

SPENCER BOARD OF ALDERMEN MEETING
JUNE 10, 2014
7:00 P.M.

MEMBERS PRESENT: Mayor Jody Everhart
Mayor Pro-Tem Jim Gobbel
Aldermen: Scott Benfield
Mike Boone
Kevin Jones
Jeff Morris

MEMBERS ABSENT: Alderman: Reid Walters

Also present were Town Manager Larry Smith and Attorney Rivers Lawther. Mayor Everhart opened the meeting with prayer and the pledge of allegiance.

RECOGNITION – Alderman Morris thanked Town staff for their work on budget preparation and asked those present to remember the family of Louise Eddinger. Alderman Gobbel recognized NCTM staff for the recent Streamliner event. Alderman Jones recognized Librarian Cindy Patterson for the planned summer events at Spencer Library.

STUDENT APPRECIATION AWARDS went to Basel Abdulrub, North Rowan Elementary School, and Tiasia Cuthbertson, North Rowan Middle School.

1. ADDITIONS / DELETIONS AND ADOPTION OF AGENDA

MOTION WAS MADE BY ALDERMAN GOBBEL TO ADD TO THE AGENDA THE PROPOSAL OF AN AMENDMENT CHANGE TO ARTICLE 151, HOUSING, OF THE SPENCER CODE. MOTION SECONDED BY ALDERMAN MORRIS AND CARRIED UNANIMOUSLY.

MOTION WAS MADE BY ALDERMAN BOONE THAT IN CONJUNCTION WITH MAYOR PRO-TEM GOBBEL'S PROPOSAL, A PROPOSAL TO THE BOARD THAT THE TOWN SET ASIDE IN EACH BUDGET AN AMOUNT OF MONEY OR FUND TO ASSIST THOSE CITIZENS TRULY IN NEED TO HELP MEET CODE STANDARDS, SOME TYPE OF MATCHING FUNDS OR GRANTS MAY BE AVAILABLE. SPENCER IS NOT A RICH COMMUNITY MONETARILY. HOWEVER, WE ARE A COMMUNITY RICH IN HISTORY LEFT TO US TO PRESERVE. WE ARE A COMMUNITY RICH IN COMPASSION FOR THOSE WITHOUT WHAT MANY OF US ARE BLESSED WITH AND WE AS A GOVERNING BOARD MUST SET THE EXAMPLE. THESE FUNDS ARE NOT MEANT FOR LARGE IMPROVEMENTS BUT FOR REPAIRS SUCH AS ROOF LEAKS, BROKEN WINDOWS, AND MINOR PROBLEMS SO AS THE HOME WOULD BE SAFE FOR THE OWNER TO REMAIN. THESE FUNDS SHOULD COME WITH STIPULATIONS HOWEVER THAT IF APPROVED, HOMEOWNER WOULD MAINTAIN A CLEAN APPEARANCE. MOTION SECONDED BY ALDERMAN JONES AND CARRIED UNANIMOUSLY.

MOTION WAS MADE BY ALDERMAN JONES TO ADOPT THE AGENDA WITH ITEMS 15 AND 16 ADDED AS STATED PREVIOUSLY. MOTION SECONDED BY ALDERMAN MORRIS AND CARRIED UNANIMOUSLY.

2. APPROVAL OF MINUTES

MOTION WAS MADE BY ALDERMAN MORRIS TO APPROVE THE MINUTES OF THE CALLED MEETING ON APRIL 29, THE REGULAR MONTHLY MEETING ON MAY 13, AND THE CALLED MEETING ON MAY 20, 2014. MOTION SECONDED BY ALDERMAN GOBBEL AND CARRIED UNANIMOUSLY.

3. PUBLIC HEARING – FY 2014/15 BUDGET

Town Manager Larry Smith reviewed budget highlights.

Mayor Everhart opened the public hearing. W. F. Owen feels that Spencer's budget should come down since Rowan County taxes and Salisbury water rates are increasing. Patsy Duncan questioned money for new police officers. Beth Nance asked the Board to keep the current code enforcement officer and hire a second part time one if needed. No one else spoke and Mayor Everhart closed the public hearing.

MOTION WAS MADE BY ALDERMAN MORRIS TO ADOPT THE FY 2014/15 BUDGET AS PROPOSED AND SET THE TAX RATE AT 62.8 CENTS PER \$100. MOTION SECONDED BY ALDERMAN BENFIELD.

Following discussion concerning hiring a full time code enforcement officer vs. hiring a second part time code enforcement officer, **MOTION CARRIED BY A VOTE OF THREE:**
AYES: BENFIELD, JONES, MORRIS
NAYS: BOONE, GOBBEL

4. PUBLIC HEARING – CUSTOMARY HOME OCCUPATIONS IN HB

The proposed amendment would add Customary Home Occupations as a permitted use in the Highway Business district. Home occupations are already allowed in the Neighborhood Business and Central Business districts.

Mayor Everhart opened the public hearing. Beth Nance asked for a definition of home occupation, and Town Manager Smith read the definition from the ordinance. No one else spoke and the public hearing was closed.

MOTION WAS MADE BY ALDERMAN GOBBEL THAT THE BOARD OF ALDERMEN FINDS AND DETERMINES THAT ORDINANCE AMENDMENT 14-06 IS NOT INCONSISTENT WITH THE GOALS, OBJECTIVES AND POLICIES OF THE

TOWN OF SPENCER LAND USE PLAN 2025, AND BEING REASONABLE WITH THE PUBLIC'S HEALTH, SAFETY AND GENERAL WELFARE, HEREBY VOTES FOR ITS APPROVAL. MOTION SECONDED BY ALDERMAN MORRIS AND CARRIED UNANIMOUSLY.

