



**Board of Aldermen
Pre-Agenda Meeting**

**Agenda Packet
July 9, 2026**



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

DATE
July 9, 2026

The Board of Aldermen meets on the second Tuesday of each month at 6:00 p.m., with a pre-agenda meeting on the Thursday prior at 5:30 p.m. The primary purpose of the pre-agenda meeting is to review the agenda for the upcoming regular meeting, set the consent agenda, hold public hearings, and receive other presentations. Regular meetings focus on action items, departmental reports, and other business. Both meetings are open to the public and are held in the Hilda B. Palmer Board Room in Town Hall, located at 460 South Salisbury Avenue. A printed copy of the entire agenda packet is available in the H. B. Palmer Board Room for public use. Please find meeting agendas, minutes, and a link to view the meetings live or on demand at spencernc.gov/town-government-and-services/aldermen-meeting-and-agenda.

- 1. CALL TO ORDER – Mayor Pro Tempore Rashid Muhammad**
- 2. INVOCATION & PLEDGE OF ALLEGIANCE – Mayor Pro Tempore Rashid Muhammad**
- 3. PUBLIC HEARING – Proposed Rezoning of Parcel 032 112 at 600 South Salisbury Avenue from CIV (Civic) to MS (Main Street) Zoning Classification**
- 4. PUBLIC HEARING – Proposed Annexation and Rezoning of Parcel 324 052 at 607 Hawkinstown Road from AG (Agriculture) to RMST (Residential Main Street Transition) Zoning Classification**
- 5. REVIEW OF JULY 14, 2026, AGENDA**

1. CALL TO ORDER – Mayor Jonathan Williams

2. INVOCATION

3. PLEDGE OF ALLEGIANCE – Mayor Jonathan Williams

4. ADDITIONS/DELETIONS AND ADOPTION OF AGENDA

5. RECOGNITIONS

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 must provide their name, address, and topic to be addressed. The Board will listen and may or may not respond at their discretion, or may decide to place a topic on a future agenda. A speaker will be allowed three (3) minutes to speak.

7. CONSENT AGENDA The Consent Agenda is the first order of business. The items listed are believed to be non-controversial and administrative in nature. There will be no separate discussion of the items unless an Alderman or citizen requests and is granted permission to speak. The item(s) will then be removed from the Consent Agenda and considered individually. Otherwise, all items will be enacted by one motion.

- a. APPROVAL OF MINUTES:** June 4, 2026, Pre-Agenda Meeting Minutes
June 9, 2026, Regular Meeting Minutes

- b. **CONSIDER ADOPTING** – Ordinance 26-09 Approving A Temporary Road Closures on S. Yadkin Avenue for the Purpose of Facilitating a Neighborhood Block Party on August 8, 2026*
- 8. CONSIDER ADOPTING** – Ordinance 26-06 Amending the Town’s Official Zoning Map Dated September 10, 2024, Rezoning Rowan County GIS System Parcel Number 032 112 Located at 600 S. Salisbury Avenue from CIV (Civic District) to MS (Main Street District) Zoning Classification
- 9. CONSIDER ADOPTING** – Ordinance 26-07 Annexing Rowan County GIS System Parcel 324 052 at 607 Hawkinstown Road
- 10. CONSIDER ADOPTING** – Ordinance 26-08 Amending the Town’s Official Zoning Map Dated September 10, 2024, Rezoning Rowan County GIS System Parcel 324 052 at 607 Hawkinstown Road from AG (Agriculture) to RMST (Residential Main Street Transition) Zoning Classification
- 11. CONSIDER ADOPTING** – Resolutions 26-08 Directing the Clerk to Investigate Petition to Annex Parcel 049 003 at 850 Hackett Street
- 12. TOWN CLERK TO PRESENT** – Certificate of Sufficiency for Petition to Annex Parcel 049 003 at 850 Hackett Street
- 13. CONSIDER ADOPTING** – Resolution 26-09 Setting Public Hearing Date for Proposed Annexation of Parcel 049 003 at 850 Hackett Street
- 14. CONSIDER ADOPTING** – Resolutions 26-10 Directing the Clerk to Investigate Petition to Annex Parcels 044 077 & 044 019 on Lincoln Ave
- 15. TOWN CLERK TO PRESENT** – Certificate of Sufficiency for Petition to Annex Parcels 044 077 & 044 019 on Lincoln Ave
- 16. CONSIDER ADOPTING** – Resolution 26-11 Setting Public Hearing Date for Proposed Annexation of Parcels 044 077 & 044 019 on Lincoln Ave
- 17. DEPARTMENTAL REPORTS**
 - a. Planning*
 - b. Code Enforcement*
 - c. Police*
 - d. Fire*
 - e. Public Works*
 - f. Finance*
 - g. Active Living*
- 18. TOWN MANAGER REPORT**
- 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**



Rowan's Original Gateway.

NOTICE OF PUBLIC HEARINGS

The public shall take notice that the Board of Aldermen for the Town of Spencer, North Carolina, will hold public hearings in the Hilda B. Palmer Board Room at the Spencer Town Hall, located at 460 S. Salisbury Avenue in Spencer, NC 28159, during their pre-agenda meeting at 5:30 p.m. on Thursday, July 9, 2026, to receive public input for the following:

1. Proposed Annexation of Parcel 324 052 at 607 Hawkinstown Road
2. Proposed Rezoning of Parcel 324 052 at 607 Hawkinstown Road from AG (Agriculture) to RMST (Residential Main Street Transition) Zoning Classification
3. Proposed Rezoning of Parcel 032 112 at 600 South Salisbury Avenue from CIV (Civic) to MS (Main Street) Zoning Classification

All interested persons are invited to attend and participate in the meeting.

The Town will also accept public comments by either (1) submitting written comments addressed to the Clerk and delivered to Town Hall, or (2) submitting written comments by email directed to the Clerk at award@spencernc.gov. Written correspondence will be provided to the Board of Aldermen but will not be read aloud during the meeting. For more information, please contact Planning & Zoning Administrator Steve Blount at sblount@spencernc.gov.

A handwritten signature in blue ink that reads "Anna Kanode Ward".

Anna Kanode Ward, Town Clerk

8.3 Description of Districts

The districts created by this Ordinance are described as follows:

The Agriculture District (AG) is established to protect lands used for agricultural production, agriculturally based businesses and related activities. Farmland is a defining element of Spencer's traditional identity and the protection of these lands aids in preserving the character of the Town until such time as new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces.

The Single-Family Residential Districts (SFR-1, SFR-2 and SFR-3) provide for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Spencer and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Spencer prior to the effective date of these regulations.

The Residential Main Street Transition District (RMST) provides for the completion of residential neighborhoods in the residential area(s) surrounding the Main Street and contiguous Civic Districts through in-fill development. The intent of this district is to recognize that gradual transformation of existing development to high quality mixed density residential development is needed to support the central core of the Town. Higher density residential development allows a greater number of households to walk or bike, thus supporting businesses while reducing the parking demand and providing environmental and health benefits. Allowed building/lot types in these districts are the Detached House, Attached House, and Multi-family Building. Streets in the Residential Main Street Transition District should be interconnected, with streets and sidewalks providing a connection from Spencer's Main Street and other mixed-use districts to the Single-Family Residential districts surrounding these neighborhoods. A range of housing types is encouraged. Criteria for the mix of building types establishes compatibility.

The Main Street District (MS) provides for new development, revitalization, reuse, and infill development in Spencer's core downtown. A broad array of uses is listed to enable the needs of residents and visitors to be met. Allowed building/lot types in this district are Urban Workplace, Shop-front, Detached House, Attached House, Multi-family Building, and Civic Building. The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, and higher density housing in a compact, pedestrian-oriented environment. The Main Street District serves as the hub of the surrounding neighborhoods and of the broader community. The Main Street District may be expanded over time to meet the needs of the growing community for downtown facilities and services. Expansion of the Main Street District shall be contiguous and not separated from the primary district area.

The Civic District (CIV) provides a location for educational, medical, governmental, religious, and other institutional uses. Large developments in the Civic District are encouraged to provide a master plan to the Town. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses. Providing a unique district for civic uses will establish uniform standards.

The Mixed-Use Districts (MU-1 and MU-2) are established to provide opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shop-front, Detached House, Attached House, and Multi-family. Dominant uses in this district are residential, retail and office. The Mixed-Use Districts are expected to serve Spencer residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use Districts promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to uses in adjacent neighborhood districts.



704-633-2231
spencernc.gov

Post Office Box 45
Spencer, NC 28159-0045

Agenda Item Coversheet

Meeting Date: 07/09/2026

Agenda Item #: 3.

Agenda Item Title: Public Hearing for proposed rezoning at 600 S Salisbury Ave from CIV to MS

Category: Pre-Agenda

Presenter(s): Steve Blount, Planner

Explanation:

Property's current zoning classification does not allow the proposed retail office use.

Financial Impact:

NONE

Recommendations:

1. Hold a legislative public hearing

Attachment(s): Yes No

1. memo
2. slide presentation pdf



MEMO

Date: 5.21.26

By: Steve Blount, Town Planner

RE: 600 S Salisbury Ave Rezoning

Narrative:

Originally built in about 1971 as a YMCA dormitory building, used in various ways through the years and home to Spencer's Town Hall and Police Department for many years, this structure was determined to have outlived its useful life and was closed in 2022 when the Town moved its current operation to 460 S Salisbury Ave. Due to its deteriorating condition and other factors, the Town was considering demolition so that at least the lot could be put to use or sold to an outside developer. Initial steps were taken to remove asbestos from the building. In all probability, the \$60,000 price tag for the demolition process is the only reason the building is still standing.

Over the past several years, staff has talked to various people interested in this building, but no serious offers were forthcoming. In recent months, the Town has received indications from a local developer that they might be interested in taking on this building as a redevelopment project. While various steps are being taken in this process, one of the obvious steps needed is to rezone this property to allow the use of this building for private commercial offices. The current CIV zoning classification would not allow this use. The proposed MS zoning classification would allow this use and would make allowances for required parking based on the age of the building.

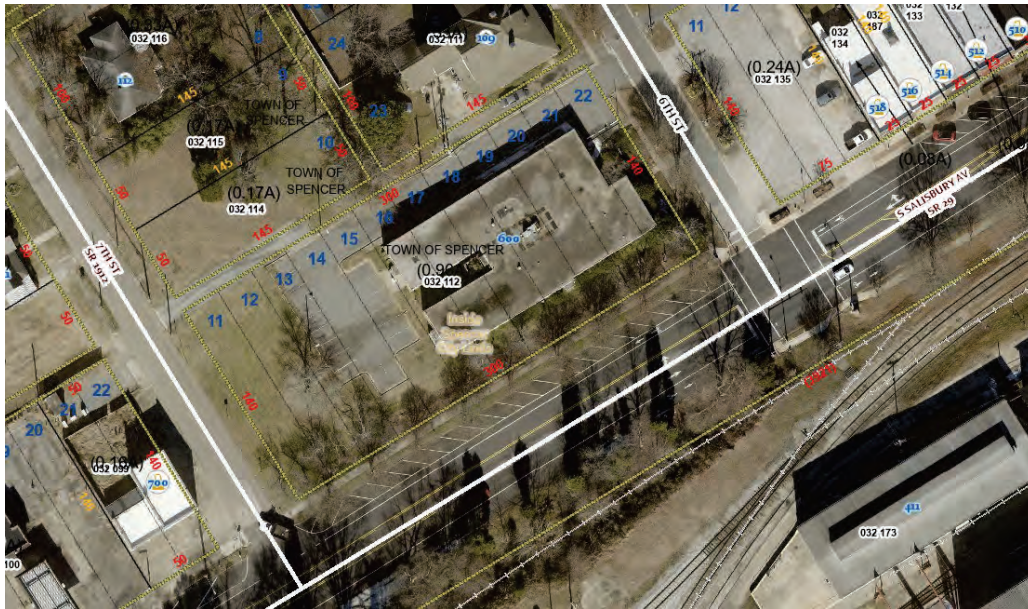
Conclusion:

Based on these findings, staff recommends that after proper procedure, notification, neighborhood meeting, and public hearings are held, that the Board of Aldermen vote to approve this rezoning and adopt the required Statement of Consistency for this action.

