L0012804
External User ID: 744350

ACCOUNT INFORMATION

Cumberland County Planning & Inspections
130 Gillespie ST AMANDA OZANICH
Fayetteville, NC 28301-5669
910-678-7600
aozanich@cumberlandcountync.gov
Cumberland County Planning & I
Contract ID:

TRANSACTION REPORT

Date: April 22, 2026 8:11:02 AM EDT
Amount: 136.75

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LWLM05043530

May 1, 2026
Fayetteville Observer
May 8, 2026
Fayetteville Observer

PREVIEW FOR AD NUMBER LWLM05043530

Public Notice

The Town of Spring Lake Board of Commissioners will hold a public hearing on Monday, May 11, 2026, beginning at 6:00 P.M. or shortly thereafter, at the Spring Lake Town Hall, 300 Ruth Street, Spring Lake and will hear the following:

ZON-26-0011: Rezoning request from O&I Office and Inst. Dist. to R-6 Res. Dist. or a more restrictive zoning dist.; 0.73 +/- acres; SW corner of Elizabeth St and John St intersection; Drafting and Design Services, Inc. (Agent); Kingdom Community Development Corporation (Owner).

May 1, 8 2026
LWLM0504353

PUBLIC NOTICE

The Town of Spring Lake Board of Commissioners will hold a public hearing on Monday, May 11, 2026, beginning at 6:00 P.M. or shortly thereafter, at the Spring Lake Town Hall, 300 Ruth Street, Spring Lake and will hear the following:

ZON-26-0011: Rezoning request from O&I Office and Inst. Dist. to R-6 Res. Dist. or a more restrictive zoning dist.; 0.73 +/- acres; SW corner of Elizabeth St and John St intersection; Drafting and Design Services, Inc. (Agent); Kingdom Community Development Corporation (Owner).

Run Dates: May 1, 2026, and May 8, 2026



NORTH CAROLINA

AFFIDAVITT SPRING LAKE

CUMBERLAND COUNTY

CASE NO. ZON-26-0011

OWNER(S)' AND MAILED NOTICE CERTIFICATION

Oswaldo Garcia, appearing before the undersigned notary and being duly sworn, says that:

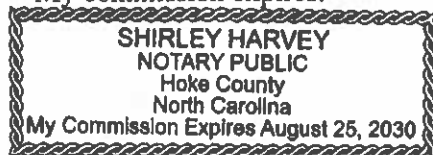
1. He is a Permit Specialist for Current Planning of the Planning & Inspections for the Cumberland County Planning and Inspections Department.
2. His duties include preparing and mailing notices of public hearings as required by North Carolina General Statutes to property owners pending Cumberland County Joint Planning Board cases.
3. He personally prepared a "Public Hearing Notice" (hereinafter, "Notice") for the above-referenced case, a copy of which is attached hereto and incorporated by reference as if fully set forth.
4. He certifies that the mailing list attached hereto and incorporated by reference as if fully set forth contains 80 names and complete mailing addresses, consists of, at a minimum, the current tax record owner(s) of the subject property/properties and all owners of all abutting properties as shown on the current Cumberland County property tax records. This mailing list is attached.
5. He also certifies that the tax record property owner(s) have actual Notice of the request for the zoning map amendment signified by the record property owner(s)' signature on the application for the rezoning of these tract(s).
6. He further certifies that the Notice was inserted in a properly addressed envelope with postage prepaid and mailed first class through the United States Postal Service on or about April 27, 2026 which is at least ten but not more than 25 days prior to the hearing on the referenced case, and that the Notice was so mailed to each and every individual as shown on the previously described mailing list.

Oswaldo G. Garcia
Permit Specialist
Planning & Inspections Dept.

Sworn to and subscribed before me this 27th day of April 2026.

Notary Public

My commission expires:



ZON-26-0011: Rezoning request from O&I Office and Institutional District to R-6 Residential District or to a more restrictive zoning district for two parcels comprising approximately 0.73 +/- acres; located at the southwest corner of the Elizabeth Street and John Street intersection; submitted by Drafting and Design Services, Inc. (Agent) on behalf of Kingdom Community Development Corporation (Owner). (Spring Lake)

In Case ZON-26-0011, Planning and Inspections staff recommends approval of the rezoning request from O&I Office and Institutional District to R-6 Residential District. Staff finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for "High Density Residential" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-26-0011, Ms. Lynd motioned, seconded by Mr. Jenkins, to recommend approval of the rezoning request from O&I Office and Institutional District to R-6 Residential District. The board finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for "High Density Residential" at this location. The board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.



Board of Commissioners Agenda Cover Sheet

Meeting Date

May 11, 2026

Agenda Location

Public Hearings

Item Title

945 Lillington Highway Annexation, Arthur L. Jackson & Rhonda Jackson

Presenter

Mayor Kia Anthony

Summary/Description

In accordance with NC General Statutes and the Town of Spring Lake Code of Ordinances, the Public Hearing notice was published in the Fayetteville Observer on the appropriate date, which was Tuesday, April 28, 2026, for items requiring such notice. Notice listed below.

TOWN OF SPRING LAKE
NOTICE OF PUBLIC HEARING
REQUEST FOR ANNEXATION

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 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

Requested Action

Other – Conduct Public Hearing

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Copy of Fayetteville Observer Affidavit of Publication

Copy of Publication from the Fayetteville Observer Public Notice Website

Petition for Annexation of 945 Lillington Highway – Arthur L. Jackson & Rhonda Jackson

USA TODAY CO.



PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

Town Of Spring Lake
300 Ruth ST
Spring Lake NC 28390-3725

STATE OF NORTH CAROLINA, COUNTY OF CUMBERLAND

The Fayetteville Observer, a newspaper distributed in the county of Cumberland, published in the City of Fayetteville, County of Cumberland, State of North Carolina printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

04/28/2026

and that the fees charged are legal. The Fayetteville Observer was a newspaper meeting all the requirements and qualifications prescribed by Sec. No. 1-597 G.S. of N.C.
Sworn to and subscribed before on 04/28/2026

Legal Clerk

Notary, State of WI, County of Brown,

9-3-29

My commission expires

Publication Cost:	\$299.30	
Tax Amount:	\$0.00	
Payment Cost:	\$299.30	
Order No:	12236527	# of Copies:
Customer No:	744567	0
PO #:	LWLM0495049	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

<p>KONGMENG YANG Notary Public State of Wisconsin</p>

Govt Public Notices

Originally published at fayobserver.com on 04/28/2026

TOWN OF SPRING LAKE
NOTICE OF PUBLIC HEARING
REQUEST FOR ANNEXATION

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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

1 W1 M0105010

Town of Spring Lake

Annexation process is as follows:

- 1) Submit a completed application, along with an annexation plat and matching legal description of the property.
- 2) Once the Town Clerk receives the above information, it will be reviewed and you will be contacted if more information is needed. If the application is complete, the Clerk will submit the application to the Town Manager and the Board of Commissioners requesting it to be placed on an upcoming Board of Commissioners Agenda.
- 3) Once the meeting date(s) have been determined, the Board has the following options:
 - a) Request the Town Clerk to certify the sufficiency of the application.
 - b) Table the application for more information. If the application is tabled for more information, you will be notified of what is requested. Once the Clerk receives the requested information, it will be forwarded back to the Board. If the Board is satisfied, they will request the Town Clerk to certify the sufficiency of the application.
 - c) Deny the application. If the application is denied, you will be notified.
- 4) Once the Town Clerk certifies the sufficiency of the application, the date for the Public Hearing will be set.
- 5) You will receive notification indicating the date, time, and location of the Public Hearing. Please have a representative familiar with the request attend this meeting.
 - OUTCOME: The Board has the following options:
 - a) Deny the application: If the application is denied, you will be notified.
 - b) Table the application: If the application is tabled for more information, you will be notified.
 - c) Approve the application: If the application is approved, you will be asked to provide a final copy of the annexation plat, to be recorded, and an email with the written legal description identifying the property boundaries. Once received, the Town Clerk will have the plat and Ordinance recorded and sent to the Secretary of State for final approval.

Board of Commissioners meets every second and fourth Monday of the month.

