



Board of Aldermen Regular Meeting
Agenda Packet
February 8, 2022



"Do GOOD and GOOD will come to you"



AGENDA
Spencer Board of Aldermen
Regular Meeting
6:00 p.m.

DATE:
February 8, 2022

1. CALL TO ORDER – MAYOR JONATHAN WILLIAMS
2. INVOCATION- ALDERMAN STEVE MILLER
3. PLEDGE OF ALLEGIANCE- MAYOR JONATHAN WILLIAMS
4. RECOGNITIONS
 - a. WinterFest Committee
 - b. Trace Hoffman- NRES (Student of the Quarter)
 - c. Emma Moreno- NRMS (Student of the Quarter)
 - d. Carolina Pirhala- NRHS (Student of the Quarter)
 - e. The late Alderman Tony J. Hillian
 - f. The late Danny Patterson
5. PUBLIC COMMENT This agenda item is included to allow input to the Board of Aldermen from any citizen who wishes to address the Board without requesting to be on the agenda. Those who wish to address the Board of Aldermen are required to provide their name, address, and topic to be addressed. The Board will only listen and not respond but may decide to place a topic on a future agenda. (A speaker will be allowed 3 minutes to speak.)
6. *CONSENT AGENDA (The Consent Agenda is the first order of business. Items listed are believed to be non-controversial and are administrative in nature. There will be no separate discussion of the items unless an Alderman requests or a citizen request and is granted permission to speak. The item(s) then will be removed from the Consent Agenda and considered individually. Otherwise, all items will be enacted by one motion).*
7. *APPROVAL OF MINUTES:*
 - a. January 11, 2022, Regular Meeting Minutes
 - b. January 18, 2022, Special Called Meeting Minutes
(Attachment 3)
8. CONSIDER ADOPTING AN ORDINANCE TO AMEND THE SPENCER DEVELOPMENT ORDINANCE (SDO)- ATRICLE 17 (SIGN REGULATIONS)-SUB-SECTION 17.6(P.) (FOR THE PURPOSE OF REDUCING THE MAXIMUM SIZE OF EXEMPT TEMPORARY SIGNS TO 4 SQ. FT. IN RESIDENTIAL DISTRICTS AND 6 SQ. FT. IN ALL OTHER DISCTRICTS AND REDUCING THE MAXIMUM LENGTH OF TIME SUCH SIGNS MAY BE PLACED.) - (Attachment 4)
9. CONSIDER ADOPTING AN ORDINANCE TO AMEND THE SPENCER DEVELOPMENT ORDINANCE (SDO) TO BE IN COMPLIANCE WITH N.C. SESSION LAWS 2019-111, 2020-25, AND 2021-**138 WHICH LIMIT MUNICIPALITIES' AUTHORITY TO**

CRIMINALLY ENFORCE PLANNING AND DEVELOPMENT REGULATIONS. –
(Attachment 5)

10. CONSIDER ACCEPTING A \$50,000 GRANT FROM THE CAROLINA THREAD TRAIL
FOR THE YADKIN RIVER TRAILHEAD PROJECT. – (Attachment 6)

11. CONSIDER ADOPTING BUDGET AMENDMENT ORDINANCE 22-002. –
(Attachment 7)

12. CONSIDER ADOPTING BUDGET AMENDMENT ORDINANCE 22-003. –
(Attachment 8)

13. DEPARTMENTAL REPORTS – (Attachment 9)

- A. Planning
- B. Code Enforcement
- C. Police
- D. Fire
- E. Public Works
- F. Finance
- G. Library

14. TOWN MANAGER REPORT – (Attachment 10)

15. CONSIDER AUTHORIZING STAFF TO SET LAND MANAGEMENT RELATED PUBLIC
HEARING DATES. – (Attachment 11)

16. CONSIDER CHANGING DATES OF BOARD OF ALDERMEN AND PLANNING
BOARD/ BOARD OF ADJUSTMENT REGULARLY SCHEDULED MEETINGS. -
(Attachment 12)

17. CONSIDERATION OF CHANGES TO IND ZONING CLASSIFICATION. -
(Attachment 13)

18. CONSIDERATION OF CHANGES TO SFR-2 ZONING CLASSIFICATION. –
(Attachment 14)

19. REQUESTS & COMMENTS BY THE MAYOR AND BOARD MEMBERS

20. EXECUTIVE SESSION PER NC GENERAL STATUTE 143-318.11 (IF NEEDED)

21. ADJOURNMENT



AGENDA
Spencer Board of Aldermen
Pre-Agenda Meeting
5:30 p.m.

DATE:
February 3, 2022

1. CALL TO ORDER – MAYOR JONATHAN WILLIAMS
2. INVOCATION & PLEDGE OF ALLEGIANCE
3. BOARD TO CONDUCT A LEGISLATIVE HEARING TO OBTAIN PUBLIC COMMENT(S) ON TEXT AMENDMENT # TA-22-001 (TEMPORARY SIGNAGE)- (Attachment 1)
(G.S. 160D- At the hearing, any person in or owning property in the Spencer area proposed for uniform development ordinances may appear and be heard on the questions of the sufficiency of the petition and the desirability of the development ordinance.)
4. BOARD TO CONDUCT A LEGISLATIVE HEARING TO OBTAIN PUBLIC COMMENT(S) ON TEXT AMENDMENT # TA 22-002 (DECRIMINLIZATION OF VIOLATIONS)- (Attachment 2)
(G.S. 160D- At the hearing, any person in or owning property in the Spencer area proposed for uniform development ordinances may appear and be heard on the questions of the sufficiency of the petition and the desirability of the development ordinance.)
5. REVIEW OF FEBRUARY 8, 2022, AGENDA

1. CALL TO ORDER – MAYOR JONATHAN WILLIAMS

2. INVOCATION & PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES:

January 11, 2022, Regular Meeting Minutes

January 18, 2022, Special Called Meeting Minutes

(Attachment 3)

4. ADDITIONS/ DELETIONS AND ADOPTION OF AGENDA

5. RECOGNITIONS

a. WinterFest Committee

b. Trace Hoffman- North Rowan Elementary School

c. Emma Moreno- North Rowan Middle School

d. Carolina Pirhala- North Rowan High School

6. PUBLIC COMMENT This agenda item is included to allow input to the Board of Aldermen from any citizen who wishes to address the Board without requesting to be on the agenda. Those who wish to address the Board of Aldermen are required to provide their name, address, and topic to be addressed. The Board will only listen and

not respond but may decide to place a topic on a future agenda. A speaker will be allowed 3 minutes to speak.

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8. *CONSIDER ADOPTING AN ORDINANCE TO AMEND THE SPENCER DEVELOPMENT ORDINANCE (SDO)- ARTICLE 17 (SIGN REGULATIONS)-SUB-SECTION 17.6(P.) (FOR THE PURPOSE OF REDUCING THE MAXIMUM SIZE OF EXEMPT TEMPORARY SIGNS TO 4 SQ. FT. IN RESIDENTIAL DISTRICTS AND 6 SQ. FT. IN ALL OTHER DISTRICTS AND REDUCING THE MAXIMUM LENGTH OF TIME SUCH SIGNS MAY BE PLACED.)- (Attachment 4)*
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10. *CONSIDER ACCEPTING A \$50,000 GRANT FROM THE CAROLINA THREAD TRAIL FOR THE YADKIN RIVER TRAILHEAD PROJECT – (Attachment 6)*
11. *CONSIDER ADOPTING BUDGET AMENDMENT ORDINANCE 22-002 – (Attachment 7)*
12. *CONSIDER ADOPTING BUDGET AMENDMENT ORDINANCE 22-003- (Attachment 8)*
13. *DEPARTMENTAL REPORTS – (Attachment 9)*
 - a. *Planning*
 - b. *Code Enforcement*
 - c. *Police*
 - d. *Fire*
 - e. *Public Works*
 - f. *Finance*
 - g. *Library*
14. *TOWN MANAGER REPORT – (Attachment 10)*
15. *CONSIDER AUTHORIZING STAFF TO SET LAND MANAGEMENT RELATED PUBLIC HEARING DATES- (Attachment 11)*
16. *CONSIDER CHANGING DATES OF BOARD OF ALDERMEN AND PLANNING BOARD/ BOARD OF ADJUSTMENT REGULARLY SCHEDULED MEETINGS- (Attachment 12)*
17. *CONSIDERATION OF CHANGES TO IND ZONING CLASSIFICATION- (Attachment 13)*

*18. CONSIDERATION OF CHANGES TO SFR-2 ZONING CLASSIFICATION-
(Attachment 14)*

19. REQUESTS & COMMENTS BY THE MAYOR AND BOARD MEMBERS

20. EXECUTIVE SESSION PER NC GENERAL STATUTE 143-318.11 (IF NEEDED)

21. ADJOURNMENT

6. EXECUTIVE SESSION PER NC GENERAL STATUTE 143-318.11 (IF NEEDED)

7. ADJOURNMENT

AGENDA ITEM

**Council Meeting Date: 02/03/2022
(Pre-Agenda Meeting)**

Agenda Item No: TBD	INSERT AGENDA ITEM HERE
Issue under Consideration:	Board to conduct a Legislative Hearing to obtain public comment(s) on Text Amendment # TA-22-001 (Temporary Signage).
Current Status:	The Town of Spencer has initiated the process to amend SDO Article 17 (Sign Regulations) – Sub-section 17.6(P.) for the purpose of reducing the maximum size of exempt temporary signs to 4 sq. ft. in residential districts and 6 sq. ft. in all other districts and reducing the maximum length of time such signs may be placed. On January 10, the Planning Board recommended approval of the amendment. <u>See Staff Memorandum for additional information.</u>
Points to Consider:	The Legislative Hearing will take place at the pre-agenda meeting on February 3. The Board will not make a final decision on the proposed amendment until the regular meeting on February 8. The purpose of the hearing is to solicit additional public comment for consideration.
Financial Impact:	N/A
Options:	N/A
Recommendations:	N/A
Department:	PLANNING & DEVELOPMENT SERVICES

ACTION TAKEN BY THE BOARD OF ALDERMEN

Motion Made By:

- ☐ B. Bish
- ☐ S. Hovis
- ☐ S. Miller
- ☐ S. Morgan
- ☐ P. Secreast
- ☐ P. Sledge

Motion Seconded By:

- ☐ B. Bish
- ☐ S. Hovis
- ☐ S. Miller
- ☐ S. Morgan
- ☐ P. Secreast
- ☐ P. Sledge

Results of Voting

For: _____
Against: _____

Passes: _____
Fails: _____

AGENDA ITEM

**Council Meeting Date: 02/03/2022
(Pre-Agenda Meeting)**

Agenda Item No: TBD	INSERT AGENDA ITEM HERE
Issue under Consideration:	Board to conduct a Legislative Hearing to obtain public comment(s) on Text Amendment # TA-22-002 (Decriminalization of Violations).
Current Status:	Pursuant to SDO Article 5, the Town of Spencer has initiated the process to amend the SDO to be in compliance with N.C. Session Laws 2019-111, 2020-25, and 2021-138 which limit municipalities' authority to criminally enforce planning and development regulations. On January 10, the Planning Board recommended approval of the amendment. <u>See Staff Memorandum for additional information.</u>
Points to Consider:	The Legislative Hearing will take place at the pre-agenda meeting on February 3. The Board will not make a final decision on the proposed amendment until the regular meeting on February 8. The purpose of the hearing is to solicit additional public comment for consideration.
Financial Impact:	N/A
Options:	N/A
Recommendations:	N/A
Department:	PLANNING & DEVELOPMENT SERVICES

ACTION TAKEN BY THE BOARD OF ALDERMEN

Motion Made By:

- ☐ B. Bish
- ☐ S. Hovis
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Motion Seconded By:

- ☐ B. Bish
- ☐ S. Hovis
- ☐ S. Miller
- ☐ S. Morgan
- ☐ P. Secreast
- ☐ P. Sledge

Results of Voting

For: _____
Against: _____

Passes: _____
Fails: _____

MINUTES

Town of Spencer Board of Aldermen Regular Meeting January 11, 2022

The Town of Spencer Board of Aldermen met at Spencer Town Hall in regular session on January 11, 2022, at 6:00 p.m.

Present were:

- Mayor Jonathan D. Williams
- Mayor Pro Tempore Patti Secreast
- Alderman Andrew Howe
- Alderman Steve Miller
- Alderman Sam Morgan
- Alderwoman Patricia Sledge
- Alderman Rashid Muhammad

Also, present were: Town Manager Peter Franzese, Town Clerk Stacy Craven, Town Atty Jay Dees, Town Planner Kyle Harris, Special Projects Planner Joe Morris, Code Enforcement Officer James Osborne, Fire Chief Michael Lanning, Public Works Director Joel Taylor, Planning & Zoning Administrator Steve Blount, and Sgt. Mike File. NC Fellows Student Skye Allan attended via digital means.

Mayor Williams called the meeting to order, offered the invocation, and led the *Pledge of Allegiance*.

APPROVAL OF MINUTES

Alderwoman Sledge moved to approve the minutes from December 9, 2021 Pre-Agenda meeting and December 14, 2021 Regular Agenda meeting. Alderman Muhammad seconded the motion which carried by a unanimous vote of 6-0.

ADJUSTMENTS TO AND ADOPTION OF AGENDA

Add item Consider setting a legislative public hearing date for 2/3/2022 for two proposed text amendments to the Spencer Development Ordinance (TA-22-001 & TA-22-002) and place as item number (13) and move Requests & Comments by the Mayor and Board Members to item number (14).

Action

Mayor Pro Tempore Secreast moved to adopt the agenda. Alderwoman Sledge seconded the motion which carried by a unanimous vote of 6-0.

RECOGNITIONS

Alderman Miller expressed a special thank you to the Fire Department for their kind acts and efforts of spreading Christmas joy to the Town and supplying candy and toys to the children.

Mayor Williams read aloud a proclamation to honor to the late Dr. Martin Luther King, Jr. for his acts of spreading love, equality, and social justice, and proclaimed the Federal observed holiday to be celebrated in Spencer on January 17, 2022, this calendar year.

PUBLIC COMMENT

Mayor Williams opened the floor to receive public comment.

Town Clerk Craven read aloud a public comment submission received via email from Janice Sells (321 Sowers Ferry Rd) in regard to code enforcement complaints and no longer having the ability to use the portal to relay code violations. Sells also included thoughts of current Code Enforcement Officer's focus and feels that tactics to improve violations could be strengthened. Concerns of the Board's approach and goals for the focus of the Town and ability for homeowners to maintain their home value(s) by making other property owners stay active in their beautification approach.

Being no one else present for comments, public comment section was closed.

CONSIDER AWARDING HOMETOWN INNOVATION GRANT TO SELECTED SMALL BUSINESSES AND ORGANIZATIONS IN SPENCER

Alderman Howe recused himself from this agenda action item due to his business being able to indirectly profit from this grant, his recusal was accepted by the Board and Alderman Howe left the dais. Town Planner Harris briefed the Board on the history of the Duke Energy Hometown Innovation Grant process and how the Salisbury CDC (whom the Town has a partnership with) applied for the grant on the behalf of the Town and will assist in administering the funds awarded in the amount of \$25,000.00. The Town also designated \$10,000.00 in the 2021- 2022 budget to assist with the efforts of funding the program. There was a total of 22 applications received during the application window and 15 of those applications were approved. The Town received \$92,695.00 in requests for renovating storefront appearances and exterior improvements. The Community Appearance Committee rated the application on a scale of 0-6 with higher scores receiving the higher amounts of funding. 7 applications did not meet the goals of the program and received no funding. Alderman Miller thanked Harris and Skye Allan for their efforts and in visiting each small business in Town and encouraging their participation and applying for the grant.

Action

Alderman Morgan moved to approve awarding the hometown innovation grant recipients. Alderman Miller seconded the motion which carried by a vote of 5-0 (Ald. Howe recused self).

CONSIDER APPROVING A PROPERTY LIEN AT 411 S IREDELL AVE FOR NUISANCE ABATEMENT

Mayor Williams briefed Board on history of property liens and this location, no other questions, or concerns for the action of this agenda item.

Action

Alderman Miller moved to approve the property lien for this location. Alderman Morgan seconded the motion, which carried by a vote of 6-0.

DEPARTMENTAL REPORTS

Planning Department

Planning Director Kyle Harris gave the monthly Planning Department report; He updated the Board that 2 subdivision projects are coming up and one project will allow for 4 residential units and the other project will allow for 6 residential units. There is growth in Spencer and the Town needs to review subdivision plans with the new 160-D in place. There will be two upcoming amendments to sections in the 160-D one will reduce the maximum size of the temporary signs as well as the length of time the sign can be displayed. The other will bring the Town in compliance with upcoming statutory changes. Alderman Miller asked for an update on the 200 S Salisbury Ave property, Harris updated Board that the applicant is mostly in compliance with the major critical items that were required in the revision and is working towards others.

New Town Staff member Steve Blount introduced himself to the Board and as a lifelong resident of Spencer for 30+years and has a wealth of experience and knowledge he brings with him to the Town of Spencer. He urged the Board to revisit the Land Use Plan and to start the path of revisions as it is critical to the Town's vision for growth and land use. He provided materials and touched on the comprehensive plan from 2008 scheduled to be updated to assist in preparing for Spencer's growth.

Code Enforcement Department

Code Enforcement Officer James Osborne gave the monthly Code Enforcement report; Discussed the materials distributed in packet on focusing on case reconciliations with a total of 427 cases. Still working on closing open cases from prior years. Alderman Miller asked are the minimum housing properties listed on the report through investors for renovation of rental purposes or selling for profit. He answered the investors are interested in making a profit and bring the properties up to code and allow for an opportunity to bring in residents to the Town. Alderman Howe questioned the three categories on the report: voluntary abatement, administrative abatement, and enforced abatement; Osborne provided examples and briefed of what each are categorized in his interpretation. Alderman Howe also made mention of process with tax office and timing with concern of how it is working for Osborne; Osborne replied if the streamline could go faster it may be more helpful and secure more buyers if the process is not so cumbersome. Town Atty Jay Dees briefed Board on concept of third party that assist with purchasing foreclosed homes if there is a buyer on the properties and that this process is a smoother streamlined process. Mayor Williams questioned the status of the portal to report code violation concerns. Osborne explained it is found on the front page and he urges all citizens to review this area and utilize it, for code, public works, and permits as this allows citizens to be more verbal. Osborne also spoke regarding public comment received and read aloud that he is always open for communication and she may email or call him to report any findings as she likes, he believes his actions of choice have been appropriate and he has discussed with other co-workers to ensure it was interpreted correctly. The Board expressed their gratitude to Osborne and commended him on his actions and efforts as a one-man operation with the entire Town to cover and realize this is not an easy task.

Police Department

Police Sargeant Mike File gave the monthly Police Department report. He briefed the Board that YTD was 17,602 offenses and breaks down to about 50 events per day. Mayor Williams asked for an update on the partnership with the Sheriff's Office. File answered that there are no issues with staffing and the Lieutenant has been very helpful and easy to work with as to where we have enough coverage and sometimes some overlapping. Mayor Williams also questioned recruitment process. File answered that he has connected with Mitchell CC and there are about 40 candidates in the current class (May 2022), and some may be available for recruitment. We currently have two candidates in the background process. Alderwoman Sledge asked if the two were already staffed at a different agency. File answered that one is BLET certified and the other works for another agency. Hiring one from another agency will allow for us to limit the amount of time needed for field training and possibly shave off 4 to 5 months of training. Following the event at Catawba College, the Rowan Salisbury School policy changed to have no less than three officers at School extracurricular activities

Fire Department

Fire Chief Michael Lanning gave the Fire Department report; still at a dead end with the surplus of ladder engine 75; others have used a broker to get rid of their engines and this could allow for some money back on the engine. According to some spec sheets for a ballpark range of \$741,000 for a new engine not including a 7-15% increase. A Special event called "Spreading Christmas Joy" was held, with a

donation from the community and Fire Department Staff passed out over 100 pieces of candy and toys. It was well accepted by the Community. The scheduled Award Banquet was not held due to Covid, but Chief Lanning presented awards to all staff members. Coffee with the Chief is held on the 2nd Tuesday of each month at 9:00 a.m. No public attendance, only one employee attended (Joel Taylor). Staffing concerns and hiring at the end of last year helped but part time employees are now back to 6 shifts a month and 30% vacancy in shifts which will result in the Chief working alone at some shifts. The department does not have an excess of turnout gear and only budgeted for 5 and we are making an agreement in short to allow for new hires to wear their gear from another agency for a short-term solution. Alderman Miller thanked Chief Lanning for all his efforts and hard work, it is noticed. Alderwoman Sledge asked if Fire equipment could be purchased under the new ARP funding funds. Manager Franzese briefed the Board and how Spencer didn't experience a revenue loss but will need to consider the thoughts of use for the funds. In the next weeks we start the conversations and have community input for the spending of the funds. Spencer Fire Department Staff recognized Chief Lanning for his efforts and contributions he has made to the Town and the Department in one year of being the Fire Chief. His Staff awarded him with a Golden Fire Hammer and plaque to acknowledge him. Captain Comer presented a speech and noted the differences in the leaders and the results behind Lanning and how the Fire Department has an ISO rating of 2 compared to a 4 for the first time ever.

Public Works Department

Public Works Director Joel Taylor gave the monthly Public Works Department report; updated Board that there will be a 1-day delay in trash pick-up with holiday on Monday 1/17/2022; the Town has placed a holiday schedule for 2022 on the website which has helped with limiting some calls from citizens regarding holiday pickup. The leaf-vac is broken and pick up for leaves is not complete, with hopes to have the leaf-vac back active and completing the final pick-up within the next week. The department had an 8-year employee (Grayland Watson) to retire on 1/1/2022 and the position is posted and accepting applications. Alderman Morgan thanked Mr. Taylor and Staff for all their hard work during the WinterFest event.

Alderman Miller asked about the bus shelter to be placed at the end of the parking lot facing Salisbury Ave and corner of Fifth St. Mr. Taylor replied that it is up and at the Public Works department awaiting comprehensive plans from the Special Projects Planner Joe Morris for the direction of placement with the anticipated park, so that it only placed once and not removed. Alderwoman Sledge asked about the parking lot lighting and if there's been an update; Manager Franzese replied there has been no update in the situation. Mayor Williams responded he will follow up with Duke Energy for a status update and Alderwoman Sledge agreed she would assist in calling for an update as well. Staff will anticipate bulky item pick up along with the spring clean up litter

Mayor Pro Tempore Seareast mentioned that she has been asked by citizens about the rear parking lot conditions at the new Town Hall facility, and there is no resolution now, but we all recognize the appearance and are in the works with something per Mayor Williams.

Finance Department

Manager Franzese gave the monthly Finance Department report; updating the Board that John Sofley is reviewing and closing with project of Town Hall w/ Truist and the USDA. We are working on an extension and may require a called meeting later this month. Alderman Morgan asked about the timeline of the generator, Mr. Franzese replied feedback provided on today was for an arrival date of the 4th or 6th of April and likely a few days after that to get here and installed within 30 days by Vertex (looks to be on time). Another walk-through occurred today, and we are very close to finishing the project still awaiting on the lettering out front and within the next few weeks we should be closing out.

Library Report

Town Clerk Stacy Craven gave the monthly Library report. Mayor Pro Tempore Secreast congratulated the library for having 1,000 books checked out this year; also, for going the extra mile and appreciates all Mrs. McCraw efforts. Mayor Williams also seconded the comments and acknowledged the events planned and held at our Library outstanding for the size of the facility and types of events hosted, superb job!

TOWN MANAGER REPORT

Manager Franzese gave his monthly report. Reporting that the new dais was installed right before the holidays last month. We need to figure the path for the old building and utilizing the space of the new building. Essie Academy had interest in the prior facility for school use. The Town Atty and Manager discovered that the building would have to be brought up to code for any other use and to fix all the issues would be costly and not a path we should take at this moment. We will communicate this back to the group. The Board and Staff will need to spend some time in February planning this out. Following each election new elected officials or a returning elected official is required to take an ethics training course and has to complete it within 12 months. The Clerk should have sent you something in regard to this training and I encourage you to review the training as required. Alderman Muhammad questioned the opening of the two positions- Police Chief and Finance Officer for an update. Manager replied we're looking to do the Police Chief first and then the Finance Officer through PTRC and believes the job market for Finance Officer(s) is very challenging for now and may find difficulty in finding interest. We also looking into the ability to receive applications through a portal and for multiple positions through this time frame contract with PTRC. Mayor Williams urged that we post the Finance Officer position now rather than waiting since the same company assisted us in the last search. Alderwoman Sledge reminded Manager that the economic development here could assist in sharing the opening of the position to allow for a broader application pool.

CONSIDER AMENDING THE FY21 AUDIT CONTRACT

After the last extension approved, the audit company RHI has asked for another extension due to the company experiencing COVID and believes that this time they should be able to complete the audit and submit within the time frame provided.