600 S Salisbury Ave Rezoning

Parcel 032 112
Old Town Hall
CIV to MS





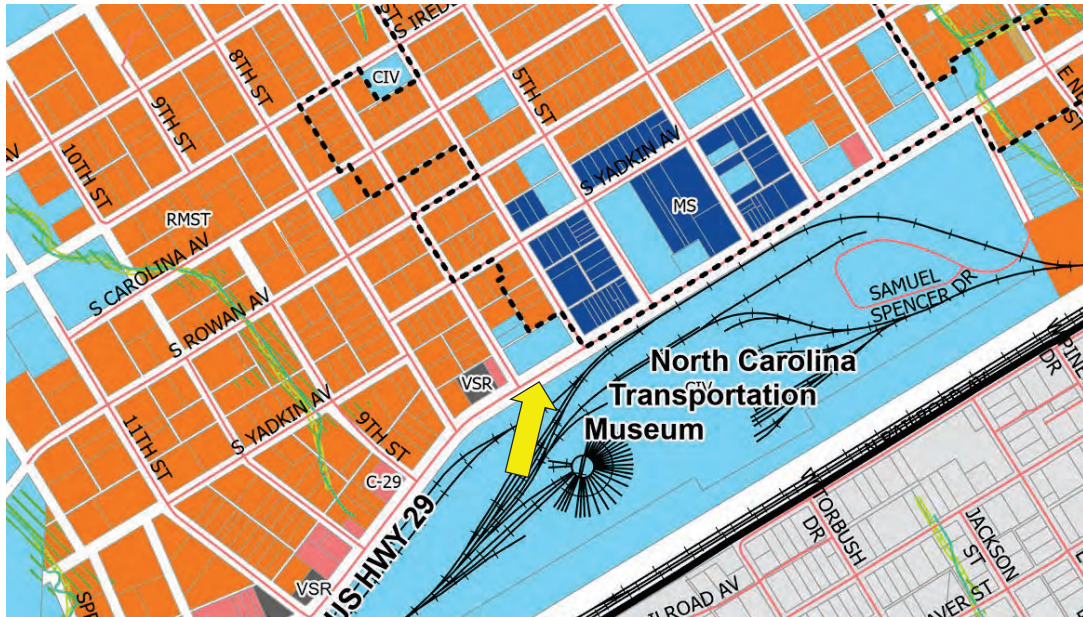
View from S Salisbury Ave



View from 6th St



View from 7th St



- Purpose of rezoning is to allow renovation of this unused government building into like-new office space.
- Developer will invest over \$1,000,000 to renovate building



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Rowan's Original Gateway.

Agenda Item Coversheet

Meeting Date: 07/09/2026

Agenda Item #: 4

Agenda Item Title: Public hearing for Annexation and Rezoning of Parcel 324 052 at 607
Hawkinstown Road from AG to RMST

Category: Pre-Agenda

Presenter(s): Steve Blount, Town Planner

Explanation:

Property owner has requested annexation and rezoning of this parcel to allow development as a 30-lot single family home subdivision

Financial Impact:

None

Recommendations:

Hold a legislative public hearing

Attachment(s): Yes No

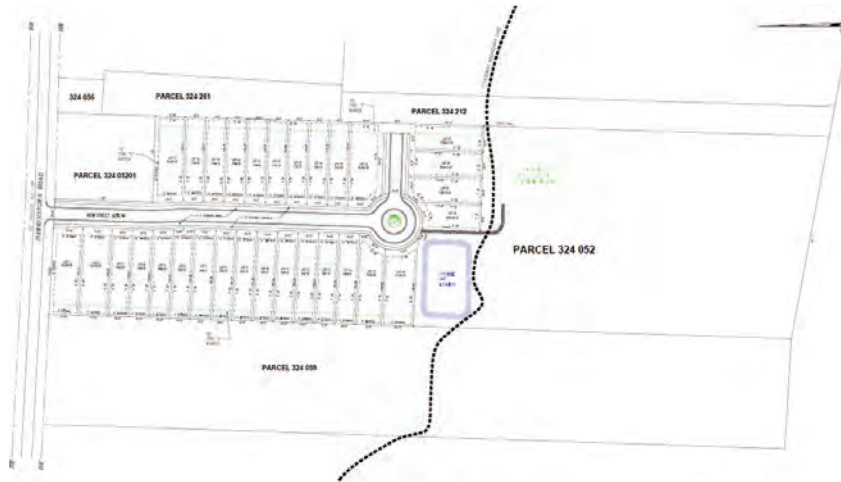
1. Presentation
2. Memo

Parcel 324 052

Hawkinstown Road

Rezoning, Annexation, Site Plan Review





**HAWKINTOWN ROAD
30 SINGLE FAMILY HOMES
PROPOSED SITE PLAN**

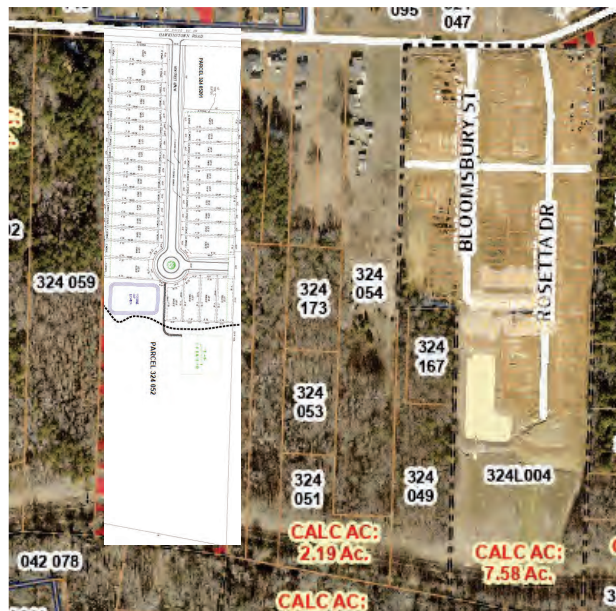
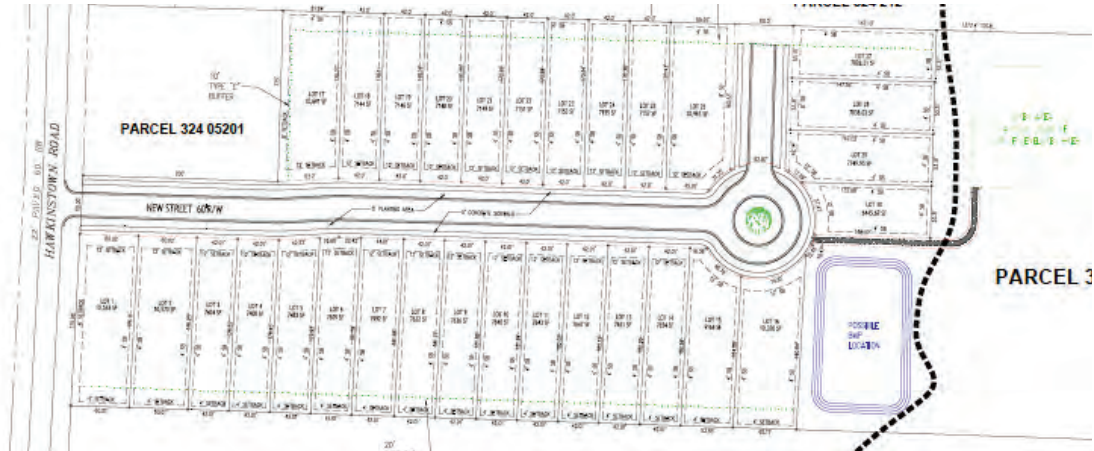
153 CAPITAL LLC
 153 CAPITAL LLC
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 153 CAPITAL LLC