Dates, times, and process are subject to change



Petition Requesting Annexation

(Contiguous)

Date Received: 3/13/26 & 4/14/26 Received by: C. Avery
 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
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

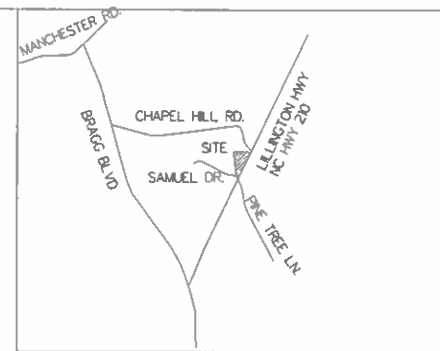
LEGAL DESCRIPTION FOR:

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 black ink, appearing to read "D. S. Graham", written over the bottom portion of the professional seal.



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 2109, PAGE 7
 DEED BOOK 3257, PAGE 459
 MAP REFERENCE: P.B. 93, PG. 91
 REID: 05120047000
 PIN: 0512-00-0417

NOTE:
 LDT CONTAINS 142912 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 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 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.

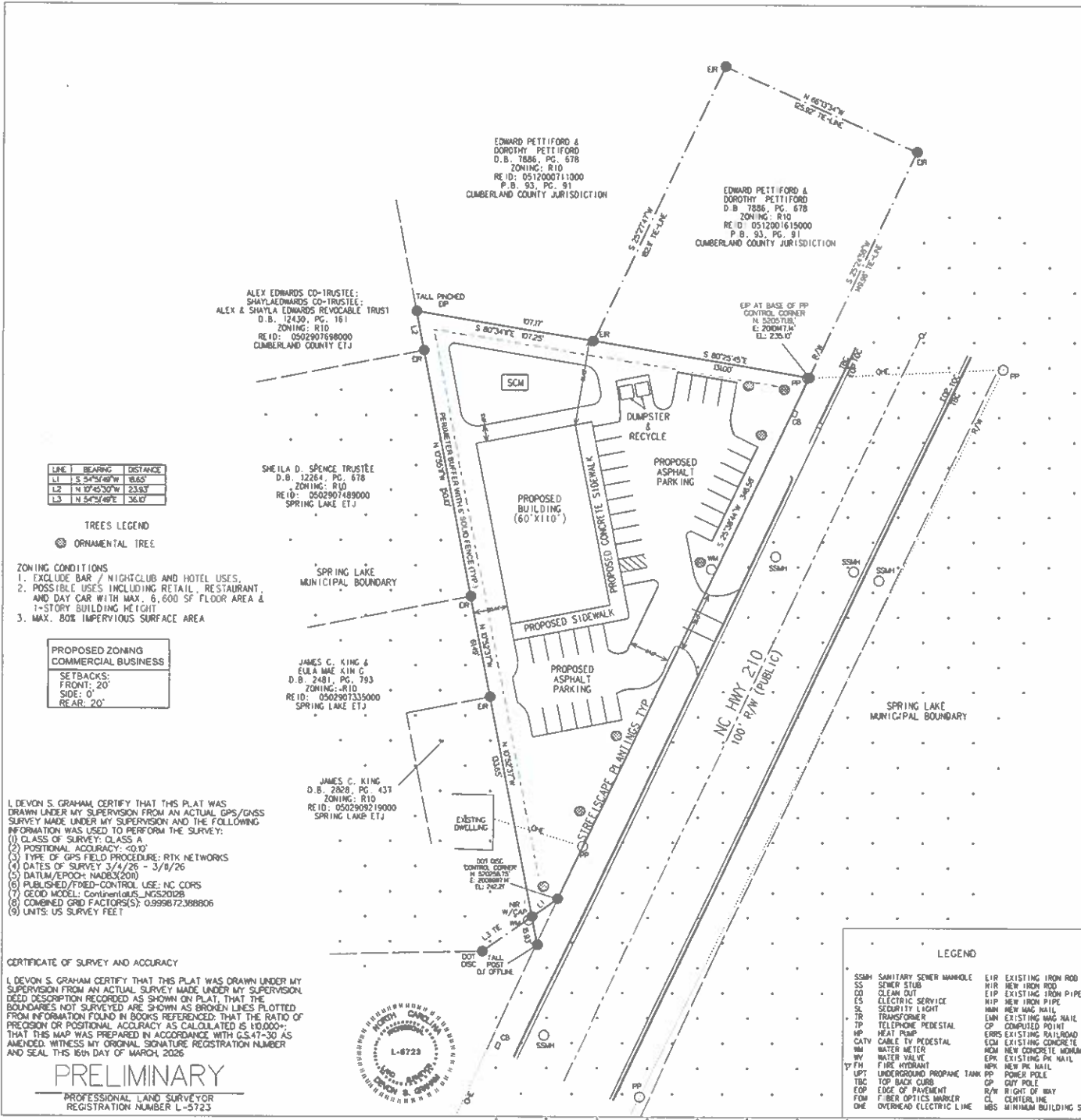


GENERAL SITE MASTER PLAN FOR:
ATLANTIS HOMEBUYERS LLC
 945 LILLINGTON HWY
 SPRING LAKE, N.C. 28390

DATE	3/16/26
FILE NO.	1826
SCALE	1" = 40'
PROJECT NO.	1826

LICENSE# C-0358
 CENTRAL
 CAROLINA
 SURVEYORS, P.A.

COORD FILE:
 19 ANCHOR PT.
 P.O. Box 431
 West End, North Carolina 27376
 Phone 910-673-0051
 © 2021 CENTRAL CAROLINA SURVEYORS, P.A. ALL RIGHTS RESERVED



LINE	BEARING	DISTANCE
L1	S 54°54'49"W	18.65
L2	N 17°42'57"W	23.93
L3	N 54°54'49"E	38.67

TREES LEGEND
 ○ ORNAMENTAL TREE

ZONING CONDITIONS

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

PROPOSED ZONING	
COMMERCIAL BUSINESS	
SETBACKS:	
FRONT: 20'	
SIDE: 0'	
REAR: 20'	

L. 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 - 3/16/26
 (5) DATUM/EPOCH: NAD83(2011)
 (6) PUBLISHED/FIXED-CONTROL USE: NC CORS
 (7) GEOID MODEL: ContinentalUS_NGS2012B
 (8) COMBINED GRID FACTOR(S): 0.999872388806
 (9) UNITS: US SURVEY FEET

CERTIFICATE OF SURVEY AND ACCURACY

L. 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 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. _____

I. D. NO. W-772
STATE HIGHWAY PROJECT 8-7540040
F. A. PROJECT WESH-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. Young
CHECKED BY: J.P. Holbye

STATE OF NORTH CAROLINA
Real Estate
EXCISE TAX \$1.00
10072

RECEIVED FOR REGISTRATION
87 FEB 21 AM 9 13
REGISTERED IN CUMBERLAND COUNTY NC
009736

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 hereabove 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)

Arthur L. Jackson (SEAL)
Arthur L. Jackson

Rella C. Jackson (SEAL)
Rella C. Jackson

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA, _____ COUNTY

Accepted for the Department of Transportation
BY: *John D. Holm Jr.* JAN 30 1987
Arthur L. Jackson

I, a Notary Public of the County and State aforesaid, certify that
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, 1987.

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.

By George E. Tatum REGISTER OF DEEDS FOR CUMBERLAND COUNTY,
By Stelen 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.

Stamp: CUMBERLAND COUNTY 013139 STATE OF NORTH CAROLINA JUL 19 1968 Real Estate Excise Tax 02.00 RR. 10716

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
seized 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 seals, the day and year first above written.

Ed King ^{his (X) Mark} Basel King [SEAL]

ATTEST: Ed King [SEAL]

Janice L. McDonald [SEAL]

(W-91-72)

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.

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-91-92) 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.

By Marion Clark

Register of Deeds

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

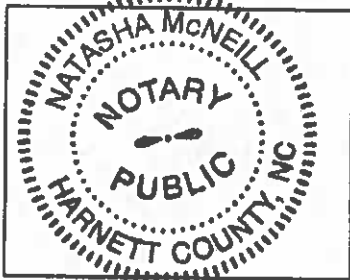
Owner's Signature

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

May 11, 2026

Agenda Location

Old Business

Item Title

Consideration of Cell Phone Service and Device Changes

Presenter

Interim Town Manager Dennis English Jr.

Summary/Description

Tabled from the April 27, 2026, Work Session:

The Town Clerk obtained pricing from Verizon, indicating a monthly cost of \$36.99 per line for service. The Board may elect to either utilize existing devices or obtain new devices at no additional cost through Verizon. If the Board chooses to receive new devices, the Town may sell the current phones to a previously utilized vendor that has purchased devices from the Town in the past.