Action

Mayor Pro Tempore Secreast moved to amend the contract with the auditor and extend the contract. Alderwoman Sledge seconded the motion, which carried by a vote of 6-0.

CONSIDER AUTHORIZING TOWN STAFF TO APPLY FOR A ROBERTSON FAMILY FOUNDATION GRANT FOR THE TOWN MURAL PROJECT

Lead for NC Fellow Skye Allan made a virtual presentation to the Board regarding murals in Town that could use a more vintage update appeal to enhance the beauty of the Town and revitalize what was once there. Skye is seeking permission to apply for a \$15,000-\$25,000 grant to restore the identified murals with an estimated cost of \$15,400. Additional funds would be needed for the equipment rental to complete the assignments. A new mural painted on the side of the Town Hall and Police Station could run between \$5,000 and \$20,000. The grant is due February 20th. Alderman Morgan expressed concerns of process and if any will be painted over and that Coca-Cola also refreshes their advertised paintings and has a department assigned to this, Allan replied that for the vintage appeal approach they would not be able to assist in this manner. Franzese reminded Board and additional \$5,000 was allocated for this project for this fiscal year.

Action

Alderman Morgan moved to authorize Town Staff to apply for a Robertson Family Foundation Grant for the Town Mural Project. Alderman Muhammad seconded the motion, which carried by a unanimous vote of 6-0.

CONSIDER SETTING A LEGISLATIVE HEARING DATE FOR TWO PROPOSED TEXT AMENDMENTS TO THE SPENCER DEVELOPMENT ORDINANCE

Town Planner Harris briefed the Board that a legislative hearing is needed and has identified that this date would allow for advertising within the requirements and not have to set an additional meeting date. This hearing would cover TA-22-001 for temporary signage and TA-22-002 for compliance with Legislative updates to the SDO.

Action

Alderswoman Sledge moved to set a public hearing for 2/3/2022 for the purposes of amending the two proposed text. Alderman Howe seconded the motion, which carried by a unanimous vote of 6-0.

REQUESTS & COMMENTS BY THE MAYOR AND BOARD MEMBERS

Mayor Pro Tempore Secrest:

- I recall those murals as a little girl, and I am excited to see that and believe it's wonderful that we are going to restore those. It's a step in the right direction. Real happy about our Staff and we have quality professionals and that are probably the envy of other municipalities in the County. Also, happy about the Hometown Innovation Grant for small businesses and I lived here my whole life and didn't realize that many businesses were here, that's exciting news. I have also reached out to the school system and due to the COVID situation I am hopeful that we should be able to meet really soon about what we can do to help their young people. We have a lot of exciting things happening here and I am really excited.

Alderman Muhammad:

- Kudos to all the departments and especially Public Works and Joel Taylor with all the beautification efforts and good work. Looking forward to continuing to do this service here.

Alderswoman Sledge:

- Thanks to the Public Works Staff. Attending the Planning Board meeting on last night and I'm excited to have Steve Blount on Staff. I registered for a Chamber event, and it's now postponed until March. Thanks for the opportunity to serve.

Alderman Miller:

- Would like to specially recognize Kyle Harris and Skye Allan for the grant process as they went to each local small business encouraging them to apply for the Grant, thank you.

Alderman Morgan:

- Kissed 2021 goodbye with hopes to not have another year of COVID. I would encourage everyone to stay safe and take precautions when necessary. Most members of the Board have been at for two years and there is still a lot of work to do, you can't legislate morality, but you can sure hold people's feet to the fire with compliance with codes. Mr. Osborne, I feel you are overwhelmed with your duties. Residents of 104 Sowers Ferry Rd wait until you go home and park all their vehicles in their yard. If we are going to make this place more attractive, we have got to get tougher on enforcement and that's just it. Riding through certain areas of Town and carefully analyze these homes it looks like salvage areas and keen eye sights can show we still

have problems here and have no concern of their living quarters. We may have to beef up our fines and liens and I've been beating this dead horse since 2005 and same people causing the same problems, I'm going to be a thorn in everyone's side until I see some change.

Alderman Howe:

- Echo Mr. Muhammad and believes everyone is pulling in the right direction and Fire/ Police you are holding down the fort. Piggyback Alderman Morgan comments but if we can find ways to help code enforcement identify those homes before they are awaiting so long as it doesn't help anyone at that point, I don't know what the solution is but we as a Board if we can find a way through to help push that along, I believe would be great.

Mayor Williams:

- Seconded all the excitement and spoke with many and the Staff and all are excited about what's going on in our Town. Each Staff member and Department Head are working through and tackling the challenges you each are overcoming them. Shout out to the Police Department for embracing the challenges as you all were dealt a really challenging hand and thanks for the recruitment efforts, we recognize the step ups in each department and for everyone willing to work as a team together.

ADJOURNMENT

Alderman Morgan moved to adjourn the regular meeting. Alderman Muhammad seconded the motion which carried by a unanimous vote of 6-0. The meeting stood adjourned at 8: 19 p.m.

Approved by:

Attest:

Jonathan D. Williams
Mayor

Stacy Craven
Town Clerk

MINUTES

**Town of Spencer
Board of Aldermen
Called Meeting
January 18, 2022**

The Town of Spencer Board of Aldermen met at Spencer Town Hall in session on January 18, 2022 at 4:00 p.m. to conduct a special called meeting.

Present were:

- Mayor Jonathan Williams
- Mayor Pro Tempore Patti Secreast
- Alderswoman Patricia Sledge
- Alderman Steve Miller
- Alderman Rashid Muhammad
- Alderman Sam Morgan

Also present were: Town Manager Peter Franzese, Town Attorney Jay Dees, & NC Fellow Skye Allan. Attending via digital means- Alderman Andrew Howe, Town Clerk Stacy Craven, & Bookkeeper John Sofley.

Mayor Williams called the meeting to order, offered the invocation, and led the *Pledge of Allegiance*.

Mayor Williams opened the floor to Town Bookkeeper John Sofley.

RESOLUTION REVISING FINANCING TERMS CONTAINED IN RESOLUTION 20-021

Town Bookkeeper John Sofley briefed the Board that although Staff has moved into new facility, USDA has not completed their paperwork and still need items. They will not complete all the documents until the construction is complete on the building. Staff is in need of a resolution revising the terms on the construction loan with Truist Bank to extend for an additional 60 days. The rate is locked and will not change with the USDA.

Action

Alderman Miller moved to approve resolution 22-01 to allow for an extension with Truist Bank. Alderman Morgan seconded the motion which carried by a vote of 6-0.

ADJOURNMENT

Mayor Pro Tempore Secreast moved to adjourn the meeting. Alderman Muhammad seconded the motion which carried by a vote of 6-0. The meeting was adjourned at 4:17 p.m.

Approved by:

Attest:

Jonathan D. Williams
Mayor

Stacy Craven
Town Clerk

AGENDA ITEM

Council Meeting Date: 2/08/2022

Agenda Item No: TBD	INSERT AGENDA ITEM HERE
Issue under Consideration:	Board to consider adopting an ordinance to amend the Spencer Development Ordinance (SDO) - Article 17 (Sign Regulations) – Sub-section 17.6(P.) for the purpose of reducing the maximum size of exempt temporary signs to 4 sq. ft. in residential districts and 6 sq. ft. in all other districts and reducing the maximum length of time such signs may be placed.
Current Status:	N/A
Points to Consider:	<i>See Staff Memorandum.</i>
Financial Impact:	N/A
Options:	The Board can Approve / Deny / Table.
Recommendations:	The Planning Board recommends approval.
Department:	PLANNING & DEVELOPMENT SERVICES

ACTION TAKEN BY THE BOARD OF ALDERMEN

Motion Made By:

- ☐ B. Bish
- ☐ S. Hovis
- ☐ S. Miller
- ☐ S. Morgan
- ☐ P. Secreast
- ☐ P. Sledge

Motion Seconded By:

- ☐ B. Bish
- ☐ S. Hovis
- ☐ S. Miller
- ☐ S. Morgan
- ☐ P. Secreast
- ☐ P. Sledge

Results of Voting

For: _____
Against: _____

Passes: _____
Fails: _____



Rowan's Original Gateway.

Date: January 26, 2022

To: Peter Franzese, Town Manager; Mayor & Board of Aldermen

From: Kyle Harris, Planning & Zoning Administrator

Re: Text Amendment # TA-22-001 (Temporary Signage)

See attached Exhibits (listed on last page of this Memo)

Note on Pre-Agenda Meeting Legislative Hearing(s) [Legislative Hearing Notice Exhibit 6]

At your pre-agenda meeting on Thursday, February 3, the Board of Aldermen will conduct Legislative Hearings on Text Amendments # TA-22-001 (Temporary Signage) and TA-22-002 (Decriminalization of Violations). Both text amendments were initiated by the *Planning, Zoning, and Subdivision Administrator* and are not expected to generate significant controversy. The Board will conduct two (2) separate hearings to receive public comment(s) on both proposed amendments. As of this date, no public comments have been received by staff. Because this case is not a Zoning Map Amendment, a neighborhood meeting was not required.

The Board will *not* take any Action at the time of the Legislative Hearing. You will be asked to take Action at your regular meeting on February 8 (to *Approve, Deny, or Table* the each proposed text amendment). Staff will provide a summary of both cases ahead of the Legislative Hearing. Staff will be available for questions before and after the hearing.

This Memorandum focuses on Text Amendment # TA-22-001 (Temporary Signage). I begin by presenting a summary of the proposal (Section I). Then, I present the actions the Board can take on February 8 (to *approve, deny, or table* the text amendment) (Section II). Subsequently, I summarize the Planning Board's decision to recommend *Approval* of the text amendment (Section III). I conclude with a staff analysis of the case including an analysis of the consistency of the text amendment with the Future Land Use Plan and its reasonableness considering the public interest (Section IV).

I. Summary of Text Amendment # TA-22-001 (Temporary Signage)

Overview & Purpose:

The Town's current sign regulations allow for the installation of unreasonably large temporary freestanding signs, up to 32 square feet in commercial districts. Board members may have noticed the large temporary freestanding signs that have been placed recently along Salisbury Avenue.

Based on the Town's current sign regulations, such signs are both lawful and exempt from requiring a permit.

Therefore, the *Planning, Zoning, and Subdivision Administrator* has initiated the process to amend the Spencer Development Ordinance (SDO) to reduce the maximum permissible size of temporary signs in Spencer. The purpose of Text Amendment # TA-22-001 (Temporary Signage) is to better regulate temporary freestanding signs moving forward.

The Town's sign regulations are established in SDO Article 17 (Sign Regulations). SDO Sec. 17.6 provides that certain types of signs are exempt from the requirements of the ordinance. SDO Sec. 17.6(P) specifically exempts certain types of *temporary* signs. The regulation reads as follows:

“(P.) One *Temporary sign* per property street frontage containing no more than four (4) square feet in copy area in “SFR” and “RMST” districts; no more than 16 square feet in copy area in the “MS”, “CIV”, and “MU” districts; and, no more than 32 square feet in the “AG”, “C-85”, “C-29”, “VSR”, and “IND” Districts. *Temporary signs* are limited in duration of not more than six (6) consecutive months in any one calendar year. See Section 17.8 for *temporary signs* requiring a permit.”

The language above shows that signs up to “32 square feet” in most districts are allowed, and such signs can be placed for as long as six (6) consecutive months of the year.

The proposed amendment would amend the above language for the purpose of reducing the maximum size of exempt temporary signs to 4 sq. ft. in residential districts and 6 sq. ft. in all other districts. The amendment would also reduce the maximum length of time such signs may be placed. The proposed amended language would read as follows:

“(P.) Temporary Freestanding Signs (amended Feb. 8, 2022)

“(1.) One (1) Temporary *freestanding* sign per developed and occupied property street frontage containing no more than four (4) square feet in ~~copy~~ area in “SFR” and “RMST” districts; and no more than ~~16~~ six (6) square feet in ~~copy~~ area in the “MS”, “CIV”, ~~and~~ “MU” districts; ~~and, no more than 32 square feet in the~~ “AG”, “C-85”, “C-29”, “VSR”, and “IND” Districts. Temporary *freestanding* signs may be placed on a developed and occupied property for a period not to exceed sixty (60) days prior to, and ten (10) days after, the event being advertised ~~are limited to duration of not more than six (6) consecutive months in any one calendar year.~~ Temporary *freestanding* signs may be placed on a property only by, or with the permission of, the property owner. Signs may not be placed in the rights of way of any public roads except as allowed by NCGS 136-32 which allows political signs to be posted in the public right of way for State Highways only for a period of no more than thirty (30) days prior to and ten (10) days after any local, state, or federal election. See Section 17.8 for *temporary signs* requiring a permit.”

The proposed amendment would also add the following language to provide for certain temporary signs for properties under active development or which are being offered for rent/sale:

(2.)“One (1) *Temporary freestanding sign* per property street frontage may be placed on any property when the property is under active development, and/or being offered for rent or sale, and may remain in place for the duration of the development, vacancy, or sale. Such signs shall be no larger than six (6) square feet in area in “MS”, “CIV”, “MU”, “AG”, “C-85”, “C-29”, “VSR”, and “IND” districts; and no more than four (4) square feet in area in “SFR” and “RMST” districts. Said *Temporary freestanding sign* may be placed only by, or with permission of, the property owner for the duration of a valid development permit, developed property vacancy, or property offering for rent or sale. See Section 17.8 for *temporary signs* requiring a permit.”

Impact of Amendment:

Adoption of Text Amendment # TA-22-001 would ensure that any exempt temporary sign cannot exceed a maximum size of four (4) square feet in residential districts or six (6) square feet in all other zoning districts. Additionally, such signs could only be placed “for a period not to exceed sixty (60) days prior to, and ten (10) days after, the event being advertised”. The amendment should prevent the accumulation of large temporary signs that are up for long periods each year.

II. Options for Legislative Action

On February 8, the Board will be asked to take Legislative Action on the proposal, meaning you will vote to do one of the following:

1. *Approve* the Text Amendment # TA-22-001 (Temporary Signage)
 - Includes *Adoption* of a Text Amendment Ordinance # 21-004 (**Exhibit 1**)
 - See revised SDO Article 17.6(P) (**Exhibit 1.5**)
 - Includes *Adoption* of a Statement of Consistency & Reasonableness (*Consistent*) (**Exhibit 2**)
2. *Deny* the Text Amendment
 - Includes *Adoption* of a Statement of Consistency & Reasonableness (*Inconsistent*) (**Exhibit 3**)
3. *Table* the Text Amendment for further study.

The Board’s evaluation of a Text Amendment is purely Legislative (*not quasi-judicial*) in nature, meaning you are free to consider *any* relevant information in your deliberations, and you are free to approve or deny the proposal based on your judgement of the appropriateness of the amendment.

III. Planning Board Recommends Approval

On January 10, 2022, the Planning Board met in regular session to review the proposal and to make a recommendation to the Board of Aldermen. After reviewing all public input (none) and all

case materials, the Planning Board determined the following: That the proposed Text Amendment # TA-22-001 (Temporary Signage) is CONSISTENT with the Future Land Use Plan, is REASONABLE and IN THE PUBLIC INTEREST, and should be APPROVED.

The Planning Board's decision was based on the board's findings that the amendment would prevent the placement of excessively large temporary signs, thereby improving the public perception of Spencer (Future Land Use Goal # 2). The board also determined that the proposed amendment will prevent the placement of excessively large temporary signs, thereby protecting exiting neighborhoods (Future Land Use Goal # 2). The board found that the proposed amendment is reasonable and in the public interest because it will prevent the placement of excessively large temporary signs, which are distracting and therefore hazardous. Prior to the amendment, temporary signs up to thirty-two (32) square feet were permitted in certain districts. By reducing the maximum size of such signs to six (6) square feet, the Town can better ensure the installation of safe and efficient signage that promotes both the business activity and the aesthetic character of the Town.

The Planning Board's Statement of Reasonableness & Consistency is attached as Exhibit 4.

The Planning Board Meeting Notice is attached as Exhibit 5.

IV. Staff Analysis | *Evaluative Standards*

The standards that the *Board of Aldermen* can use in evaluating whether to approve or deny the proposed Text Amendment are established in SDO Sec. 5.3-3.

To summarize, the *Board of Aldermen's* consideration of an application for Conditional Zoning is Legislative in nature, meaning that you may consider *any* relevant information in your deliberations. Your decision is Legislative, not Quasi-Judicial, in nature, and therefore the question or whether to approve or deny the rezoning is left to your judgement as an elected representative.

Consistency with Comprehensive Plan's Future Land Use Goals

▪ Future Land Use Goals

1. Improve / Revitalize Downtown Retail / Commercial District
2. Improve the public perception of the Town of Spencer (with special emphasis on quality of life and shopping opportunities)
3. Protect existing neighborhoods
4. Improve the performance and perception of the schools in Spencer
5. Facilitate commerce and industry opportunities within Spencer
6. Facilitate and encourage transportation improvements

The Board of Aldermen should consider whether the proposed Text Amendment # TA-22-001 (Temporary Signage) is consistent with the six (6) adopted goals, listed above.

TOWN OF SPENCER, NORTH CAROLINA

AN ORDINANCE TO AMEND ARTICLE 17 (SIGN REGULATIONS) OF THE “SPENCER DEVELOPMENT ORDINANCE” TO REVISE REGULATIONS FOR CERTAIN TYPES OF EXEMPT TEMPORARY SIGNAGE

ORDINANCE 22-004

WHEREAS, on July 1, 2021, the Spencer Development Ordinance (“SDO”) came into effect; and

WHEREAS, the Town has determined that the current sign regulations established in SDO Article 17 (Sign Regulations) are overly permissive; and

WHEREAS, pursuant to SDO Article 5, the Town of Spencer *Planning, Zoning, & Subdivision Administrator* initiated the process to amend SDO Article 17 – Sub-section 17.6(P) for the purpose of revising the Town’s regulation of exempt temporary signage; and

WHEREAS, pursuant to SDO Sec. 5.1, the Spencer Board of Aldermen may amend, supplement, modify, or repeal any provision of the SDO according to the procedure established by N.C.G.S. 160D-601 through N.C.G.S. 160D-605; and

WHEREAS, pursuant to SDO Sec. 5.3-2, on January 10, 2022, the Spencer Planning Board held a duly noticed public meeting to review the proposed amendment and voted to recommend *approval* of Text Amendment # TA-22-001 (Temporary Signage). Concurrently, the Planning Board adopted a Statement of Consistency & Reasonableness determining that the proposed amendment is *consistent* with the Future Land Use Plan and other adopted plans; *consistent* with the Future Land Use Map; and is *reasonable and in the public interest*; and

WHEREAS, pursuant to SDO Sec. 5.3-3(A), on February 3, 2022, the Spencer Board of Aldermen held a duly noticed Legislative Hearing to obtain additional public comment(s) on the proposed amendment; and

WHEREAS, pursuant to SDO Sec. 5.3-3(D)-(E), the Spencer Board of Aldermen has reviewed all pertinent information and approves the following Statement of Consistency & Reasonableness: that the proposed amendment is *consistent* with the Future Land Use Plan; is *consistent* with the Future Land Use Map; is *reasonable and in the public interest*; and should be *approved*, because:

- The proposed amendment will prevent the placement of excessively large temporary signs, thereby improving the public perception of Spencer and the quality of life (Future Land Use Goal # 2).
- The proposed amendment will prevent the placement of excessively large temporary signs, thereby protecting existing neighborhoods (Future Land Use Goal # 2).
- The proposed amendment will prevent the placement of excessively large temporary signs, which are distracting and therefore hazardous. Prior to the amendment, temporary

Exhibit 1: Text Amendment Ordinance # 22-004 (Temporary Signage)

signs up to thirty-two (32) square feet were permitted in certain districts. By reducing the maximum size of such signs to six (6) square feet, the Town can better ensure the installation of safe and efficient signage that promotes both the business activity and the aesthetic character of the Town.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Spencer, North Carolina, that:

Section 1. The Spencer Development Ordinance (SDO) is hereby amended as set forth herein. Article 17 (Sign Regulations) is hereby amended to rewrite Section 17.6(P) to read as follows:

(P.) Temporary Freestanding Signs (*amended Feb. 8, 2022*)

(1.) One (1) *Temporary freestanding sign* per developed and occupied property street frontage containing no more than four (4) square feet in area in “SFR” and “RMST” districts; and no more than six (6) square feet in area in the “MS”, “CIV”, “MU”, “AG”, “C-85”, “C-29”, “VSR”, and “IND” Districts. *Temporary freestanding signs* may be placed on a developed and occupied property for a period not to exceed sixty (60) days prior to, and ten (10) days after, the event being advertised. *Temporary freestanding signs* may be placed on a property only by, or with the permission of, the property owner. Signs may not be placed in the rights of way of any public roads except as allowed by NCGS 136-32 which allows political signs to be posted in the public right of way for State Highways only for a period of no more than thirty (30) days prior to and ten (10) days after any local, state, or federal election. See Section 17.8 for *temporary signs* requiring a permit.

(2.) One (1) *Temporary freestanding sign* per property street frontage may be placed on any property when the property is under active development, and/or being offered for rent or sale, and may remain in place for the duration of the development, vacancy, or sale. Such signs shall be no larger than six (6) square feet in area in “MS”, “CIV”, “MU”, “AG”, “C-85”, “C-29”, “VSR”, and “IND” districts; and no more than four (4) square feet in area in “SFR” and “RMST” districts. Said *Temporary freestanding sign* may be placed only by, or with permission of, the property owner for the duration of a valid development permit, developed property vacancy, or property offering for rent or sale. See Section 17.8 for *temporary signs* requiring a permit.

Section 2. This ordinance shall become effective immediately upon adoption.

Adopted this 8th day of February, 2022.

Jonathan Williams, Mayor

Stacy Craven, Town Clerk

(M.) Retail store window displays of merchandise.

(N.) *Signs* attached to licensed roadworthy vehicles, provided the vehicles are not parked unattended and in such a manner as to create the effect of additional signage, whether on-premises or off-premises (see Section 17.5, Prohibited Signs).

(O.) *Signs* attached to umbrellas provided no more than 25% of the total surface area of the umbrella is devoted to signage.

(P.) Temporary Freestanding Signs (amended Feb. 8, 2022)

(1.) One (1) Temporary freestanding sign per developed and occupied property street frontage containing no more than four (4) square feet in ~~copy~~ area in “SFR” and “RMST” districts; and no more than ~~16~~ six (6) square feet in ~~copy~~ area in the “MS”, “CIV”, and “MU” districts; and, no more than 32 square feet in the, “AG”, “C-85”, “C-29”, “VSR”, and “IND” Districts. Temporary freestanding signs may be placed on a developed and occupied property for a period not to exceed sixty (60) days prior to, and ten (10) days after, the event being advertised. ~~are limited to duration of not more than six (6) consecutive months in any one calendar year.~~ Temporary freestanding signs may be placed on a property only by, or with the permission of, the property owner. Signs may not be placed in the rights of way of any public roads except as allowed by NCGS 136-32 which allows political signs to be posted in the public right of way for State Highways only for a period of no more than thirty (30) days prior to and ten (10) days after any local, state, or federal election. See Section 17.8 for temporary signs requiring a permit.

(2.) One (1) Temporary freestanding sign per property street frontage may be placed on any property when the property is under active development, and/or being offered for rent or sale, and may remain in place for the duration of the development, vacancy, or sale. Such signs shall be no larger than six (6) square feet in area in “MS”, “CIV”, “MU”, “AG”, “C-85”, “C-29”, “VSR”, and “IND” districts; and no more than four (4) square feet in area in “SFR” and “RMST” districts. Said Temporary freestanding sign may be placed only by, or with permission of, the property owner for the duration of a valid development permit, developed property vacancy, or property offering for rent or sale. See Section 17.8 for temporary signs requiring a permit.

(Q.) Flags of the United States, the State of North Carolina, Rowan County or the Town of Spencer if they do not exceed 50 square feet in area, that they are displayed on flagpoles not exceeding 48 feet in height, that no more than three flags are displayed on a lot of less than one acre in size and not more than five flags are displayed on zone lots of one acre or more in size. Flagpoles may be roof or wall-mounted provided size, height and setback requirements are met.

(R.) Holiday, sports, and good-will decorations with non-promotional message if lights

Spencer Board of Aldermen

Motion to Approve

Text Amendment # TA-22-001 (Temporary Signage)

(Approve Text Amendment Ordinance # 22-004)

“Pursuant to Article 5 of the Spencer Development Ordinance, I move to adopt the proposed Consistency & Reasonableness Statement contained in the agenda materials and to adopt the Text Amendment Ordinance # 22-004 with the adoption and effective dates described in the agenda item.”