PROJECT: 153 CAPITAL LLC
 PROJECT: CONCEPT 4
 HAWKINTOWN ROAD, PHASE 1C

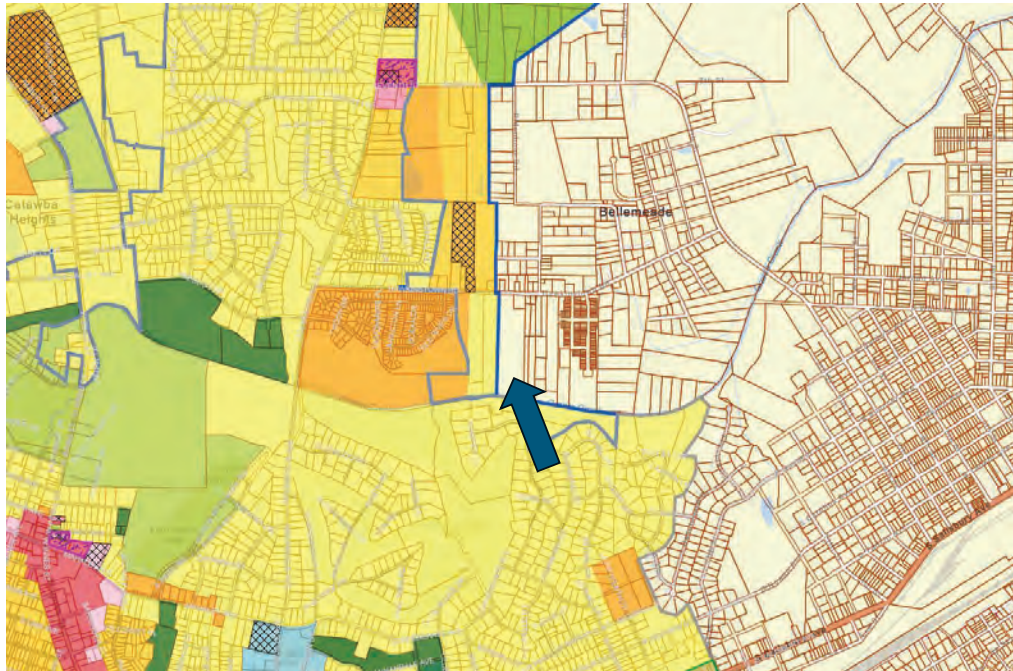
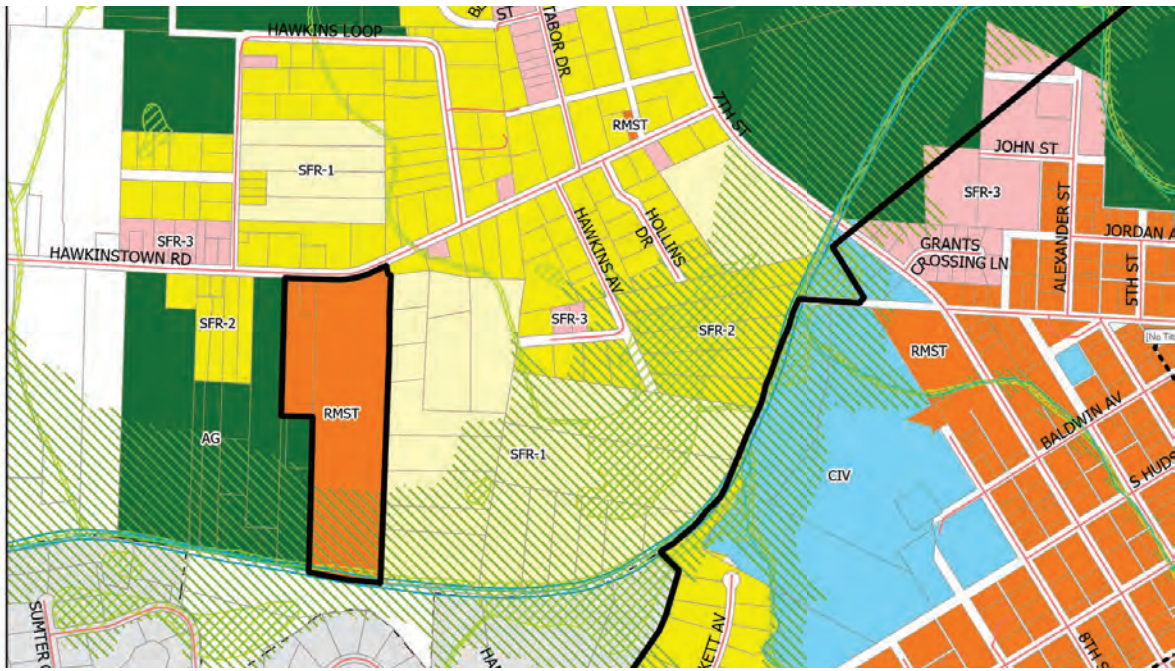
DATE: 10/1/2024

PROPOSED SITE PLAN

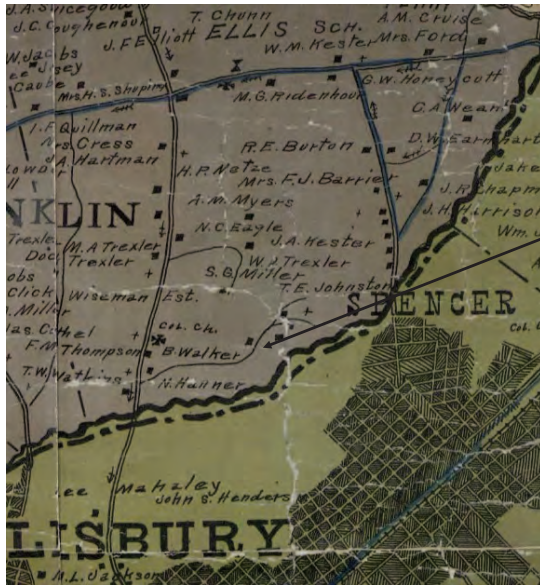
L-1



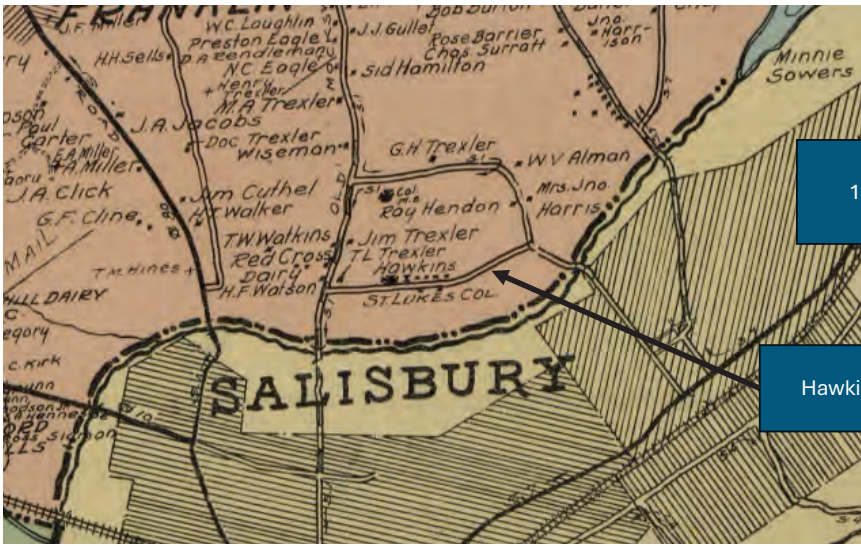




Development Patterns



1903 Road Map
Hawkinstown Area
Possible Hawkinstown
Road pre-7th St



1930 Road Map

Hawkinstown Rd



1955 Aerial Photographs of Hawkinstown Road from Old Mocksville Rd to 7th Street

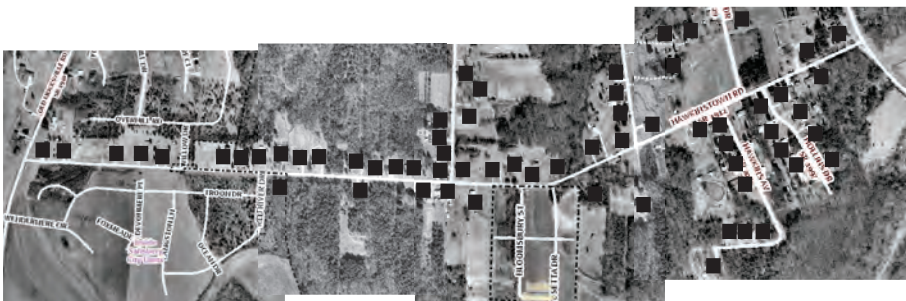
Belle Meade Subdivision
Recorded in 1954



1955 Aerial Photographs of Hawkinstown Road from Old Mocksville Rd to 7th Street



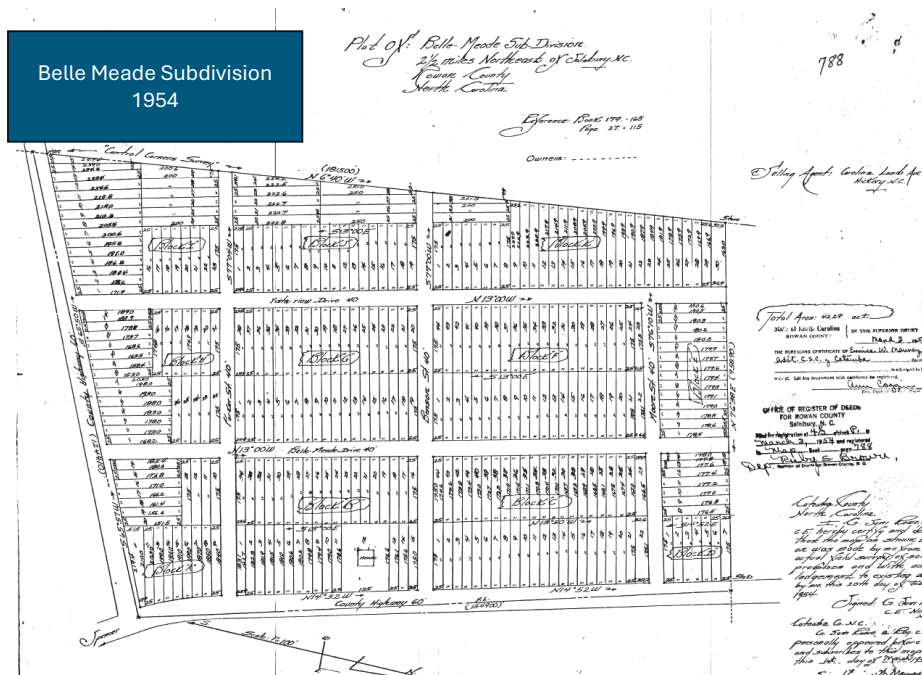
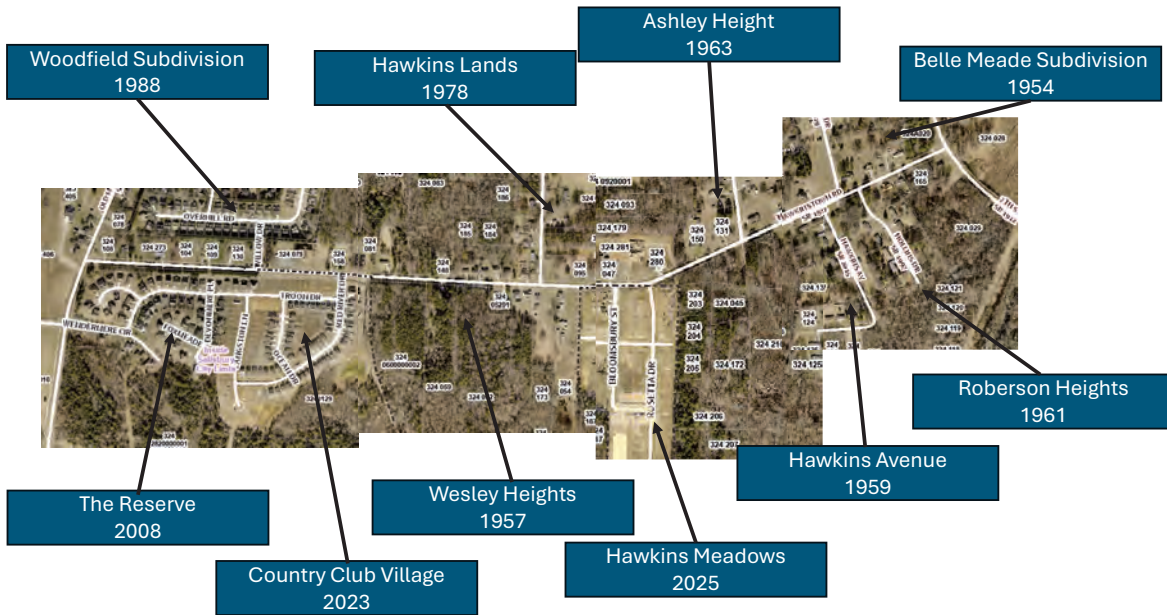
1994 Aerial Photographs of Hawkinstown Road from Old Mocksville Rd to 7th Street