It was requested for the Town Clerk to research whether all Board members are required to have Town-issued cell phones or if individual members may opt out:

Clerk's Findings – Board members are not required to all have Town-issued cell phones. The key requirement is not uniform devices, but uniform compliance with public records laws. The Board may allow members to opt in or out of Town-issued phones, provided that all members understand that any Town-related communications, regardless of the device used, are public records and must be accessible.

There was policy regarding employee cellphones, not elected officials, that was created back in the early 2000's, however, it was dissolved on January 13, 2025, due to the new personnel policy handbook. The new handbook was adopted on Monday, November 25, 2024.

Kristina Wilson's (SOG) Input: There is no legal requirement for the Board to have Town-issued cell phones. The Board could vote to make this a requirement, but no such requirement exists in statute.

Requested Action

Other – Discussion & Possible Action

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

May 11, 2026

Agenda Location

Old Business

Item Title

Discussion Regarding Kiosk Removal

Presenter

Mayor Kia Anthony

Summary/Description

Tabled from the April 27, 2026, Work Session:

It was requested for the Town Clerk to research whether the removal of the kiosk constitutes a day-to-day operational matter or if Board involvement is required, particularly given the associated costs:

Clerk's Findings: While the Town Manager has authority over day-to-day operations, the kiosks were implemented pursuant to a Board-approved budget amendment and executed contract. Any action to remove or discontinue their use, particularly if it impacts contractual obligations or Town expenditures, should be brought before the Board for review and direction to ensure alignment with prior Board action and to mitigate potential financial or legal risk. There was a contract approved by the Board on Monday, April 14, 2025, and signed by Mayor Anthony.

Kristina Wilson's (SOG) Input: I agree. If the Board approved the budget and the contract, they need to approve any removal. This is true even though it's a former Board that approved the amendment and contract. The former Board binds the current one.

Terms of US Payments Contract provided by Mr. Overton:

- Term of 3 years with option for annual renewal for additional 4 years. Total of 7 years if renewed.
- Annual subscription fee \$1,500.00.
- Termination of contract requires 90 day written notice.
- Termination without cause in first 3 years – Town would owe \$1,000 to US payments for termination of contract.

Requested Action

Other – Discussion

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

May 11, 2026

Agenda Location

New Business

Item Title

ZON-26-0011: Rezoning Request from O&I Office and Institutional District to R-6 Residential District or to a more restrictive zoning district for two (2) parcels containing approximately 0.73 acres; located on the southwest corner of Elizabeth St and John St. submitted by Drafting and Design Services, Inc. (Agent/Applicant) on behalf of Kingdom Community Development corporation (Owner).

Presenter

Mayor Kia Anthony

Summary/Description

Rezoning Request from O&I Office and Institutional District to R-6 Residential District or to a more restrictive zoning district for two (2) parcels containing approximately 0.73 acres; located on the southwest corner of Elizabeth St and John St. submitted by Drafting and Design Services, Inc. (Agent/Applicant) on behalf of Kingdom Community Development corporation (Owner).

Requested Action

Approval/Denial

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

May 11, 2026

Agenda Location

New Business

Item Title

Ordinance 2026-2; An Ordinance to Extend the Corporate Limits of the Town of Spring Lake, North Carolina

Presenter

Mayor Kia Anthony

Summary/Description

The owners, Arthur L. Jackson (deceased) and Rhona Jackson petitioned for annexation to the Town of Spring Lake for 945 Lillington Highway. Their petition and ownership of the property was validated and meets all requirements for annexation. A feasibility study was conducted for the proposed annexation and showed favorable findings. A Public Hearing will be held on Monday, May 11, 2026. If there is no opposition to the annexation during the Public Hearing, and if the Board of Commissioners deems that the petition is valid in every respect, they may pass an Ordinance annexing and rezoning the area described in the petition.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

Ordinance 2026-2; An Ordinance to Extend the Corporate Limits of the Town of Spring Lake, North Carolina
Map of Proposed Area Requesting Annexation

ORDINANCE 2026-2

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF SPRING LAKE, NORTH CAROLINA

WHEREAS, the Board of Commissioners has been petitioned under G.S. §160A-31, to annex the area described herein; and

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a Public Hearing on the question of this annexation was held at the Spring Lake Municipal Building at 6 pm on the 11th of May 2026, after due notice by publication on the 28th of April, 2026; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. §160A-31.

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

Section 1. By virtue of the authority granted by G.S. §160A-31, the following described territory is hereby annexed and made part of the Town of Spring Lake as of immediately:

945 Lillington Highway

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.

Section 2. Upon and after May 11, 2026, the above-described territory, and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Spring Lake and

shall be entitled to the same privileges and benefits as other parts of the Town of Spring Lake. Said territory shall be subject to municipal taxes according to G.S. §160A-58.10.

Section 3. The Mayor of the Town of Spring Lake shall cause to be recorded in the office of the Register of Deeds of Cumberland County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Cumberland County Board of Elections, as required by G.S. §163-288.1.

A map of the annexed area is attached as Attachment A.

Section 4. Notice of adoption of this Ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the Town of Spring Lake.

ADOPTED UNANIMOUSLY by the Town of Spring Lake Board of Commissioners this 11th Day of May 2026.

ATTEST:

Carly Autry, CMC, NCCMC
Town Clerk

Kia Anthony
Mayor

APPROVED AS TO FORM:

Michael R. Porter
Town Attorney



Board of Commissioners Agenda Cover Sheet

Meeting Date

May 11, 2026

Agenda Location

New Business

Item Title

Budget Amendment (BA-23) FY2026

Presenter

Finance Director James Overton

Summary/Description

- To amend budget in Finance Dept for bank service charges and to purchase PlanIt Capital Improvement Plan Software.
- To transfer Powell Bill Funds from street repairs & maintenance to purchase of equipment – Asphalt Hotbox Trailer and Lift and Bucket Lift.

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-23) FY2026

Quote for Finance software – PlanIt

Quotes for Asphalt Hotbox Trailer – Infrastructure Solutions Group & K M International

Quote for Bucket Lift – Gregory Poole



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

**BA -23 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
		\$ -	\$ -	\$ -
	Total Revenues	\$ -	\$ -	\$ -
10-00-4130-440-09	Software Maintenance	720	6,000	6,720
10-00-4130-440-01	Bank Service Charges	6,000	1,500	7,500
10-00-4130-190-01	Professional services	150,000	(7,500)	142,500
10-20-4511-500-00	Capital Outlay	136,000	111,000	247,000
10-20-4511-240-07	Maintenanc e& Repairs Streets	783,459	(111,000)	672,459
	Total Expenditures	\$ 1,076,179	\$ -	\$ 1,076,179
	Revenues Over (under) Expenditures		\$ -	

Justification:

To amend budget in Finance Dept for bank service charges and to purchase PlanIt Capital Improvement Plan Software
To transfer Powell Bill Funds from street repairs & maintenance to purchase of equipment - Asphalt Hotbox Trailer and Lift and Bucket Lift

PlanIt Capital Improvement Plan Software	6,000.00
KM8000T Asphalt Hotbox Trailer	71,325.22
KM International Asphalt Trailer	80,613.00
Gregory Poole JLG ET 350 Bucket Lift	37,800.00
Gregoary Poole Genie TZ-34/20 Lift	39,500.00

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 11-May-26

Reviewed By

Finance Director James C Overton Date 11-May-26

Approved By:

Finance Director Dennis English Date 11-May-26
Town Manager

ADOPTED this

11th day of May 2026

by the Spring Lake
Board of Commissioners

Town of Spring Lake Mayor

Town of Spring Lake Clerk

Plan-It!

One platform to manage, plan, and report.
Trusted by hundreds of government agencies for **25+ years**.

"The board loves it! Best feedback received on the CIP document" - Lanie Gospodarek, Finance Dr. - Whitefish, MT

"Plan-It CIP software is really easy to use. All of the staff love it and are able to use it with very little training. Also, their support is amazing. Their response is fast and they are so accommodating to any of our needs." - Doug Volesky, Finance Dr. - Mt. Vernon WA

Improve your process with very little effort.

Plan-It solves the chaos of managing a Capital Improvement Program across spreadsheets, emails, and siloed teams—creating a single source of truth for projects, funding, and timelines.

