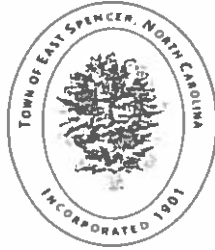


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**TOWN COUNCIL RECESSED MEETING
SEPTEMBER 11, 2023, 6:30 PM
MINUTES**

CALL TO ORDER	MAYOR BARBARA MALLET
INVOCATION	MAYOR PRO TEM RUSH
PLEDGE OF ALLEGIANCE	MAYOR BARBARA MALLET
WELCOME	MAYOR BARBARA MALLET

Present: Mayor Barbara Mallett, Presiding; Board Members: Mayor Pro Tem Shawn Rush, Alderman Albert Smith, Alderman John Noble, Alderman Dwayne Holmes, Alderman Curtis Cowan. Town Manager Michael Douglas, Town Clerk, ShaTaira Bailey, Town Attorney Thomas Brooke.

Absent: Alderwoman Deloris High

APPROVE MINUTES of regular meeting on August 7 and recessed meetings on August 9, 2023. A motion was made to approve both minutes on August 7, 2023, and August 9, 2023, 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.

No Public comments were made.

A motion was made to amend the agenda and add Ordinance 23-03 and Ordinance 23-04 by Alderman Holmes; seconded by Alderman Smith. Motion passes unanimously.

New Business

1. Audit Review for FY 2021-2022

The audit for the FY 2021-2022 has been completed and accepted by the Local Government Commission (LGC). Mr. Tony Brewer (Eddie Carricks, CPA) gave a review of the audit and his findings and discussed it with the mayor and board along with residents. Mayor Mallett had a few questions.

2. Budget Amendment 1 for FY 2023-2024

Mr. Douglas explains that the Town will start receiving funds from the Rural Transformation Grant Fund sooner than expected. The Town will have to amend the budget to reflect the additional funds that are coming into the Town. A motion was made to amend the budget by Mayor Pro Tem Rush; seconded by Alderman Cowan. Motion passes unanimously.

3. Public Hearing – Road Name Change

Mr. Douglas explains that a petition has been started by the family of the late Tony J. Hillian. His family would like to rename Robin Circle into Hillian Street. The family has gotten the required signatures of property owners and now a public hearing must take place. Following the public hearing, the board must allow up to 30 days for the community to voice its opinion. Following the expiration of the 30 days, the board may then vote to approve/disapprove the road name change.

Open: A motion to open the public hearing for the name changing by Alderman Smith; seconded by Alderman Holmes/ Motion passes unanimously.

Public Comments:

- *Carlton Dowdy – Oppose the name change. He states it would be a lot of paperwork to change his address.*
- *Alisa Russell – Stands for the name changing. States that it would be a dis-service to not change it after all Tonys hard work and dedication he put into this city.*
- *Jacqueline Hillian – Stands for the change and explains why Mr. Hillian deserves the name change.*
- *Valerie Foxx - Stands for the street change. Stated Mr. Hillian represents the Town and community. Also stated the town should*

- come up with a solution to help residents who would have to change their information if it does indeed get changed.*
- *Mary Cooper – Not for or against just stated issues that come with changing a street including property insurance, driver license, etc. Asked if the town will make computers available for those who may need them, if the name is switched and they must change their information.*
 - *Akevia Johnson - For the name change*
 - *Deloris Foxx – For the name change Stated Mr. Hillian did whatever he could for the town.*
 - *Rev. Pastor Tate – For the name change. Spoke on Mr. Hillians dedication and sacrifices for the town. Spoke about other streets that were changed.*
 - *Leondre – For the name changing and asked the board if they could go back and review the policy and process for street naming and also update the technology.*

Close: A motion was made to close the public hearing by Alderman Smith; seconded by Alderman Rush. Motion passes unanimously.

Action Taken: Mayor Mallett stated that a vote will be held at the next regular board meeting, October 2, 2023, at 6:30pm at the town hall.