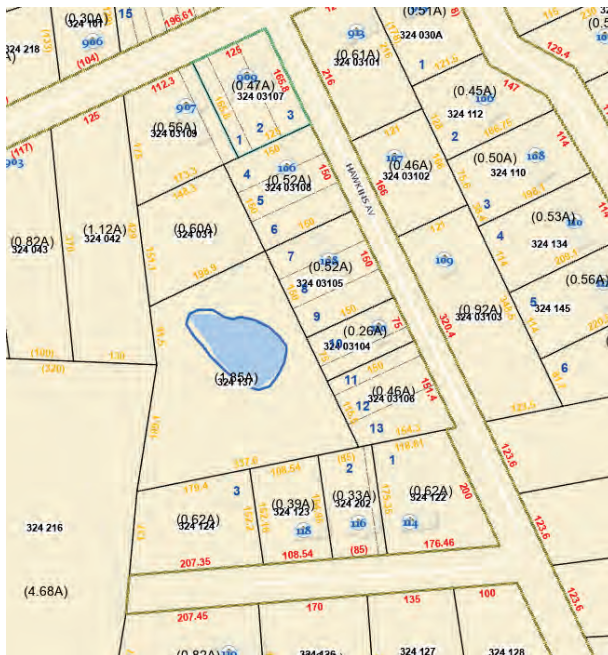


1994 Aerial Photographs of Hawkinstown Road from Old Mocksville Rd to 7th Street



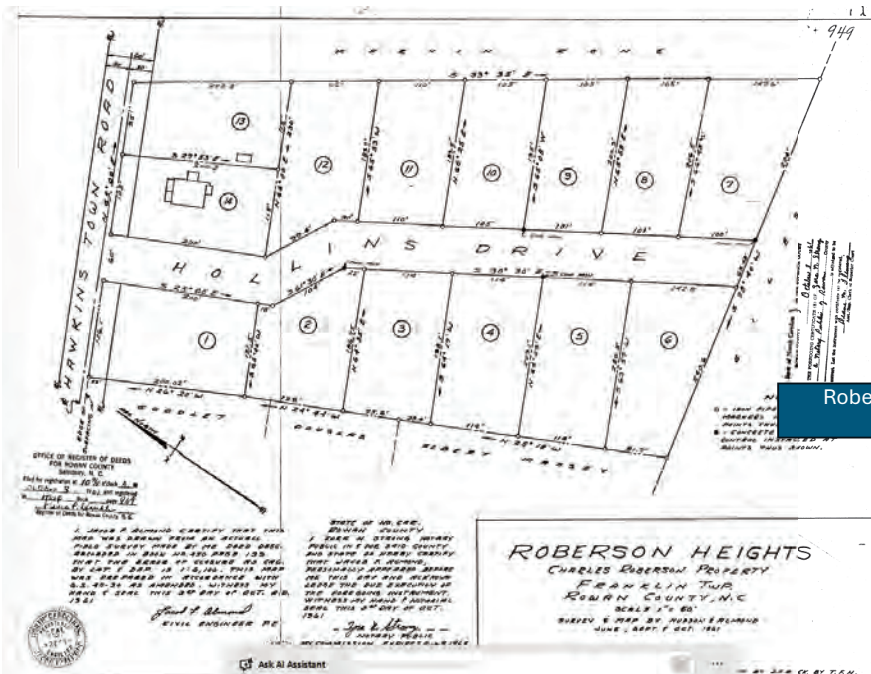
2025 Aerial Photographs of Hawkinstown Road from Old Mocksville Rd to 7th Street



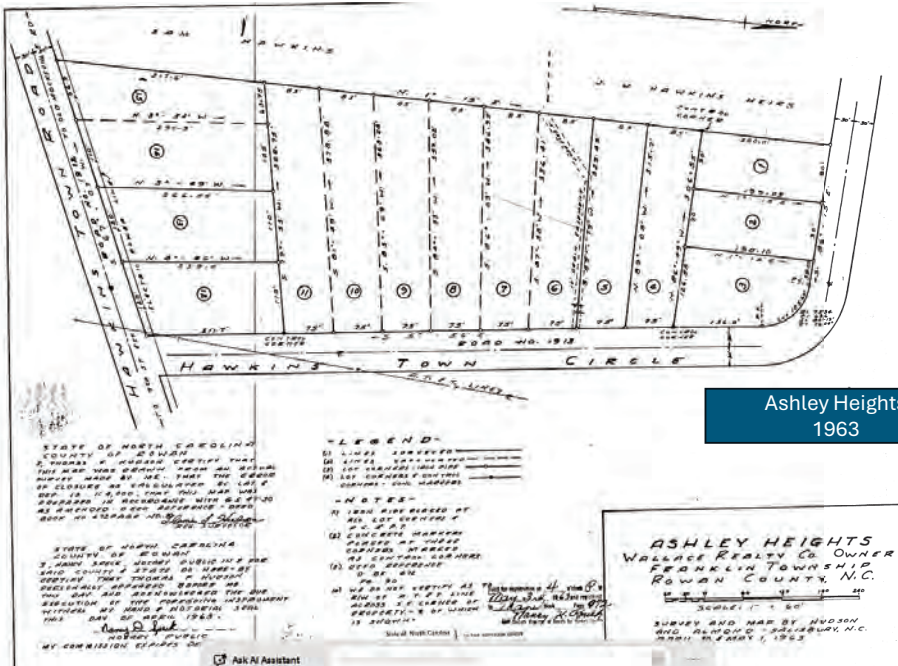


Hawkins Ave Subdivision 1959

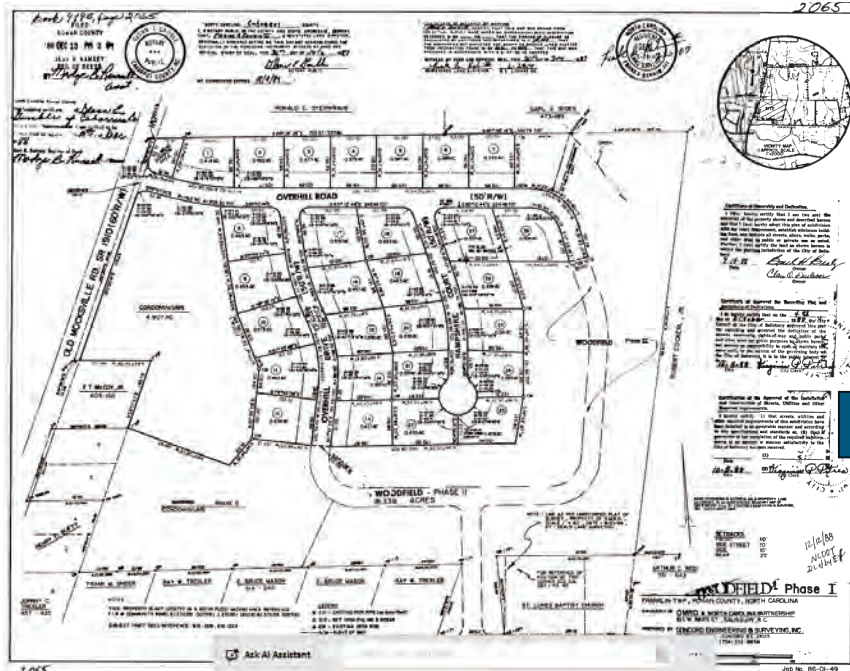
Hawkins Avenue
1959



Roberson Heights
1961

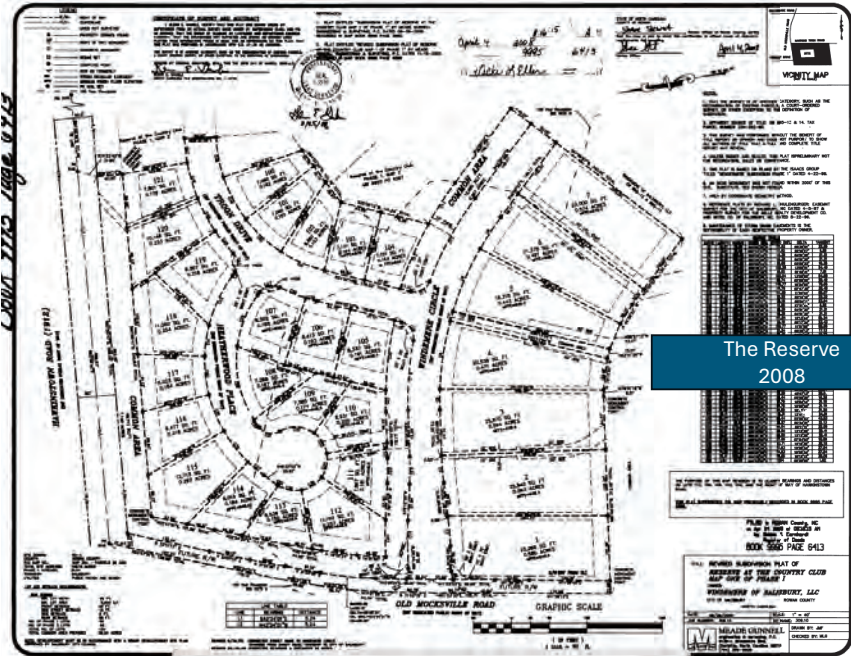
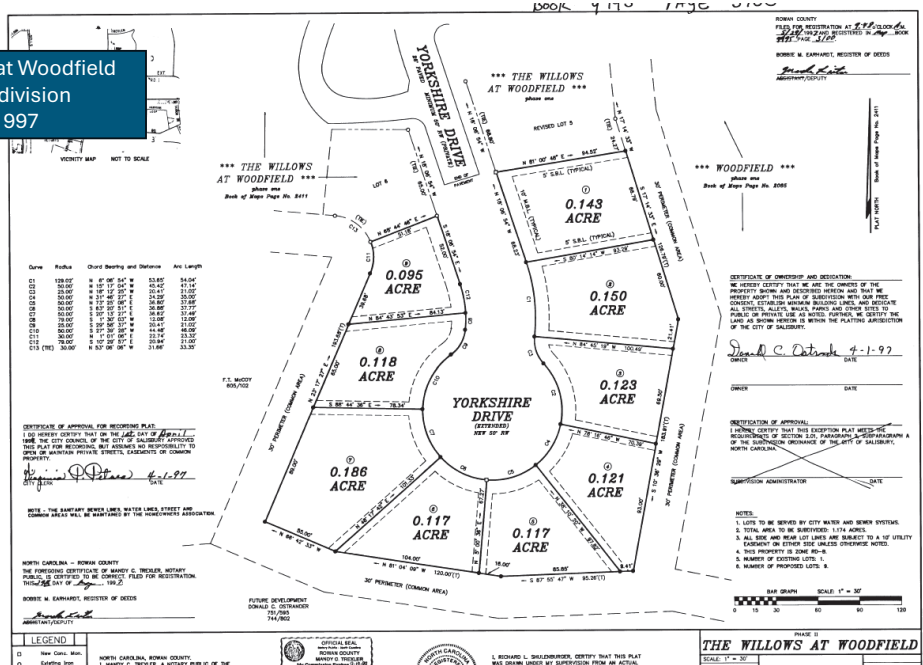