**Future Land Use Plan Consistency Statement
& Statement of Reasonableness - CONSISTENT**

February 8, 2022

TEXT AMENDMENT # TA-22-001 (TEMPORARY SIGNAGE)

After considering the polices and other materials included as part of the agenda materials, the *Spencer Board of Aldermen* determines that the proposed Text Amendment is CONSISTENT with the Future Land Use Plan and other adopted plans and should be APPROVED.

The proposed amendment is CONSISTENT with the Future Land Use Plan because:

- The proposed amendment will prevent the placement of excessively large temporary signs, thereby improving the public perception of Spencer and the quality of life (Future Land Use Goal # 2).
- The proposed amendment will prevent the placement of excessively large temporary signs, thereby protecting existing neighborhoods (Future Land Use Goal # 2).

The proposed amendment is REASONABLE and IN THE PUBLIC INTEREST because:

- The proposed amendment will prevent the placement of excessively large temporary signs, which are distracting and therefore hazardous. Prior to the amendment, temporary signs up to thirty-two (32) square feet were permitted in certain districts. By reducing the maximum size of such signs to six (6) square feet, the Town can better ensure the installation of safe and efficient signage that promotes both the business activity and the aesthetic character of the Town.

Spencer Board of Aldermen

Motion to Deny

Text Amendment # TA-22-001 (Temporary Signage)

(Do Not Adopt Text Amendment Ordinance # 22-004)

“Pursuant to Article 5 of the Spencer Development Ordinance, I move to adopt the proposed Consistency & Reasonableness Statement contained in the agenda materials and to DENY Text Amendment # TA-22-001 (Temporary Signage) and NOT ADOPT Text Amendment Ordinance # 22-004.”

**Future Land Use Plan Consistency Statement
& Statement of Reasonableness - INCONSISTENT**

February 8, 2022

TEXT AMENDMENT # TA-22-001 (TEMPORARY SIGNAGE)

After considering the polices and other materials included as part of the agenda materials, the *Spencer Board of Aldermen* determines that the proposed Text Amendment is INCONSISTENT with the Future Land Use Plan and other adopted plans, is NOT reasonable or in the public interest, and should be DENIED.

Spencer Planning Board
Motion to Recommend Approval
(Approve Text Amendment # TA-22-001)

"I move to recommend adoption of the proposed Consistency & Reasonableness Statement dated January 10, 2022, contained in the agenda materials and to recommend approval of Text Amendment # TA-22-001 (Temporary Signage)."

**Future Land Use Plan Consistency Statement
& Statement of Reasonableness - CONSISTENT**

January 10, 2022

TEXT AMENDMENT # TA-22-001

After considering the polices and other materials included as part of the agenda materials, the *Spencer Planning Board* determines that the proposed Text Amendment is CONSISTENT with the Future Land Use Plan and other adopted plans and should be APPROVED.

The proposed amendment is CONSISTENT with the Future Land Use Plan because:

- The proposed amendment will prevent the placement of excessively large temporary signs, thereby improving the public perception of Spencer and the quality of life (Future Land Use Goal # 2).
- The proposed amendment will prevent the placement of excessively large temporary signs, thereby protecting existing neighborhoods (Future Land Use Goal # 2).

The proposed amendment is REASONABLE and IN THE PUBLIC INTEREST because:

- The proposed amendment will prevent the placement of excessively large temporary signs, which are distracting and therefore hazardous. Prior to the amendment, temporary signs up to thirty-two (32) square feet were permitted in certain districts. By reducing the maximum size of such signs to six (6) square feet, the Town can better ensure the installation of safe and efficient signage that promotes both the business activity and the aesthetic character of the Town.



Jimm Mosher, Planning Board, Chair



December 15, 2021

SPENCER PLANNING BOARD - NOTICE OF PUBLIC MEETING

The Planning Board for the Town of Spencer has scheduled a public meeting for **Monday, January 10, 2021, at 7:00 P.M.** The meeting will be held at Spencer Town Hall located at 440 South Salisbury Avenue, Spencer NC 28159. The purpose of this meeting is for the Planning Board to conduct the following business:

1. Introduction of New Members

- Jessica Klaus (3-year term expiring 12/31/2024)
- Tim Witkowski (3-year term expiring 12/31/2024)

2. Text Amendment # TA-22-001 (Initiated by Town of Spencer)

TEXT AMENDMENT:

TA-22-001 (Temporary Signage)

Petitioner: Town of Spencer *Planning, Zoning, & Subdivision Administrator*

PROPOSED AMENDMENT: WHEREAS, Pursuant to Article 5 of the Spencer Development Ordinance (SDO), the Town of Spencer *Planning, Zoning, & Subdivision Administrator* has initiated the process to amend the Spencer Development Ordinance (SDO) – Article 17 (Sign Regulations) – Sub-Section 17.6(P) for the purpose of revising the Town's regulation of exempt temporary signage. Specifically, adoption of TA-22-001 would establish that any exempt temporary sign in Spencer cannot exceed a maximum size of four (4) square feet in residential districts or six (6) square feet in all other zoning districts. Additionally, such exempt temporary signs could only be placed for a period not to exceed sixty (60) days prior to, and including, any federal, state, or local Election Day, except as otherwise provided.

3. Text Amendment # TA-22-002 (Initiated by Town of Spencer)

TEXT AMENDMENT:

TA-22-002 (Decriminalization of Violations)

Petitioner: Town of Spencer *Planning, Zoning, & Subdivision Administrator*

Post Office Box 45 Spencer, NC 28159-0045. Office Telephone: (704)-633-2231.

www.spencernc.gov

PROPOSED AMENDMENT: WHEREAS, Pursuant to Article 5 of the Spencer Development Ordinance (SDO), the Town of Spencer *Planning, Zoning, & Subdivision Administrator* has initiated the process to amend the Spencer Development Ordinance (SDO) to be in compliance with N.C. Session Law 2021-138. Specifically, on September 2, 2021, the Governor and General Assembly of the State of North Carolina set into law S.L. 2021-138, amending G.S. 160D to decriminalize violations except in certain instances. The law effectively removes criminal penalties from numerous provisions of local authority. No ordinance adopted under G.S. 160D, which includes all local planning and development regulation in the State of North Carolina, may impose a criminal penalty. The proposed Text Amendment # TA-22-002 is therefore necessary to bring the Town of Spencer into compliance with state law.

4. Election of Officers

- Election of Chair and Vice-Chair for one (1) year terms.

(See: Planning Board Rules of Procedure: PART II(B.) Elections)

(See: Board of Adjustment Rules of Procedure: PART IV, ELECTION OF OFFICERS)

Concerning Text Amendments: Pursuant to SDO Sec. 5.3-2, the Planning Board will review the proposed Text Amendments and will make a recommendation to the Spencer Town Board of Aldermen regarding whether to approve or deny the proposed amendments. When considering these amendments, the Planning Board will consider both the consistency and reasonableness of the amendments with the adopted Future Land Use Plan and other applicable adopted plans.

Following a recommendation by the Planning Board on the proposed amendments, the actions shall be reported to the Board of Aldermen for legislative hearings and final action according to the process set forth in SDO Sec. 5.3-3. The legislative hearings will be scheduled as provided by the rules of procedure of the Board of Aldermen for called legislative hearings.

If you have any questions about participating in this meeting, or to request staff reports and documents related to the meeting, please contact Kyle Harris, Planning & Zoning Administrator, at (704) 633-2231 ext. 28 or kharris@townofspencer.com.

TOWN OF SPENCER
NOTICE OF LEGISLATIVE HEARINGS
FEB. 3, 2022, 5:30 PM

Pursuant to the provisions of N.C.G.S. §160D-601, §160D-603, and Section 5.3-3 of the Spencer Development Ordinance (SDO), NOTICE IS HEREBY GIVEN that the Board of Aldermen of the Town of Spencer (“Town”) has scheduled legislative hearings to obtain public comment(s) on certain proposed text amendments.

TEXT AMENDMENT # TA-21-001 (TEMPORARY SIGNAGE): Pursuant to SDO Article 5, the Town of Spencer has initiated the process to amend SDO Article 17 (Sign Regulations) – Subsection 17.6(P.) for the purpose of reducing the maximum size of exempt temporary signs to 4 sq. ft. in residential districts and 6 sq. ft. in all other districts and reducing the maximum length of time such signs may be placed.

TEXT AMENDMENT # TA-21-002 (DECRIMINALIZATION OF VIOLATIONS): Pursuant to SDO Article 5, the Town of Spencer has initiated the process to amend the SDO to be in compliance with N.C. Session Laws 2019-111, 2020-25, and 2021-138 which limit municipalities’ authority to criminally enforce planning and development regulations.

Inquiries regarding the proposed amendments including options to submit comments may be directed to the Spencer Planning & Zoning Administrator, P.O. Box 45, Spencer, North Carolina; or by telephone at 704-633-2231 ext. 28; or by email at sblount@spencernc.gov.

This the 12th day of January, 2022

BOARD OF ALDERMEN
SPENCER, NORTH CAROLINA

By: Stacy Craven, Town Clerk

AGENDA ITEM

Council Meeting Date: 2/08/2022

Agenda Item No: TBD	INSERT AGENDA ITEM HERE
Issue under Consideration:	Board to consider adopting an ordinance to amend the Spencer Development Ordinance (SDO) to be in compliance with N.C. Session Laws 2019-111, 2020-25, and 2021-138 which limit municipalities' authority to criminally enforce planning and development regulations.
Current Status:	N/A
Points to Consider:	<i>See Staff Memorandum.</i>
Financial Impact:	N/A
Options:	The Board can Approve / Deny / Table.
Recommendations:	The Planning Board recommends approval.
Department:	PLANNING & DEVELOPMENT SERVICES

ACTION TAKEN BY THE BOARD OF ALDERMEN

Motion Made By:

- ☐ B. Bish
- ☐ S. Hovis
- ☐ S. Miller
- ☐ S. Morgan
- ☐ P. Secreast
- ☐ P. Sledge

Motion Seconded By:

- ☐ B. Bish
- ☐ S. Hovis
- ☐ S. Miller
- ☐ S. Morgan
- ☐ P. Secreast
- ☐ P. Sledge

Results of Voting

For: _____

Against: _____

Passes: _____

Fails: _____



Rowan's Original Gateway.

Date: January 26, 2022

To: Peter Franzese, Town Manager; Mayor & Board of Aldermen

From: Kyle Harris, Planning & Zoning Administrator

Re: **Text Amendment # TA-22-002 (Decriminalization of Violations)**

See attached Exhibits (listed on last page of this Memo)

Note on Pre-Agenda Meeting Legislative Hearing(s) [Legislative Hearing Notice Exhibit 6]

At your pre-agenda meeting on Thursday, February 3, the Board of Aldermen will conduct Legislative Hearings on Text Amendments # TA-22-001 (Temporary Signage) and TA-22-002 (Decriminalization of Violations). Both text amendments were initiated by the *Planning, Zoning, and Subdivision Administrator* and are not expected to generate significant controversy. The Board will conduct two (2) separate hearings to receive public comment(s) on both proposed amendments. As of this date, no public comments have been received by staff. Because this case is not a Zoning Map Amendment, a neighborhood meeting was not required.

The Board will *not* take any Action at the time of the Legislative Hearing. You will be asked to take Action at your regular meeting on February 8 (to *Approve, Deny, or Table* the each proposed text amendment). Staff will provide a summary of both cases ahead of the Legislative Hearing. Staff will be available for questions before and after the hearing.

This Memorandum focuses on Text Amendment # TA-22-002 (Decriminalization of Violations). I begin by presenting a summary of the proposal (Section I). Then, I present the actions the Board can take on February 8 (to *approve, deny, or table* the text amendment) (Section II). Subsequently, I summarize the Planning Board's decision to recommend *Approval* of the text amendment (Section III). I conclude with a staff analysis of the case including an analysis of the consistency of the text amendment with the Future Land Use Plan and its reasonableness considering the public interest (Section IV).

I. Summary of Text Amendment # TA-22-002 (Decriminalization of Violations)

Overview & Purpose:

The Governor and General Assembly of the State of North Carolina set into law Session Law 2021-138 on September 2, 2021, amending G.S. 160D to decriminalize violations except in certain instances. The law effectively removes criminal penalties from numerous provisions of local

authority. Specifically, no ordinance adopted under G.S. 160D, which authorizes all regulation of local planning and development in North Carolina, may impose a criminal penalty.

As a result, amendments to the SDO are necessary in order to be in compliance with the new state law. The proposed amendment was drafted by Richard Flowe (N-Focus, Inc.) and was provided to the Town in accordance with our two-year administrative support commitment.

Impact of Amendment:

Removal of criminal penalties for violations of the SDO. The Town retains authority to enforce the SDO using civil citations, notices of violation, stop work orders, etc. In short, the proposed changes will not impact normal operations within the Town's planning and development process.

BASIS FOR REGULATION:

- Legal compliance with Session Law 2021-138
- For more information, members are encouraged to review the attached article, **Exhibit 7: Legislature Decriminalizes Local Ordinances** by Frayda Bluestein, UNC School of Government, Coates' Canons Blog, NC Local Government Law.

II. Options for Legislative Action

On February 8, the Board will be asked to take Legislative Action on the proposal, meaning you will vote to do one of the following:

1. *Approve* the Text Amendment # TA-22-002 (Decriminalization of Violations)
 - Includes *Adoption* of a Text Amendment Ordinance # 22-005 (**Exhibit 1**)
 - Includes *Adoption* of a Statement of Consistency & Reasonableness (*Consistent*) (**Exhibit 2**)
2. *Deny* the Text Amendment
 - Includes *Adoption* of a Statement of Consistency & Reasonableness (*Inconsistent*) (**Exhibit 3**)
3. *Table* the Text Amendment for further study.

The Board's evaluation of a Text Amendment is purely Legislative (*not quasi-judicial*) in nature, meaning you are free to consider *any* relevant information in your deliberations, and you are free to approve or deny the proposal based on your judgement of the appropriateness of the amendment.

III. Planning Board Recommends *Approval*

On January 10, 2022, the Planning Board met in regular session to review the proposal and to make a recommendation to the Board of Aldermen. After reviewing all public input (none) and all case materials, the Planning Board determined the following: That the proposed Text Amendment # TA-22-002 (Decriminalization of Violations) is CONSISTENT with the Future Land Use Plan, is REASONABLE and IN THE PUBLIC INTEREST, and should be APPROVED.

The Planning Board's decision was based on the board's findings as follows: that the amendment of the SDO to incorporate the requirements of SL 2021-138 affecting G.S. 160D is both consistent with the adopted 2008-2025 Town of Spencer Land Use Plan by continuing to meet the adopted goals of 2008-2025 Town of Spencer Land Use Plan emphasizing management of growth and reasonable because of the Town's need to achieve compliance with Session Laws 2019-111, 2020-25 and 2021-138.

The Planning Board's Statement of Reasonableness & Consistency is attached as Exhibit 4.

The Planning Board Meeting Notice is attached as Exhibit 5.

IV. Staff Analysis | *Evaluative Standards*

The standards that the *Board of Aldermen* can use in evaluating whether to approve or deny the proposed Text Amendment are established in SDO Sec. 5.3-3.

To summarize, the *Board of Aldermen's* consideration of an application for Conditional Zoning is Legislative in nature, meaning that you may consider *any* relevant information in your deliberations. Your decision is Legislative, not Quasi-Judicial, in nature, and therefore the question or whether to approve or deny the rezoning is left to your judgement as an elected representative.

Consistency with Comprehensive Plan's Future Land Use Goals

▪ Future Land Use Goals

1. Improve / Revitalize Downtown Retail / Commercial District
2. Improve the public perception of the Town of Spencer (with special emphasis on quality of life and shopping opportunities)
3. Protect existing neighborhoods
4. Improve the performance and perception of the schools in Spencer
5. Facilitate commerce and industry opportunities within Spencer
6. Facilitate and encourage transportation improvements

The Board of Aldermen should consider whether the proposed Text Amendment # TA-22-002 (Decriminalization of Violations) is consistent with the six (6) adopted goals, listed above.

TOWN OF SPENCER, NORTH CAROLINA

AN ORDINANCE TO AMEND THE “SPENCER DEVELOPMENT ORDINANCE” TO BE IN COMPLIANCE WITH N.C. SESSION LAWS 2019-111, 2020-25, AND 2021-138 LIMITING MUNICIPALITIES’ AUTHORITY TO CRIMINALLY ENFORCE PLANNING AND DEVELOPMENT REGULATIONS

ORDINANCE 22-005

WHEREAS, on July 1, 2021, the Spencer Development Ordinance (“SDO”) came into effect; and

WHEREAS, the Governor and General Assembly of the State of North Carolina set into law Session Law 2021-138 on the 2nd day of September 2021 amending G.S. 160D to decriminalize violations except in certain instances; and

WHEREAS, pursuant to SDO Article 5, the Town of Spencer *Planning, Zoning, & Subdivision Administrator* initiated the process to amend the SDO to achieve compliance with Session Laws 2019-111, 2020-25, and 2021-138; and

WHEREAS, pursuant to SDO Sec. 5.1, the Spencer Board of Aldermen may amend, supplement, modify, or repeal any provision of the SDO according to the procedure established by N.C.G.S. 160D-601 through N.C.G.S. 160D-605; and

WHEREAS, pursuant to SDO Sec. 5.3-2, on January 10, 2022, the Spencer Planning Board held a duly noticed public meeting to review the proposed amendment and voted to recommend *approval* of Text Amendment # TA-22-002 (Decriminalization of Violations). Concurrently, the Planning Board adopted a Statement of Consistency & Reasonableness determining that the proposed amendment is *consistent* with the Future Land Use Plan and other adopted plans, and is *reasonable and in the public interest*, and should be approved; and

WHEREAS, pursuant to SDO Sec. 5.3-3(A), on February 3, 2022, the Spencer Board of Aldermen held a duly noticed Legislative Hearing to obtain additional public comment(s) on the proposed amendment; and

WHEREAS, pursuant to SDO Sec. 5.3-3(D)-(E), the Spencer Board of Aldermen has reviewed all pertinent information and approves the following Statement of Consistency & Reasonableness: that the proposed amendment is *consistent* with the Future Land Use Plan; is *consistent* with the Future Land Use Map; is *reasonable and in the public interest*; and should be *approved*, because:

- The amendment of the SDO to incorporate the requirements of SL 2021-138 affecting G.S. 160D is both consistent with the adopted *2008-2025 Town of Spencer Land Use Plan* by continuing to meet the adopted goals of *2008-2025 Town of Spencer Land Use Plan* emphasizing management of growth and reasonable because of the Town’s need to achieve compliance with Session Laws 2019-111, 2020-25 and 2021-138.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Spencer, North Carolina, that:

Section 1. SDO Articles 5 is hereby amended to add the following language to the end of Section 5.2:

“The following changes to this Ordinance are authorized and may be carried out by either the *Town Clerk* or the *Planning, Zoning, & Subdivision Administrator* or their designee, without processing a formal amendment:

1. Corrections to the Official Zoning Map to reflect updated information on property boundaries, street alignments, natural stream alignments, etc. shall not be considered amendments;
2. Edits to the text of this Ordinance and/or the Official Zoning Map to update a table of amendments, add information to the legend of the Official Zoning Map, correct typographical errors, add and/or correct geographical information, and/or insert notations representing amended text in an article, section, subsection, or provision; and
3. Deletions of provisions stricken down by either a legislative action of the North Carolina legislature or a court of competent jurisdiction.”

Section 2. SDO Article 16 is hereby amended to delete the following language from Section 16.1-7, said language being the second sentence of the enumerated paragraph:

“In addition to being subject to the provisions for enforcement in Article 23 of the Ordinance, any person who, being the owner or agent of the owner of any land located within the Town’s jurisdiction, subdivides their land in violation of the ordinance or transfers or sells land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under such ordinance and recorded in the office of the appropriate register of deeds, shall also be deemed guilty of a Class 1 misdemeanor.”

Section 3. SDO Article 18 is hereby amended to rewrite Section 18.3(H) to read as follows:

“Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a violation of this Ordinance. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Town of Spencer from taking such other lawful action as is necessary to prevent or remedy any violation.”

Section 4. SDO Article 18 is hereby amended to rewrite Section 18.4(C)(15) to read as follows:

“Issue stop-work orders as required. Whenever a building or part thereof is being

constructed, reconstructed, altered, or repaired in violation of this Ordinance, the Floodplain Administrator may order the work to be immediately stopped. The stop-work order shall be in writing and directed to the person doing or in charge of the work. The stop-work order shall state the specific work to be stopped, the specific reason(s) for the stoppage, and the condition(s) under which the work may be resumed. Violation of a stop-work order constitutes a violation of this Ordinance.”

Section 5. SDO Article 18 is hereby amended to rewrite Section 18.4(D)(5) to read as follows:

“Failure to Comply with Order: If the owner of a building or property fails to comply with an order to take corrective action for which no appeal has been made or fails to comply with an order of the governing body following an appeal, the owner shall be guilty of a violation of this Ordinance.”

Section 6. SDO Article 23 is hereby amended to rewrite Section 23.6-5 to read as follows:

“Stop Work Orders. Whenever a building, sign, or structure, or part thereof is being constructed, reconstructed, altered, or repaired in violation of this Ordinance, the Planning, Zoning & Subdivision Administrator may order the work to be immediately stopped. The stop work order shall be in writing and directed to the owner, occupant, or person doing the work. The stop work order shall state the specific work to be stopped, the specific reasons for the stoppage, and the conditions under which the work may be resumed. Such action shall be in accordance with G.S.160D-404(b). Violation of a stop work order regarding any building deemed unsafe shall constitute a Class 1 misdemeanor.”

Section 7. SDO Article 23 is hereby amended to rewrite Section 23.7-6 to read as follows:

“Nonpayment. If payment is not received or equitable settlement reached within thirty (30) days after demand for payment is made, the matter shall be referred to legal counsel for institution of a civil action in the appropriate division of the General Courts of Justice for recovery of the civil penalty, reasonable attorney fees and court costs. Provided, however, if the civil penalty is not paid within the time prescribed, the Planning, Zoning & Subdivision Administrator may have a lien for all cost incurred placed upon the property that is the subject of the violation.

Section 8. This ordinance shall become effective immediately upon adoption.

Adopted this 8th day of February, 2022.

Jonathan Williams, Mayor

Stacy Craven, Town Clerk

Spencer Board of Aldermen

Motion to Approve

Text Amendment # TA-22-002 (Decriminalization of Violations)

(Approve Text Amendment Ordinance # 22-005)

“Pursuant to Article 5 of the Spencer Development Ordinance, I move to adopt the proposed Consistency & Reasonableness Statement contained in the agenda materials and to adopt the Text Amendment Ordinance # 22-005 with the adoption and effective dates described in the agenda item.”

**Future Land Use Plan Consistency Statement
& Statement of Reasonableness - CONSISTENT**

February 8, 2022

TEXT AMENDMENT # TA-22-002 (DECRIMINALIZATION OF VIOLATIONS)

After considering the policies and other materials included as part of the agenda materials, the *Spencer Board of Aldermen* determines that the proposed Text Amendment is CONSISTENT with the Future Land Use Plan and other adopted plans and should be APPROVED.

The proposed amendment is CONSISTENT with the Future Land Use Plan because and is REASONABLE and IN THE PUBLIC INTEREST because:

- The amendment of the SDO to incorporate the requirements of SL 2021-138 affecting G.S. 160D is both consistent with the adopted 2008-2025 Town of Spencer Land Use Plan by continuing to meet the adopted goals of 2008-2025 Town of Spencer Land Use Plan emphasizing management of growth and reasonable because of the Town’s need to achieve compliance with Session Laws 2019-111, 2020-25 and 2021-138.

Spencer Board of Aldermen

Motion to Deny

Text Amendment # TA-22-002 (Decriminalization of Violations)

(Do Not Adopt Text Amendment Ordinance # 22-005)

“Pursuant to Article 5 of the Spencer Development Ordinance, I move to adopt the proposed Consistency & Reasonableness Statement contained in the agenda materials and to DENY Text Amendment # TA-22-002 (Decriminalization of Violations) and NOT ADOPT Text Amendment Ordinance # 22-005.”

**Future Land Use Plan Consistency Statement
& Statement of Reasonableness - INCONSISTENT**

February 8, 2022

TEXT AMENDMENT # TA-22-002 (DECRIMINALIZATION OF VIOLATIONS)

After considering the policies and other materials included as part of the agenda materials, the *Spencer Board of Aldermen* determines that the proposed Text Amendment is INCONSISTENT with the Future Land Use Plan and other adopted plans, is NOT reasonable or in the public interest, and should be DENIED.

Staff Note: Rejections of Text Amendment TA-22-002 is not recommended. The Town of Spencer must be in compliance with SL 2021-138 and related laws. Staff is available to answer any questions or concerns members may have about the change(s).