5. DEPARTMENTAL REPORTS were given by Public Works Director Joel Taylor, Police Chief Mike James, Fire Chief Jay Baker, and Town Clerk Lisa Perdue. The Land Management report was given by Town Manager Larry Smith.

6. TOWN MANAGER LARRY SMITH gave his monthly report and also introduced Kathryn Clifton, new Land Management Director.

7. MAYOR EVERHART reported on meetings and events he attended over the past month.

8. PUBLIC COMMENT

Teresa Hearne, 802 S. Salisbury Avenue, asked for the no parking signs to be removed at her location since there is no longer a business at that address. Because there may still be traffic concerns, this request was referred to staff for further study.

NEW BUSINESS

9. SMALL TOWN MAIN STREET REPORT – JON PALMER

Jon Palmer presented an organizational model for moving forward from the proposed Steering Committee, and reviewed the requirements to remain with the Small Town Main Street program.

MOTION WAS MADE BY ALDERMAN MORRIS TO ADOPT THE SMALL TOWN MAIN STREET ORGANIZATIONAL MODEL WITH GUIDELINES AS PRESENTED. MOTION SECONDED BY ALDERMAN BENFIELD AND CARRIED UNANIMOUSLY.

10. SMALL TOWN MAIN STREET – RESOLUTION OF SUPPORT

MOTION WAS MADE BY ALDERMAN BENFIELD TO ADOPT THE RESOLUTION TO CONTINUE PARTICIPATION IN THE SMALL TOWN MAIN STREET PROGRAM. MOTION SECONDED BY ALDERMAN BOONE AND CARRIED UNANIMOUSLY.

11. COMMITTEE REMOVAL / APPOINTMENT – PLANNING BOARD

MOTION WAS MADE BY ALDERMAN JONES TO REMOVE JONNETTE POWELL FROM THE PLANNING BOARD AND APPOINT MEREDITH WILLIAMS TO FILL HER UNEXPIRED TERM. MOTION SECONDED BY ALDERMAN MORRIS AND CARRIED UNANIMOUSLY.

12. COMMITTEE APPOINTMENT – HISTORIC PRESERVATION COMMISSION

MOTION WAS MADE BY ALDERMAN BENFIELD TO APPOINT CARA REISCHE TO FILL THE UNEXPIRED TERM OF SHEELAGH DONALDSON ON THE HISTORIC PRESERVATION COMMISSION. MOTION SECONDED BY ALDERMAN BOONE AND CARRIED UNANIMOUSLY.

13. COMMITTEE APPOINTMENTS – ZONING BOARD OF ADJUSTMENT

MOTION WAS MADE BY ALDERMAN GOBBEL TO APPOINT MEGHAN VARNER TO FILL THE UNEXPIRED TERM OF THE LATE COL. CURRY KRIDER, AND LAUREN RAPER TO FILL THE UNEXPIRED TERM OF LARRY BOLEN ON THE ZONING BOARD OF ADJUSTMENT. MOTION SECONDED BY ALDERMAN JONES AND CARRIED UNANIMOUSLY.

14. PROPERTY LIENS

MOTION WAS MADE BY ALDERMAN MORRIS TO APPROVE LIENS AS FOLLOWS: 604 3RD STREET, \$3,906.00; 610 S YADKIN AVENUE, \$368.50; 610 S YADKIN, \$368.50; 816 5TH STREET, \$618.50; 816 5TH STREET, \$368.50; 314 N YADKIN, \$368.50; 408 IREDELL AVENUE, \$368.50; 611 S ROWAN AVENUE, \$306.00; AND 0 N YADKIN (MAP 35, PARCEL 102), \$368.50. MOTION SECONDED BY ALDERMAN BENFIELD AND CARRIED UNANIMOUSLY.

15. HOUSING CODE

Alderman Gobbel proposed using Salisbury Codes, Chapter 10, as a guideline to amend Spencer's Code of Ordinances.

MOTION WAS MADE BY ALDERMAN MORRIS TO REJECT A BOARD-DRIVEN CODE CHANGE, AND TO ASK THE TOWN MANAGER TO WORK WITH OUR LAND MANAGEMENT DEPARTMENT, TO UNDERTAKE A REVIEW OF OUR TOWN'S EXISTING MINIMAL HOUSING STANDARDS; TO SEE WHAT ENFORCEMENT MECHANISMS MAY BE DEFICIENT; AND TO BRING ANY RECOMMENDATIONS AND FINDINGS TO THE BOARD OF ALDERMEN AT A FUTURE MEETING. MOTION SECONDED BY ALDERMAN BENFIELD AND CARRIED BY A VOTE OF THREE:

AYES: BENFIELD, JONES, MORRIS

NAYS: BOONE, GOBBEL

16. RESIDENTIAL GRANT

Alderman Boone would like the Town to be able to assist citizens truly in need who are unable to meet code through grants or small additions to the budget. Alderman Benfield suggested a

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façade grant up to \$500, available to up to ten residents per year, and a citizen could reapply after five years.

MOTION WAS MADE BY ALDERMAN BENFIELD TO DIRECT TOWN STAFF TO RESEARCH SUCH A GRANT AND BRING RECOMMENDATIONS FOR MEANS TESTING, A TIME FRAME FOR IMPLEMENTATION, AND GUIDELINES FOR SUCH A PROGRAM. MOTION SECONDED BY ALDERMAN MORRIS AND CARRIED UNANIMOUSLY.

With no further business, Mayor Everhart adjourned the meeting.

Respectfully submitted,

Lisa B. Perdue, CMC
Clerk to the Board