Ashley Heights
1963



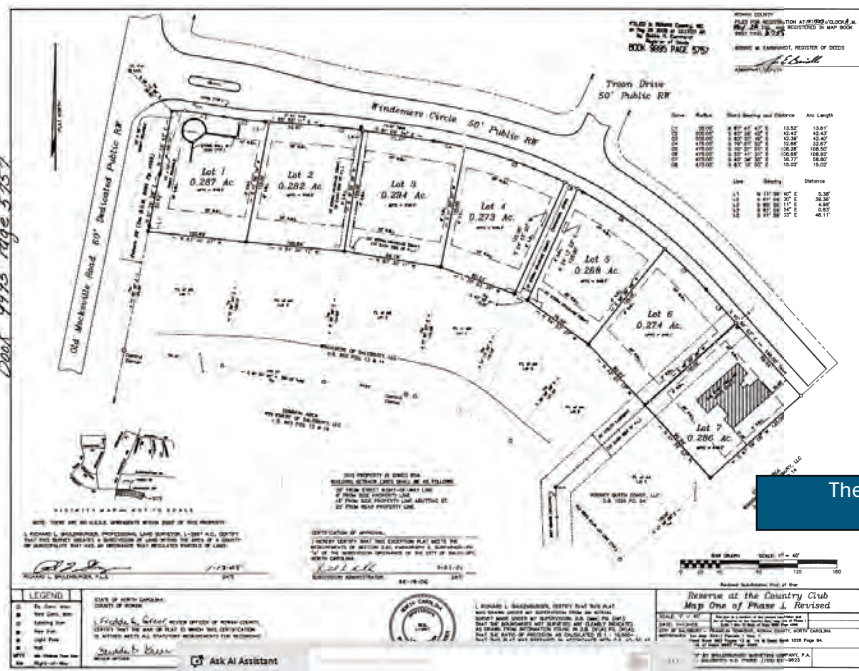
Woodfield
1988

Willows at Woodfield
Subdivision
1997



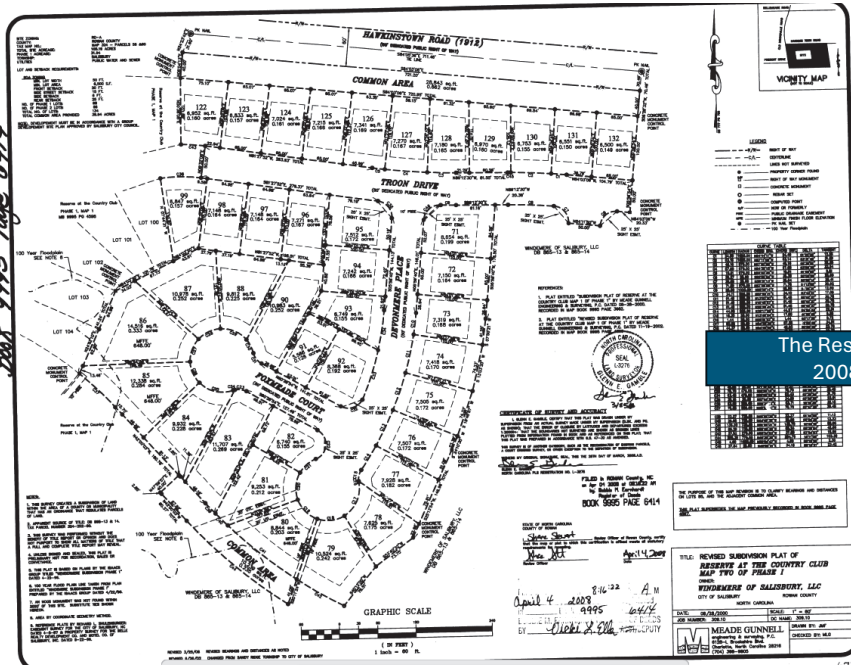
The Reserve
2008

Book 9995 Page 5157

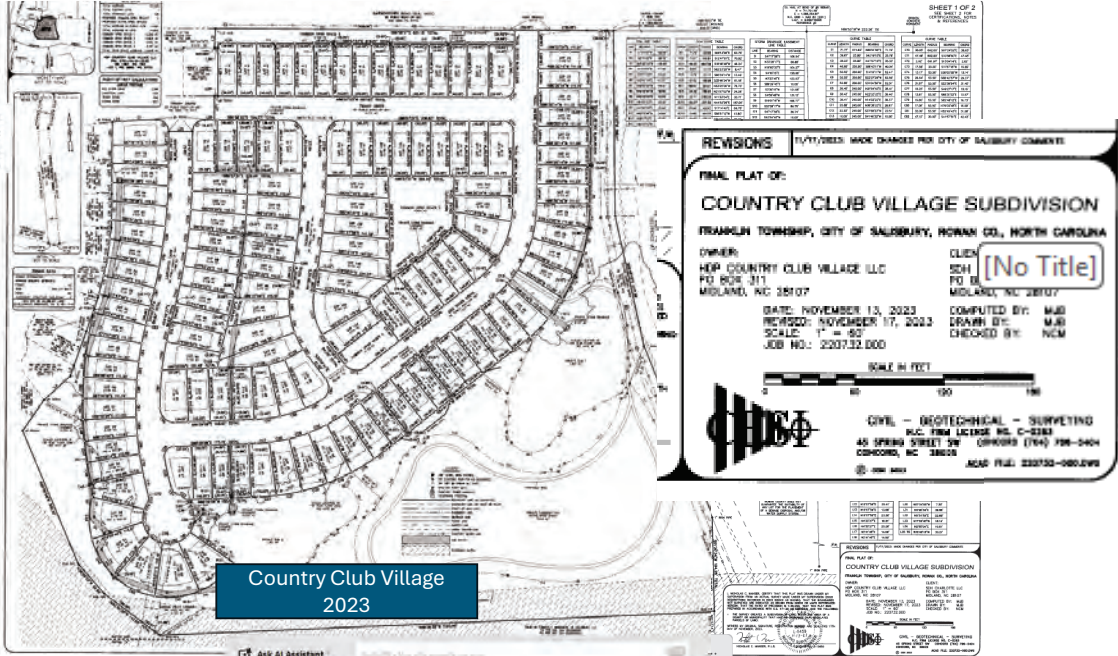


The Reserve 2008

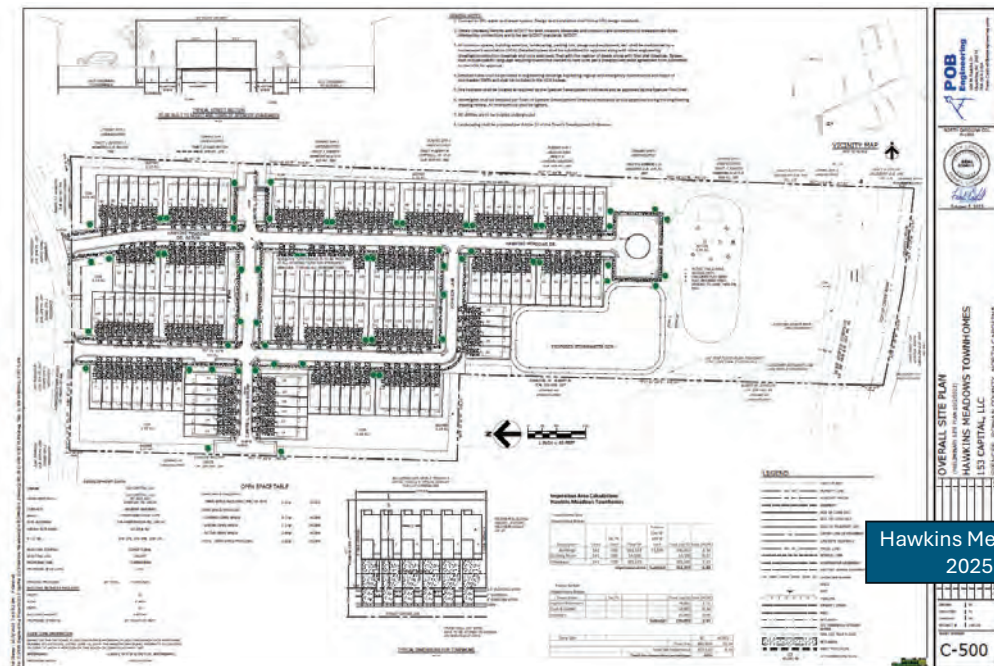
Book 9995 Page 6114



The Reserve 2008



Country Club Village 2023



North of Hawkinstown Rd, West of 7th Street

“This area has developed over time, partially through land division as inheritance into a mix of small lots, some served by a system of roads with several interior lots having no road frontage. Property owners in this area should be encouraged to recombine and then subdivide property, creating larger lots more suitable for higher density subdivision. The town could provide logistical support and then rezone the property as needed to the benefit of current property owners and the town’s future. In return for attaching to town water and sewer (needed for high density development), this property would be annexed into the town’s municipal limits.”

“Hawkinstown Rd Area- Area north of Hawkinstown Rd, east and south of 7th Street and west to Salisbury ETJ boarder, includes a mixture of small and medium sized parcels with limited residential development. If combined and redivided, and provided with municipal water and sewer, this could be prime area for higher density residential development and annexation.”

Our Comprehensive Land Use Plan supports this type of rezoning and recombination of properties to create higher density development

Traffic

AADT = Annual Average Daily Traffic

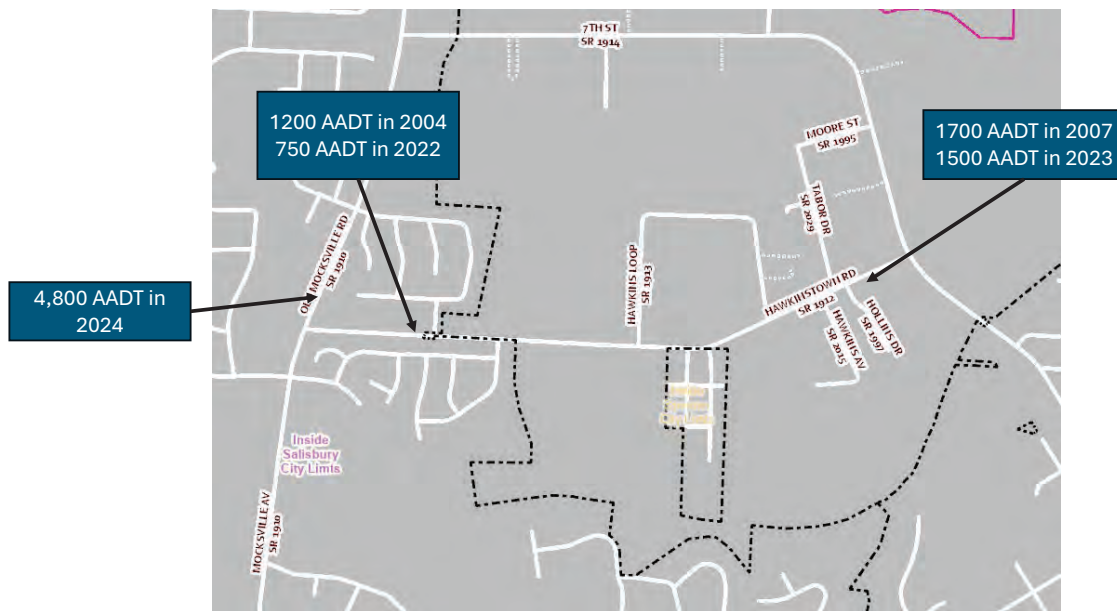
Represents the average number of vehicles traveling on a road each day over a full year.