Spencer Planning Board

Motion to Recommend Approval

(Approve Text Amendment # TA-22-002)

"I move to recommend adoption of the proposed Consistency & Reasonableness Statement dated January 10, 2022, contained in the agenda materials and to recommend approval of Text Amendment # TA-22-002 (Decriminalization of Violations)."

**Future Land Use Plan Consistency Statement
& Statement of Reasonableness - CONSISTENT**

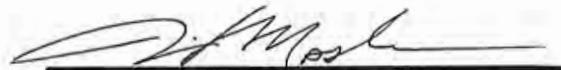
January 10, 2022

TEXT AMENDMENT # TA-22-002

After considering the policies and other materials included as part of the agenda materials, the *Spencer Planning Board* determines that the proposed Text Amendment is CONSISTENT with the Future Land Use Plan and other adopted plans and should be APPROVED.

The proposed amendment is CONSISTENT with the Future Land Use Plan and is REASONABLE and IN THE PUBLIC INTEREST because:

- The amendment of the SDO to incorporate the requirements of SL 2021-138 affecting G.S. 160D is both consistent with the adopted 2008-2025 Town of Spencer Land Use Plan by continuing to meet the adopted goals of 2008-2025 Town of Spencer Land Use Plan emphasizing management of growth and reasonable because of the Town's need to achieve compliance with Session Laws 2019-111, 2020-25 and 2021-138.



Jimm Mosher, Planning Board, Chair



December 15, 2021

SPENCER PLANNING BOARD - NOTICE OF PUBLIC MEETING

The Planning Board for the Town of Spencer has scheduled a public meeting for **Monday, January 10, 2021, at 7:00 P.M.** The meeting will be held at Spencer Town Hall located at 440 South Salisbury Avenue, Spencer NC 28159. The purpose of this meeting is for the Planning Board to conduct the following business:

1. Introduction of New Members

- Jessica Klaus (3-year term expiring 12/31/2024)
- Tim Witkowski (3-year term expiring 12/31/2024)

2. Text Amendment # TA-22-001 (Initiated by Town of Spencer)

TEXT AMENDMENT:

TA-22-001 (Temporary Signage)

Petitioner: Town of Spencer *Planning, Zoning, & Subdivision Administrator*

PROPOSED AMENDMENT: WHEREAS, Pursuant to Article 5 of the Spencer Development Ordinance (SDO), the Town of Spencer *Planning, Zoning, & Subdivision Administrator* has initiated the process to amend the Spencer Development Ordinance (SDO) – Article 17 (Sign Regulations) – Sub-Section 17.6(P) for the purpose of revising the Town's regulation of exempt temporary signage. Specifically, adoption of TA-22-001 would establish that any exempt temporary sign in Spencer cannot exceed a maximum size of four (4) square feet in residential districts or six (6) square feet in all other zoning districts. Additionally, such exempt temporary signs could only be placed for a period not to exceed sixty (60) days prior to, and including, any federal, state, or local Election Day, except as otherwise provided.

3. Text Amendment # TA-22-002 (Initiated by Town of Spencer)

TEXT AMENDMENT:

TA-22-002 (Decriminalization of Violations)

Petitioner: Town of Spencer *Planning, Zoning, & Subdivision Administrator*

Post Office Box 45 Spencer, NC 28159-0045. Office Telephone: (704)-633-2231.

www.spencernc.gov

PROPOSED AMENDMENT: WHEREAS, Pursuant to Article 5 of the Spencer Development Ordinance (SDO), the Town of Spencer *Planning, Zoning, & Subdivision Administrator* has initiated the process to amend the Spencer Development Ordinance (SDO) to be in compliance with N.C. Session Law 2021-138. Specifically, on September 2, 2021, the Governor and General Assembly of the State of North Carolina set into law S.L. 2021-138, amending G.S. 160D to decriminalize violations except in certain instances. The law effectively removes criminal penalties from numerous provisions of local authority. No ordinance adopted under G.S. 160D, which includes all local planning and development regulation in the State of North Carolina, may impose a criminal penalty. The proposed Text Amendment # TA-22-002 is therefore necessary to bring the Town of Spencer into compliance with state law.

4. Election of Officers

- Election of Chair and Vice-Chair for one (1) year terms.

(See: Planning Board Rules of Procedure: PART II(B.) Elections)

(See: Board of Adjustment Rules of Procedure: PART IV, ELECTION OF OFFICERS)

Concerning Text Amendments: Pursuant to SDO Sec. 5.3-2, the Planning Board will review the proposed Text Amendments and will make a recommendation to the Spencer Town Board of Aldermen regarding whether to approve or deny the proposed amendments. When considering these amendments, the Planning Board will consider both the consistency and reasonableness of the amendments with the adopted Future Land Use Plan and other applicable adopted plans.

Following a recommendation by the Planning Board on the proposed amendments, the actions shall be reported to the Board of Aldermen for legislative hearings and final action according to the process set forth in SDO Sec. 5.3-3. The legislative hearings will be scheduled as provided by the rules of procedure of the Board of Aldermen for called legislative hearings.

If you have any questions about participating in this meeting, or to request staff reports and documents related to the meeting, please contact Kyle Harris, Planning & Zoning Administrator, at (704) 633-2231 ext. 28 or kharris@townofspencer.com.

TOWN OF SPENCER
NOTICE OF LEGISLATIVE HEARINGS
FEB. 3, 2022, 5:30 PM

Pursuant to the provisions of N.C.G.S. §160D-601, §160D-603, and Section 5.3-3 of the Spencer Development Ordinance (SDO), NOTICE IS HEREBY GIVEN that the Board of Aldermen of the Town of Spencer (“Town”) has scheduled legislative hearings to obtain public comment(s) on certain proposed text amendments.

TEXT AMENDMENT # TA-21-001 (TEMPORARY SIGNAGE): Pursuant to SDO Article 5, the Town of Spencer has initiated the process to amend SDO Article 17 (Sign Regulations) – Subsection 17.6(P.) for the purpose of reducing the maximum size of exempt temporary signs to 4 sq. ft. in residential districts and 6 sq. ft. in all other districts and reducing the maximum length of time such signs may be placed.

TEXT AMENDMENT # TA-21-002 (DECRIMINALIZATION OF VIOLATIONS): Pursuant to SDO Article 5, the Town of Spencer has initiated the process to amend the SDO to be in compliance with N.C. Session Laws 2019-111, 2020-25, and 2021-138 which limit municipalities’ authority to criminally enforce planning and development regulations.

Inquiries regarding the proposed amendments including options to submit comments may be directed to the Spencer Planning & Zoning Administrator, P.O. Box 45, Spencer, North Carolina; or by telephone at 704-633-2231 ext. 28; or by email at sblount@spencernc.gov.

This the 12th day of January, 2022

BOARD OF ALDERMEN
SPENCER, NORTH CAROLINA

By: Stacy Craven, Town Clerk



Coates' Canons Blog: Legislature Decriminalizes Local Ordinances

By Frayda Bluestein

Article: <https://canons.sog.unc.edu/legislature-decriminalizes-local-ordinances/>

This entry was posted on October 07, 2021 and is filed under Board Member Powers & Authority, Enforcement, Legislative Decisions, Ordinances & Police Powers, Police Power Regulations

For some time, under North Carolina law, violations of city and county ordinances have been treated as misdemeanors or infractions unless the ordinance explicitly said that they were not. Starting in 2018, the General Assembly embarked on a project to decriminalize local government ordinances. Some of you may remember the call for a list of your ordinances that were criminally enforceable to be sent to two joint legislative committees. This was no small feat, as described here and here. The law at the time (GS 153A-123, counties; 160A-175, cities) held that unless the city or county provided otherwise, a violation of an ordinance was a misdemeanor or infraction as provided by G.S. 14-4. So, by default, if city or county didn't take action otherwise, ordinances were enforced criminally. The result for some units, is that the majority of ordinances were criminally enforced. This year the legislature removed the default criminal penalty, and modified local governments' authority to enforce ordinances criminally. This blog post summarizes the changes. These provisions become effective on December 1, 2021.

The changes were part of an omnibus law focusing on law enforcement and policing issues. This part is at [Part XIII] of the law.

The first part of the provision is a rewrite of the authority under GS 153A-123 and 160A- 175 regarding ordinance enforcement. These parallel sections now read:

*Except for the types of ordinances listed in subsection (b1) of this section, violation of a [county/city] ordinance may be a misdemeanor or infraction as provided by G.S. 14-4**only if the [county/city] specifies such in the ordinance.** An ordinance may provide by express statement that the maximum fine, term of imprisonment, or infraction penalty to be imposed for a violation is some amount of money or number of days less than the maximum imposed by G.S. 14-4. Notwithstanding G.S. 153A-45, no ordinance specifying a criminal penalty may be enacted at the meeting in which it is first introduced.*

The law also adds a new subsection (b1) to the statutes, which lists types of ordinances that local governments are prohibited to enforce criminally. These lists are set out at the bottom this blog.

To implement these changes, cities and counties will have to review each ordinance and make any changes, specifically those that they want to continue as enforced criminally, and to comply with the prohibitions listed under (b1). These changes must be specified and modified in each ordinance, and these amendments must be done by ordinance. See this blog post for more about amending ordinances.

Finally, the legislature revised GS 14-4, by adding a new subsection (c) provision as set out below.

"§ 14-4. Violation of local ordinances misdemeanor.

(a) Except as provided in subsection (b) or (c) of this section, if any person shall violate an ordinance of a county, city, town, or metropolitan sewerage district created under Article 5 of Chapter 162A, he shall be guilty of a Class 3 misdemeanor and shall be fined not more than five hundred dollars (\$500.00). No fine shall exceed fifty dollars (\$50.00) unless the ordinance expressly states that the maximum fine is greater than fifty dollars (\$50.00).

(b) If any person shall violate an ordinance of a county, city, or town regulating the operation or parking of vehicles, he shall be responsible for an infraction and shall be required to pay a penalty of not more than fifty dollars (\$50.00).



(c) A person may not be found responsible or guilty of a local ordinance violation punishable pursuant to subsection (a) of this section if, when tried for that violation, the person produces proof of compliance with the local ordinance through any of the following:

- (1) No new alleged violations of the local ordinance within 30 days from the date of the initial alleged violation.*
- (2) The person provides proof of a good-faith effort to seek assistance to address any underlying factors related to unemployment, homelessness, mental health, or substance abuse that might relate to the person's ability to comply with the local ordinance.*

Here are the Lists of ordinances that may not be enforced criminally

For Counties:

153A-12 (b1): No ordinance of the following types may impose a criminal penalty:

- (1) Any ordinance adopted under Article 18 of this Chapter, Planning and Regulation of Development or, its successor, Chapter 160D of the General Statutes, except for those ordinances related to unsafe buildings;
- (2) Any ordinance adopted pursuant to G.S. 153A-134, Regulating and licensing businesses, trades, etc.;
- (3) Any ordinance adopted pursuant to G.S. 153A-138, Registration of mobile homes, house trailers, etc.;
- (4) Any ordinance adopted pursuant to G.S.153A-140.1, Stream-clearing programs
- (5) Any ordinance adopted pursuant to G.S. 153A-143, Regulation of outdoor advertising or, its successor, G.S. 160D-912, Outdoor advertising;
- (6) Any ordinance adopted pursuant to G.S. 153A-144, Limitations on regulating solar collectors or, its successor, G.S. 160D-914, Solar collectors;
- (7) Any ordinance adopted pursuant to G.S. 153A-145, Limitations on regulating cisterns and rain barrels;
- (8) Any ordinance regulating trees.

For Cities:

GS 160A-175(b1): No ordinance of the following types may impose a criminal penalty:(

- 1) Any ordinance adopted under Article 19 of this Chapter, Planning and Regulation of Development, or its successor, Chapter 160D of the General Statutes, except for those ordinances related to unsafe buildings;
- (2) Any ordinance adopted pursuant to G.S.160A-193.1, Stream-clearing programs;
- (3) Any ordinance adopted pursuant to G.S. 160A-194, Regulating and licensing businesses, trades, etc;
- 4) Any ordinance adopted pursuant to G.S. 160A-199, Regulation of outdoor advertising or, its successor, G.S. 160D-912, Outdoor advertising;
- (5) Any ordinance adopted pursuant to G.S. 160A-201, Limitations on regulating solar collectors or, its successor, G.S. 160D-914, Solar collectors;



-
- (6) Any ordinance adopted pursuant to G.S. 160A-202, Limitations on regulating cisterns and rain barrels;
 - (7) Any ordinance adopted pursuant to G.S. 160A-304, Regulation of taxis;
 - (8) Any ordinance adopted pursuant to G.S. 160A-306, Building setback lines;
 - (9) Any ordinance adopted pursuant to G.S. 160A-307, Curb cut regulations
 - (10) Any ordinance regulating trees.

Links

- www.ncleg.net/EnactedLegislation/Statutes/HTML/BySection/Chapter_14/GS_14-4.html
- www.ncleg.gov/Sessions/2021/Bills/Senate/PDF/S300v8.pdf

704-633-2231
townofspencer.com



Post Office Box 45
Spencer, NC 28159-0045

AGENDA ITEM

Board Meeting Date: 02/08/2022
Pre-Agenda Meeting Date: 02/03/2022

Issue under Consideration:	Mayor and Board of Aldermen to consider accepting a \$50,000 grant from the Carolina Thread Trail for the Yadkin River Trailhead Project and authorizing Town Staff to enter in to an agreement for use of the grant funds.
Current Status:	Town Staff has been advised by the Carolina Thread Trail that the Town has been awarded a \$50,000 grant.
Points to Consider:	The grant funds will be used to off-set construction costs for the trailhead project.
Financial Impact:	No local match is required. Estimated construction cost is approximately \$560,000.
Options:	Acceptance of the grant and permission to enter the contract is being sought by Town Staff in concurrence with the approval of the Mayor and Board of Aldermen.
Recommendations:	Staff recommends that the Mayor and Board of Aldermen approve the acceptance of the grant funds and authorize the Town Staff to enter in to a contractual agreement with the Carolina Thread Trail and / or the Catawba Lands Conservancy.
Department:	Special Projects Planning / Administration

704-633-2231
townofspencer.com



Post Office Box 45
Spencer, NC 28159-0045

AGENDA ITEM

Board Meeting Date: 2/7/2022

Issue under Consideration:	Yadkin River Trail Head Project Budget Ordinance Amendment
Current Status:	Town is still seeking funds to complete the entire project.
Points to Consider:	The Town has received a \$50,000 grant from Carolina Tread Trail to assist with the funding of the Project.
Financial Impact:	The grant gets the Town closer to having the funds needed for the Project..
Options:	Accept or decline by vote of the Board of Aldermen
Recommendations:	Motion to approve Yadkin River Trail Head Project Budget Ordinance Amendment 22-002.
Department:	Town Hall

YADKIN RIVER TRAIL HEAD PROJECT BUDGET ORDINANCE
FOR THE TOWN OF SPENCER,
NORTH CAROLINA
PROJECT BUDGET ORDINANCE AMENDMENT 22-002
February 8, 2022

BE IT ORDAINED by the Governing Board of the Town of Spencer, North Carolina, the following amended anticipated revenues and expenditures from a grant from Carolina Tread Trail are hereby appropriated and approved for the Yadkin River Trail Head Project amending Ordinance 20-012 and

BE IT FURTHER ORDAINED that Budget Ordinance 21-013 and Budget Ordinance 21-018 are designated as Project Budget Ordinance Amendments for the Yadkin River Trail and not amendments to the Annual Budget Ordinance.

Section 1. To appropriate revenues and expenditures appropriations as follows:

Revenues

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
90-3985-240	Yadkin River Trail Head Grants	\$270,659	\$320,659	\$50,000

Expenditures

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
90-4910-580	Capital Outlay - Infrastructure	\$377,367	\$427,367	\$50,000

Section 2. Copies of this project budget amendment shall be furnished to the Clerk to the Governing Board, and to the Town Manager and the Finance Manager for record-keeping.

Adopted this 8th day of February 2022.

Stacy Craven, Town Clerk

Jonathan Williams, Mayor

704-633-2231
townofspencer.com



Post Office Box 45
Spencer, NC 28159-0045

AGENDA ITEM

Board Meeting Date: 2/7/2022

Issue under Consideration:	Park Plaza Project Budget Ordinance Amendment
Current Status:	Completing the final steps to close out the Project with the USDA and pay off the Interim Financing Loan..
Points to Consider:	The Town needs to update the Project Budget to reflect the receipt of the USDA Loan and payment of Truist Interim Financing Loan. The budget needs to have appropriations available to cover the cost of the Truist Interim Financing Loan.
Financial Impact:	The Town will receive a USDA loan of \$2,826,202 that will be used to pay off the Truist Interim Financing Loan of \$2,826,202.
Options:	Accept or decline by vote of the Board of Aldermen
Recommendations:	Motion to approve Park Plaza Project Budget Ordinance Amendment 22-003.
Department:	Town Hall

PARK PLAZA PROJECT BUDGET ORDINANCE FOR THE TOWN OF SPENCER,
NORTH CAROLINA
PROJECT BUDGET ORDINANCE AMENDMENT 22-003
February 8, 2022

BE IT ORDAINED by the Governing Board of the Town of Spencer, North Carolina, the following amended anticipated revenues and departmental expenditures are hereby appropriated and approved for the payment of debt and new USDA loan for Park Plaza Municipal Complex amending Project Ordinance 20-018:

Section 1. To appropriate revenues and expenditures appropriations as follows:

Revenues

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
80-3984-001	USDA Loan	\$0	\$2,826,202	\$2,826,202

Expenditures

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
80-4200-710	Principal Payment	\$0	\$2,826,202	\$2,826,202

Section 2. Copies of this project budget amendment shall be furnished to the Clerk to the Governing Board, and to the Town Manager and the Finance Manager for record-keeping.

Adopted this 8th day of February 2022.

Stacy Craven, Town Clerk

Jonathan Williams, Mayor



Monthly Activity Report

Planning, Zoning & Subdivision Administrator

January 2022

	<u>Location</u>	<u>Activity</u>	<u>Action</u>
1.5.22	Office	Started transition of duties and orientation	
1.6.22	Charles St	Questions on drainage pipe size for driveway	resolved
1.7.22	Office	Began review of SB300 on Code of Ordinances	
1.10.22	Office	Planning Board Meeting	attended
1.11.22	Hinkle Lane	Review site plan for building addition at Innospec	approved
1.11.22	Office	Contact NCDOT about Salisbury Ave restriping project to determine timeline	
1.12.22	Office	Met with Town Hall Park steering comm	attended
1.14.22	Office	Completed state annexation report	submitted
1.18.22	6th and Hudson	Subdivision questions	answered
1.18.22	Office	Met with Spencer Woods contingent	answered questions
1.19.22	Office	IND zoning concerns	drafted policy memo
1.19.22	Office	Met with Planning Board Chair & VC to discuss proper procedures	provided training
1.20.22	Office	reviewed proposed sign ord text amendment	offered input
1.21.22	Office	Concerns with SFR-2 zoning classification	Drafted policy memo
1.21.22	Hawkinstown Rd	zoning and subdivision questions	answered
1.24.22	505 N Yadkin	zoning permit for bathroom addition	issued
1.24.22	4th & Jordan	subdivision questions	answered
1.24.22	Office	Board meeting schedule issue	drafted policy memo

1.24.22	Office	Setting public hearing authority issue	drafted policy memo
1.24.22	Office	Public input session parks & rec master plan	attended
1.25.22	Office	HPC questions concerning glockenspiel approval process	provided answers
1.25.22	036 020	allowable uses questions	answered
1.27.22	Hollywood	church request for outdoor video sign	responded
1.27.22	Hollywood	request to rezone for warehouses	responded
1.27.22	Salisbury Ave	discussed restriping project with staff	email to consultant
1.27.22	N Rowan St	possible subdivision	responded
1.27.22	Office	sign permit application form	drafted form
1.27.22	Elizabeth Ave	Subdivision questions	responded
1.27.22	Office	New water sewer extension policy	drafted policy memo
1.27.22	S Salisbury Ave	sign enquiry	sent application
1.27.22	Hinkle Lane	zoning permit for building addition	issued permit
1.27.22	N Yadkin Ave	Subdivision questions	answered questions



Historic Preservation, Community Appearance, & Planning Support

Governing Board Report - February 2022

Kyle Harris

Revisions to Salisbury CDC Contract Services:

- With Steve Blount joining the Town as the new Planning & Zoning Administrator, my role with the Town will be narrowed moving forward. My focus areas will narrow to supporting the Historic Preservation Commission (HPC) and the Community Appearance Commission (CAC), with very limited planning/zoning support as time allows. My hours with the Town will reduce to 8-12 hours per week. It has been my privilege to serve as your Planning & Zoning Administrator for the past year, and I look forward to this new phase in my service to Spencer.

Historic Preservation Commission (HPC)

- At its regular meeting in January, the HPC conducted its annual election for the position of Chair and Vice-Chair. Jacquelyn Jensen has been serving as Chair since 2016, and decided not to pursue another term. The HPC voted to elect Leslie Ann Talbott as Chair and Joshua James as Vice-Chair. I look forward to conducting additional training for the new officers and the entire Commission moving into the new year.
- In other New Business, the HPC:
 - Approved a Certificate of Appropriateness (COA-21-034 - Roseman Real Estate & Construction LLC) for the construction of a new single-family residential dwelling at 608 South Carolina Avenue. (For reference, the subject property is the lot the Town sold through the upset bid sale process last year.) The home will be a 3 bedroom / 2 bath / 1,158 SF / 28' width / 50' depth. Home to feature black architectural shingle roof; vinyl exterior siding; board and batten siding in front gable and dormer above front porch; vinyl single-hung clear glass windows; front porch columns on brick pedestals, columns to be white in tapered craftsman style. Home to be sage green.

- Tabled a decision on COA-21-035 (Beth Nance, RBC Holdings NC LLC). Mrs. Nance is proposing to construct a glockenspiel (musical clock/bell tower) at 440 South Salisbury Avenue (relocated NC Museum of Dolls, Toys, & Miniatures). For complete details on the case, the Board of Aldermen is invited to review my HPC staff report which includes a definition of “glockenspiel”; a preliminary concept drawing of Mrs. Nance’s glockenspiel; detailed staff commentary; a summary of the Town’s regulation of sound and noise; and other important details.
- Please note that the Town Attorney, Jay Dees, and the Planning & Zoning Administrator, Steve Blount, are aware of the glockenspiel proposal and are providing support to help ensure the proposal is appropriately reviewed.
 - Link to HPC Staff Report on Google Drive:
<https://drive.google.com/drive/folders/1NPTniTARMvw48cGR4QWzAs32IQ9mdlzs?usp=sharing>.
 - Hard copy available upon request to Kyle Harris, Planner,
kharris@spencernc.gov.

Community Appearance Commission (CAC):

- As of the time of writing this report, the CAC will meet next Monday, January 31st. (The HPC and CAC meetings this month were delayed one week each due to MLK Day.) The CAC will consider the following items of New Business & Old Business:
 - Landscape of the Month Awards.
 - Planter Boxes (4th, 5th & 6th Streets) – Current Tree Issues
 - Remove/Replace or Leave Existing
 - If Remove/Replace, Replacement Tree Request
 - Salisbury Avenue/Jefferson Street Town Entrance
 - Upcoming Events/News
 - Propose Project Plan and Budget for Town Staff to Submit
 - Mission Statement
 - Election of Officers (Chair & Vice-Chair)
 - Community Garden Update (Amy Ray/Skye Allan)
 - Site Activity
 - Continuation Efforts (Non-Profit Discussion)
 - Duke Energy Foundation Grant Update (Staff)

Focus Group Meetings - Spencer Parks & Rec Master Plan / Park Design Project

- Joe Morris, the Town’s Special Projects Planner, has been hard at work spearheading the Town’s parks and rec planning efforts. The Town has contracted with the planning/engineering firm Benesch to assist us with the parks/rec planning process. Part of

this process will include opportunities for the Town's boards and commissions, citizens, staff, and other stakeholders to provide input on a vision for Spencer's outdoors future.

- The HPC conducted a focus group meeting on Monday, January 24, at 6:00 P.M. and provided input on their principles and priorities for future parks planning in Spencer and, specifically, on the future Downtown Park.
- The CAC will conduct a focus group meeting on Monday, January 31, at 6:00 P.M. and will conduct the same exercise.
- The Planning Board was invited to attend a focus group meeting on Monday, January 24, drop-in anytime from 3-5 PM, OR Monday, January 31, drop-in anytime from 3-5 PM.

Below, please find a summary of the HPC's feedback at their focus group session with Benesch re: future Town Hall Park.