What Plan-It Delivers:

- Centralize all CIP data, documents, and updates in one place
- Prioritize projects objectively with configurable scoring and scenarios
- Plan funding across multiple years, track sources/restrictions, and identify gaps
- Produce council-ready ADA Compliant reports and budget book outputs in clicks
- Coordinate across departments with roles, comments, and approvals
- Reduce errors and rework with audit trails and version control

All of the features you need and nothing more.

Quick & Easy Implementation

Only 45 Minutes of Your Time Required - 1 time \$500 fee.

Our team handles data cleaning and import, followed by a quick consultation call to apply best practices and finalize your setup.

Simple, Transparent Pricing

Straightforward Annual Pricing Structure

\$2,500 per year - First Editor User (includes unlimited view-only and project-submitting users).

+\$500 per additional Editor User. \$6,500 for Unlimited Editor Users.

Optional Add-Ons

\$2,000 per year - Replacement Plan Manager

Asset/vehicle replacement planning integrated with CIP

\$1,000 per year - PDF CIP Book Builder

Set the structure and then rinse and repeat every year - create the book in 60 seconds or less

\$1,000 per year - Web CIP Book Builder

Create a live interactive site with maps analytics and more easy way to show your CIP data in an intuitive interactive format

Your Quote — Town of Spring Lake

Pricing reflects what we discussed on today's call. 3-year agreement with a 5% annual increase and renewal option.

3 Editor Users (1 base + 2 additional)	\$3,500 / yr
Replacement Plan Manager	\$2,000 / yr
Implementation (one-time)	\$500
Year-1 Total	\$6,000
Recurring Annual (Years 2+, before 5% escalator)	\$5,500 / yr
Term	<i>3-year agreement, 5% annual increase, renewal option</i>

Everything Included:

- Unlimited technical support & training
- All software features and updates
- Data migration assistance included

No Hidden Costs:

- No per-project fees
- No storage limits
- No report generation charges
- Optional setup assistance available

Plan-It CIP Software Overview

Easy and controllable data entry (Our goal is to make it as easy as filling in the blanks!)

Department: Parks and Recreation | Project Name: Central Play Complex | Project #: PR-04B

Category: Park Improvements | Type: Improvement | Priority: 4 Less Important

Contact: Please Select | Useful Life: 25 years | Status: Active

Unbalanced Years

✔ All Years are Balanced

Total Expenditure (\$ 300,000) + Total Funding \$ 300,000 = Total Difference \$ 0

Description and Justification
Internal Notes
Expenditures and Funding
Progress
Operating Budget Impact
Image / Attachments
Activity Logs
Location

Expenditures

<input type="checkbox"/> Expenditure	Budget SUM \$300,000	Actual SUM \$ 0	Year
<input type="checkbox"/> Construction/Maintenance	\$ 300,000	\$ 0	2029

[+ Add new](#)

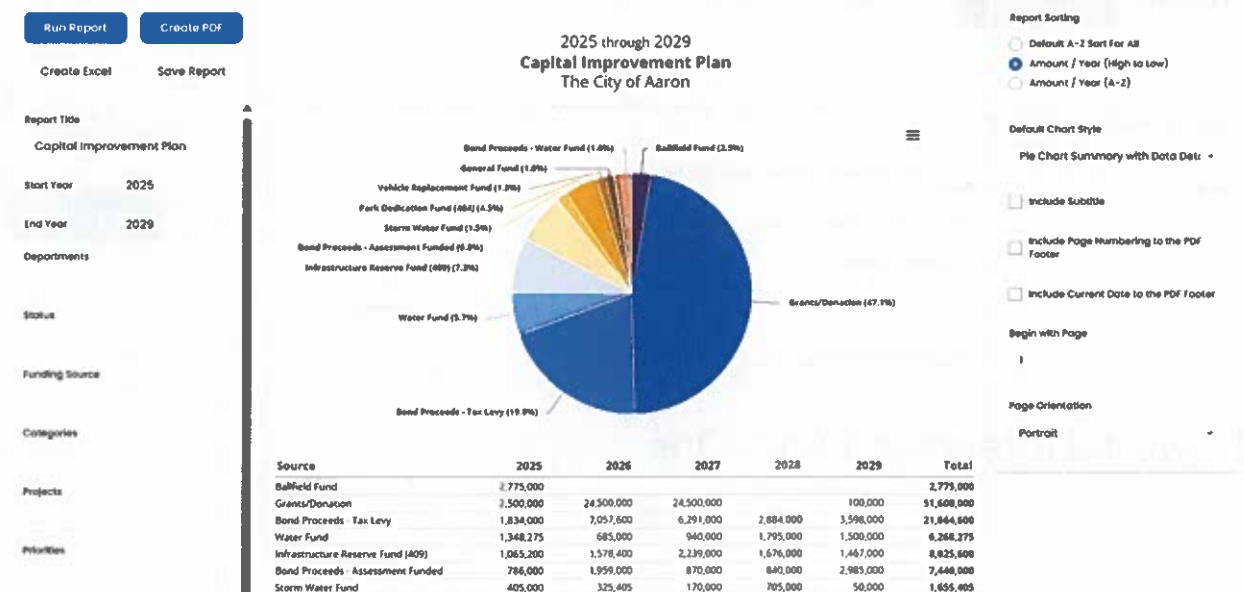
Funding Sources

<input type="checkbox"/> Funding Source	Accounting Code	Budget SUM \$300,000	Year
<input type="checkbox"/> Park Dedication Fund (404)	Accounting...	\$ 300,000	2029

[+ Add new](#)

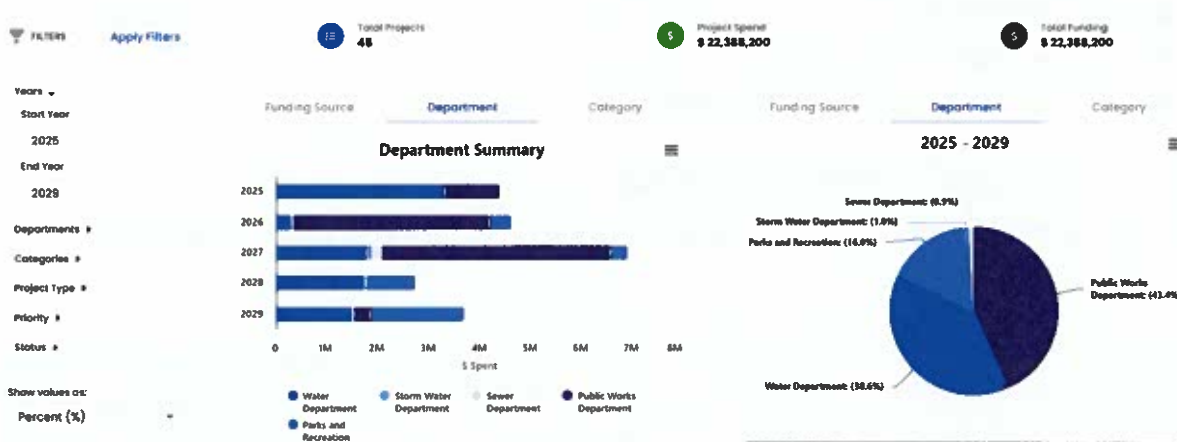
Custom Reporting

Simple customizable reporting Export to Excel or PDF. (More examples attached)



Customizable CIP Summary Dashboard

Export graphs for other uses and or export data in dashboard to excel or graphs



Collaborate with Confidence and Control

Approval based workflows, track all changes via audit logs, run project change reports within a specific time window and give specific access by department. You have total control over who does what when to ensure everyone can add their projects in a controlled efficient system.

Project Lock Settings

Allow Project Locking

When enabled, team administrators can lock individual projects to prevent members from making changes. Members will still be able to view locked projects but will not be able to edit the projects.

