

SPENCER BOARD OF ALDERMEN
CALLED MEETING
TUESDAY, MAY 26, 2009
6:00 P.M.

MEMBERS PRESENT: Mayor Jody Everhart
Mayor Pro-Tem Jeff Morris
Aldermen: Scott Benfield
Nick Bishop
Donnie Hinson
David Smith

MEMBERS ABSENT: Alderman: C. E. Spear

Planning Board members present were: Ron Gerlock, Jim Gobbel, Craig Powers, Kelly Baker, Robert Reese, and Jeff Kiker.

Mayor Everhart opened the meeting with prayer.

1. JOINT MEETING WITH PLANNING BOARD – INTERSTATE BUSINESS DISTRICT

Land Management Director Dustin Wilson read the definition of the Interstate Business District. He then reviewed the “comments” on the current restrictions and proposed changes. There was discussion of the prohibition of metal on the façade. Alderman Morris is concerned that the trademark of certain businesses or their chains would violate that restriction. A metal roof extension over the sidewalk (on which to mount a sign) should be allowed. The consensus was that metal exterior walls should not be allowed. Morris feels that the ordinance should differentiate between façade signs and pylon signs.

There was also discussion about the prohibition of placing goods outside the building. Some businesses (ex. Home Depot) leave large merchandise outside and cannot bring those items in at night. Some businesses have an outdoor merchandising area contained under a roof. Tractor trailers could be required to park behind the building and outdoor storage buildings be located in the rear or to the side.

Color restrictions have been deleted. Parking restrictions to the rear or the side have been deleted. The minimum setback for off-street parking, following discussion, has been changed to 50 feet. Backflow preventer screening was discussed, but there was no clear consensus.

There are two scenarios for the potential boundaries for the IB district. Scenario 1 would extend to Five Row and affect 28 residences. Scenario 2 would extend to Snider Street and affect 17 residences. Planning Board recommends Scenario 1. The Aldermen’s consensus is to recommend Scenario 1 plus the extra lots to Five Row.

Signage was discussed in considerable detail. Wilson will research maximum height, fall zones and interpretation in regard to calculation of signage area.

Mayor Everhart asked that “landscaping timbers” be removed from the paragraph concerning landscaped areas, because those timbers fade after a period of time.

The list of uses by district was reviewed, and no changes were recommended.

2. BUDGET PRESENTATION

Town Manager Larry Smith reviewed his budget message for 2009/10. The Board’s direction from the last workshop was to continue salary increases as in the previous year. Even with those increases, the budget is still “in the black”. Department heads have postponed as much capital expenditure as possible until the following year. Library improvements will not be budgeted until after Labor Day. The public hearing on the budget will be on June 9. The consensus of the Board was to present the budget as currently proposed at the public hearing.

3. BUDGET WORKSHOP

Town Manager Smith presented the results of the bids for planning services. A “combined” position would still require planning credentials. Contracting for services could save about \$10,000, but that contracted person would only be working 8 to 16 hours per week. Mayor Everhart stated he feels that contracting out those services would be “going backwards” and would not be customer friendly. Alderman Bishop suggested that staff may simply need better guidance and instruction for in-house code enforcement based on the concerns that were discussed this evening.

MOTION WAS MADE BY ALDERMAN MORRIS THAT THE STRUCTURE OF THE LAND MANAGEMENT DEPARTMENT NOT BE CHANGED. MOTION SECONDED BY ALDERMAN SMITH AND CARRIED UNANIMOUSLY.

MOTION WAS MADE BY ALDERMAN MORRIS THAT THE HIRING FREEZE BE LIFTED FOR THE VACANT CODE ENFORCEMENT OFFICER POSITION. MOTION SECONDED BY ALDERMAN BISHOP AND CARRIED UNANIMOUSLY.

With no further business, Mayor Everhart adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Lisa B. Perdue
Clerk to the Board