Overall, the HPC supported the following elements for the park:

- Green/open space should take precedence over any playground/active equipment (don't make the park too "busy" or "cluttered")
- Ample benches/seating should be provided for all visitors, especially the elderly and handicapped (Kathryn Sweeney said visitors should be able to "sit down for a while")
- HPC prefers a "timeless" or "neutral" design for the park that is not too modern. However, the HPC did support the concept of having a "contextually harmonious" park that "marries" the modern (epitomized by new Town Hall) with the historical (epitomized by the historic commercial buildings on 5th Street and the Transportation Museum).
- The HPC gravitated toward supporting a design that reflects a (vintage) 'modern industrial' approach. Metal, riveted metal, curved iron, rough timber (railroad tie design motif), were discussed as homages to the Spencer Shops. The HPC supported using Spencer Shops as a main design inspiration while also incorporating some other timeless design elements that can blend with the new modern Town Hall. Balance of modern and historic.

Respectfully submitted,

Kyle Harris
Planner



Code Enforcement Office

MH - Minimum Housing / OL - Overgrown Lot / HD - Historic District/ JV - Junk Vehicle / JP - Junk Pile / AWG - Abandoned White Goods / AC - Animal Control / IP - Illegal Parking /AB - Abandoned Building / ZV - Zoning Violation / CM - Commercial Maintenance/ Open Red - Open Active Case / Abated Green - Case Closed & Cleared / Unfounded Blue - No Violation Found,

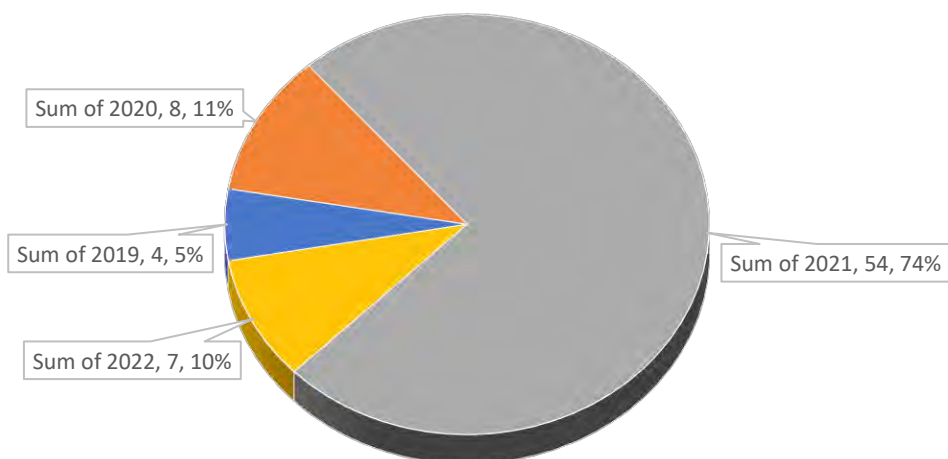
Monthly Report

January 2022 Highlights

- January 2022: 7 total Cases, 7 Open,
- Liens Filed: 1
- Minimum Housing Inspection: 1
- Notice of Violations: 11
- Case Reconciliation on going

73 Total Open Cases by Calendar Year

■ Sum of 2019 ■ Sum of 2020 ■ Sum of 2021 ■ Sum of 2022





Code Enforcement Office

2022 Open Cases

Case Number	Address	Violation	Status
202200001	414 S Carolina Ave	JP - Junk Pile	Open
202200002	414 S Carolina Ave	MH - Minimum Housing 160.53	Open
202200003	200 S Rowan Ave	MH - Minimum Housing 160.53	Open
202200005	701 5th St	MH - Minimum Housing 160.53	Open
202200006	412 S. Yadkin Ave	MH - Minimum Housing 160.53	Open
202200007	109 6th St	JP - Junk Pile	Open
202200008	615 N. Salisbury Ave	CM - Commercial Maintenance	Open

2021 Open Cases

Case Number	Address	Violation	Status
12	902 N. Salisbury Ave	MH - Minimum Housing 160.52	Open
13	1106 N. Salisbury Ave	MH - Minimum Housing 160.53	Open
16	411 5th St	MH - Minimum Housing 160.53	Open
20	601 5th St	MH - Minimum Housing 160.53	Open
202102013	127 5th St	CM - Commercial Maintenance	Open
202103006	605 5th St	MH - Minimum Housing 160.53	Open
202103007	500 7th St	MH - Minimum Housing 160.53	Open
202103013	511 3rd St	MH - Minimum Housing 160.52	Open
202103014	509 3rd St	MH - Minimum Housing 160.53	Open
202103026	1411 S Salisbury Ave	CM - Commercial Maintenance	Open
202103027	1216 S Salisbury Ave	CM - Commercial Maintenance	Open
202104003	511 4th St	JV - Junk Vehicle	Open
202104059	419 S Spencer Ave	ZV - Zoning Violation	Open
202104070	411 N Rowan Ave Ext	MH - Minimum Housing 160.53	Open
202105004	437 N. Salisbury Ave	CM - Commercial Maintenance	Open
202105006	1575 N. Long St	MH - Minimum Housing 160.52	Open
202105018	706 S Rowan Ave	MH - Minimum Housing 160.53	Open
202105034	712 S Salisbury Ave	CM - Commercial Maintenance	Open
202105036	315 N Rowan Ave	JP - Junk Pile	Open
202105038	407 N Salisbury Ave	MH - Minimum Housing 160.53	Open
202105039	509 5th St	MH - Minimum Housing 160.53	Open
202106015	318 Grant St	MH - Minimum Housing 160.53	Open
202106022	401 N Salisbury Ave	JP - Junk Pile	Open



Code Enforcement Office

202106023	401 N Salisbury Ave	MH - Minimum Housing 160.53	Open
202106031	803 3rd St	MH - Minimum Housing 160.53	Open
202106045	306 S Carolina Ave	MH - Minimum Housing 160.53	Open
202106056	1104 N Salisbury Ave	MH - Minimum Housing 160.53	Open
202106057	1108 N Salisbury Ave	MH - Minimum Housing 160.53	Open
202106066	501 6th St	MH - Minimum Housing 160.53	Open
202107002	1107 N Salisbury Ave	MH - Minimum Housing 160.53	Open
202107006	101 Sowers Ferry Rd	JP - Junk Pile	Open
202107008	600 2nd St	MH - Minimum Housing 160.52	Open
202107009	419 S Spencer Ave	MH - Minimum Housing 160.53	Open
202107032	611 4th St	JP - Junk Pile	Open
202107037	307 S Spencer Ave	MH - Minimum Housing 160.52	Open
202107039	608 S Yadkin Ave	MH - Minimum Housing 160.53	Open
202107040	610 S. Carolina Ave	MH - Minimum Housing 160.52	Open
202107041	603 7th St	MH - Minimum Housing 160.53	Open
202107043	202 S Rowan Ave	MH - Minimum Housing 160.53	Open
202107053	109 6th St	MH - Minimum Housing 160.53	Open
202107064	204 S. Iredell Ave	MH - Minimum Housing 160.53	Open
202107080	408 S Iredell Ave	MH - Minimum Housing 160.53	Open
202107084	1102 Charles St	JV - Junk Vehicle	Open
202107085	510 S Yadkin Ave	MH - Minimum Housing 160.53	Open
202107122	406 N. Salisbury Ave	JP - Junk Pile	Open
202107124	206 W Henderson St	MH - Minimum Housing 160.53	Open
202107127	314 N Rowan Ave	MH - Minimum Housing 160.53	Open
202107128	307 N Yadkin Ave	MH - Minimum Housing 160.53	Open
202107132	1105 2nd St apartment F	MH - Minimum Housing 160.53	Open
202107133	200 Cain St	MH - Minimum Housing 160.53	Open
202107136	817 5th St Apt 4	MH - Minimum Housing 160.53	Open
202107139	1515 S Salisbury Ave apt #1	JP - Junk Pile	Open
202107142	110 11th St	MH - Minimum Housing 160.53	Open
202107145	204 S. Rowan Ave	MH - Minimum Housing 160.53	Open



Code Enforcement Office

2020 Open Cases

Case Number	Address	Violation	Status
202001014	403 S Rowan Ave	MH	OPEN
202001016	600 3rd St	MH	OPEN
202001017	409 S Rowan Ave	MH	OPEN
202008018	155 Lee St ©	JP	OPEN
202010017	502 S Carolina	JP	OPEN
202012010	115 Alexander St	MH	OPEN
202012011	504 1st St	MH	OPEN
202012012	116 11th St	MH	OPEN

2019 Open Cases

Case Number	Address	Violation	Status
201906025	613 5th St (HD)	MH	OPEN
201909032	303 S Iredell (HD)	MH/OL	OPEN
201906004	119 N Salisbury Ave (HD)	MH	OPEN
201909034	509 S Iredell (HD)	MH/OL	OPEN



January 2022 Monthly Report

1/1/2022 - 1/26/2022

Case #	Violation Address	Violation Name	Main Status
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Group: CM - Commercial Maintenance

202200008	615 N. Salisbury Ave	CM - Commercial Maintenance	Open

Group Total: 1

Group: JP - Junk Pile

202200007	109 6th St	JP - Junk Pile	Open
202200001	414 S Carolina Ave	JP - Junk Pile	Open

Group Total: 2

Group: MH - Minimum Housing 160.53

202200005	701 5th St	MH - Minimum Housing 160.53	Open
202200006	412 S. Yadkin Ave	MH - Minimum Housing 160.53	Open
202200002	414 S Carolina Ave	MH - Minimum Housing 160.53	Open
202200003	200 S Rowan Ave	MH - Minimum Housing 160.53	Open

Group Total: 4

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Total Records: 7

1/26/2022

Activity Log Event Summary (Totals)

Spencer Police Department

(01/01/2022 - 01/31/2022)

<No Event Type Specified>	1	911 Hang-Up	8
Administrative Work	32	Alarm - Other	7
Assault - In-Progress	1	Assault - Report	2
Assist - East Spencer Police	12	Assist - EMS	4
Assist - Fire Department	9	Assist - Motorist/Public	1
Assist - NCHP	3	Assist - Other Agency	3
Assist - Other Officer	10	Assist - Sheriff's Office	3
Business Check-Drive Through	215	Calls For Service (General)	3
Communicating Threats	2	Court	1
Disturbance	5	Disturbance- Verbal	2
Disturbance-Physical	1	Domestic - Property Pick-up	2
Domestic Dispute	3	Drug Offense on School Property	1
Follow-up Investigation- Spencer	1	Foot Patrol - Business	86
Foot Patrol - School	14	House Check	2
Interview	1	Involuntary Commitment	1
Juvenile Complaint	2	Larceny - In-Progress	1
Larceny - Report	4	Magistrate's Office	1
Maintenance - Vehicle	5	Meeting	17
Missing Juvenile	2	NCTM - Drive Through	148
NCTM - Foot Patrol	23	Noise Complaint	3
Norfolk Southern Railroad-Drive Through	6	NRES- School Check Drive Through	15
NRHS-School Check Drive Through	10	NRMS-School Check Drive Through	14
Obscene/Harassing Phone Calls	1	Park Check	162
Property - Recovered Stolen	1	Property Damage - Report	1
Public Service	10	School Check - NRES	25
School Check - NRHS	30	School Check - NRMS	25
Security Check/Standby	20	Shots Fired	1
Special Assignment - Other	1	SRO Duties	28
Subpoena Service	2	Suspicious - Activity	3
Suspicious - Person	2	Traffic Accident - PD	1
Traffic Complaint	2	Traffic Control	5
Unattended Death	1	Unlock Vehicle	2
Vehicle Stop	7	Warrant Service	4

Activity Log Event Summary (Totals)

Spencer Police Department

(01/01/2022 - 01/31/2022)

Weapon Possession (Not Firearm) on School Pro	1	Welfare Check	11
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Total Number Of Events: 1,033

February 2022 Monthly Report

Calls for Service- 12/27/2021-01/27/2022

Fire: 33

EMS: 64

Total: 97- 30% increase

2022 Total: 91

ATTENTION

To avoid unneeded exposure to COVID-19 positive patients, Spencer Fire Department will stage approximately one block away on any call that has a positive screening. We will remain staged unless EMS needs assistance or they clear us from the call.

Apparatus:

Surplus of Ladder 75- Working with Joel to get posted to Gov Deals.

Close to ordering the UTV, skid and trailer.

Equipment:

N/A.

Special Events:

Coffee with the Chief- February 8th at 0900 via Zoom

Personnel:

Staffing levels remain the same.

Staffing Concern- 25% of shifts will be vacant during the month of February. Risking noncompliance of minimum state standards.

Station:

No Updates.

Special Information:

Submitted town and departmental demographics to grant writer for SAFER grant. Grant submittal is due by Feb. 4th.



We're on the Right Track

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Post Office Box 45
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AGENDA ITEM

Board Meeting Date: 2/8/2022

Issue under Consideration:	Public Works Monthly Report
Current Status:	N/A
Points to Consider:	N/A
Financial Impact:	N/A
Options:	No approval needed. This item is for information only.
Recommendations:	N/A
Department:	Public Works Department

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Spencer, NC 28159-0045

Rowan's Original Gateway.



DIRECTOR OF PUBLIC WORKS

Post Office Box 45 Spencer, NC 28159-0045
704.633.2231 Ext. 50 Ofc.
704.633.3837 Fax
<http://www.ci.spencer.nc.us>

February 2022 Board of Alderman Meeting

- 1) Regular services (Sanitation, Brush) are running on schedule.
- 2) Leaf pick-up has been behind schedule due to equipment issues, and lately winter weather. We are currently picking up the remainder of the leaves and will make several runs across Town to make sure that we get them all. Once we have finished, leaves will need to be bagged until March 15th – April 15th for Spring clean up.
- 3) We are scheduling our Spring Mulch Give-away for May 7th for the citizens of Spencer. **Delivery will be available for In-Town residents only. Three loads maximum per household.** We plan to observe all Covid restrictions to make it as safe as possible for all citizens and employees. This corresponds with the normal recycling Saturday, so the Recycling center will also be open.
- 4) The final sanitation numbers are in for 2021. We collected a total of 1531.45 tons of refuse in 2021, which is a decrease of 63 tons, or a 3.95% decrease, from 2020. We had a large increase in 2020 of 232.9 tons, which we credited mostly to Covid restrictions, and more people staying at home. We figured as Covid restrictions relaxed that the numbers would decrease. This has held true somewhat, but we have also had quite a few new residents move to Town, and several homes built in Town during this time. We will continue to monitor to see how this year's numbers compare.
- 5) We have had to log some overtime hours this month due to the two snow events that impacted our area. A big **Thank You** to my guys who were willing to be here to clear the streets.



- 6) We continue to move larger items from the old Town Hall into the New Town Hall. We are also working with the contractor on a few items that need to be completed, but we are definitely going in the right direction.
- 7) We have been working on getting the final leaf clean-up done on Town buildings, and Town right of ways. It is currently too wet to get into the Parks, but we will get to them as soon as the weather allows.
- 8) The NCDOT is continuing to do improvements to sidewalk ramps throughout Town. They are removing non ADA compliant ramps that intersect with State roads and replacing them in accordance with ADA guidelines.
- 9) We have received several applications for the open Sanitation position, and currently are in the process of scheduling interviews with the applicants. Once all of the interviews have been held a decision will be made.
- 10) **CCAP update:**
We have made some progress, by making initial contact with the one property owner. We are currently getting their contact info, and will soon be setting up the meeting between the Town, Cindy Safrit (project engineer), Chris Sloop (County Representative) and the property owners. Once this process is complete, and all land owners are in agreement, we can begin construction.
- 11) There have been quite a few potholes open up due to the snow, and plowing process. We continue to patch as we can, but if you know of one, please report it or Public Works or Town Hall.
- 12) **Since last report:**

There were 0 abatements issued for Chronic Properties.
There was 0 abatement issued for other properties.
- 13) **Work Orders were completed as necessary.**

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Monthly Events:

January 17th - Martin Luther King





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Rowan's Original Gateway.



We're on the Right Track

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
Reporting Fund: 10-GENERAL FUND							
0000-10-Revs							
10-3100-000 TAXES, PRIOR YEARS	\$3,500.00	\$3,500.00	\$0.00	\$3,816.78	\$3,816.78	\$316.78	109
10-3194-000 TAXES, 3RD PRIOR YR	\$2,800.00	\$2,800.00	\$0.00	\$1,210.17	\$1,210.17	\$1,589.83	43
10-3195-000 TAXES, 2ND PRIOR YR	\$8,000.00	\$8,000.00	\$0.00	\$1,114.37	\$1,114.37	\$6,885.63	14
10-3196-000 TAXES, FIRST PRIOR Y	\$39,000.00	\$39,000.00	\$0.00	\$13,807.64	\$1,789.42	\$25,192.36	35
10-3197-100 AD VALOREM TAXES CUR	\$1,433,143.00	\$1,433,143.00	\$0.00	\$1,199,681.73	\$185,864.88	\$233,461.27	84
10-3197-101 AD VALOREM TAXES VEH	\$134,779.00	\$134,779.00	\$0.00	\$71,957.26	\$20,619.24	\$62,821.74	53
10-3197-102 MUNICIPAL VEHICLE TA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3197-180 TAX INTEREST & PENAL	\$10,000.00	\$10,000.00	\$0.00	\$5,843.25	\$3,354.24	\$4,156.75	58
10-3197-190 DOG TAX	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3231-000 1% SALES TAX (ART 39	\$319,795.00	\$319,795.00	\$0.00	\$136,153.19	\$25,243.75	\$183,641.81	43
10-3232-000 1/2% SALES TAX (ART	\$189,902.00	\$189,902.00	\$0.00	\$88,513.03	\$17,202.28	\$101,388.97	47
10-3233-000 1/2% SALES TAX (ART	\$156,581.00	\$156,581.00	\$0.00	\$67,024.17	\$12,439.04	\$89,556.83	43
10-3234-000 TELECOMM.SALES TAX	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3235-000 1/2% SALES TAX (ART	\$261,422.00	\$261,422.00	\$0.00	\$123,363.65	\$24,292.16	\$138,058.35	47
10-3260-000 PRIVILEGE LICENSE FE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3261-000 CABLE TV FRANCHISE F	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3314-004 FED.DRUG SEIZURE REV	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3317-004 STATE DRUG SEIZURE R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3318-000 INTANGIBLES TAX REIM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3322-000 BEER & WINE TAX	\$14,100.00	\$14,100.00	\$0.00	\$0.00	\$0.00	\$14,100.00	0
10-3324-000 UTILITY FRANCHISE TA	\$188,000.00	\$188,000.00	\$0.00	\$48,403.50	\$0.00	\$139,596.50	26
10-3325-000 FOOD STAMP REIMBURSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3326-000 SOLID WASTE DISPOSAL	\$1,200.00	\$1,200.00	\$0.00	\$639.07	\$0.00	\$560.93	53
10-3327-000 INVENTORY TAX REIMBU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3431-000 COURT, PKG FEES, REP	\$2,000.00	\$2,000.00	\$0.00	\$968.48	\$40.50	\$1,031.52	48
10-3436-000 FIRE PROTECT.-EAST S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3437-000 FIRST RESPONDER FEES	\$4,020.00	\$4,020.00	\$0.00	\$2,345.00	\$335.00	\$1,675.00	58
10-3437-001 Rowan County Fire De	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3438-000 ROWAN-SALIS SCHOOLS	\$120,400.00	\$120,400.00	\$0.00	\$120,358.06	\$0.00	\$41.94	100
10-3439-000 NCTM PAYMENTS	\$29,247.00	\$29,247.00	\$0.00	\$17,061.31	\$2,437.33	\$12,185.69	58
10-3440-000 WATER BOND FROM SALI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3491-000 ZONING FEES	\$5,000.00	\$5,000.00	\$0.00	\$2,725.00	\$185.00	\$2,275.00	55
10-3491-001 LIEN PAYMENTS	\$9,000.00	\$9,000.00	\$0.00	\$5,413.82	\$712.00	\$3,586.18	60
10-3500-510 SOL/WASTE COLLECTION	\$219,300.00	\$219,300.00	\$0.00	\$91,976.98	\$0.00	\$127,323.02	42
10-3500-530 BULKY ITEM COLLECTIO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3500-540 RECYCLING FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3500-550 YARD WASTE SALES	\$1,000.00	\$1,000.00	\$0.00	\$145.00	\$100.00	\$855.00	14
10-3831-000 INVESTMENT EARNINGS	\$1,000.00	\$1,000.00	\$0.00	\$101.97	\$0.00	\$898.03	10
10-3833-001 Donations-Police Dep	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3833-002 Donations-Other	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	0
10-3833-003 FIRE DEPT MEMORIALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3833-004 DONATIONS-FIRE DEPAR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3833-005 Donations-Arbor Day	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3835-000 SALES-FIXED ASSETS	\$24,000.00	\$24,000.00	\$0.00	\$16,735.50	\$0.00	\$7,264.50	70
10-3837-000 ABC REVENUES	\$12,000.00	\$12,000.00	\$0.00	\$3,606.71	\$0.00	\$8,393.29	30
10-3838-000 INSURANCE REIMBURSEM	\$0.00	\$23,760.00	\$0.00	\$61,947.96	\$38,187.50	\$38,187.96	261
10-3839-000 MISCELLANEOUS REVENU	\$24,500.00	\$124,500.00	\$0.00	\$125,821.20	\$19,802.40	\$1,321.20	101
10-3839-001 CIVIL CITATIONS - PO	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	0
10-3839-002 CIVIL CITATIONS - LA	\$100.00	\$100.00	\$0.00	\$237.50	\$237.50	\$137.50	238
10-3840-000 LIBRARY PARK RES.FEE	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00	0
10-3840-001 STANBACK FOREST RES.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0

Town of Spencer

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Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
10-3841-000 STATE SHARED REVENUE	\$14,116.00	\$14,116.00	\$0.00	\$0.00	\$0.00	\$14,116.00	0
10-3920-000 Lease Proceeds-Suntr	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3984-000 PROCEEDS FROM LOAN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3984-050 TRF.FROM SEWER FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3984-060 RES EQTY TRF-SOL WAS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3984-070 TRF FROM CAPITAL RES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3985-000 FEDERAL GRANT - COPS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3985-001 OTHER FIN.SOR-CAP LE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3985-002 OTHER GRANTS	\$20,000.00	\$30,000.00	\$0.00	\$10,250.00	\$0.00	\$19,750.00	34
10-3985-003 GRANTS-STANBACK FORE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3985-050 RES.EQUITY TRF.-SEWE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3985-060 TRANSF FROM POWELL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3985-070 RESTRICTED REVENUE F	\$0.00	\$0.00	\$0.00	\$0.79	\$0.00	\$0.79	0
10-3986-001 SCHOOL RESOURCE OFFI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-3991-000 APPROPRIATED FUND BA	\$287,349.00	\$345,323.00	\$0.00	\$0.00	\$0.00	\$345,323.00	0
10-3991-001 APPROPRIATED CAPITAL	\$185,245.00	\$185,245.00	\$0.00	\$0.00	\$0.00	\$185,245.00	0
0000-10-Revs	\$3,720,649.00	\$3,912,383.00	\$0.00	\$2,221,723.09	\$358,983.56	\$1,771,588.37	57

