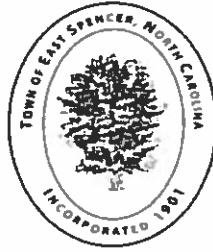


Regular Meeting  
January 8, 2023  
STB

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



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**TOWN COUNCIL MEETING**  
**January 8, 2024, 6:30 PM**  
**AGENDA**

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CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE  
WELCOME

MAYOR BARBARA MALLET  
COUNCILWOMAN HIGH  
MAYOR BARBARA MALLET  
MAYOR BARBARA MALLET

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

Absent:

**APPROVE MINUTES of regular meeting on December 4, 2023.**

***A motion was made to approve December 4, 2023, regular minutes by Alderman Holmes; seconded by Alderman Smith. 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.***

**> Robin McEntire – Spoke with Mayor Mallette and Board of Alderman stating she is very proud of all the changes she is seeing in East Spencer. She also stated she wanted to let mayor and board of alderman that they are doing a great job, the Christmas lights and decorations were awesome.**

**Mayor Mallett read a Martin Luther King Jr. Proclamation.**

**Mayor Mallett explained to everyone that Southern City will be hosting a Martin Luther King Jr. event and Mayor Pro Tem Cowan will be doing the greetings and reading the proclamation. Alderman Jackson explains more details to the board and public. He states this is the 38<sup>th</sup> year celebrating this holiday and he would love to see this event continue to grow each year.**

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NEW BUSINESS

1. Public Hearing – Ordinance 23-05 Annexation 635 Andrews St. (Mobile Home Park)  
*Open: A motion was made to open the public hearing by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.*  
*Mr. Douglas explains that the owner of parcels 029 1080000001 and 029 1080000002 located at 635 Andrews St. is requesting a voluntary annexation into the Town of East Spencer. The combined parcels are approximately 2.52 acres and currently have eight mobile homes and two single family homes on the property. Mayor Mallett had a few questions. Mr. Douglas explains that we will get property tax and will also do bulk pick up for that area. Mayor Mallett asked Mr. Douglas if the property comes into East Spencer limits does that mean that if any of the trailers are taken down, it can not be replaced with another trailer and Mr. Douglas answered reassured Mayor Mallett that if the trailers come down, they cannot be replaced. Alderwoman High: "Didn't they have water before" Mr. Douglas: "Yes, the previous owner had water and once the property was sold the owner had the water cut, that's when the new owner had called the town and annexation was brought up." Mr. Jackson, "how many people will be added to the census" Mr. Douglas response: "20". Mayor Mallett: "Is it a private street?" Douglas: "yes"*  
*Close: A motion was made to close the public hearing by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.*  
*A motion was made to approve Ordinance 23-05 by Alderman Smith; seconded by Alderman Rush. Motion passes unanimously.*
  
  2. Public Hearing – Variance Request – 924 S. Long St.  
*Open: Alderman Smith; seconded by Alderman Holmes. Motion passes unanimously.*  
*Mr. Douglas explains that Mr. William Kennedy is requesting a variance for the property located at 924 S. Long St. The property is scheduled to be sold and the home demolished to make way for a new home to be built by Presspro Homes. The variance request would be for the width of the front footage. In the request, the petitioner is requesting a 28-foot frontage variance from the prescribed requirements. Mr. Kennedy made a public comment and stated that he supports the variance and wants to improve East Spencer.*  
*Close: Mayor Pro Tem Cowan; seconded by Alderman Smith. Motion passes unanimously.*  
*A motion was made to approve variance request 924 S. Long Street by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.*
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3. Policy 23-02: Conflict of Interest Policy

*Mr. Douglas explains that as the Town continues to receive State and Federal dollars, there are several policies that must be adopted in order to receive the funding. The establishment of this conflict-of-interest policy is a result of being awarded \$2M from the State of North Carolina. The purpose of this policy and procedure is to prevent the personal interest of staff members, officers, and directors of the Town of East Spencer from interfering with the performance of their duties to the Town of East Spencer, or resulting in personal, financial, professional, and/or political gain on the part of such persons at the expense of the Town of East Spencer. A motion was made to approve Policy 23-02 by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.*

4. Audit Contract Approval

*Mr. Douglas explains that the audit contract for FY 2022 requires the approval of the Town Council. The contract will be with Tony Brewer and not Eddie Carrick. The cost will remain the same and the audit should be completed by the end of the month. There were a few errors that had to be corrected prior to the audit being completed. Mayor Mallette asked a few questions about the audit and Alderwoman High asked about possibly searching for a new auditor. Mr. Douglas said the town could put bids out for next year's audit. A motion was made to approve contract 2023 by Alderman Holmes; seconded by Alderman Smith. Motion passes unanimously.*

5. Resolution 23-07 Sell of Property 421 E. Broad St.

*Mr. Douglas explains that the purpose of this resolution is to allow the sell of the following property located at 421 E. Broad St. East Spencer, NC 28039 Rowan County Tax Parcel # 024 1963 The sale of this property is \$29,000.00. Mayor Pro Tem Cowan asked where the property was located, and Mr. Douglas explained. A motion was made to approve resolution 23-07 by Mayor Pro Tem Cowan; seconded by Alderman Rush. Motion passes unanimously.*

6. Ordinance 23-06 Demolition of 207 E. Broad St.

*The Town of East Spencer Zoning Department has issued several notices and conducted hearings for the property located at 207 E. Broad St. The property owner has not adhered to the notices and requests from the town to maintain the property or get the building(s) up to minimum housing standards have gone unanswered. By East Spencer Code of Ordinances §. 17, et. seq, "Housing and Building Code", and by G.S. § 160D-1203, the Town of Spencer can order to cause the dwelling unit to be repaired, vacated, and closed, or removed or demolished. Code Enforcement has conducted a hearing for the property to which no property owner appeared. A motion was made to approve the ordinance 23-06 by demolition by Alderman Rush; seconded by Alderman Jackson. Motion passes unanimously.*

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7. Manager Comments

***Mr. Douglas set the date for the Annual Board Retreat for February 28<sup>th</sup> and 29<sup>th</sup>. Mr. Douglas would also like to do a ride along in the spring to show board members changes that are happening around town.***

8. Council Comments

ADJOURNMENT

**A motion was made to adjourn the meeting by Alderman Smith; seconded by Mayor Pro Tem Cowan. Motion passes unanimously.**

  
\_\_\_\_\_  
Mayor, Barbara A. Mallett

  
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ShaTaira Bailey, Town Clerk