Save Changes

Editors

Lock Out Editors

Remove Edit Access For All Editors

Invite Team Members

Users: 0/4

Email

Role [Click here to see role descriptions](#)

Editor with Admin Approval

Department Name

Can View

Select all

Admin/Finance Department

Send Invitation

Powerful Integrated Add-Ons

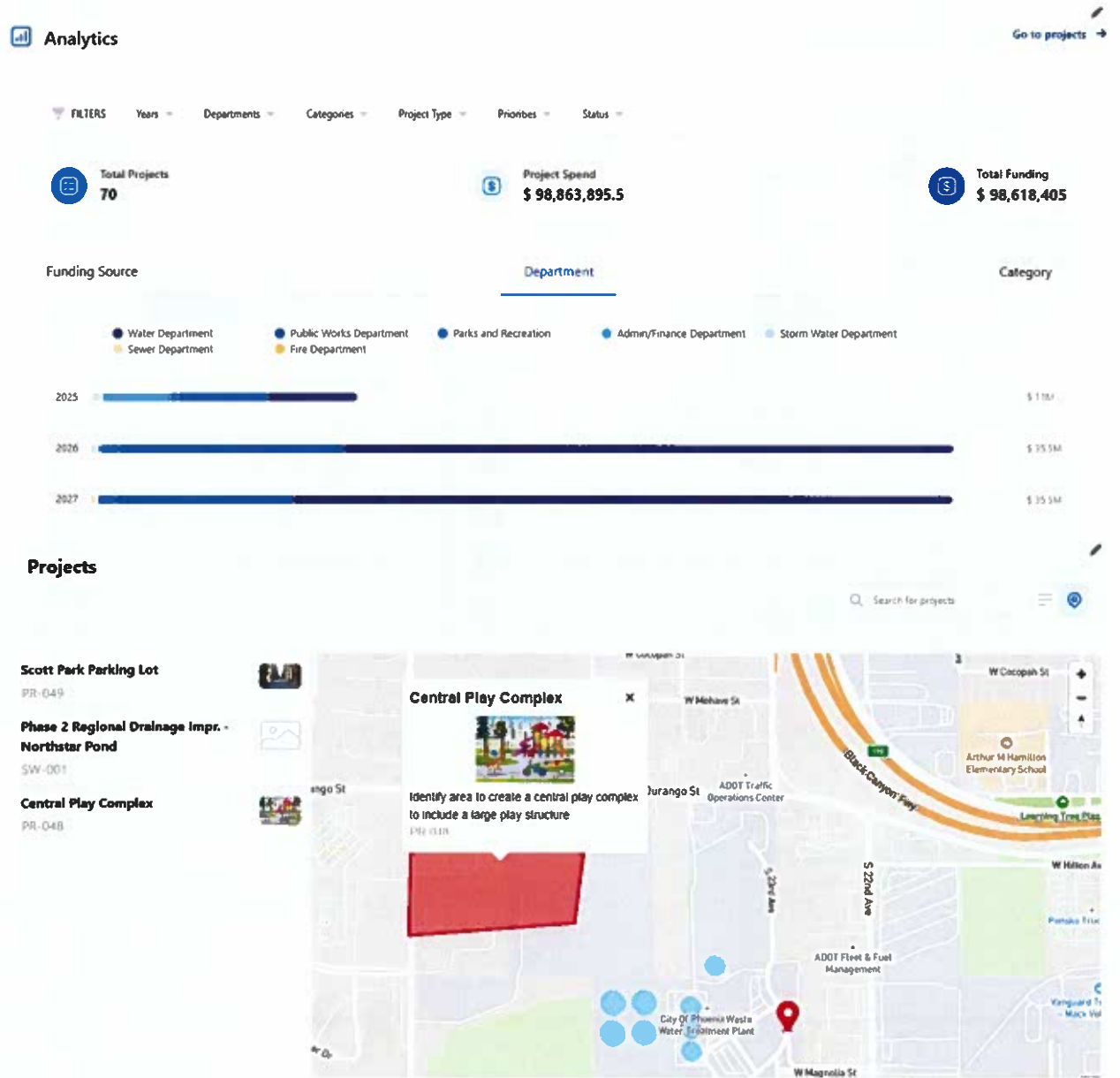
PDF Budget Book Builder

- Save any report (with your filters) and reuse it each year instead of rerunning everything
- Assemble those saved reports into a single, ordered “book” (e.g., summaries first, then project detail sheets)
- Attach external files (narratives, maps, other PDFs/Word docs) into the same book
- Automatically generate a table of contents
- Click “Create PDF” to produce the full capital budget book in one shot
- Duplicate the book next year, change the fiscal year, and have it update automatically with the new data

The screenshot displays the 'Budget Book Wizard' interface. On the left, under 'Budget Books', there are three entries: '2027 Budget Book' (1/27/2026), '2026 Budget Book' (1/27/2026) which is highlighted, and a '+' button. The main area shows the '2026 Budget Book' configuration. It includes a 'Description (Optional)' field, an 'Available Items' section with 'Saved Reports' and 'Attachments' tabs, and a 'Budget Book Sequence' section. The 'Available Items' list includes: 'Funding Source Summary', 'Projects By Year', 'Department Summary - With Inflation', 'Funding Source Summary - Fire Department', and 'Public Works Spend Summary'. The 'Budget Book Sequence' list includes: 'CIP Intro Page and Narrative (-6 pages)', 'Table of Contents', 'Department Summary', 'Projects By Department - Fire Department', and 'Project Details - Fire Department'. A 'My Reports' sidebar is visible between the 'Available Items' and 'Budget Book Sequence' sections. At the top right, there is a 'Delete' button. At the bottom right, there are 'Create PDF' and 'Book Options' buttons.

Digital Capital Budget Book

Simple customizable tool that creates an interactive map/web page of your CIP data. Great for creating more transparency and trust by putting on your public website or sending to the council. The Capital Budget Book is an add-on module that automatically generates interactive, web-based CIP presentations and public-facing websites from Plan-It data, replacing static PDF documents. Show all your projects on an interactive map! All synced to Plan-It, have multiple versions. Refresh data with one click!



Replacement Plan Manager

Do you consistently feel like you have to be reactive vs proactive when it comes to equipment replacement? Is the data in various spreadsheets across departments? Bring it all into one place that allows you to be proactive and plan for the future vs react to the present. RPM is an add-on module to Plan-It that automates asset replacement planning and forecasting, designed to replace the spreadsheets most municipalities use for tracking vehicle, asset, and equipment lifecycles. Fully integrated with the CIP via rolling multiple assets or one asset into CIP reports.

Search:
 Department:
 Asset Type:
 Status:
 Start Year:
 End Year:

Asset Name	Department	Purchase Date	Target Replacement Cycle	Original Cost	Inflation Rate	Estimated Trade Value	Delay (years)	2028	2029	2030	2031	2032
Squad car 5	Police	2025-07-07	2	100,000	1.0%	5,000	1	109,363.42	-	111,662.12	-	114,007.03
Squad car 5	Police	2025-07-07	5	100,000	1.0%	8,000	-	-	-	111,662.12	-	-
Squad car 5	Police	2025-07-07	3	100,000	1.0%	5,000	-	109,363.42	-	-	112,828.74	-
Squad car 5	Police	2025-07-07	3	100,000	1.0%	5,000	-	109,363.42	-	-	112,828.74	-
Squad car 5	Police	2025-07-07	3	100,000	1.0%	5,000	-	109,363.42	-	-	112,828.74	-

K M INTERNATIONAL
NORTH BRANCH MI 48461

KMII QUOTE

Date	Estimate #
4/23/2026	3860

Name / Address
SPRING LAKE TOWN OF STEVE WING 720 TUSCARORA DR SPRING LAKE NC 28390

Ship To
SPRING LAKE TOWN OF STEVE WING 720 TUSCARORA DR SPRING LAKE, NC 28390

P.O. No.	Terms	Rep	Delivery
	Net 30	KS	PO 45-60 DAYS

Item	Description	Qty	Cost	Total
KM 8000TEDD-20' C3M3	KM 8000TEDD-20' C3M3- 4 TON ASPHALT HOTBOX/RECLAIMER DIESEL FIRED HYDRAULIC DUMP TRAILER WITH ELECTRIC BRAKES	1	36,325.00	36,325.00T
SOLVENT TANK	SOLVENT TANK OPTION. 7 GAL. LATCHED HINGED LID, 3/4" BOTTOM	1	525.00	525.00T
TOOL RACK (8000) - 4 HOLE	TOOL RACK - FOUR POSITION RACK, MOUNTED ON KM8000 TRAILER	1	410.00	410.00T
HOIST (ELEC 12V W/DIESEL)	LOADING HOIST/WINCH & DAVIT 12V OPERATION, 4000/8000 DIESEL UNITS ONLY	1	3,915.00	3,915.00T
DECK 2-18X	DECK MOUNTED TO FIT 2-18X ON FRONT OF HOTBOX TRAILER; MUST PAIR WITH EXTENDED TRAILER OPTION, KM 8000T ONLY	1	395.00	395.00T
ROLLER CRADLE	ROLLER CRADLE FOR BOMAG BW55E ROLLER	1	420.00	420.00T
TACK TANK; HEATED M2 - OPTI...	30 GAL HEATED TACK TANK M2 - OPTION, THERMOSTAT CONTROLLED (55 - 175°F) LP BURNER, GRAVITY OUTLET 1-1/2" BALL VALVE, 30 LB LP CYLINDER NOT INCLUDED (ADD TEE AND FITTINGS WHEN BUILT WITH TORCH OPTION) ** OPTION **	1	5,200.00	5,200.00T