Town of Spencer

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Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
4110-10-GOVERNING BODY							
-							
10-4110-121 SALARIES/WAGES-REGUL	\$23,501.00	\$23,501.00	\$0.00	\$13,708.38	\$1,958.34	\$9,792.62	58
10-4110-181 FICA	\$1,798.00	\$1,798.00	\$0.00	\$1,048.81	\$149.83	\$749.19	58
10-4110-185 WORKERS COMPENSATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-186 UNEMPLOYMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-191 SERVICES-ACCOUNTING	\$10,100.00	\$10,100.00	\$0.00	\$3,563.00	\$0.00	\$6,537.00	35
10-4110-192 SERVICES-LEGAL	\$27,500.00	\$27,500.00	\$9,250.00	\$14,634.44	\$0.00	\$3,615.56	53
10-4110-194 CONTRACT SERVICES	\$9,000.00	\$9,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00	0
10-4110-212 UNIFORMS	\$280.00	\$280.00	\$0.00	\$0.00	\$0.00	\$280.00	0
10-4110-291 SUPPLIES DATA PROCES	\$2,000.00	\$2,000.00	\$0.00	\$2,247.00	\$0.00	(\$247.00)	112
10-4110-299 SUPPLIES AND MATERIA	\$500.00	\$500.00	\$0.00	\$213.27	\$35.27	\$286.73	43
10-4110-311 TRAVEL	\$4,500.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$4,500.00	0
10-4110-321 TELEPHONE & INTERNET	\$300.00	\$300.00	\$0.00	\$124.13	\$0.00	\$175.87	41
10-4110-329 OTHER COMMUNICATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-370 ADVERTISING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-395 TRAINING	\$2,700.00	\$2,700.00	\$0.00	(\$47.68)	(\$180.00)	\$2,747.68	-2
10-4110-399 OTHER SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-451 INSURANCE-PROP/GEN/P	\$1,815.00	\$1,815.00	\$0.00	\$1,815.00	\$0.00	\$0.00	100
10-4110-491 DUES AND SUBSCRIPTIO	\$11,530.00	\$11,530.00	\$0.00	\$10,579.71	\$0.00	\$950.29	92
10-4110-498 Spencer Business Ass	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-499 MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-550 CO-EQUIPMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-570 CO-LAND	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$0.00	100
10-4110-580 CO-INFRASTRUCTURE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-600 NONPROFIT GRANTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-610 COMMUNITY APPEARANCE	\$10,000.00	\$10,000.00	\$0.00	\$500.00	\$0.00	\$9,500.00	5
10-4110-620 HISTORIC PRESERVATIO	\$10,300.00	\$10,300.00	\$0.00	\$0.00	\$0.00	\$10,300.00	0
10-4110-625 DONATION-LIBRARY PAR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-630 ROWAN COUNTY ELECTIO	\$3,200.00	\$3,200.00	\$0.00	\$3,466.49	\$3,466.49	(\$266.49)	108
10-4110-631 ROWAN COUNTY TAX COL	\$13,000.00	\$13,000.00	\$0.00	\$11,065.31	\$1,779.30	\$1,934.69	85
10-4110-640 TOURISM AND EVENTS	\$15,000.00	\$15,000.00	\$0.00	\$9,561.64	\$200.00	\$5,438.36	64
10-4110-645 SPENCER PARTNERSHIP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-650 FACADE GRANT -COMM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-651 FACADE GRANT-RESIDEN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-660 TRF.TO SOLID WASTE F	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-665 RES EQUITY TRF-FLEET	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-983 TRF.TO CAP.RES.(FIRE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4110-999 CONTINGENCIES	\$25,000.00	\$24,000.00	\$0.00	\$0.00	\$0.00	\$24,000.00	0
4110-10-GOVERNING BODY	\$177,024.00	\$176,024.00	\$9,250.00	\$77,479.50	\$7,409.23	\$89,294.50	49

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
4130-10-ADMINISTRATION							
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10-4130-121 SALARIES/WAGES-REGUL	\$242,398.00	\$242,398.00	\$0.00	\$139,630.90	\$13,244.54	\$102,767.10	58
10-4130-122 SALARIES/WAGES-OVERT	\$13,476.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-126 SALARIES/WAGES/TEMPO	\$0.00	\$9,446.00	\$0.00	\$869.95	\$0.00	\$8,576.05	9
10-4130-127 SALARIES/WAGES-BONUS	\$2,700.00	\$2,700.00	\$0.00	\$1,800.00	\$0.00	\$900.00	67
10-4130-133 401K Town Match	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-181 FICA	\$19,785.00	\$19,785.00	\$0.00	\$10,610.28	\$978.56	\$9,174.72	54
10-4130-182 RETIREMENT	\$28,050.00	\$28,050.00	\$0.00	\$14,643.91	\$1,527.86	\$13,406.09	52
10-4130-183 GROUP INSURANCE	\$39,800.00	\$39,800.00	\$0.00	\$28,974.27	\$3,065.19	\$10,825.73	73
10-4130-184 401K CONTRIBUTION	\$12,300.00	\$11,800.00	\$0.00	\$5,766.19	\$580.20	\$6,033.81	49
10-4130-185 WORKERS COMPENSATION	\$900.00	\$900.00	\$0.00	\$815.99	\$0.00	\$84.01	91
10-4130-186 UNEMPLOYMENT	\$2,000.00	\$2,000.00	\$0.00	\$880.72	\$0.00	\$1,119.28	44
10-4130-191 SERVICES-ACCOUNTING	\$2,400.00	\$2,400.00	\$0.00	\$0.00	\$0.00	\$2,400.00	0
10-4130-193 MEDICAL SERVICES	\$2,800.00	\$2,800.00	\$0.00	\$557.00	\$0.00	\$2,243.00	20
10-4130-194 CONTRACT SERVICES	\$142,490.00	\$143,220.00	\$32,280.00	\$65,453.98	\$10,974.50	\$45,486.02	46
10-4130-198 SERVICES-ENGINEERING	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	0
10-4130-211 JANITORIAL SUPPLIES	\$1,000.00	\$1,000.00	\$0.00	\$387.58	\$20.75	\$612.42	39
10-4130-212 UNIFORMS	\$320.00	\$320.00	\$0.00	\$0.00	\$0.00	\$320.00	0
10-4130-220 FOOD & PROVISIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-260 SUPPLIES-OFFICE	\$4,500.00	\$4,500.00	\$0.00	\$1,327.67	\$116.28	\$3,172.33	30
10-4130-270 COVID	\$0.00	\$0.00	\$0.00	\$3,660.00	\$0.00	(\$3,660.00)	0
10-4130-291 SUPPLIES-DATA PROCES	\$5,250.00	\$5,250.00	\$0.00	\$0.00	\$0.00	\$5,250.00	0
10-4130-296 SUPPLIES-MEDICAL	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0
10-4130-299 MISCELLANEOUS SUPPLI	\$2,300.00	\$3,800.00	\$389.69	\$2,123.06	\$440.20	\$1,287.25	56
10-4130-311 TRAVEL	\$3,250.00	\$3,250.00	\$0.00	\$37.24	\$0.00	\$3,212.76	1
10-4130-321 TELEPHONE AND INTERN	\$6,235.00	\$6,235.00	\$0.00	\$4,848.39	\$766.33	\$1,386.61	78
10-4130-325 POSTAGE	\$4,800.00	\$4,800.00	\$0.00	\$1,970.60	\$390.76	\$2,829.40	41
10-4130-329 OTHER COMMUNICATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-331 UTILITIES	\$19,200.00	\$19,200.00	\$0.00	\$12,894.41	\$3,137.70	\$6,305.59	67
10-4130-332 WATER/SEWER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-341 PRINTING	\$1,100.00	\$1,100.00	\$0.00	\$247.79	\$11.00	\$852.21	23
10-4130-351 MAINTENANCE-BUILDING	\$2,500.00	\$2,000.00	\$0.00	\$27.56	\$0.00	\$1,972.44	1
10-4130-352 MAINT & REPAIRS - EQ	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-370 ADVERTISING	\$2,000.00	\$2,000.00	\$0.00	\$1,662.20	\$0.00	\$337.80	83
10-4130-394 CLEANING SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-395 TRAINING	\$4,200.00	\$4,200.00	\$560.00	\$747.00	(\$1,670.00)	\$2,893.00	18
10-4130-396 MEDICAL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-397 TECHNOLOGY SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-398 PROFESSIONAL SERVICE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-399 OTHER SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-400 DAVID TREME EDUCATIO	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	0
10-4130-439 EQUIPMENT RENTAL	\$0.00	\$3,300.00	\$0.00	\$3,479.99	\$1,240.61	(\$179.99)	105
10-4130-440 MAINTENANCE CONTRACT	\$16,200.00	\$16,200.00	\$0.00	\$12,925.95	\$1,259.25	\$3,274.05	80
10-4130-441 LICENSE FEE	\$22,197.00	\$22,197.00	\$4,879.00	\$15,149.60	\$180.00	\$2,168.40	68
10-4130-451 INSURANCE-PROP/GEN/P	\$10,026.00	\$10,026.00	\$0.00	\$9,503.69	\$0.00	\$522.31	95
10-4130-453 INSURANCE - BONDS	\$550.00	\$550.00	\$0.00	\$550.00	\$0.00	\$0.00	100
10-4130-491 DUES AND SUBSCRIPTIO	\$1,525.00	\$1,525.00	\$0.00	\$240.00	\$0.00	\$1,285.00	16
10-4130-492 WATER/SEWER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-499 MISCELLANEOUS	\$1,000.00	\$1,500.00	\$701.25	\$1,428.27	(\$39.45)	(\$629.52)	95
10-4130-521 CAPITAL SOFTWARE	\$12,695.00	\$12,695.00	\$3,312.50	\$9,382.50	\$0.00	\$0.00	74
10-4130-540 BOND PRINCIPAL/INTER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-550 CAP. OUTLAY-OTHER EQ	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-580 CAP.OUT-BLDG.STRUCT.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0

Town of Spencer

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Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
10-4130-590 PARK PLAZA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-610 ECONOMIC DEV.COMM.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-620 ECON.DEV.ACTIVITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-710 PRINICPAL	\$51,920.00	\$51,920.00	\$0.00	\$0.00	\$0.00	\$51,920.00	0
10-4130-720 INTEREST	\$108,565.00	\$108,565.00	\$0.00	\$0.00	\$0.00	\$108,565.00	0
10-4130-740 PARK PLAZZA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-750 LEASE PAYMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-800 DEPRECIATION EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-850 TRANSFER TO PARK PLA	\$0.00	\$57,974.00	\$0.00	\$57,974.00	\$57,974.00	\$0.00	100
10-4130-851 TRANSFER TO CORONAVI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4130-999 CREDIT CARD CHARGES	\$0.00	\$0.00	\$0.00	\$9,430.19	\$6,391.07	(\$9,430.19)	0
4130-10-ADMINISTRATION	\$803,932.00	\$862,906.00	\$42,122.44	\$420,000.88	\$100,589.35	\$400,782.68	54

Town of Spencer

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Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
4310-10-POLICE OPERATIONS							
10-4310-121 SALARIES/WAGES-REGUL	\$682,118.00	\$667,993.00	\$0.00	\$339,676.10	\$34,021.31	\$328,316.90	51
10-4310-122 SALARIES/WAGES-OVERT	\$0.00	\$5,000.00	\$0.00	\$3,702.88	\$538.19	\$1,297.12	74
10-4310-126 PART-TIME/TEMPORARY	\$2,000.00	\$1,760.00	\$0.00	\$352.00	\$160.00	\$1,408.00	20
10-4310-127 SALARIES/WAGES-BONUS	\$9,600.00	\$9,600.00	\$0.00	\$6,300.00	\$0.00	\$3,300.00	66
10-4310-131 SUPPLEMENTAL LAW RET	\$7,108.00	\$7,108.00	\$0.00	\$4,018.66	\$546.76	\$3,089.34	57
10-4310-133 LAW ENF.OFFICERS-401	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-181 FICA	\$53,650.00	\$53,650.00	\$0.00	\$26,441.68	\$2,617.53	\$27,208.32	49
10-4310-182 RETIREMENT	\$83,300.00	\$83,300.00	\$0.00	\$41,105.28	\$4,137.37	\$42,194.72	49
10-4310-183 GROUP INSURANCE	\$133,650.00	\$133,650.00	\$0.00	\$73,729.13	\$8,933.61	\$59,920.87	55
10-4310-184 401K CONTRIBUTION	\$34,600.00	\$34,600.00	\$0.00	\$16,669.13	\$1,695.20	\$17,930.87	48
10-4310-185 WORKERS COMPENSATION	\$23,000.00	\$23,000.00	\$0.00	\$16,813.25	\$0.00	\$6,186.75	73
10-4310-193 SERVICES-MEDICAL	\$3,500.00	\$3,500.00	\$0.00	\$85.00	\$0.00	\$3,415.00	2
10-4310-194 CONTRACT SERVICES	\$10,000.00	\$19,365.00	\$0.00	\$16,952.90	\$6,600.00	\$2,412.10	88
10-4310-212 UNIFORMS	\$10,700.00	\$10,700.00	\$0.00	\$4,295.39	\$1,936.49	\$6,404.61	40
10-4310-213 SUPPLIES-SAFETY	\$1,900.00	\$1,900.00	\$0.00	\$126.16	\$126.16	\$1,773.84	7
10-4310-231 DARE PROGRAM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-241 K-9 PROGRAM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-251 MOTOR FUEL AND LUBRI	\$24,000.00	\$24,000.00	\$0.00	\$15,090.49	\$1,902.24	\$8,909.51	63
10-4310-259 OTHER VEHICLE SUPPLI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-260 SUPPLIES-OFFICE	\$2,500.00	\$2,500.00	\$0.00	\$284.01	\$166.32	\$2,215.99	11
10-4310-291 SUPPLIES-DATA PROCES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-292 SAFETY SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-296 SUPPLIES-MEDICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-299 SUPPLIES AND MATERIA	\$9,600.00	\$9,600.00	\$0.00	\$4,364.07	\$235.56	\$5,235.93	45
10-4310-311 TRAVEL	\$1,500.00	\$1,500.00	\$0.00	\$367.80	\$0.00	\$1,132.20	25
10-4310-321 TELEPHONE AND INTERN	\$14,500.00	\$14,500.00	\$0.00	\$5,745.70	\$570.45	\$8,754.30	40
10-4310-329 OTHER COMMUNICATION	\$4,000.00	\$4,000.00	\$0.00	\$5,023.26	\$824.24	(\$1,023.26)	126
10-4310-352 MAINTENANCE-EQUIPMEN	\$4,500.00	\$4,500.00	\$265.81	\$474.77	\$0.00	\$3,759.42	11
10-4310-353 MAINTENANCE-VEHICLES	\$11,000.00	\$11,000.00	\$0.00	\$2,048.80	\$670.26	\$8,951.20	19
10-4310-370 ADVERTISING	\$200.00	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00	0
10-4310-395 TRAINING	\$8,025.00	\$8,025.00	\$0.00	(\$295.00)	\$0.00	\$8,320.00	-4
10-4310-396 MEDICAL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-440 MAINTENANCE CONTRACT	\$24,948.00	\$24,948.00	\$1.68	\$18,499.92	\$1,645.60	\$6,446.40	74
10-4310-441 LICENSE FEE	\$3,204.00	\$3,204.00	\$0.00	\$3,204.00	\$0.00	\$0.00	100
10-4310-451 INSURANCE-PROP/GEN/P	\$10,416.00	\$10,416.00	\$0.00	\$10,415.70	\$0.00	\$0.30	100
10-4310-452 INSURANCE-VEHICLES	\$13,208.00	\$13,208.00	\$0.00	\$12,254.77	(\$431.55)	\$953.23	93
10-4310-491 DUES AND SUBSCRIPTIO	\$380.00	\$380.00	\$0.00	\$100.00	\$100.00	\$280.00	26
10-4310-499 MISCELLANEOUS	\$1,000.00	\$1,000.00	\$594.93	\$281.44	\$225.00	\$123.63	28
10-4310-540 CO-VEHICLES	\$49,100.00	\$49,100.00	\$0.00	\$38,997.00	\$33,977.00	\$10,103.00	79
10-4310-550 CAP.OUTLAY-OTHER EQU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-560 CAPITAL OUTLAY-BLDG.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-750 LEASE PYMTS-COMPUTER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-760 LEASE PYMTS-VEHICLES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-765 LEASE PYMTS-RADIOS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-770 STATE DRUG SEIZURE E	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-771 FED DRUG SEIZURE EXP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4310-800 DEPRECIATION EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
4310-10-POLICE OPERATIONS	\$1,237,207.00	\$1,237,207.00	\$862.42	\$667,124.29	\$101,197.74	\$569,220.29	54

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
4340-10-FIRE OPERATIONS							
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10-4340-121 SALARIES/WAGES-REGUL	\$51,479.00	\$51,479.00	\$0.00	\$29,065.29	\$3,959.88	\$22,413.71	56
10-4340-122 OVERTIME	\$0.00	\$3,000.00	\$0.00	\$2,077.46	\$0.00	\$922.54	69
10-4340-125 SALARIES/WAGES-VOL F	\$18,370.00	\$18,370.00	\$0.00	\$5,958.22	\$815.00	\$12,411.78	32
10-4340-126 PART-TIME/TEMPORARY	\$174,105.00	\$171,105.00	\$0.00	\$73,026.32	\$10,811.65	\$98,078.68	43
10-4340-127 SALARIES/WAGES-BONUS	\$4,800.00	\$4,800.00	\$0.00	\$6,600.00	\$0.00	(\$1,800.00)	138
10-4340-180 FIREFIGHTER LIFE INS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-181 FICA	\$19,034.00	\$19,034.00	\$0.00	\$8,906.12	\$1,188.68	\$10,127.88	47
10-4340-182 RETIREMENT	\$6,046.00	\$6,046.00	\$0.00	\$3,325.11	\$453.02	\$2,720.89	55
10-4340-183 GROUP INSURANCE	\$8,010.00	\$8,010.00	\$0.00	\$4,731.50	\$669.98	\$3,278.50	59
10-4340-184 401K CONTRIBUTION	\$2,645.00	\$2,645.00	\$0.00	\$1,453.27	\$198.00	\$1,191.73	55
10-4340-185 WORKERS COMPENSATION	\$15,000.00	\$15,000.00	\$0.00	\$13,341.89	\$0.00	\$1,658.11	89
10-4340-194 CONTRACT SERVICES	\$5,600.00	\$5,600.00	\$0.00	\$1,436.00	\$580.00	\$4,164.00	26
10-4340-211 JANITORIAL SUPPLIES	\$1,800.00	\$1,800.00	\$0.00	\$267.93	\$0.00	\$1,532.07	15
10-4340-212 UNIFORMS	\$5,850.00	\$5,850.00	\$0.00	\$3,364.87	\$725.40	\$2,485.13	58
10-4340-213 SUPPLIES-SAFETY	\$19,605.00	\$19,605.00	\$11,675.00	\$701.21	\$0.00	\$7,228.79	4
10-4340-214 FEMA-PERS.PROTECTIVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-215 PERSONAL PROTECTION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-220 FOOD & PROVISIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-230 SUPPLIES-EDUCATIONAL	\$1,150.00	\$1,150.00	\$0.00	\$0.00	\$0.00	\$1,150.00	0
10-4340-251 MOTOR FUEL AND LUBRI	\$4,500.00	\$4,500.00	\$0.00	\$3,652.42	\$511.77	\$847.58	81
10-4340-259 OTHER VEHICLE SUPPLI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-260 SUPPLIES-OFFICE	\$1,000.00	\$1,000.00	\$0.00	\$359.92	\$0.00	\$640.08	36
10-4340-265 POSTAGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-270 DUES & SUBSCRIPTIONS	\$0.00	\$0.00	\$0.00	\$1,795.00	\$0.00	(\$1,795.00)	0
10-4340-291 SUPPLIES-DATA PROCES	\$1,000.00	\$1,000.00	\$0.00	\$619.99	\$0.00	\$380.01	62
10-4340-292 SAFETY SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-296 SUPPLIES-MEDICAL	\$2,340.00	\$2,340.00	\$1,000.00	\$756.57	\$90.20	\$583.43	32
10-4340-299 SUPPLIES AND MATERIA	\$3,800.00	\$12,400.00	\$7,603.87	\$1,100.60	\$87.96	\$3,695.53	9
10-4340-311 TRAVEL	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00	0
10-4340-321 TELEPHONE AND INTE	\$7,500.00	\$7,500.00	\$0.00	\$3,695.74	\$677.03	\$3,804.26	49
10-4340-329 OTHER COMMUNICATION	\$3,280.00	\$1,730.00	\$0.00	\$149.90	\$0.00	\$1,580.10	9
10-4340-331 UTILITIES	\$7,160.00	\$7,160.00	\$0.00	\$4,482.06	\$1,058.30	\$2,677.94	63
10-4340-333 NATURAL GAS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-351 MAINTENANCE-BUILDING	\$3,000.00	\$26,760.00	\$3,846.41	\$23,764.21	\$977.27	(\$850.62)	89
10-4340-352 MAINTENANCE-EQUIPMEN	\$5,000.00	\$5,000.00	\$40.62	\$3,038.79	\$130.00	\$1,920.59	61
10-4340-353 MAINTENANCE-VEHICLES	\$15,500.00	\$15,500.00	\$72.74	\$2,324.69	\$169.22	\$13,102.57	15
10-4340-354 MAINTENANCE-GROUNDS	\$500.00	\$500.00	\$0.00	\$153.97	\$0.00	\$346.03	31
10-4340-370 ADVERTISING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-375 PUBLIC ED.PREV.MATER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-395 TRAINING	\$4,250.00	\$4,250.00	\$277.29	\$587.73	\$99.97	\$3,384.98	14
10-4340-396 MEDICAL SERVICES	\$500.00	\$500.00	\$0.00	\$360.00	\$0.00	\$140.00	72
10-4340-440 MAINTENANCE CONTRACT	\$2,588.00	\$2,588.00	\$0.00	\$521.89	\$223.00	\$2,066.11	20
10-4340-441 LICENSE FEE	\$2,250.00	\$3,365.00	\$0.00	\$3,365.00	\$0.00	\$0.00	100
10-4340-451 INSURANCE-PROP/GEN/P	\$5,120.00	\$5,120.00	\$0.00	\$3,435.33	\$0.00	\$1,684.67	67
10-4340-452 INSURANCE - VEHICLES	\$4,741.00	\$4,741.00	\$0.00	\$4,741.00	\$0.00	\$0.00	100
10-4340-491 DUES AND SUBSCRIPTIO	\$2,185.00	\$2,185.00	\$0.00	\$195.00	\$195.00	\$1,990.00	9
10-4340-499 MISCELLANEOUS	\$500.00	\$2,050.00	\$1,745.00	\$7,328.03	(\$49.09)	(\$7,023.03)	357
10-4340-540 CO-VEHICLES	\$0.00	\$25,162.00	\$0.00	\$0.00	\$0.00	\$25,162.00	0
10-4340-550 CO-EQUIPMENT	\$5,000.00	\$5,000.00	\$425.00	\$4,116.86	\$163.99	\$458.14	82
10-4340-560 CO-BUILDING AND IMPR	\$20,000.00	\$18,885.00	\$0.00	\$0.00	\$0.00	\$18,885.00	0
10-4340-570 CO-LAND	\$75,000.00	\$41,238.00	\$0.00	\$0.00	\$0.00	\$41,238.00	0
10-4340-670 MILLER FERRY F.D.CON	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0

Town of Spencer

Fiscal Period - FY 2021-2022 Date Range - 2021-07-01 - 2022-01-28

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
10-4340-750 LEASE PAYMENTS	\$18,251.00	\$18,251.00	\$0.00	\$18,250.71	\$0.00	\$0.29	100
10-4340-752 LEASE PMTS-UTILITY T	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-753 LEASE PAYMENTS-RADIO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-755 LEASE PAYMENTS-FIRE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-765 LEASE PYMT-RADIOS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-775 LEASE PYMTS - EQUIPM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-785 LEASE PAYMT-UTILITY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-800 FIRE STATION LEASE P	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4340-810 DEPRECIATION EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
4340-10-FIRE OPERATIONS	\$528,759.00	\$552,519.00	\$26,685.93	\$243,050.60	\$23,736.23	\$282,782.47	49