TIS = Traffic Impact Study

Improvements = turn lanes, deceleration lanes, signalization, extra lanes, etc.

NCDOT Engineer advises...

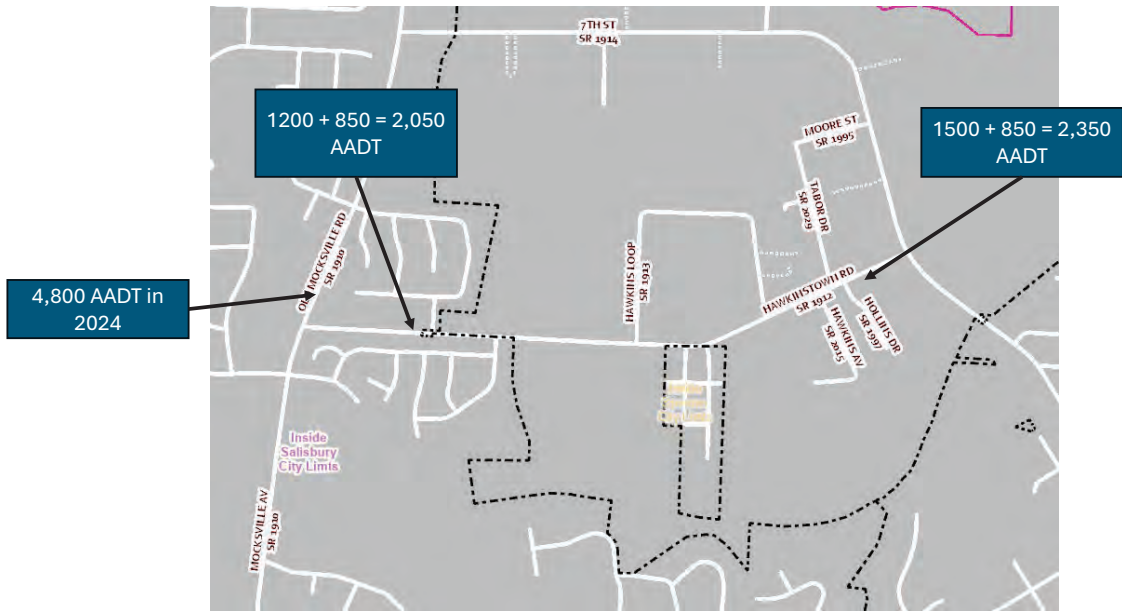
1. Each new home generates 10 AADT
2. A new development must be estimated to increase AADT by 3,000 before TIS is required
3. Traffic levels must reach 4,000 AADT before (by statute) NCDOT can require Improvements



Impact of Hawkins Meadows (140 townhomes) and proposed development (30 SF homes)

$$170 \text{ homes} \times 10 \text{ AADT/home} = 1700 \text{ AADT}$$

Assuming half in each direction
 $1700/2 = 850 \text{ AADT increase in each direction}$



Road "Capacity" Not Measured by AADT
 NCDOT Concerned with "Wait Time" at Intersections

Table 6: Level of Service Criteria

LOS	DELAY PER VEHICLE (IN SECONDS)	
	SIGNALIZED INTERSECTION	UNSIGNALIZED APPROACH
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Table 7: Capacity Analysis Results

NODE	INTERSECTION	2022 EXISTING				2030 NO BUILD				2030 BUILD HIGH-END				2030 BUILD WITH MITIGATION HIGH-END			
		LOS		DELAY ¹		LOS		DELAY ¹		LOS		DELAY ¹		LOS		DELAY ¹	
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1	Long Ferry Road / Charles Street & US 29 (Salisbury Avenue)	C	C	16.9	19.5	C	C	17.8	21.2	F	F	>300	>300	C	D	28.8	47.7
2	Long Ferry Road & Long Street	A	B	9.3	10.0	A	B	9.3	10.1	E	F	44.7	>300	B	D	17.0	53.6
3	Long Ferry Road & Hinkle Lane / Montclair Drive	B	B	11.3	13.2	B	B	11.5	11.7	F	C	>300	24.38	C	D	22.4	38.1
4	Long Ferry Road & I-85 Southbound Ramps	C	E	15.6	48.6	C	F	16.3	60.7	F	F	>300	>300	D	F	37.5	117.4
5	Long Ferry Road & I-85 Northbound Ramps	B	C	13.9	21.7	B	C	14.2	22.9	F	F	>300	>300	D	F	40.1	126.5
6	Long Ferry Road & Willow Creek Drive / Front Creek Road	B	C	12.0	20.4	B	C	12.3	22.0	F	F	>300	>300	C	E	22.6	57.8
7	Long Ferry Road & Dukeville Road	A	B	9.7	10.3	A	B	9.7	10.4	B	B	12.9	14.6	B	B	12.9	14.6
8	Long Ferry Road & Leonard Road	A	A	9.6	9.4	A	A	9.7	9.4	B	B	12.7	11.5	B	B	12.7	11.5

Development Sequence:

1. Preliminary Site Plan Review
2. Rezoning
3. Annexation
4. Final Site Plan Review
 1. Stormwater management system
 2. Roads, sidewalks & signage
 3. Homeowners Association
 4. Playground
5. Subdivision
6. Sale of lots
7. Building of homes



MEMO

Date: 6.2.26

By: Steve Blount, Town Planner

RE: 609 Hawkinstown Rd. Annexation & Rezoning

Narrative:

Once sparsely populated farmland, the property along and around Hawkinstown Road from Old Mocksville Rd to 7th Street has become a center of high to medium density residential growth. This pattern of growth has been evolving and maturing for several decades and advanced quickly with several high density developments on the Salisbury end starting in the late 1980s and early 1990s.

Recognizing this growth pattern and identifying the need for population growth in Spencer, the town addressed this issue during an update of the town's Comprehensive Land Use Plan in 2022. During that planning process, the town recognized an opportunity to promote the recombination of small and/or inaccessible parcels that could then be subdivided to provide needed residential housing.

In 2024, the town saw the fruits of this planning effort with the development of a 140-unit townhome subdivision called Hawkins Meadows. The developer's efforts to combine several parcels into one, design a new road grid, install infrastructure, and build a new water main along Hawkinstown Road were the needed first steps in seeing this area of our community grow.

On a 14-acre site just west of Hawkins Meadows, the same developer is now proposing a new 30-home subdivision. Instead of townhomes, this development will be for single-family homes on individual lots. To provide adequate return on investment in a new road and utilities, the developer is asking for a rezoning to our RMST classification to allow smaller lots and higher density. As they will need to connect to the municipal water and sewer lines, they are requesting annexation into the municipal limits of Spencer.

As with any annexation process, the town should consider its ability to provide services and the cost of those services as compared to expected revenues. Services provided would include police and fire coverage, solid waste and road maintenance. As the town will be providing these services to neighboring Hawkins Meadows, the costs of these services should be minimal.

On the other side of the equation, revenues from property tax base growth could be substantial over time. Based on the proposed 30 homes at an estimated value of \$300,000 each, this would result in a \$9,000,000 tax base increase and an additional \$56,250 in property tax revenue at our current rate. The expected population growth of this development should result in about 80 new

residents and possibly \$28,000 in new sales tax revenue. The road will be added to the town's Powell Bill list creating additional revenue

Conclusion:

Based on these findings, staff recommends that after proper procedure, notification, and public hearings are held, that the Board of Aldermen vote to approve this annexation and rezoning from the AG to RMST zoning classification.



704-633-2231
spencernc.gov

Post Office Box 45
Spencer, NC 28159-0045

Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #: ____ . a.

Agenda Item Title: Approval of June 2026 Minutes

Category: Consent Agenda

Presenter(s): Anna K. Ward, Town Clerk

Explanation:

Town Clerk Ward has drafted minutes for the Board of Aldermen Pre-Agenda Meeting held on Pre-Agenda Meeting held on June 4, 2026, and the Regular Meeting held on June 9, 2026.

Financial Impact:

None

Recommended Motion:

Approve the minutes from the Pre-Agenda Meeting held on June 4, 2026, and the Regular Meeting held on June 9, 2026, on the consent agenda.

Attachment(s): Yes No

1. June 4, 2026, Pre-Agenda Meeting Minutes (draft)
2. June 9, 2026, Regular Meeting Minutes (draft)

MINUTES
SPENCER BOARD OF ALDERMEN
PRE-AGENDA MEETING
JUNE 4, 2026

The Town of Spencer Board of Aldermen met in regular session to conduct a pre-agenda meeting in the Hilda B. Palmer Board Room at Spencer Town Hall on Thursday, June 4, 2026, at 5:34 p.m.

Members present were: Mayor Jonathan Williams

Alderman Steve Miller

Alderwoman Erin Moody

Alderwoman Patti Secreast

Alderwoman Pamela Stanley

Alderwoman Patricia Sledge (entered at 5:36 p.m.)

Also present were: Town Manager Peter Franzese, Town Clerk Anna Kanode Ward, Finance Officer Heather Kann, Fire Chief Michael Lanning, Police Chief Michael File, Special Projects Planner Joe Morris, Planning & Zoning Administrator Steve Blount, and Accounting Clerk Christie Hutchinson.

Absent: Mayor Pro Tempore Rashid Muhammad

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

PUBLIC HEARING – Proposed Fiscal Year 2026-2027 Budget

Mayor Williams opened the public hearing on the proposed Fiscal Year 2026-2027 Budget.

No one appeared to speak. Mayor Williams called for a motion to close the public hearing on the proposed Fiscal Year 2026-2027 Budget.

Action

Alderwoman Secreast moved to close the public hearing. Alderwoman Moody seconded the motion, which carried by a vote of 5-0.

PUBLIC HEARING – Proposed Rezoning Of 446 & 448 S. Salisbury Avenue

Planning & Zoning Administrator Blount presented the proposed rezoning of a portion of Rowan County GIS System Parcel Number 032 194, located at 446 & 448 S. Salisbury Avenue, from CIV (Civic District) to MS (Main Street District). He answered questions from the mayor and Board. When the former Town Plaza Shopping Center property was redeveloped into the Town of Spencer’s new Town Hall, additional space within the original building was divided into three separate spaces. One space was designated for future Town office needs, and two spaces were designated as possible lease spaces for retail or commercial businesses. The Town has recently been approached by two businesses interested in leasing these spaces.

In reviewing the steps needed to enter into lease agreements for these two spaces, staff noted that the entire Town Hall property was zoned CIV (Civic) when it was developed. The CIV zoning classification does not allow the proposed retail or commercial uses. To address this issue, staff suggested rezoning the two retail spaces to the MS (Main Street) zoning classification, which is common in the downtown area and includes the commercial spaces located in the Town Plaza Shopping Center.

Based on these findings, staff recommended that, after the required procedures, notification, neighborhood meeting, and public hearings are completed, the Board of Aldermen approve the rezoning and adopt the required Statement of Consistency.

No one appeared to speak. Mayor Williams called for a motion to close the public hearing on the proposed rezoning of a portion of Rowan County GIS System Parcel Number 032 194, located at 446 & 448 S. Salisbury Avenue, from CIV (Civic District) to MS (Main Street District).