Tax Indemnification Buyer shall pay, and indemnify and hold Seller, and its Affiliates, and all officers, directors, employees and agents harmless from and against, any taxes that may at any time be asserted in respect of the transactions described in this purchase order, or the Buyer's use or possession of the equipment that is the subject of this purchase order (including any sales, use, receipts, value added, occupation, excise, personal property, privilege or license taxes, or any withholdings, but not including taxes imposed upon Seller with respect to its overall net income) and costs, expenses and reasonable counsel fees in defending against the same, whether arising by reason of the Buyer's purchase, use or possession of the equipment or otherwise. Prices subject to change based on CPI

Total

Phone #	Fax #
(810) 688-1234	(810) 688-8765

Quoted By: _____

Accepted

Please note that ALL WARRANTY PARTS must be returned to KMI within 7 business days of customer receipt in order for credit to be issued.

K M INTERNATIONAL
NORTH BRANCH MI 48461

KMII QUOTE

Date	Estimate #
4/23/2026	3860

Name / Address
SPRING LAKE TOWN OF STEVE WING 720 TUSCARORA DR SPRING LAKE NC 28390

Ship To
SPRING LAKE TOWN OF STEVE WING 720 TUSCARORA DR SPRING LAKE, NC 28390

P.O. No.	Terms	Rep	Delivery
	Net 30	KS	PO 45-60 DAYS

Item	Description	Qty	Cost	Total
ROLLER. SINGLE, BOMAG BW55E	BOMAG BW55E SINGLE DRUM, GAS POWERED VIBRATORY ROLLER, 2250 LBS CENTRIFUGAL FORCE, 16" DIA X 22" W DRUM	1	11,850.00	11,850.00T
FREIGHT - NORTH BRANCH HANDLING	FOB - DOOR NORTH BRANCH, MI 48461 TO DOOR 28390 HANDLING/PACKAGING AND/OR CRATE CHARGES	1	3,850.00	3,850.00T
	Sales Tax		150.00	150.00T
			6.00%	4,563.00

Tax Indemnification Buyer shall pay, and indemnify and hold Seller, and its Affiliates, and all officers, directors, employees and agents harmless from and against, any taxes that may at any time be asserted in respect of the transactions described in this purchase order, or the Buyer's use or possession of the equipment that is the subject of this purchase order (including any sales, use, receipts, value added, occupation, excise, personal property, privilege or license taxes, or any withholdings, but not including taxes imposed upon Seller with respect to its overall net income) and costs, expenses and reasonable counsel fees in defending against the same, whether arising by reason of the Buyer's purchase, use or possession of the equipment or otherwise. Prices subject to change based on CPI.

Total	\$80,613.00
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Phone #	Fax #
(810) 688-1234	(810) 688-8765

Quoted By: _____

Accepted _____

Please note that ALL WARRANTY PARTS must be returned to KMI within 7 business days of customer receipt in order for credit to be issued.

KMII QUOTE

Date	Estimate #
4/23/2026	3860

Name / Address
SPRING LAKE TOWN OF STEVE WING 720 TUSCARORA DR SPRING LAKE NC 28390

Ship To
SPRING LAKE TOWN OF STEVE WING 720 TUSCARORA DR SPRING LAKE. NC 28390

P.O. No.	Terms	Rep	Delivery
	Net 30	KS	PO 45-60 DAYS

Item	Description	Qty	Cost	Total
SPRAY TACK UNIT	SPRAY TACK UNIT WITH WAND, INCLUDES HOSE REEL (REQUIRES TACK TANK OPTION)(REQUIRES REMOVAL OF STANDARD PLUMBING FROM THE TACK TANK OPTION)	1	5,095.00	5,095.00T
TACK TANK SKID DECK OPTION	TACK TANK SKID DECK BOLT ON OPTION - REQUIRES 30 GAL HEATED TACK TANK MI OPTION, SPRAY TACK OPTION, DECK FOR 2-18X OPTION.	1	695.00	695.00T
LITHIUM BATTERY OPTION	LITHIUM- 100 AH 12V LIFEPO4 BATTERY OPTION DIESEL HOTBOX (REPLACES STANDARD 12V AGM BATTERY)	1	1,315.00	1,315.00T
SPARE TIRE MOUNTED OPTION	SPARE TIRE MOUNTED OPTION; 4000/8000	1	735.00	735.00T
LIGHT BAR (8000)	KM 8000 LIGHT BAR OPTION; DIRECTIONAL ARROW BOARD & CONTROLLER INCLUDES HARDWARE, BRACKETS, ENCLOSURE	1	2,025.00	2,025.00T
LIGHT, STROBE - REAR FENDER	KM STROBE; 6" OVAL AMBER STROBE LIGHTS, MOUNTED SWITCHED	1	920.00	920.00T
TORCH WITH HOSE REEL (DIESEL)	MOUNTED ON REAR OF FENDERS (8000T ONLY) UTILITY HAND TORCH WITH RETRACTABLE HOSE REEL; USE WITH DIESEL SUPPLIED HOTBOX 4000/8000	1	2,100.00	2,100.00T
30 LB CYLINDER	30 LB CYLINDER-LP	1	125.00	125.00T

Tax Indemnification Buyer shall pay, and indemnify and hold Seller, and its Affiliates, and all officers, directors, employees and agents harmless from and against, any taxes that may at any time be asserted in respect of the transactions described in this purchase order, or the Buyer's use or possession of the equipment that is the subject of this purchase order (including any sales, use, receipts, value added, occupation, excise, personal property, privilege or license taxes, or any withholdings, but not including taxes imposed upon Seller with respect to its overall net income) and costs, expenses and reasonable counsel fees in defending against the same, whether arising by reason of the Buyer's purchase, use or possession of the equipment or otherwise. Prices subject to change based on CPI

Total

Phone #	Fax #
(810) 688-1234	(810) 688-8765

Quoted By: _____

Accepted

Please note that ALL WARRANTY PARTS must be returned to KMI within 7 business days of customer receipt in order for credit to be issued.



ASPHALT HOTBOX TRAILER
KM8000T

Infrastructure Solutions Group, Inc.
 www.InfraSolutionsGroup.com
 Phone: (804) 833-8048 Fax: (804) 730-4242



Quote From:
 Infrastructure Solutions Group, Inc.
 505 East Plaza Drive
 Mooresville, NC 28115

Quote To:
 Town of Spring Lake
 720 Tuscarora Drive
 Spring Lake, NC 28390
Date:
 4/7/2025

Prepared by: Adam McAvoy

Attn: Steven Wing

Product ID	Description	Quantity	Unit Price	Amount
KMI	<u>NCSA Base Model Pricing (6% already taken off MSRP)</u> KMI 8000TEDD Trailer *Trailer, Electric Brakes, Diesel, Dump*	1	\$ 35,487.00	\$ 35,487.00
KMI	<u>NCSA Trailer Options MSRP (6% to be taken off MSRP)</u>			
	7 Gallon Utility Solvent Tank- Mounted on Trailer	1	\$ 498.75	\$ 498.75
	Tool Rack- Mounted on Trailer	1	\$ 388.50	\$ 388.50
	Loading Hoist w/ Winch, 12V Powered-Remote	1	\$ 3,732.75	\$ 3,732.75
	Extended KM Trailer- Adds 2' in length for Options	1	\$ 677.25	\$ 677.25
	Deck Mount to Fit Infrared or Tack Skid Options	1	\$ 367.50	\$ 367.50
	Mounting Cradle For Roller	1	\$ 399.00	\$ 399.00
	30 Gallon Heated Tack Tank Option- 10K BTU Propane Burner	1	\$ 5,113.50	\$ 5,113.50
	Spray Tack Tank Option- 25' Hose & Reel, Pump, Spray Wand, and 5.5 HP Engine	1	\$ 4,982.25	\$ 4,982.25
	Tack Tank Skid Deck	1	\$ 656.25	\$ 656.25
	Lithium Iron Battery for Secondary Options	1	\$ 1,260.00	\$ 1,260.00
	ST235/80R16 Tire & Rim - Mounted on Trailer	1	\$ 698.25	\$ 698.25
	Directional Arrow Board and Controller- Mounted and Switched	1	\$ 1,926.75	\$ 1,926.75
	4" Amber Strobes Lights- Mounted in Rear Fenders and Switched	1	\$ 876.65	\$ 876.65
	Sub-Total Options			\$ 21,577.40
	NCSA Options Discount (6% taken off MSRP)			\$ (1,294.64)
	Total Options After Discount			\$ 20,282.76