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
4510-10-STREETS OPERATIONS							
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10-4510-121 SALARIES/WAGES-REGUL	\$154,108.00	\$154,108.00	\$0.00	\$58,565.84	\$7,867.48	\$95,542.16	38
10-4510-122 SALARIES/WAGES-OVERT	\$1,500.00	\$1,500.00	\$0.00	\$743.21	\$0.00	\$756.79	50
10-4510-126 PART-TIME/TEMPORARY	\$13,482.00	\$13,482.00	\$0.00	\$6,884.82	\$963.13	\$6,597.18	51
10-4510-127 SALARIES/WAGES-BONUS	\$3,260.00	\$3,260.00	\$0.00	\$2,955.00	\$0.00	\$305.00	91
10-4510-133 401-K MATCH	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-181 FICA	\$13,200.00	\$13,200.00	\$0.00	\$4,817.00	\$613.11	\$8,383.00	36
10-4510-182 RETIREMENT	\$18,180.00	\$18,180.00	\$0.00	\$6,759.67	\$900.03	\$11,420.33	37
10-4510-183 GROUP INSURANCE	\$58,800.00	\$58,800.00	\$0.00	\$32,494.67	\$4,362.20	\$26,305.33	55
10-4510-184 401K CONTRIBUTION	\$7,950.00	\$7,950.00	\$0.00	\$2,383.39	\$323.77	\$5,566.61	30
10-4510-185 WORKERS COMPENSATION	\$9,500.00	\$9,500.00	\$0.00	\$9,401.10	\$0.00	\$98.90	99
10-4510-211 JANITORIAL SUPPLIES	\$750.00	\$750.00	\$0.00	\$0.00	\$0.00	\$750.00	0
10-4510-212 UNIFORMS	\$4,500.00	\$4,500.00	\$0.00	\$1,684.76	\$242.33	\$2,815.24	37
10-4510-213 SUPPLIES-SAFETY	\$1,750.00	\$1,750.00	\$0.00	\$624.85	\$0.00	\$1,125.15	36
10-4510-230 SUPPLIES-EDUCATIONAL	\$1,000.00	\$1,000.00	\$0.00	\$89.01	\$0.00	\$910.99	9
10-4510-240 CONSTRUCT./REPAIR SU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-251 MOTOR FUEL AND LUBRI	\$15,000.00	\$15,000.00	\$3,409.37	\$7,938.25	\$137.55	\$3,652.38	53
10-4510-252 TIRES & TUBES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-253 PARTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-259 OTHER VEHICLE SUPPLI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-260 SUPPLIES-OFFICE	\$250.00	\$250.00	\$0.00	\$66.19	\$0.00	\$183.81	26
10-4510-291 SUPPLIES-DATA PROCES	\$200.00	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00	0
10-4510-293 SAFETY SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-299 SUPPLIES AND MATERIA	\$5,750.00	\$5,750.00	\$0.00	\$3,087.13	\$972.07	\$2,662.87	54
10-4510-311 TRAVEL	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	0
10-4510-321 TELEPHONE AND INTERN	\$4,000.00	\$4,000.00	\$0.00	\$1,142.64	\$151.30	\$2,857.36	29
10-4510-329 OTHER COMMUNICATION	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	0
10-4510-331 UTILITIES	\$41,500.00	\$41,500.00	\$776.68	\$22,263.31	\$3,556.16	\$18,460.01	54
10-4510-332 FUEL OIL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-333 NATURAL GAS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-339 OTHER UTILITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-351 MAINTENANCE-BUILDING	\$4,000.00	\$4,000.00	\$1,597.48	\$165.18	\$0.00	\$2,237.34	4
10-4510-352 MAINTENANCE-EQUIPMEN	\$4,500.00	\$4,500.00	\$0.00	\$596.10	\$49.95	\$3,903.90	13
10-4510-353 MAINTENANCE-VEHICLES	\$10,000.00	\$10,000.00	\$354.66	\$1,205.73	(\$135.45)	\$8,439.61	12
10-4510-354 MAINTENANCE GROUNDS	\$2,000.00	\$2,000.00	\$42.00	\$760.18	\$0.00	\$1,197.82	38
10-4510-356 MAINTENANCE-STREETS	\$2,000.00	\$2,000.00	\$1.90	\$888.10	\$0.00	\$1,110.00	44
10-4510-359 MAINT. & REPAIRS - O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-370 ADVERTISING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-395 TRAINING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-396 MEDICAL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-397 PAVING SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-398 LANDSCAPING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-399 OTHER SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-439 EQUIPMENT RENTAL	\$250.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	0
10-4510-440 MAINTENANCE CONTRACT	\$1,000.00	\$1,000.00	\$0.00	\$288.47	\$154.00	\$711.53	29
10-4510-451 INSURANCE-PRO/GEN/PR	\$2,000.00	\$2,000.00	\$0.00	\$1,550.89	\$0.00	\$449.11	78
10-4510-452 INSURANCE - VEHICLES	\$6,000.00	\$6,000.00	\$0.00	\$5,689.33	\$0.00	\$310.67	95
10-4510-480 INDIRECT COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-491 DUES & SUBSCRIPTIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-499 MISCELLANEOUS	\$1,600.00	\$1,600.00	\$0.00	\$0.00	\$0.00	\$1,600.00	0
10-4510-510 CAP.OUT.-OFFICE FURN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-540 CO-VEHICLES	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00	0
10-4510-550 CAP.OUTLAY-OTHER EQU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0

Town of Spencer

Fiscal Period - FY 2021-2022 Date Range - 2021-07-01 - 2022-01-28

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
10-4510-580 CO-INFRASTRUCTURE	\$37,000.00	\$37,000.00	\$0.00	\$37,726.14	\$37,726.14	(\$726.14)	102
10-4510-591 ROADWAY & PAVING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-593 LANDSCAPING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-750 LEASE PAYMENTS-COMPU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-770 LEASE PAYMENTS-BACKH	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-775 LEASE PAYMENTS-EQUIP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4510-800 DEPRECIATION EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
4510-10-STREETS OPERATIONS	\$455,230.00	\$455,230.00	\$6,182.09	\$210,770.96	\$57,883.77	\$238,276.95	48

Town of Spencer

Fiscal Period - FY 2021-2022 Date Range - 2021-07-01 - 2022-01-28

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
4710-10-SOLID/YARD OPERATIONS							
10-4710-121 SALARIES/WAGES-REGUL	\$199,635.00	\$199,635.00	\$0.00	\$100,942.26	\$13,730.87	\$98,692.74	51
10-4710-122 SALARIES/WAGES-OVERT	\$1,500.00	\$1,500.00	\$0.00	\$909.11	\$6.02	\$590.89	61
10-4710-127 SALARIES/WAGES-BONUS	\$3,255.00	\$3,255.00	\$0.00	\$3,255.00	\$0.00	\$0.00	100
10-4710-133 401-K MATCH	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-181 FICA	\$15,650.00	\$15,650.00	\$0.00	\$7,427.10	\$969.99	\$8,222.90	47
10-4710-182 RETIREMENT	\$23,400.00	\$23,400.00	\$0.00	\$11,698.34	\$1,577.83	\$11,701.66	50
10-4710-183 GROUP INSURANCE	\$59,500.00	\$59,500.00	\$0.00	\$27,366.99	\$3,759.95	\$32,133.01	46
10-4710-184 401K CONTRIBUTION	\$9,800.00	\$9,800.00	\$0.00	\$3,307.38	\$445.35	\$6,492.62	34
10-4710-185 WORKERS COMPENSATION	\$11,000.00	\$11,000.00	\$0.00	\$10,041.20	\$0.00	\$958.80	91
10-4710-193 SERVICES-MEDICAL	\$250.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	0
10-4710-211 JANITORIAL SUPPLIES	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0
10-4710-212 UNIFORMS	\$3,250.00	\$3,250.00	\$0.00	\$1,850.13	\$321.22	\$1,399.87	57
10-4710-213 SAFETY SUPPLIES	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	0
10-4710-230 SUPPLIES-EDUCATIONAL	\$200.00	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00	0
10-4710-240 CONSTRUCT./REPAIR SU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-251 MOTOR FUEL AND LUBRI	\$11,000.00	\$11,000.00	\$2,272.91	\$6,659.76	\$91.70	\$2,067.33	61
10-4710-252 TIRES & TUBES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-253 PARTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-260 OFFICE SUPPLIES/MATE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-270 CARTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-293 SAFETY SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-299 SUPPLIES AND MATERIA	\$400.00	\$400.00	\$0.00	\$0.00	\$0.00	\$400.00	0
10-4710-311 TR AVEL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-321 TELEPHONE AND INTERN	\$2,250.00	\$2,250.00	\$0.00	\$711.71	\$101.70	\$1,538.29	32
10-4710-329 OTHER COMMUNICATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-352 MAINTENANCE-EQUIPMEN	\$4,200.00	\$4,200.00	\$368.17	\$2,388.94	\$535.50	\$1,442.89	57
10-4710-353 MAINTENANCE-VEHILCES	\$8,100.00	\$8,100.00	\$0.00	\$7,496.53	\$7,114.94	\$603.47	93
10-4710-370 ADVERTISING	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00	0
10-4710-395 TRAINING	\$250.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	0
10-4710-396 MEDICAL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-397 LANDFILL SER TIPPING	\$50,000.00	\$50,000.00	\$0.00	\$29,384.02	\$5,081.58	\$20,615.98	59
10-4710-398 LANDFILL SER RECYCLI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-399 OTHER SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-438 TREE WORK	\$1,675.00	\$1,675.00	\$0.00	\$0.00	\$0.00	\$1,675.00	0
10-4710-440 MAINTENANCE CONTRACT	\$10,500.00	\$10,500.00	\$0.00	\$10,052.50	\$15.00	\$447.50	96
10-4710-451 INSURANCE-PROP/GEN/P	\$1,758.00	\$1,758.00	\$0.00	\$792.72	\$0.00	\$965.28	45
10-4710-452 INSURANCE-VEHICLES	\$3,300.00	\$3,300.00	\$0.00	\$1,364.96	\$0.00	\$1,935.04	41
10-4710-499 MISCELLANEOUS	\$325.00	\$325.00	\$0.00	\$0.00	\$0.00	\$325.00	0
10-4710-540 CAP OUT-MOTOR VEH	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-550 CAP.OUTLAY-OTHER EQU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-580 CAPITAL OUTLAY-BLDG,	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-750 LEASE PAYMENTS	\$14,885.00	\$14,885.00	\$0.00	\$6,202.05	\$0.00	\$8,682.95	42
10-4710-760 LEASE PAYMENTS-VEHIC	\$0.00	\$0.00	\$0.00	\$2,480.82	\$1,240.41	(\$2,480.82)	0
10-4710-775 LEASE PAYMENTS-EQUIP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4710-800 DEPRECIATION EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
4710-10-SOLID/YARD OPERATIONS	\$437,733.00	\$437,733.00	\$2,641.08	\$234,331.52	\$34,992.06	\$200,760.40	54

Fiscal Period - FY 2021-2022 Date Range - 2021-07-01 - 2022-01-28

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
4910-10-LAND MANAGEMENT							
-							
10-4910-121 SALARIES & WAGES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-126 SALARIES-TEMP/PT TIM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-127 SALARIES & WAGES-LON	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-133 401-K MATCH	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-181 SOCIAL SECURITY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-182 RETIREMENT CONTRIBUT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-183 MEDICAL INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-184 401K MATCH	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-185 WORKERS COMPENSATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-191 PROF.SERVICES-ENGINE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-240 YADKIN RIVER TRAIL H	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-251 Motor Fuel & Oil	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-260 OFFICE SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-291 DATA PROCESSING SUPP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-299 MISCELLANEOUS SUPPLI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-311 TRAVEL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-321 TELEPHONE & INTERNET	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-325 POSTAGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-329 OTHER COMMUNICATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-341 PRINTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-353 MAINT & REPAIR VEHIC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-370 ADVERTISING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-395 TRAINING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-396 MEDICAL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-397 DEMOLITION SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-398 PROFESSIONAL SERVICE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-399 OTHER SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-440 SERVICE & MAINT.CONT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-451 INSURANCE-PROPERTY &	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-452 INSURANCE-VEHICLES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-491 DUES & SUBSCRIPTIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-499 MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-550 CAP.OUTLAY-OTHER EQU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-610 COMMUNITY APPEAR.COM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-620 HISTORIC PRESERV.COM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-655 TOURISM EVENT COMMIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-750 LEASE PAYMENTS-COMPU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-751 LEASE PAYMENTS-VEHIC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-800 DEPRECIATION EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-4910-850 TRANSFER TO YADKIN R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
4910-10-LAND MANAGEMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0

Town of Spencer

Fiscal Period - FY 2021-2022 Date Range - 2021-07-01 - 2022-01-28

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
6110-10-LIBRARY							
-							
10-6110-121 SALARIES & WAGES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6110-126 PART-TIME/TEMPORARY	\$14,625.00	\$14,625.00	\$0.00	\$7,723.67	\$1,022.96	\$6,901.33	53
10-6110-127 SALARIES/WAGES-BONUS	\$600.00	\$600.00	\$0.00	\$300.00	\$0.00	\$300.00	50
10-6110-181 FICA	\$1,200.00	\$1,200.00	\$0.00	\$613.82	\$78.26	\$586.18	51
10-6110-194 CONTRACT SERVICES	\$1,700.00	\$1,680.00	\$0.00	\$0.00	\$0.00	\$1,680.00	0
10-6110-260 SUPPLIES-OFFICE	\$550.00	\$550.00	\$0.00	\$187.22	\$24.99	\$362.78	34
10-6110-291 SUPPLIES-DATA PROCES	\$1,650.00	\$1,650.00	\$0.00	\$8.50	\$0.00	\$1,641.50	1
10-6110-293 SAFETY SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6110-299 SUPPLIES	\$1,600.00	\$1,600.00	\$0.00	\$445.10	\$157.19	\$1,154.90	28
10-6110-311 TRAVEL	\$0.00	\$20.00	\$0.00	\$15.68	\$0.00	\$4.32	78
10-6110-321 TELEPHONE AND INTERN	\$2,000.00	\$2,000.00	\$0.00	\$810.71	\$187.35	\$1,189.29	41
10-6110-331 UTILITIES	\$8,300.00	\$8,300.00	\$0.00	\$3,678.50	\$911.28	\$4,621.50	44
10-6110-333 NATURAL GAS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6110-351 MAINTENANCE-BUILDING	\$26,900.00	\$26,900.00	\$0.00	\$85.99	\$70.80	\$26,814.01	0
10-6110-370 ADVERTISING	\$500.00	\$500.00	\$0.00	\$11.00	\$0.00	\$489.00	2
10-6110-395 TRAINING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6110-440 MAINTENANCE CONTRACT	\$1,300.00	\$1,300.00	\$0.00	\$542.75	\$253.25	\$757.25	42
10-6110-451 INSURANCE-PRO/GEN/PR	\$1,893.00	\$1,893.00	\$0.00	\$1,892.75	\$0.00	\$0.25	100
10-6110-491 DUES & SUBSCRIPTIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6110-495 BOOKS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6110-497 PROGRAMS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6110-499 MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6110-550 CAPITAL OUTLAY-BLDG	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6110-580 CAPITAL OUTLAY-BLDG	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6110-800 LIBRARY REPAIR LEASE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6110-999 Transfer To Cap. Fun	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
6110-10-LIBRARY	\$62,818.00	\$62,818.00	\$0.00	\$16,315.69	\$2,706.08	\$46,502.31	26

Town of Spencer

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Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
6120-10-RECREATION							
-							
10-6120-126 SALARIES-TEMP/PART-T	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-181 SOCIAL SECURITY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-299 SUPPLIES AND MATERIA	\$750.00	\$750.00	\$0.00	\$0.00	\$0.00	\$750.00	0
10-6120-331 UTILITIES	\$2,500.00	\$2,500.00	\$0.00	\$1,039.76	\$143.50	\$1,460.24	42
10-6120-355 MAINT & REPAIR-SPENC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-356 MAINT & REPAIR-ROWAN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-357 MAINTENANCE-PARKS AN	\$8,596.00	\$18,596.00	\$0.00	\$0.00	\$0.00	\$18,596.00	0
10-6120-358 MAINT & REPAIR-LIBRA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-359 MAINT. & REPAIR - OT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-399 OTHER SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-451 INSURANCE-PROP/GEN/P	\$100.00	\$100.00	\$0.00	\$100.00	\$0.00	\$0.00	100
10-6120-499 MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-500 MAINT.LIBRARY PARK	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-501 MAINT SPENCER WOODS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-525 SENIOR CITIZEN PROGR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-550 CAP.OUTLAY-OTHER EQU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-570 CAP OUT-LAND ACQ & D	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-580 CAPITAL OUTLAY-IMPRO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-625 SENIOR CITIZENS COUN	\$6,000.00	\$6,000.00	\$0.00	\$1,945.47	\$0.00	\$4,054.53	32
10-6120-800 DEPRECIATION EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
10-6120-850 TRANSFER TO DOWNTOWN	\$0.00	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$0.00	100
6120-10-RECREATION	\$17,946.00	\$127,946.00	\$0.00	\$103,085.23	\$143.50	\$24,860.77	81

Town of Spencer

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Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
Reporting Fund: 10-GENERAL FUND							
FundRevTot	\$3,720,649.00	\$3,912,383.00	\$0.00	\$2,221,723.09	\$358,983.56	\$1,771,588.37	57
FundExpTot	\$3,720,649.00	\$3,912,383.00	\$87,743.96	\$1,972,158.67	\$328,657.96	\$1,852,480.37	53
Reporting Fund: 20-POWELL BILL							
0000-20-Revs							
-							
20-3197-102 MUNICIPAL VEHICLE TA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
20-3328-000 POWELL BILL REVENUE	\$92,300.00	\$92,300.00	\$0.00	\$112,327.50	\$0.00	\$20,027.50	122
20-3831-000 INVESTMENT EARNINGS	\$70.00	\$70.00	\$0.00	\$15.26	\$0.00	\$54.74	22
20-3839-000 MISCELLANEOUS REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
20-3991-000 APPROPRIATED FUND BA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
0000-20-Revs	\$92,370.00	\$92,370.00	\$0.00	\$112,342.76	\$0.00	\$20,082.24	122

Town of Spencer

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Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
4510-20-STREETS OPERATIONS							
-							
20-4510-000 TRANS TO/FROM GEN FU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
20-4510-121 SALARIES/WAGES-REGUL	\$9,680.00	\$9,680.00	\$0.00	\$6,103.82	\$766.10	\$3,576.18	63
20-4510-127 SALARIES/WAGES-BONUS	\$90.00	\$90.00	\$0.00	\$90.00	\$0.00	\$0.00	100
20-4510-181 FICA	\$740.00	\$740.00	\$0.00	\$473.77	\$58.60	\$266.23	64
20-4510-182 RETIREMENT	\$1,079.00	\$1,079.00	\$0.00	\$693.82	\$87.64	\$385.18	64
20-4510-183 GROUP INSURANCE	\$2,167.00	\$2,167.00	\$0.00	\$1,206.77	\$166.07	\$960.23	56
20-4510-184 401K CONTRIBUTION	\$489.00	\$489.00	\$0.00	\$305.16	\$38.30	\$183.84	62
20-4510-191 PROF.SERV.-ENGIN. FE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
20-4510-198 SERVICES-ENGINEERING	\$4,000.00	\$4,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	0
20-4510-294 STREET SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
20-4510-299 SUPPLIES AND MATERIA	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	0
20-4510-355 MAINTENANCE-SIDEWALK	\$12,000.00	\$12,000.00	\$0.00	\$5,490.25	\$3,095.00	\$6,509.75	46
20-4510-356 MAINTENANCE-STREETS	\$16,000.00	\$16,000.00	\$0.00	\$8,250.00	\$0.00	\$7,750.00	52
20-4510-540 CAP OUTLAY - VEHICLE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
20-4510-580 CO-INFRASTRUCTURE	\$44,125.00	\$44,125.00	\$0.00	\$0.00	\$0.00	\$44,125.00	0
4510-20-STREETS OPERATIONS	\$92,370.00	\$92,370.00	\$0.00	\$22,613.59	\$4,211.71	\$69,756.41	24

Town of Spencer

Fiscal Period - FY 2021-2022 Date Range - 2021-07-01 - 2022-01-28

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
Reporting Fund: 20-POWELL BILL							
FundRevTot	\$92,370.00	\$92,370.00	\$0.00	\$112,342.76	\$0.00	\$20,082.24	122
FundExpTot	\$92,370.00	\$92,370.00	\$0.00	\$22,613.59	\$4,211.71	\$69,756.41	24
Reporting Fund: 70-HEALTH INSURANCE REIMBURSEMENT							
0000-70-Revs							
-							
70-3839-000 Miscellaneous Revenu	\$0.00	\$0.00	\$0.00	\$25,000.00	\$5,000.00	\$25,000.00	0
0000-70-Revs	\$0.00	\$0.00	\$0.00	\$25,000.00	\$5,000.00	\$25,000.00	0

Town of Spencer

Fiscal Period - FY 2021-2022 Date Range - 2021-07-01 - 2022-01-28

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
4130-70-ADMINISTRATION							
-							
70-4130-187 INSURANCE REIMBURSEM	\$0.00	\$0.00	\$0.00	\$24,632.63	(\$372.21)	(\$24,632.63)	0
4130-70-ADMINISTRATION	\$0.00	\$0.00	\$0.00	\$24,632.63	(\$372.21)	(\$24,632.63)	0

Town of Spencer

Fiscal Period - FY 2021-2022 Date Range - 2021-07-01 - 2022-01-28

Account		Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
Reporting Fund: 70-HEALTH INSURANCE REIMBURSEMENT								
	FundRevTot	\$0.00	\$0.00	\$0.00	\$25,000.00	\$5,000.00	\$25,000.00	0
	FundExpTot	\$0.00	\$0.00	\$0.00	\$24,632.63	(\$372.21)	(\$24,632.63)	0
Grand Totals:	TotalRev	\$3,813,019.00	\$4,004,753.00	\$0.00	\$2,359,065.85	\$363,983.56	\$1,816,670.61	59
	TotalExp	\$3,813,019.00	\$4,004,753.00	\$87,743.96	\$2,019,404.89	\$332,497.46	\$1,897,604.15	53

Town of Spencer

Fiscal Period - Park Plaza Municipal Project Date Range - 2020-12-01 - 2022-01-28

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
Reporting Fund: 80-PARK PLAZA MUNICIPAL COMPLEX PROECT							
0000-80-Revs							
-							
80-3831-000 INVESTMENT EARNINGS	\$0.00	\$0.00	\$0.00	\$228.87	\$23.95	\$228.87	0
80-3894-010 CANNON FOUNDATION GR	\$222,974.00	\$75,000.00	\$0.00	\$75,000.00	\$0.00	\$0.00	100
80-3984-000 INSTALLMENT DEBT PRO	\$2,826,202.00	\$2,826,202.00	\$0.00	\$2,820,302.00	\$0.00	\$5,900.00	100
80-3984-001 USDA LOAN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
80-3984-010 GENERAL FUND CONTRIB	\$0.00	\$157,974.00	\$0.00	\$157,974.00	\$57,974.00	\$0.00	100
0000-80-Revs	\$3,049,176.00	\$3,059,176.00	\$0.00	\$3,053,504.87	\$57,997.95	\$6,128.87	100
4200-80-PARK PLAZA							
-							
80-4200-192 PROFESSIONAL SERV-LE	\$20,000.00	\$20,000.00	\$0.00	\$6,759.37	\$0.00	\$13,240.63	34
80-4200-193 ADMINISTRATIVE SERVI	\$10,000.00	\$10,000.00	\$0.00	\$2,000.00	\$750.00	\$8,000.00	20
80-4200-555 FURNISHINGS AND EQUI	\$274,900.00	\$274,900.00	\$4,910.39	\$258,950.99	\$151,463.25	\$11,038.62	94
80-4200-580 CAPITAL OUTLAY-BLDG,	\$2,526,489.00	\$2,636,359.00	\$79,644.37	\$2,475,853.63	\$94,891.53	\$80,861.00	94
80-4200-585 ARCHITECT FEES	\$27,130.00	\$27,130.00	\$5,406.90	\$21,723.10	\$2,281.41	\$0.00	80
80-4200-594 SPECIAL INSPECTIONS	\$0.00	\$15,721.00	\$0.00	\$13,273.75	\$0.00	\$2,447.25	84
80-4200-710 PRINCIPAL PAYMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
80-4200-780 INTEREST	\$50,657.00	\$50,657.00	\$0.00	\$0.00	\$0.00	\$50,657.00	0
80-4200-999 CONTINGENCY	\$140,000.00	\$24,409.00	\$4,200.00	\$4,740.87	\$4,740.87	\$15,468.13	19
4200-80-PARK PLAZA	\$3,049,176.00	\$3,059,176.00	\$94,161.66	\$2,783,301.71	\$254,127.06	\$181,712.63	94
Reporting Fund: 80-PARK PLAZA MUNICIPAL COMPLEX PROECT							
FundRevTot	\$3,049,176.00	\$3,059,176.00	\$0.00	\$3,053,504.87	\$57,997.95	\$6,128.87	100
FundExpTot	\$3,049,176.00	\$3,059,176.00	\$94,161.66	\$2,783,301.71	\$254,127.06	\$181,712.63	94
Grand Totals:							
TotalRev	\$3,049,176.00	\$3,059,176.00	\$0.00	\$3,053,504.87	\$57,997.95	\$6,128.87	100
TotalExp	\$3,049,176.00	\$3,059,176.00	\$94,161.66	\$2,783,301.71	\$254,127.06	\$181,712.63	94

Town of Spencer

Fiscal Period - YADKIN RIVER TRAILHEAD Date Range - 2020-07-01 - 2022-01-28

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
Reporting Fund: 90-YADKIN RIVER TRAIL							
0000-90-Revs							
-							
90-3985-240 YADKIN RIVER TRAIL D	\$20,559.00	\$270,659.00	\$0.00	\$281,259.13	\$0.00	\$10,600.13	104
90-3985-850 GENERAL FUND TRANSFE	\$114,258.00	\$114,258.00	\$0.00	\$114,258.00	\$0.00	\$0.00	100
0000-90-Revs	\$134,817.00	\$384,917.00	\$0.00	\$395,517.13	\$0.00	\$10,600.13	103
4910-90-LAND MANAGEMENT							
-							
90-4910-194 CONTRACT SERVICES	\$4,800.00	\$7,550.00	\$0.00	\$7,550.00	\$0.00	\$0.00	100
90-4910-580 CO-INFRASTRUCTURE	\$130,017.00	\$377,367.00	\$0.00	\$1,643.75	\$0.00	\$375,723.25	0
4910-90-LAND MANAGEMENT	\$134,817.00	\$384,917.00	\$0.00	\$9,193.75	\$0.00	\$375,723.25	2
Reporting Fund: 90-YADKIN RIVER TRAIL							
FundRevTot	\$134,817.00	\$384,917.00	\$0.00	\$395,517.13	\$0.00	\$10,600.13	103
FundExpTot	\$134,817.00	\$384,917.00	\$0.00	\$9,193.75	\$0.00	\$375,723.25	2
Grand Totals:							
TotalRev	\$134,817.00	\$384,917.00	\$0.00	\$395,517.13	\$0.00	\$10,600.13	103
TotalExp	\$134,817.00	\$384,917.00	\$0.00	\$9,193.75	\$0.00	\$375,723.25	2

Town of Spencer

Fiscal Period - CORONAVIRUS ARPA GRANT PROJECT Date Range - 2021-07-01 - 2022-01-28

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
Reporting Fund: 91-CORONAVIRUS ARPA GRANT PROJECT							
0000-91-Revs							
-							
91-3831-000 INVESTMENT EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
91-3984-000 CSLRF FUNDS-GRANT	\$1,037,997.00	\$1,037,997.00	\$0.00	\$518,998.00	\$0.00	\$518,999.00	50
0000-91-Revs	\$1,037,997.00	\$1,037,997.00	\$0.00	\$518,998.00	\$0.00	\$518,999.00	50
4210-91-CORONAVIRUS ARPA							
-							
91-4210-580 CO-INFRASTRUCTURE-CS	\$1,037,997.00	\$1,037,997.00	\$750.00	\$1,500.00	\$0.00	\$1,035,747.00	0
4210-91-CORONAVIRUS ARPA	\$1,037,997.00	\$1,037,997.00	\$750.00	\$1,500.00	\$0.00	\$1,035,747.00	0
Reporting Fund: 91-CORONAVIRUS ARPA GRANT PROJECT							
FundRevTot	\$1,037,997.00	\$1,037,997.00	\$0.00	\$518,998.00	\$0.00	\$518,999.00	50
FundExpTot	\$1,037,997.00	\$1,037,997.00	\$750.00	\$1,500.00	\$0.00	\$1,035,747.00	0
Grand Totals:							
TotalRev	\$1,037,997.00	\$1,037,997.00	\$0.00	\$518,998.00	\$0.00	\$518,999.00	50
TotalExp	\$1,037,997.00	\$1,037,997.00	\$750.00	\$1,500.00	\$0.00	\$1,035,747.00	0

Town of Spencer

Fiscal Period - DOWNTOWN PARK PROJECT Date Range - 2021-07-01 - 2022-01-28

Account	Original Budget	Amended Budget	Encumbered YTD	Activity YTD	Activity MTD	Current Balance	Used Pct
Reporting Fund: 92-DOWNTOWN PARK PROJECT							
0000-92-Revs							
-							
92-3985-241 DOWNTOWN PARK DONATI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
92-3985-850 GENERAL FUND TRANSFE	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$0.00	100
0000-92-Revs	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$0.00	100
6120-92-RECREATION							
-							
92-6120-580 CO-INFRASTRUCTURE	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$100,000.00	0
6120-92-RECREATION	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$100,000.00	0
Reporting Fund: 92-DOWNTOWN PARK PROJECT							
FundRevTot	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$0.00	100
FundExpTot	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$100,000.00	0
Grand Totals:							
TotalRev	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$0.00	100
TotalExp	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$100,000.00	0

January Monthly Library Report

We had great plans for our January Martin Luther King program, however it had to be cancelled due to illness and inclement weather. This event will be rescheduled to February 22nd. Teresa Moore- Mitchell, music professor and world- renown singer from Livingstone College, will be our featured performer. Due to the benevolence of one of our newer patrons, a beautiful piano has been donated and placed in the Young Adult room. This will serve as a needed addition for future concerts. A local jazz musician, Rebecca Stinson, will also share her talents with Ms. Leigh Alexander's Theatre Arts class on February 22nd.