4. Public Hearing for Fire Truck

Mr. Douglas explains that with the additional growth that is taking place within the Town, the Town leadership must remain vigilant in looking forward for what the Towns' needs could be. With the increase in the number of homes that are projected to be built, the Town must have adequate fire equipment to respond to fires or any other potential disasters that take place. Mr. Douglas recommended that a new fire apparatus is purchased to support the Town when a crisis takes place. Mr. Douglas also states that the current cost for a new fire apparatus is \$1,094,488 and it would take 3.7 years to complete and get delivered. The town does not qualify for a USDA loan due to the excellent financial standing of the Town. As such, the town will have to finance the fire truck through other means. The debt service on this loan would not start until the fire apparatus is delivered in early 2027. With new development, both residential and commercial, this would be a great opportunity for the town to contract with the vendor for this vehicle and allow our fund balance to increase without having a direct cost for the fire apparatus, which was explained by Mr. Douglas. If the town uses a lump sum payment to the vendor the cost would reduce to \$936,488, which would save the Town \$158,000 in direct cost.

Alderman Cowan: Asked if the new truck is broke.

MD: Stated that the truck is not new, it was a demo truck and that it is the only working fire truck, the other 2 trucks are down.

Mayor Mallett commented that if we move forward something should be put into the budget to reflect it every year for any new board members and/or town managers to stick with the decision.

Mayor Mallett: Are we making allocations?

MD: Wants to set up a C.I.P.

Alderman Holmes asked how much do we need?

MD: 33 %

Mayor Mallett: How much fund balance does the town need to set aside?

MD: less than 50

A motion was made to proceed with the contract by Alderman Holmes; seconded by Alderman Smith. Motion passes (4-1)

5. Purchase Leaf Catcher

Mr. Douglas tells the Mayor and Board that public works is requesting a new leaf catching vehicle due to the old vehicle not being serviceable. A new leaf catching vehicle would cost \$214,340.36 and can be financed for up to seven years. Mr. Douglas states that the Town could use proceeds from trash collection or ad valorem in the future to pay for the vehicle. Additionally, the older vehicle will be sent to auction and the proceeds can be used to pay down the debt faster. He also explained that there will be no direct deficiency in services or profit if the equipment is purchased this fiscal year. Mr. Douglas explains that the machine only needs 1 man to operate it, which will free up the other public work employees. A motion was made to approve the purchase of the leaf catcher by Alderman Holmes; seconded by Mayor Pro Tem Rush. Motion passes unanimously.

6. CRCHC Resolution

Mr. Douglas explains that Cabarrus Rowan Community Health Centers, Inc. (CRCHC) provides comprehensive primary and preventive health care in Cabarrus and Rowan Counties. In 2022, CRCHC served 15,860 total patients with 36,333 medical visits, 4,871 dental visits, 5,436 mental health visits, and 736 SUD visits via seven fixed service delivery sites. CRCHC is planning an expansion of its North Rowan Clinic to add medical, behavioral health, substance abuse, and pharmacy services. It is estimated that the project cost is \$1,350,000. CRCHC is seeking a NC Dept of Commerce Rural Economic Development Building Reuse grant to cover half the remaining \$150,000, which would be \$75,000. The Grant requires the applicant to match NC Commerce funds with Cash, and for a local government contribution of 5 percent towards the applicant's cash match. The Town's of East Spencer and Spencer should participate because this would support both our communities. Each municipality

- *would contribute \$1,875 to support the 5 percent match. Spencer has already approved their resolution and has agreed to allocate the \$1,875 to the CRCHC. East Spencer will also have to approve the resolution in order to allocate their portion of the \$1,875. A motion was made to approve Resolution 23-01 by Mayor Pro Tem Rush; seconded by Alderman Rush. Motion passes unanimously.*