Action

Alderwoman Moody moved to close the public hearing. Alderwoman Sledge seconded the motion, which carried by a vote of 5-0.

REVIEW OF JUNE 9, 2026, AGENDA

INVOCATION

Alderwoman Sledge volunteered to give the invocation at the June 9, 2026, regular meeting.

ADDITIONS/DELETIONS

The Board reached consensus to add an agenda item to consider adopting Budget Ordinance Amendment 25-11.015, Governing Body Projects and Parks Maintenance, before the agenda item to consider adopting Resolution 26-06, Directing the Clerk to Investigate Petition to Annex Parcel 324 052 at 607 Hawkinstown Road.

The Board reached consensus to move the Executive Session pursuant to N.C. General Statute 143-318.11(a)(6) to the regular meeting agenda because Mayor Pro Tempore Muhammad was not present at the pre-agenda meeting.

CONSENT AGENDA

The Board reached consensus to move the following items to the consent agenda:

- a. **Approval of Minutes:** May 7, 2026, Pre-Agenda Meeting Minutes
May 12, 2026, Regular Meeting Minutes
May 19, 2026, Recessed Meeting Minutes
- b. **Consider Authorizing** – Mayor to Execute a Great Trails State Grant Agreement for Trail Design and Construction for the Rocky Branch Loop Trail

The Board reached consensus to leave the remaining items on the regular agenda.

EXECUTIVE SESSION

The Board reached consensus that there was no need to enter into executive session.

ADJOURNMENT

Alderwoman Secrest moved to adjourn. Alderwoman Sledge seconded the motion, which carried by a vote of 5-0. The meeting was adjourned at 5:55 p.m.

APPROVED BY:

ATTEST:

Jonathan Williams, Mayor

Anna Kanode Ward, Town Clerk

DRAFT



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Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #: 7.b.

Agenda Item Title: Consider adopting Ordinance 26-09 approving a temporary road closure on S. Yadkin Avenue

Category: Consent Agenda

Presenter(s): Joel Taylor, Public Works Director and Peter Franzese, Town Manager

Explanation:

To ensure the safety of participants who have submitted a Special Event Permit application, Town staff recommends the temporary closure of the following street segment (see map attached):

- S. Yadkin Avenue between 5th and 6th Streets

Upon approval, the applicant would use Town-provided cones to close one block of S. Yadkin Avenue on Saturday, August 8 between 11:00 a.m. and 5:00 p.m.

Financial Impact:

N/A

Recommended Motion:

Consider adopting Ordinance 26-09 approving a temporary road closure on S. Yadkin Avenue.

Attachment(s): Yes No

1. Street Closure sketch

Street Closure ATTACHMENT



TOWN OF SPENCER

STREET CLOSURE ADDENDUM / CLOSURE REQUEST FORM

To Be Submitted When an Event Requires Closure of a Street, Lane, Alley, Sidewalk, or Other Public Right-of-Way

This addendum shall be completed for any event, reservation, or activity requiring the temporary closure of a **street, lane, alley, sidewalk, or other public right-of-way** within the Town of Spencer.

This addendum is intended to provide the Town with the information necessary to evaluate traffic impacts, access issues, detour needs, public safety considerations, and operational feasibility.

Completion of this addendum does **not** guarantee approval.

Applicants are encouraged to submit any requested street closure **at least sixty (60) days in advance** whenever possible.

SECTION 1. EVENT AND APPLICANT INFORMATION

Event Name / Occasion: Back to school

Event Date(s): 08/08/2026

Primary Applicant / Organization: _____

Primary Contact Name: Adway Knight

Phone: _____ Email: _____

Day-of-Event Contact (if different): _____

Day-of-Event Contact Phone: _____

Associated Permit / Application Type:

Large Special Event Permit Application

Small Facility Reservation Application

Town Park Addendum / Reservation

Other: _____

Associated Permit / Application No. (if known): _____

SECTION 2. TYPE OF CLOSURE REQUESTED

Check all that apply:

- Full Street Closure
- Partial Street Closure
- Lane Closure
- Alley Closure
- Sidewalk Closure
- Parking Restriction / Temporary No-Parking Area
- Other Right-of-Way Restriction: _____

Total Number of Closure Areas Requested: 1

SECTION 3. LOCATION OF REQUESTED CLOSURE(S)

Complete one block for each requested closure area.

Closure Area No. 1

Street / Area Name: S. Yadkin Ave

From Intersection / Point: 5th

To Intersection / Point: 6th

Date of Closure: 08/08/2016

Start Time: 12 noon End Time: 5 pm

Type of Closure: street

Purpose of Closure:

Back to school cook out / fish fry

Closure Area No. 2

Street / Area Name: _____

From Intersection / Point: _____

To Intersection / Point: _____

Date of Closure: _____

Start Time: _____ End Time: _____

Type of Closure: street

Purpose of Closure:

Closure Area No. 3

Street / Area Name: _____

From Intersection / Point: _____

To Intersection / Point: _____

Date of Closure: _____

Start Time: _____ End Time: _____

Type of Closure: _____

Purpose of Closure:

If additional closure areas are needed, attach a separate sheet.

SECTION 4. DETOURS, TRAFFIC CONTROL, AND ACCESS IMPACTS

Describe how traffic will be managed around the requested closure area(s):

The street will be closed off from 5th to 6th streets
Access to remaining streets S. Salisbury Ave. and surrounding street

Will detours be required? Yes No

If yes, describe the proposed detour route(s):

Will barricades, cones, signs, or other traffic-control devices be needed? Yes No

If yes, describe:

cones to block both ends of the affected area

Will the closure affect any of the following?

- Residences
- Businesses
- Driveways
- Intersections
- Parking areas
- Transit / delivery access
- Emergency access
- Other: _____

If yes, explain the anticipated effect:

Only the residences in the enclosed area
who will be associated with the event.

SECTION 5. EMERGENCY ACCESS AND PUBLIC SAFETY

The applicant must describe how emergency vehicles, first responders, and other essential access will be accommodated during the closure.

Will emergency vehicle access be maintained? Yes No

If yes, explain how:

Removal of the cones for entry & exit

Will any hydrants, fire lanes, emergency routes, or critical access points be affected?

Yes No

If yes, explain:

Will private security, volunteers, event staff, or police support be used to help manage the closure area? Yes No

If yes, explain:

SECTION 6. IMPACTED PROPERTY / BUSINESS NOTIFICATION

Will the closure affect nearby residences, businesses, parking access, deliveries, or customer access? Yes No

If yes, describe the expected impacts:

The only affected residences of which there
are only (3) have already been notified

Has the applicant notified or does the applicant plan to notify affected property owners, occupants, or businesses? Yes No

If yes, describe the method of notification:

- Notification documentation attached
- Not applicable

SECTION 7. SETUP, ENFORCEMENT, AND REMOVAL

Describe how the closure will be set up, monitored during the event, and removed after the event:

Cones on both ends of the street, myself and the
other organizers, and the cleanup

Who will be responsible for setup of closure materials?

Dorothy Wright / Jeff Muhammad

Who will monitor the closure area during the event?

Same as above

Who will be responsible for removal of barricades, cones, signs, or other closure materials after the event?

Same as above

SECTION 8. SUPPORTING ATTACHMENTS

Check all items included with this addendum:

- Street Closure Map
- Event Route Map
- Detour Plan
- Traffic Control Narrative
- Property / Business Notification
- Site Plan
- Other: _____

SECTION 9. APPLICANT ACKNOWLEDGEMENT

By signing this addendum, the applicant acknowledges and agrees as follows:

1. The applicant is responsible for providing accurate information regarding the requested closure area, timing, and operational impacts.
2. The Town may require additional information, revisions, maps, meetings, or conditions before acting on this request.
3. Approval of the underlying event or reservation application does not automatically approve any requested street closure.
4. Street closures are subject to separate Town review and may require Police, Fire, Public Works, or other departmental coordination.
5. The Town may require specific traffic-control measures, barricades, signage, staffing, detours, notice requirements, or other conditions as part of approval.
6. The Town may deny or modify a requested closure if it is late, incomplete, operationally infeasible, or inconsistent with public safety, emergency access, traffic operations, or other Town requirements.

Applicant Printed Name: Rodney Wright / Jeffrey Muhammad

Applicant Signature: Rodney R. Wright / Jeffrey Muhammad

Date: 06/16/2026

FOR STAFF USE ONLY

A. INTAKE / COMPLETENESS CHECK

ORDINANCE 26-09
TOWN OF SPENCER, NORTH CAROLINA
AN ORDINANCE APPROVING A TEMPORARY ROAD CLOSURES ON S. YADKIN AVENUE FOR THE
PURPOSE OF FACILITATING A NEIGHBORHOOD BLOCK PARTY ON AUGUST 8, 2026

WHEREAS, Spencer Code of Ordinances §94.31 authorizes the Town Manager, upon approval from the Board of Aldermen, to accommodate public festivals or special events with a temporary closure of any public streets, sidewalks, or other Town-owned areas within the boundaries of the proposed event; and

WHEREAS, applicants Jeffery Muhammad and Rodney Wright have submitted a special event permit for a neighborhood block party/back-to-school event on Saturday, August 8, 2026, which will distribution of free food, school supplies, games, and related items; and

WHEREAS, to ensure public safety, the Town has deemed it necessary to temporarily close S. Yadkin Avenue from 5th Street to 6th Street on the date of the event, the closure beginning at 11:00 A.M. and ending at approximately 5:00 P.M., or until the Street is cleared of all procession participants.

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

Section 1. Pursuant to Spencer Code of Ordinances §94.31, the Town of Spencer hereby approves the use of S. Yadkin Avenue for the event as specified in this ordinance.

Section 2. The Town will place signs giving notice of the special event and will provide to the Applicant a copy of this ordinance.

Adopted this 14th day of July 2026.

Jonathan Williams, Mayor

ATTEST

Anna Kanode Ward, Town Clerk



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Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #:

Agenda Item Title: Consider approval of proposed rezoning at 600 S Salisbury Ave from CIV to MS

Category: Regular Agenda

Presenter(s): Steve Blount, Planner

Explanation:

Property's current zoning classification does not allow the proposed retail office use.

Financial Impact:

NONE

Recommendations:

1. Approve, disapprove, or approve with conditions proposed rezoning by adoption or ordinance 26-06
2. Adopt statement of consistency

Attachment(s): Yes No

1. ordinance language
2. motion language

ORDINANCE 26-06

TOWN OF SPENCER, NORTH CAROLINA

AN ORDINANCE TO AMEND the Town’s Official Zoning Map dated September 10, 2024, rezoning Rowan County GIS System parcel number 032 112 located at 600 S Salisbury Ave from CIV to MS zoning classification:

WHEREAS, the current CIV zoning classification of this property was appropriate for this property when it was being used for Town Hall and the Police Department, it does not allow the commercial uses desired for this space now; and

WHEREAS, the proposed MS zoning classification is appropriate in all ways to the area and surrounding properties; and

WHEREAS, the proposed zoning classification will allow the Town of Spencer and/or a private developer to redevelop this property for commercial office space; and

WHEREAS, development of this property will return it to productive use and improve the appearance of Spencer’s downtown area;

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

Section 1. The Town’s Official Zoning Map dated September 10, 2024, will be revised as follows:

Parcel 032 112 designated as 600 S Salisbury Ave will be revised from the CIV to the MS zoning Classification

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

Adopted this 14th day of July 2026.

