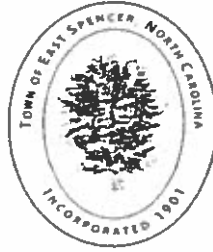


105 S. Long St
Post Box 339
East Spencer, North Carolina
28039



Telephone: (704) 636-7111
Fax: (704) 639-7734
www.eastspencer.gov

**TOWN COUNCIL MEETING
AUGUST 5, 2024, 6:30 PM
AGENDA**

CALL TO ORDER	MAYOR BARBARA MALLETT
INVOCATION	COUNCILMAN RUSH
PLEDGE OF ALLEGIANCE	MAYOR BARBARA MALLETT
WELCOME	MAYOR BARBARA MALLETT

Present: *Mayor Barbara Mallett Board Members: Mayor Pro Tem Curtis Cowan, Alderman Albert Smith, Alderman Shawn Rush, Alderman George Jackson, Alderman Holmes. Town Manager Michael Douglas, Town Clerk, ShaTaira Bailey, Town Attorney Thomas Brooke.*

Absent: *Alderwoman Deloris High*

APPROVE MINUTES of regular meeting on July 8, 2024.

A motion was made to approve the regular meeting minutes by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.

A motion was made to add 5A to the agenda by Alderman Jackson; seconded by Alderman Rush. Motion passes unanimously.

PUBLIC COMMENT

Please note that comments shall be limited to five minutes and the Town Council reserves the right not to act on requests first presented this evening.

Mary Cooper – Have a few questions and concerns about different things going on around town

NEW BUSINESS

1. **Resolution 24-01 Sale of Property – 0 Oak St.**

The purpose of this Resolution is to allow the sale of the following property located at 0 Oak St East Spencer, NC, 28039 Rowan County Tax Parcel # 026 143. The sale of this property will be \$12,000. A motion was made to approve Resolution 24-01 by Alderman Rush; seconded by Alderman Jackson. Motion passes unanimously.

2. Resolution 24-02 Sale of Property – 0 Moore St.

The purpose of this Resolution is to allow the sale of the following property located at 0 Moore St. East Spencer, NC, 28039 Rowan County Tax Parcel # 024 187. The sale of this property will be \$20,000. A motion was made to approve Resolution 24-02 by Alderman Rush; seconded by Alderman Holmes. Motion passes unanimously.

3. Resolution 24-03 Sale of Property – 0 E. Torbush St.

The purpose of this Resolution is to allow the sale of the following property located at 0 E. Torbush St. East Spencer, NC, 28039 Rowan County Tax Parcel # 028 270. The sale of this property will be \$12,000. A motion was made to approve Resolution 24-03 by Alderman Jackson; seconded by Alderman Smith. Motion passes unanimously.

4. Resolution 24-04 Sale of Property – 926 Ceder St.

The purpose of this Resolution is to allow the sale of the following property located at 0 Cedar St, 920 Cedar St, and 926 Cedar St., East Spencer, NC, 28039 Rowan County Tax Parcel # 024 007, 024 000001, and 026 143. The sale of these properties will be \$50,000. A motion was made to approve Resolution 24-04 by Alderman Smith; seconded by Alderman Rush. Motion passes unanimously.

5. Public Hearing: Town of East Spencer Revised UDO

This is a public hearing to discuss the proposed revised UDO for the Town of East Spencer. This UDO is a more comprehensive Ordinance that makes development and enforcement easier.

Open: A motion was made to open by Alderman Smith; seconded by Alderman Rush. Motion passes unanimously.

Michael Douglas and Brandon Emory gave a presentation to Board of Alderman, Mayor Mallett and East Spencer residents. Residents gave their opinions and asked questions. (Mary Cooper, Brent Polk, Titus King, Lashonda Holmes, Shanta Webb)

Close: A motion was made to close by Alderman Jackson; seconded by Alderman Rush. Motion passes unanimously.

Action Taken: A motion was made to approve East Spencer revised UDO by Alderman Holmes; seconded by Alderman Rush. Motion passes unanimously.

6. Economic Development Grant

Mr. Douglas explains that Tectonic, the developer of the Rusher property, has requested an economic development grant to offset the additional cost to relocate the main sewer line going to the wastewater treatment plant. The relocation of this sewer line is vital not only to the Town, but to the County as a whole. SRU has indicated that they are not willing to allow additional dirt fill over the sewer line, thus a relocation is required. The additional cost of the relocation will be approximately \$700,000. This cost was not factored into the original cost of the development or the lease agreement with Sheetz LLC. If the cost must be incurred by Sheetz LLC, it is anticipated that they will walk away from the project. The Town has asked the County to assist in the collection of \$350,000. The Town was asked to provide \$100,000 and the County is asked to provide \$250,000. With these grants, the developer is willing to provide the other half of the \$750,000. The Town has the funds available through the \$2M grant that was given by the North Carolina General Assembly. Of the \$2M, the Town has used approximately \$355,000 in the renovation of its sidewalks. Mr. Douglas recommended to the Board and Mayor that the Town could provide the \$100,000 from an economic development grant. A motion was made to approve this request by Alderman Jackson; seconded by Alderman Rush. Motion passes unanimously.


7. Manager Comments

- a. Sidewalks
- b. Finance Officer
- c. RAISE Grant

8. Council Comments

ADJOURNMENT

A motion was made to approve adjournment by Alderman Holmes; seconded by Alderman Rush. Motion passes unanimously.



Mayor, Barbara A. Mallett


ShaTaira Bailey, Town Clerk