Non-Contract Options MSRP (6% to be taken off MSRP)				
KMI	Hand Torch with 30LB LP Cylinder- Mounted on Rear of Trailer	1	\$ 2,085.75	\$ 2,085.75
	30LB LP Cylinder- Mounted on Tack Tank	1	\$ 140.00	\$ 140.00
Bomag	BW55 Walk Behind Roller	1	\$ 10,709.38	\$ 10,709.38
	Sub-Total Non-Contract Options			\$ 12,935.13
	Options Discount (6% taken off MSRP)			\$ (776.11)
	Total Non-Contract Options After Discount			\$ 12,159.02
FY26	Fiscal Year 2026 Budget Buffer 5%			\$ 3,396.44
Comments:	Pricing does not include any applicable local or state taxes. Taxes will be assessed at local DMV when trailer is tagged and titled.	Sub Total:		\$ 71,325.22
		Freight:		Included
		Tax:		N/A
		Total:		\$ 71,325.22

#1

V



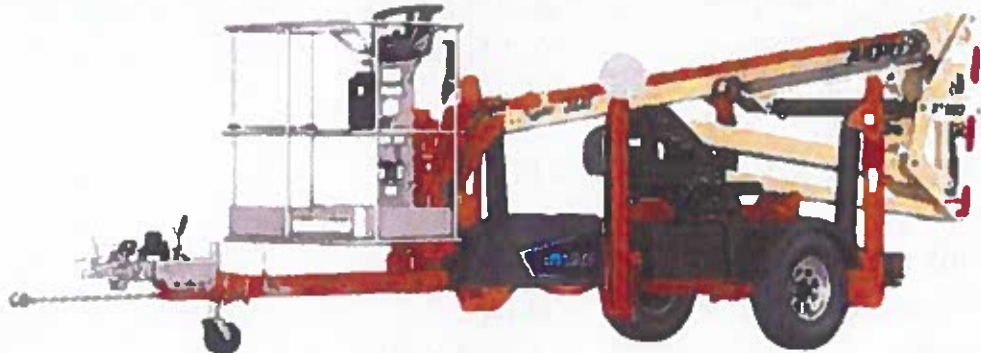
Town of Spring Lake
300 Ruth St
Spring Lake NC 28390
Attn: Steve Wing

April 14, 2026

We propose to furnish the equipment described herein and in accordance with the specifications, terms and conditions outlined hereinafter.



When you don't have a flatbed trailer, choose a JLG Tow-Pro boom to get the job done. The JLG ET350 delivers peak efficiency with its 4 x 6v 220 amp-hr batteries for quiet power.



KEY SPECS

Platform Height
34-ft 5 in / 10.5-m

Towing Speed
65 mph / 105 km/h

Horizontal Outreach
18-ft 9 in / 5.7 m

Platform Capacity
500-lb / 227-kg

KEY FEATURES

- Peak efficiency of 4 x 6v 220 amp-hr batteries for quiet, efficient power.
- New standard features include a smart charger, LED tail lights, lockable hoods, dual USB port in platform and parking brake audible indicator
- Set up with ease and get right to work with hydraulic, auto-leveling outriggers
- Detachable platform controls provide efficient boom positioning with one-hand operation of all boom functions





STANDARD SPECIFICATIONS

Performance

Platform Height	34-ft 5-in / 10.5-m
Horizontal Outreach	18-ft 9-in / 5.7-m
Centerline to Platform Edge	20-ft / 6.1 m
Swing	410 Degrees Non-Continuous
Platform Capacity	500-lb / 227-kg
Platform Capacity w/Rotator (Optional)	440-lb / 200-kg
Material Hook Capacity	500-lb / 227-kg
Platform Rotator	90 Degrees Manual
Weight*	3,600-lb / 1,542-kg
Leveling Capability	11 Degrees
Max. Ground Bearing Pressure	23 psi / 1.62 kg/cm ²
Towing Speed Rating	65 mph / 105 km/h
Tongue Weight*	250-lb / 114-kg
Max Gradability	20%
Hydraulic Reservoir	4.0 gal / 15.14 L

*Total operating weight standard storage weight

Power Source

DC Power	24V DC
Batteries	4 x 6V 220 amp-hr

Tires

Standard	ST215/75 R14 Pneumatic
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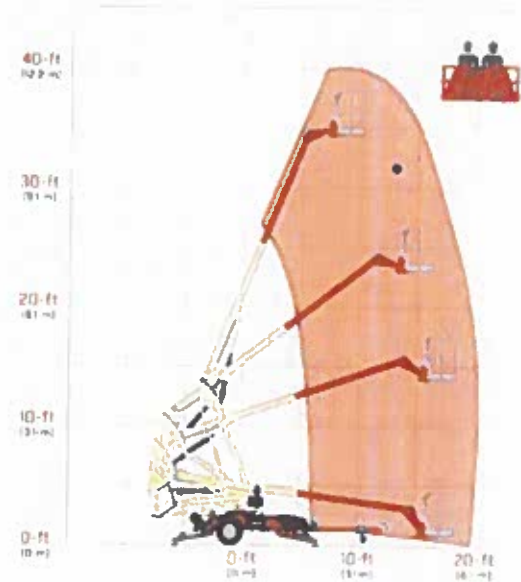
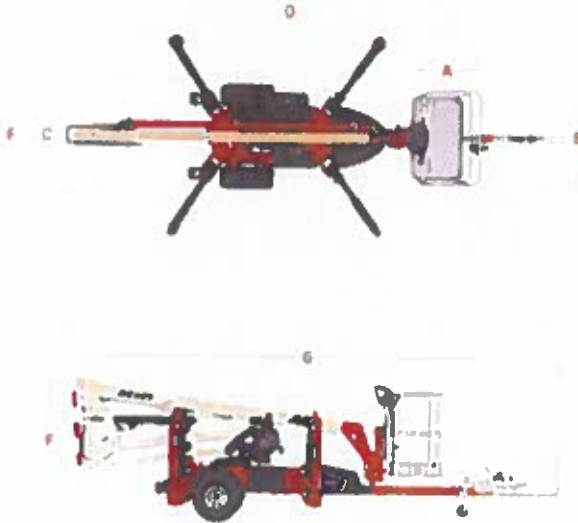
STANDARD FEATURES

- 110V AC Receptacle in the Platform
- 2-in Hitch with Adjustable Height Coupler
- Amber Beacon
- ANSI A92.2 Compliant
- Auto-Leveling Hydraulic Outriggers
- Dual USB Port in Platform
- Hourmeter
- Hydraulic Surge Brakes
- LED Taillights & Mounting Bracket
- Lockable Battery Covers
- Lockable Hoods
- Motion Alarm
- Parking Brake Audible Indicator (COMING EARLY 2025)
- Platform Side Entry, 30 x 48 in (0.76 x 1.22-m)
- Proportional Controls
- Quick Start Guide Common Among all JLG® Towable Boom Models
- Standard Air and Water Lines to Platform
- Smart Charger
- Telescopic Upper Boom
- Tilt Alarm/Indicator Light

DIMENSIONS

REACH DIAGRAM

All dimensions are approximate



- A Platform Width 30-in / 0.76 m
- B Platform Length 48 in / 1.22 m
- C Machine Width 5 ft 2.75 in / 1.6 m
- D Outrigger Footprint Length 11 ft 7 in / 3.5 m
- E Outrigger Footprint Width 10 ft 5 in / 3.2 m
- F Machine Height 5 ft 7 in / 2.0 m
- G Machine Length 21 ft 9.5 in / 6.6 m

Price: \$37,800

Estimated Lead Time: 29 weeks. Subject to change without notice.