7. Resolution for LASII Application

- *Mr. Douglas explains that the Town of East Spencer has several issues related to its aging stormwater system. There are areas within the town where the stormwater drains are completely covered with dirt and grass. This is causing areas of the town to experience flooding, or in the case of Shaver St., a complete collapse of a stormwater drains. The State of North Carolina has opened the application portal for the Local Assistance Stormwater Infrastructure Investment (LASII) program. The program will allow local governments the opportunity to apply for state grants and loans to help abate issues with the municipalities stormwater systems. The application process is very competitive, but Mr. Douglas feels that the town has a good chance of receiving funding from the State. Looking at the five qualifying criteria, the Town of East Spencer is worse in all categories when compared to the State average. The request for the funds will not exceed \$3,000,000 and this funding will encompass a study, planning, administration, and repair of the town's stormwater system. A motion was made to approve Resolution 23-02 by Alderman Holmes; seconded by Mayor Pro Tem Rush. Motion passes unanimously.*

8. Ordinance 23-03 – Abatement of 122 E. Henderson Street

- *Mr. Douglas explains that the Town of East Spencer Zoning Department has issued several notices and conducted hearings for the property located at 122 E. Henderson St. The property owner has not adhered to the notices and requests from the Town of maintain the property or get the building up to minimum housing standards. By East Spencer Code of Ordinances §. 17, et. seq, "Housing and Building Code", and by G.S. § 160D-1203, the Town of East Spencer can order to cause the dwelling unit to be repaired, vacated, and closed, or removed or demolished. An original abatement ordinance was approved on September 13, 2021, but we spoke with the property owner, and he assured the Town Manager that work on repairing the home would commence. Two years later, no work has been started on the home, neighbors are complaining about the rodents that are coming from the property itself. A motion was made to approve the 23-03 Ordinance by Mayor Pro Tem Rush; seconded by Alderman Holmes. Motion passes unanimously.*

9. Ordinance 23-04 – Abatement of 819 S. Long Street

Mr. Douglas explains that the Town of East Spencer Zoning Department has issued several notices and conducted hearings for the property located at 819 S. Long St. The property owner has not adhered to the notices and requests from the Town about maintaining the property or getting the building up to minimum housing standards. By East Spencer Code of Ordinances §. 17, et. seq, "Housing and Building Code", and by G.S. § 160D-1203, the Town of East Spencer can order to cause the dwelling unit to be repaired, vacated, and closed, or removed or demolished. The town has conducted a hearing for the property to which no property owner appeared. A motion was made to approve the Ordinance 23-04 by Mayor Pro Tem Rush; seconded by Alderman Holmes. Motion passes unanimously.

10. Manager Comments

Mr. Douglas reminds everyone of the upcoming Southern Soul Music Festival on October 7, 2023, at Royal Giants Park from 12pm – 7pm.

The basketball courts at Royal Giants Park are now complete. He explained a bid for the concession stand will take place on Friday.

The parking lot should be completed at the park soon.

11. Council Comments

Alderman Cowan asked about bulk pick up.

MD: Explains that he has 2 park attendants who are students at Livingstone College come on Tuesdays and help with that.

Alderman Cowan: Do they use the trailer for bulk pick up.

MD: They use the dump truck

Alderman Cowan: States there are issues with illegal dumping around town.

MD: Explains that the town has purchased cameras and will move them throughout the town where illegal dumping is found the most.

Mayor Pro Tem Rush: States he has received calls about the street name change on Robinson Circle from the Robinson family and also thinks the town should not erase one family's history for another families history. He stated he would see if he could get more information about the Robinsons family and bring it to the board. Alderman Cowan: Believes the town

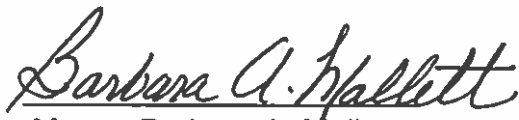
shouldn't change any streets and just start a scholarship in Mr. Hillian name.

MD: explains that he will bring it up

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12. Adjournment

A motion was made to adjourn by Alderman Smith; seconded by Alderman Holmes. Motion passes unanimously.


Mayor, Barbara A. Mallett


ShaTaira Bailey, Town Clerk

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