Our physical numbers have been lower this past month due to weather and illnesses. However, our Facebook audience has greatly increased. Our page received 32 new page likes in the last 28 days. This is up by 167%. Our followers are 590 which is up 16%. We reached 2,038 people which is up by 49%.

When schools were closed in January, we read several children's books on Facebook Live. One focused on a famous singer from Harlem, Florence Mills, and the other told the story of Mary Jackson who became an engineer for NASA.

Plans are being made for our outdoor May event and we have secured the talents of an Elvis impersonator, Chris Ellis from Virginia. Save the date of May 7th from 4- 7 in the Library Gazebo. The Salisbury Swing Band has agreed to play music from the fifties. More details will be given later.



704-633-2231
townofspencer.com



Post Office Box 45
Spencer, NC 28159-0045

AGENDA ITEM

Board Meeting Date: 2/8/2022

(Attach relevant documentation)

Issue under Consideration:	Town Manager Report
Current Status:	N/A
Points to Consider:	N/A
Financial Impact:	N/A
Options:	N/A
Recommendations:	For Information & Discussion
Department:	Town Manager

704-633-2231
townofspencer.com



Post Office Box 45
Spencer, NC 28159-0045

To: Mayor Williams and Members of the Board of Aldermen
From: Peter Franzese, Town Manager
Date: January 28, 2022
Re: February 2022 Town Manager Report

Update on Finance Officer and Police Chief searches

We have opened the application portal for Finance Officer and will have the Police Chief posted in February. These postings are/will be available at both spencernc.gov and ptrc.org/spencer. In the last weeks, the PTRC team has met with Police staff and the Police Chief's Citizen Advisory board to gain input that will help inform the candidate profile. Once we have the candidate profile complete, we will be ready to post the Chief position in the portal as well.

Close out of Town and Police Department project

We are progressing towards close out of the project, and anticipate submitting the documentation to USDA the week of January 31. We have received the as-built appraisal and provided that to the USDA already. We are also working to execute the loan modification with Truist Bank to extend our interim financing as approved in January.

Park Plaza Parking Lot Lighting

On January 25, staff met with Beth and Rob Nance and representatives from Duke Energy to discuss the parking lot lighting for the Park Plaza. Lighting should be improved by February 8 along the Fifth Street side of the parking lot by installing 2 LED fixtures on the existing poles along Fifth Street. For the remainder of the lot the concept is to install 1 new metal pole on the Town's property and 2 on the Nance property, with an additional fixture on a new wood pole along Fourth Street. Each of the 3 poles within the parking lot would have 2 fixtures on new metal poles.

The current lighting in the parking lot was privately owned/maintained by the prior shopping center management, and fed from within the part of the building now owned by the Town. When the construction work was underway, arc flashing was discovered related to these lines. However, the lines could not be located other than removing them from the electrical panel (which has been replaced with all new electrical). The current lights present multiple safety issues.

The solution provided by Duke Energy provides lighting at a flat cost of roughly \$45 per month per 2 lights. Duke Energy takes care of all installation and maintenance of the lights. Up front, the owner is responsible for the cost of directional bores needed to run conduit and power to the lights, and must contract to keep the lights for 10 years.

I recommend that the Town partner with the Nances on the overall parking lot lighting as follows:

- Town Public Works staff (PW) to remove all existing light fixtures within the parking lot (including from Nance property),
- PW TO prepare the needed asphalt openings for all new poles and the directional bore,
- PW to patch asphalt needed (estimated material cost of up to \$1,000)
- Town to split the overall cost of the directional boring 50/50 with Nances, Town's portion of the cost to be \$4,403.03.



MEMO

Date: 1.24.22

(Revised 1.27.22)

To: Board of Aldermen

From: Steve Blount

RE: Making Spencer "Development Friendly"

1. Staff to set legislative public hearing dates
2. Reschedule Planning Board and Board of Aldermen meetings

Narrative:

Phrases like making a business "customer friendly" or making a community "business friendly" have become cliches because they are used so often, and they are used so often because they are true, and one of the cornerstones to success. One of the first questions your planning department is asked by developers is, "How long will the approval process take?" While often a moving target, setting an expected approval date for even the most complex of development projects should be easily predictable based on a sequence of events prescribed in our development ordinance. And when possible, we should strive to make the approval process as efficient as possible. I offer the follow proposals for your consideration in pursuit of this goal:

Authorize Staff to Set Dates for Legislative Public Hearings on Land Use Decisions

Answering the developer's or property owner's question of, "How long will this take", starts with juggling some dates for required activities as follows:

1. Prepare application package and presentation
2. Take before Planning Board for recommendation
3. Set legislative public hearing date
4. Have legislative public hearing
5. Board of Aldermen's decision.

Public hearings are required by statute for land use decisions such as rezonings (map amendments) and development plan text amendments. Public hearings must be advertised for two consecutive weeks starting not more than 25 days nor less than 10 days from the proposed meeting date. Mailed notices to adjacent property owners and posting at the site with a sign must also take place during that timeframe.

Under our current procedures, setting the date for the public hearing requires a vote of the Board of Aldermen. Since the aldermen effectively meet only one time a month (agenda meeting and board meeting are just a few days apart), depending on when the Planning Board meets in relation to the Board of Aldermen (more on this in a minute), just deciding when the public hearing will be held might add an additional month to the approval process.

While statutes are specific that public hearings must be held and that they must be advertised, there is nothing in the statutes (either 160D specific to land use decisions or in the municipal establishment statutes found in 160A) that requires the public hearings be set by a vote of the Board of Aldermen.

Currently, staff picks a date, puts approval of that date on the board's agenda, and the board votes to approve that date at your board meeting. Then staff begins the advertisement and notification process. We can't start that process until the board approves the date. Ask yourselves, "When was the last time you voted no on the setting the proposed hearing date?"

Our proposal is that you vote to delegate the setting of dates for legislative hearings to staff.

Reschedule Planning Board and Board of Aldermen Meetings

As your new part-time planner, one of my first actions was to set up a calendar showing when my available work days would fit with the Town's scheduled Planning Board and Board of Aldermen meetings. Easier said than done.

Currently, the Planning Board meets on the second Monday and the Board of Aldermen meets on second Tuesday. This sounds simple enough until you actually look at a calendar. The following chart shows the proposed meeting dates for this year:

Current Status						
Month	Board	Date	Board	Date		
January	PB	1/10/2022	BoA	1/11/2022		
February	BoA	2/8/2022	PB	2/14/2022		
March	BoA	3/8/2022	PB	3/14/2022		
April	PB	4/11/2022	BoA	4/12/2022		
May	PB	5/9/2022	BoA	5/10/2022		
June	PB	6/13/2022	BoA	6/14/2022		
July	PB	7/11/2022	BoA	7/12/2022		
August	PB	8/8/2022	BoA	8/9/2022		
September	PB	9/12/2022	BoA	9/13/2022		
October	PB	10/10/2022	BoA	10/11/2022		
November	BoA	11/8/2022	PB	11/14/2022		
December	PB	12/12/2022	BoA	12/13/2022		

You will note that this schedule has the Board of Aldermen meeting before the Planning Board on three of the twelve months and the number of days between meetings varying from one to six days. In a perfect land use management world, the Planning Board would always meet before the Board of Aldermen and there would be a consistent time between the meetings so Planning Board recommendation could be brought to the Board of Aldermen at their next meeting. This "perfect world" can be accomplished by letting the Planning Board meet on the first Monday and the Board of Aldermen meet on the second Monday of each month. The following chart shows that proposed schedule:

Suggested Revision						
Month	Board	Date	Board	Date		
January	PB	1/3/2022	BoA	1/10/2022		
February	PB	2/7/2022	BoA	2/14/2022		
March	PB	3/7/2022	BoA	3/14/2022		
April	PB	4/4/2022	BoA	4/11/2022		
May	PB	5/2/2022	BoA	5/9/2022		
June	PB	6/6/2022	BoA	6/13/2022		
July	PB	7/5/2022*?	BoA	7/11/2022		
August	PB	8/1/2022	BoA	8/8/2022		
September	PB	9/6/2022*	BoA	9/12/2022		
October	PB	10/3/2022	BoA	10/10/2022		
November	PB	11/7/2022	BoA	11/14/2022		
December	PB	12/5/2022?	BoA	12/12/2022		

Using this approach, the Planning Board would always meet one week before the Board of Aldermen allowing staff to bring the Planning Board's recommendations to the Board of Aldermen in a short and predictable timeframe. This rescheduling, coupled with allowing staff to set the date of legislative public hearings could cut two months or more off the required approval timeframe.

One additional suggestion, the Planning Board currently does not schedule a regular meeting in July or December based on holiday season and past workload. I would suggest scheduling meetings for those months and then cancelling them if they are not needed.

Our proposal is that you vote to schedule Planning Board meetings on the first Monday of the month for all twelve months and that you schedule the Board of Aldermen meetings for the second Monday of the month.

1.27.22 revision

Tuesday Option

An additional option has been suggested during staff review of this idea. In this option, Board of Aldermen meetings would stay as scheduled with Planning Board meetings being shifted to the first Tuesday of the month. This approach would provide the desired predictable sequencing and spacing. It would place the Planning Board meeting one day closer to the Board of Aldermen's agenda meeting but that is not a major impediment. Of concern is that the Planning Board would lose one member who can only meet on Mondays.

Tuesday Option						
Month	Board	Date	Board	Date		
January	PB	1/4/2022	BoA	1/11/2022		
February	PB	2/1/2022	BoA	2/8/2022		
March	PB	3/1/2022	BoA	3/8/2022		
April	PB	4/5/2022	BoA	4/12/2022		
May	PB	5/3/2022	BoA	5/10/2022		
June	PB	6/7/2022	BoA	6/14/2022		
July	PB	7/5/2022	BoA	7/12/2022		
August	PB	8/2/2022	BoA	8/9/2022		
September	PB	9/6/2022	BoA	9/13/2022		
October	PB	10/4/2022	BoA	10/11/2022		
November	PB	11/1/2022	BoA	11/8/2022		
December	PB	12/6/2022	BoA	12/13/2022		

AGENDA ITEM

Council Meeting Date: 02/08/2022

Agenda Item No: TBD	Consideration of Authority to Set Public Hearing Dates
Issue under Consideration:	<i>Consideration of allowing staff to set land management related public hearing dates</i>
Current Status:	Staff makes request of Board of Aldermen to approve ordinance setting public hearing dates, Board then, almost always approves date requested
Points to Consider:	Advertising, posting and notification efforts can't begin until public hearing date is selected, often extending time required for final approval, inconveniencing property owner/developer
Financial Impact:	none
Options:	<i>For board consideration and discussion only at this time</i>
Recommendations:	<i>Town Planner suggests authorizing staff to set dates for land management related public hearings with notification to public as required by ordinance and NCGS</i>
Department:	PLANNING & DEVELOPMENT SERVICES

ACTION TAKEN BY THE BOARD OF ALDERMEN

Motion Made By:

- ☐ B. Bish
- ☐ S. Hovis
- ☐ S. Miller
- ☐ S. Morgan
- ☐ P. Secreast
- ☐ P. Sledge

Motion Seconded By:

- ☐ B. Bish
- ☐ S. Hovis
- ☐ S. Miller
- ☐ S. Morgan
- ☐ P. Secreast
- ☐ P. Sledge

Results of Voting

For: _____
Against: _____

Passes: _____
Fails: _____

AGENDA ITEM

Council Meeting Date: 02/08/2022

Agenda Item No: TBD	Consideration of changing dates of Board of Aldermen and Planning Board/Board of Adjustment regularly scheduled meetings
Issue under Consideration:	<i>Changing dates of Board of Aldermen and Planning Board/Board of Adjustment regularly scheduled meetings</i>
Current Status:	Planning Board meets 2 nd Monday, Board of Aldermen meets 2 nd Tuesday. Sequence and spacing of meetings different each month based on day of week each month starts on.
Points to Consider:	Changing so that Planning Board meets on 1 st Monday and Board of Aldermen meets on 2 nd Monday will give consistent sequence and spacing, allowing more efficient interaction of two boards
Financial Impact:	none
Options:	<i>For Consideration and Discussion Only at this time</i>
Recommendations:	<i>Town Planner suggests rescheduling meetings so that Planning Board meets on 1st Monday and Board of Aldermen meet on 2nd Monday of each month</i>
Department:	PLANNING & DEVELOPMENT SERVICES

ACTION TAKEN BY THE BOARD OF ALDERMEN

Motion Made By:

- ☐ B. Bish
- ☐ S. Hovis
- ☐ S. Miller
- ☐ S. Morgan
- ☐ P. Secreast
- ☐ P. Sledge

Motion Seconded By:

- ☐ B. Bish
- ☐ S. Hovis
- ☐ S. Miller
- ☐ S. Morgan
- ☐ P. Secreast
- ☐ P. Sledge

Results of Voting

For: _____
Against: _____

Passes: _____
Fails: _____

AGENDA ITEM

Council Meeting Date: 02/08/2022

Agenda item no: TBD	Consideration of changes to IND zoning classification
Issue under Consideration:	<i>Complete review of IND zoning classification and how it is currently applied through zoning map is needed to ensure desired development and growth of existing businesses</i>
Current Status:	See attached memo
Points to Consider:	See attached memo
Financial Impact:	none
Options:	<i>For consideration and discussion only at this time. Staff desires policy input from board before acting</i>
Recommendations:	<i>Give direction and authorize staff to begin a review of this issue and after working with the Planning Board, to return with specific action recommendations</i>
Department:	PLANNING & DEVELOPMENT SERVICES



MEMO

Date: 1.18.22

RE: Industrial Zoning Classification, Preferred Uses, and Nonconformity

Narrative:

During a recent review of a proposed industrial plant expansion, planning staff was met with the unenviable prospect of having to tell a valued corporate citizen that, “No, you can’t expand your existing facility because our new development ordinance makes you a nonconforming use.” Luckily for the business (and your new planner), the application process for the addition had started before the new ordinance was adopted so it could be reviewed and was approved under the old ordinances’ standards.

The creation of nonconformities with the adoption of a new development ordinance and zoning map is not unusual and is often intentional. A legal nonconforming use designation doesn’t mean a business must immediately cease operation, it just means that due to new development patterns in the community, expansion of a business or industry would be incompatible with future land use plans for the area in which it is located.

Creating nonconforming uses should be a very deliberate process, however, and not the result of applying today’s standards (in this case, much larger and restrictive setbacks) as if we were starting with a blank page or map. A more case-by-case study is needed to ensure that existing businesses and industries are indeed a problem the town needs or wants to restrict or even remove, and if not, apply a well-designed zoning classification to their property that will allow them to exist and even grow responsibly over time.

In addition to considering existing businesses and our development ordinance’s impacts on them, we need to consider how it might impact future development. Almost all the property zoned IND designated for industrial growth is located northeast of the town’s core commercial and residential area along both sides of N. Salisbury Ave and along Hackett Road running out to I-85. This includes property facing I-85 from the Yadkin River to Longs Ferry Road. Obviously, development of these properties will have a major visual impact on visitors travelling south on I-85 and the all-important first impression that view gives. This IND zoning classification also blankets both sides of N Salisbury Ave from Sowers Rd to the Yadkin River. This includes numerous properties currently in commercial or residential use. This may have been intentional, hoping that these properties would transition to industrial over time or more likely, was done out of convenience. Regardless of the motivation, the zoning classification of these now nonconforming properties should be examined and the town’s desired development pattern along N. Salisbury Ave considered.

One final thought is the town’s vision for the development of the now defunct NC Finishing Company property. I have heard several ambitious ideas for development of this property, possibly in conjunction with the Wil Cox bridge trailhead and even Davidson County’s ambitious development plans on the other side of the Yadkin River. As exciting as these plans are, the property is currently zoned IND and thus, if an industrial prospect purchased the property and their use and propose site plan met our development ordinance’s



requirements, they could build their industrial plant without much input from the town as to use or appearance. Is this really what we want to happen on this property?

Conclusions:

For the reasons stated above, planning staff needs to more closely examine all properties zoned IND to consider current and future uses. This review could result in suggestions for a major corridor planning effort, creation and application of new industrial zoning classifications, new overlay zoning classifications, and/or rezoning of numerous pieces of property.

Policy Questions:

Before staff sets out on this ambitious planning effort, the town needs to develop a vision for future land use in this area including but not limited to the I-85 corridor, the NC Finishing Company property at the river, properties facing N. Salisbury Ave and Hackett Rd, undeveloped land in this area currently zoned IND. While this can and will be a part of the town's Comprehensive Land Use Planning process, some facets of this effort may need to be moved up in priority so actions can be taken more immediately.

AGENDA ITEM

Council Meeting Date: 02/08/2022

Agenda Item No: TBD	Consideration of changes to SFR-2 zoning classification
Issue under Consideration:	<i>SFR-2 dimensional criteria may need revisions to allowed desirable development</i>
Current Status:	See attached memo
Points to Consider:	See attached memo
Financial Impact:	none
Options:	<i>For consideration and discussion only at this time. Staff desires policy input from board before acting</i>
Recommendations:	<i>Give direction and authorize staff to begin a review of this issue and after working with the Planning Board, to return with specific action recommendations</i>
Department:	PLANNING & DEVELOPMENT SERVICES



MEMO

Date: 1.25.22

RE: SFR-2 Dimensional Standards

Narrative:

While investigating a request for the subdivision of a lot on Ann Street, it appeared the remainder lot of the subdivision process would not meet the minimum lot size requirement in the property's SFR-2 zoning classification and thus the simple subdivision would have to be denied. Staff suggested a possible rezoning to SFR-3 to make the subdivision acceptable. The applicant pointed out that many other homes in his neighborhood were built on lots smaller than what the SFR-2 classification allowed. Staff did a quick review to confirm this contention as follows:

Confirmation Data

parcel	size	address		sfr-2	sfr-3
038 094	11,250	202 ann st		17,450	11,600
038 115	11,250	200 ann st			
038 021	15,000	102 elizabeth ave			
038 048	11,559	201 ann st			
038 049	15,000	103 ann st			
038 053	30,000	100 herman			
038 054	20,000	108 herman			
038 055	15,000	112 herman			
038 055B	15,000	0 herman			
038 05501	30,000	128 herman			
038 056	18,200	208 herman			

Of 11 lots in close proximity to 205 Ann St, 3 (27%) meet minimum lot size requirements for SFR-2. Two of the lots that meet the size criteria may be candidates for future subdivisions which would not meet the criteria. It appears the applicant's contention is correct. Since the lot size criteria not only impacts approval of desirable subdivisions but also makes these lots "legal nonconforming" lots with those implications, staff did additional investigation.

A quick zoning map review found at least 38 other examples of existing lots in the town zoned SFR-2 that don't meet the minimum lot size criteria (.40 acres) and thus would be considered nonconforming. I have not looked at the number of lots that would not meet the width requirement, but that number could be substantial. Section 22.3-1 allows these lots to be treated as conforming for the purpose of expanding and maintaining existing uses but being designated nonconforming may cause the property owner problems with such things as financing for a mortgage.



(Of note, the zoning map legend doesn't appear to agree with the zoning designation for SFR-2. The bright yellow is shown in the legend as SFR-3. This could just be a color gradient issue as the lots in question are designated as SFR-2.)

Conclusions:

While a rezoning to SFR-3 would resolve individual incidents with this problem, a quick review of other properties zoned SFR-2 shows that many throughout town do not meet minimum lot dimension requirements and are thus considered legal nonconforming lots.

We need to consider either; 1) rezoning multiple lots and/or some larger areas throughout the town to SFR-3 or, 2) changing the minimum lot size requirements in SFR-2 to accommodate most of these nonconformities and allow for development of smaller lots.

Policy Question:

Town has several residential zoning classifications SFR-1, 2 & 3 which differ in lot size (.80 AC, .40 AC & .26 AC respectively) and dimensions (133', 72' & 60' width respectively) with a stated purpose of, "*promoting development that will maintain the character of the existing neighborhood.*" We also have a residential classification, RMST that recognizes the need for infill development in older existing neighborhoods. This classification has much smaller lot size dimensions (5,000 sq ft or .1148 AC, and 42' width).

With adoption of the Town's new development ordinance and zoning map, a number of residential lots became nonconforming (may have been nonconforming under last ordinance and map, didn't check this). It is not unusual for a new ordinance to create nonconformities and the ordinance allows for exceptions around strict enforcement of the nonconformities' regulations, but I don't think it was the intent during adoption of the new ordinance to create a large number of nonconformities.

The policy question is, should planning staff find ways to revise the dimension standards, look at rezoning multiple lots to make them conform, or would you prefer we leave this as it is and handle on a case-by-case basis with rezonings to SFR-3?

Issues to consider:

1. Zoning statutes do not allow us to regulate the required minimum size of a home, so it is thought that requiring larger (more expensive) lots will result in larger homes that might be more appropriate in some existing neighborhoods. That assumption may or may not be true.
2. While one acre lots with a half-acre front yard of grass was the dream property of the affluent in the 60s, today's market forces and urban design standards are moving to smaller, more manicured lots, even for large homes.
3. In an urban environment, higher density standards are desirable to reduce infrastructure costs and create population density standards attractive to new retail development.
4. Allowing higher density development in urban and suburban areas helps save agricultural and greenfield sites from development pressures.

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