FOB: Delivered

Quote meets pricing guidelines of State Term Contract 2210A

NOTE: Applicable taxes are not included in sale price and will be added to final invoice.

This order/proposal is subject to Gregory Poole's Terms and Conditions of Sale effective on the date hereof, which are incorporated in full by this reference. The Terms and Conditions of Sale are available at <https://gregorypoolelift.com/terms/terms-and-conditions-of-sale/> and will also be sent by mail or email to buyer upon request. Price is exclusive of any applicable taxes.

Accepted _____

By: *Dustin Lyerly*

Dated _____

Dustin Lyerly
Account Manager

#2

Gregory Poole

LIFT SYSTEMS

Town of Spring Lake

300 Ruth St

Spring Lake NC 28390

Attn: Steve Wing

April 14, 2026

We propose to furnish the equipment described herein and in accordance with the specifications, terms and conditions outlined hereinafter.

Genie

Genie TZ-34/20

The Genie® TZ™-34/20 trailer-mounted boom has an outstanding working envelope and intuitive controls, allowing operators to efficiently reach where they need to be.



Overview

- Rugged and heavy-duty, yet lightweight enough to use on lawns, slate and gymnasium floors, as well as other sensitive surfaces.
- Extension boom with self-leveling platform and dual pneumatic jockey wheels for safe, precise setup
- Variable-speed control system
- 359° non-continuous turntable rotation for versatile positioning

Specifications

Range of motion TZ-34/20

Models TZ-34/20

Measurements	US	METRIC
Working height (max.)	40 ft	12.19 m
Platform height	34 ft	10.36 m
Entry height (extended)	6 ft 4 in	1.96 m
Horizontal (each)	18 ft 4 in	5.59 m
Clear out (each)	13 ft 5 in	4.09 m
Up and over clearance	16 ft 1 in	4.90 m
① Platform length	2 ft 2.8 in	0.68 m
① Platform width	3 ft 8 in	1.12 m
② Height - stowed	6 ft 4.5 in	1.94 m
② Length - stowed	18 ft 0.5 in	5.50 m
② Width - stowed	4 ft 9.1 in	1.45 m
③ Ground clearance	9.5 in	0.24 m
③ Length - outrigger footprint	10 ft 8.4 in	3.26 m
③ Width - outrigger footprint	11 ft 9.4 in	3.59 m

Productivity

Lift capacity (ANSI/CSA) - standard	500 lb	227 kg
Lift capacity (ANSI/CSA) - rotating platform	460 lb	209 kg
Lift capacity (CE/AUS) - standard	440 lb	200 kg
Lift capacity (CE/AUS) - rotating platform	400 lb	181 kg
Platform rotation - mechanical	90	
Platform rotation - hydraulic		
Turn table rotation	359	359
Outrigger leveling capability	11	
Traveling speed rate	60 mph	97 km/h
Tongue weight (ANSI/CSA)	315 lb	143 kg
Tongue weight (CE)	163 lb	74 kg
Tire size (ANSI/USA)	S1 205/75 R 15	
Tire size (CE)	185R 14C	

Power

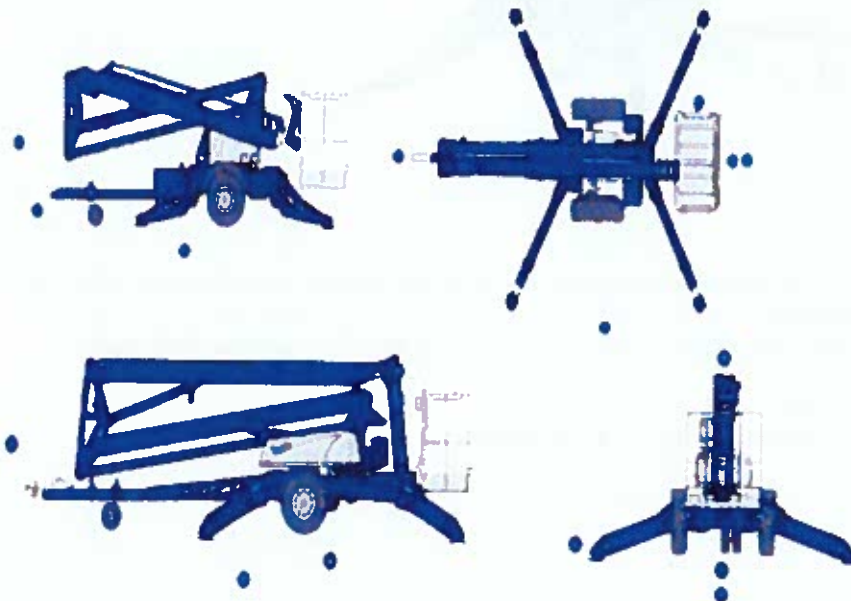
Power source (standard)	24V (4 x 6V 205Ah)	
Hydraulic tank capacity	2.65 gal	10L
Hydraulic system capacity	4.5 gal	17L

Weight²⁰

Weight (ANSI/CSA, Austral 2)	3155 lb	1431 kg
Weight (CE)	3179 lb	1438 kg

Sound and Vibration Levels

Sound Pressure level (ground workstation)	≤ 70 dBA
Sound Pressure level (platform workstation)	≤ 70 dBA
Vibrations	≤ 2.5 ms ⁻²





Included Options

- Standard battery Power Platform Chassis
- Bi-Energy, Honda Gas
- 24V DC Power
- AC wiring to platform
- Aluminum 26.8in x 44in platform
- Tilt alarm sensor
- Variable speed control system
- Combination hitch with choice of coupler
- 2 in Ball Leverlock coupler
- 10in solid plastic wheel
- 355 degree non-continuous rotation
- Automatic 11 degree leveling system
- Auxiliary platform descent
- Highway safety chains with snap lock
- Hour meter Hydraulic outriggers
- Hydraulic surge brakes
- Illuminated outrigger indicators
- LED brake light
- Mechanical parking brake
- Outrigger interlocks

Price: \$39,500

Estimated Lead Time: 9 weeks. Subject to change without notice.

FOB: Delivered

Quote meets pricing guidelines of State Term Contract 2210A

NOTE: Applicable taxes are not included in sale price and will be added to final invoice.

This order/ proposal is subject to Gregory Poole's Terms and Conditions of Sale effective on the date hereof, which are incorporated in full by this reference. The Terms and Conditions of Sale are available at <https://gregorypoolelift.com/terms/terms-and-conditions-of-sale/> and will also be sent by mail or email to buyer upon request. Price is exclusive of any applicable taxes.

Accepted _____

By: Dustin Lyerly

Dustin Lyerly
Account Manager

Dated _____



Board of Commissioners Agenda Cover Sheet

Meeting Date

May 11, 2026

Agenda Location

New Business

Item Title

PWC Agreement

Presenter

Interim Town Manager Dennis English Jr.

Summary/Description

The Town's wholesale water rates from the Fayetteville Public Works Commission (PWC) are scheduled to increase effective July 1, 2026. Under the revised agreement, the tiered usage threshold for premium rates was increased from 20 million gallons to 30 million gallons per month. Previously, water usage exceeding 20 million gallons per month incurred a significantly higher rate; however, the Town will now only incur the premium rate if usage exceeds 30 million gallons monthly. Based on historical consumption trends, the Town has exceeded 30 million gallons only once within the past five (5) years during a major leak event.

This adjustment substantially reduces the projected impact of the wholesale rate increase. Initial projections estimated an annual increase of approximately \$275,000, which would have required an estimated 5% utility rate adjustment. With the revised threshold structure, the projected increase is now estimated at approximately \$200,000, reducing the anticipated utility rate adjustment to approximately 3.5%.

Under the updated agreement, the base wholesale water rate will increase from \$4.62 to \$5.59 per thousand gallons effective July 1, 2026. The agreement will also include a minimum monthly purchase requirement of 15 million gallons, provisions allowing increased daily capacity during leak or emergency situations, and annual usage reviews. Additional capacity-related costs could be evaluated in the future if sustained monthly usage approaches the revised threshold levels.

Requested Action

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes No

Additional Documents to be Included in Agenda Packet

PWC Agreement - Pending