Jonathan Williams, Mayor

ATTEST

Anna Kanode Ward, Town Clerk

600 S Salisbury Ave Rezoning

5.21.26

Suggested Motion Language for rezoning approval:

I move to approve the staff's recommendation as presented to rezone parcel 032 112 located at 600 S Salisbury Ave from CIV to the MS zoning classification by adoption of ordinance 26-06.

Suggested motion language for Statement of Consistency and reasonableness:

I move to adopt a Statement of Consistency and Reasonableness stating that we find that this rezoning is consistent in general with the Town's Comprehensive Land Use Plan (per requirements of NCGS 160D-605(a)). We further find this rezoning to be reasonable in all ways as prescribed by NCGS 160D-605(b). This rezoning will be beneficial to the citizens of the Town of Spencer.



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Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #:

Agenda Item Title: Direct Clerk to Investigate Sufficiency of Petition to Annex Parcel 049 003 at 850 Hackett St

Category: Regular Agenda

Presenter(s): Steve Blount, Town Planner

Explanation:

Property owner has requested annexation of this parcel to allow development as an industrial park

Financial Impact:

Increased property tax revenue should more than cover increased expenses of fire, police and public works

Recommended Motion:

Motion to adopt resolution authorizing Clerk to investigate sufficiency of annexation petition

Attachment(s): Yes No

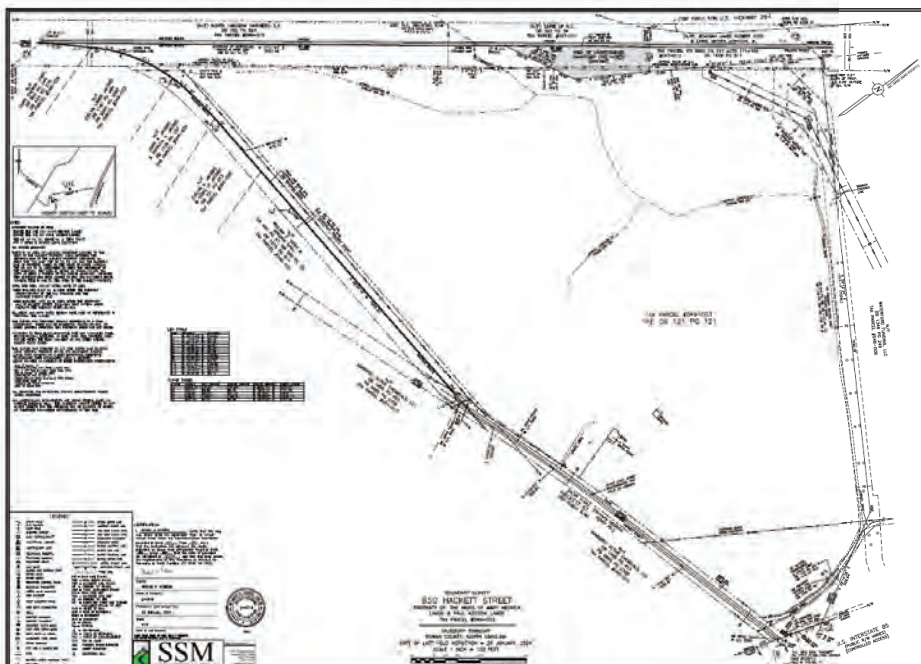
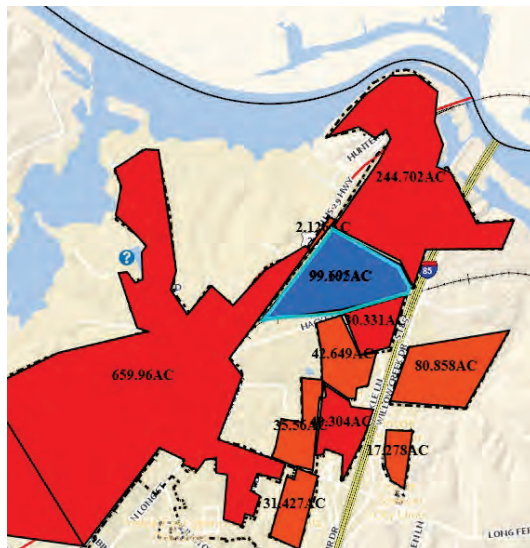
1. Presentation
2. Memo
3. Resolution 26-08

850 Hackett St Annexation

Parcel 049 003
Fisher Lambe Site

- 98-acre site, north side of Hackett St, near Innospec
- Part of NC Finishing Company Industrial Park Development
- Previously farm and home site, house has been removed
- Requesting annexation so they can connect to municipal water and sewer lines for new industrial/distribution buildings
- Zoned IND





Site Survey Map



Cost vs Benefit

- Cost
 - Fire Protection
 - Police Protection
 - No garbage (commercial dumpster)
 - No yard waste (non-residential)
- Benefit
 - Property tax base growth
 - $878,580 \text{ sq ft} \times \$100/\text{sq ft} = \$87,858,000$
 - Tax revenue growth = \$549,112 (based on \$0.625/\$100 valuation)
 - Jobs



MEMO

Date: 6.2.26

By: Steve Blount, Town Planner

RE: 850 Hackett St Annexation

Narrative:

For many years, the 98-acre this parcel on the north side of Hackett St has been under consideration for industrial/distribution business development. Originally a home site and active farm property owned by the Fisher and Lambe families, this property was purchased by an affiliate company of Samet Construction Co. and is being developed as a part of the NC Finishing Company property to the north.

In recent months, development activity on this parcel has advanced quickly with Samet now working to resolve the final utility and access challenges associated with this property. This property is located within the Town of Spencer's extraterritorial jurisdiction and thus, the town must approve any connections to the municipal water and sewer operated by Salisbury Rowan Utilities. As a part of that approval process, we require the property owner to submit to the voluntary annexation process as prescribed in NCGS 160A-Article 4A.

As with any annexation process, the town should consider its ability to provide services and the cost of those services as compared to expected revenues. Services provided would include police and fire coverage, which the town already provides to adjacent Innospec properties. As opposed to residential development, solid waste and road maintenance cost will not impact the town.

On the other side of the equation, revenues from property tax base growth could be substantial over time. Based on the preliminary development plan created by Samet, this property could be home to seven industrial buildings with a base property tax worth of at least \$87 million. At our current tax rate, this would result in new property tax revenues of over \$500,000 per year.

Conclusion:

Based on these findings, staff recommends that after proper procedure, notification, and public hearings are held, that the Board of Aldermen vote to approve this annexation.

RESOLUTION 26-08
TOWN OF SPENCER, NORTH CAROLINA
A RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER NCGS 160A-31
FOR ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received on or about 6.1.26 by the Board of Aldermen of the Town of Spencer; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Aldermen of the Town of Spencer deems it advisable to proceed in response to this request for annexation;

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

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Aldermen the results of her investigation.

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

Adopted this 14th day of July 2026.

Jonathan Williams, Mayor

ATTEST

Anna Kanode Ward, Town Clerk



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Rowan's Original Gateway.

Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #:

Agenda Item Title: Receive Clerk's to Certificate of Sufficiency for Petition to Annex Parcel 049 003
at 850 Hackett st

Category: Regular Agenda

Presenter(s): Anna Ward, Town Clerk

Explanation:

Property owner has requested annexation and rezoning of this parcel to allow development as an industrial park

Financial Impact:

Increased property tax revenue should more than cover increased expenses of fire, police and public works

Recommended Motion:

Motion to accept Clerk's certificate of sufficiency for annexation petition of Parcel 049 003

Attachment(s): Yes No

1. Petition
2. Survey map
3. Blank certificate



PETITION REQUESTING ANNEXATION

Date: 5-26-26_____

To the Board of Aldermen of the Town of Spencer, NC:

- 1. We the undersigned owners of the real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Spencer.**
- 2. The area to be annexed is contiguous to the Town of Spencer and the boundaries of such territory are as follows:**

Being all of parcel number 049 003 as shown on the Rowan County, NC GIS system further described as follows:

All that certain tract or parcel of land, being located in Salisbury Township, Rowan County, North Carolina, being more particularly described as follows:

BEGINNING at a railroad spike found at the intersection of the centerline of Hackett Street [NCSR 2124] with the westerly right-of-way line of U.S. Interstate 85, said spike being located North 45 deg. 12' 20" West a distance of 120.67 feet from NGS Monument "Hackett", said monument having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 715,781.17 feet and East(x) = 1,585,425.58 feet; turning thence with the centerline of Hackett Street the following three (3) courses and distances:

- 1) South 74 deg. 41' 39" West a distance of 1030.81 feet to a magnetic nail found, being the westernmost nail of two nails found 0.03 feet apart.
- 2) South 72 deg. 20' 35" West a distance of 400.04 feet to a railroad spike found;
and
- 3) South 70 deg. 05' 03" West a distance of 300.00 feet to a railroad spike found;

Thence leaving the centerline of Hackett Street North 80 deg. 14' 47" West a distance of 61.30 feet to a magnetic nail found in the centerline of the Dukeville Railway Spur (Deed Book 199, Page 165, Rowan County Register of Deeds); thence with the centerline of said Dukeville Railway Spur the following eight (8) courses and distances:

- 1) South 85 deg. 50' 16" West a distance of 1065.30 feet to a metal rebar found;
- 2) South 86 deg. 02' 35" West a distance of 478.12 feet to a point;
- 3) Along a curve to the left an arc length of 191.07 feet to a point, said arc having a chord bearing of South 83 deg. 21' 47" West, a chord distance of 191.00 feet, and a radius of 2042.37 feet;
- 4) Along a curve to the left an arc length of 96.82 feet to a point, said arc having a chord bearing of South 76 deg. 55' 12" West, a chord distance of 96.75 feet, and a radius of 737.11 feet;
- 5) Along a curve to the left an arc length of 252.97 feet to a point, said arc having a chord bearing of South 63 deg. 18' 21" West, a chord distance of 251.73 feet, and a radius of 735.64 feet;
- 6) Along a curve to the left an arc length of 108.91 feet to a point, said arc having a chord bearing of South 48 deg. 08' 07" West, a chord distance of 108.76 feet, and a radius of 586.61 feet;

- 7) South 43 deg. 11' 38" West a distance of 166.63 feet to a point; and
- 8) Along a curve to the left an arc length of 80.41 feet to a point at the centerline of the 200-foot North Carolina Railroad right-of-way (being centered on the northbound tracks), said point being located North 01 deg. 35' 05" West a distance of 159.08 feet from NCRR Monument "NCRR RO M329 4", said arc having a chord bearing of South 40 deg. 50' 45" West, a chord distance of 80.38 feet, and a radius of 845.10 feet;

Thence with the centerline of said North Carolina Railroad right-of-way North 37 deg. 21' 43" East a distance of 2027.36 feet to a point; thence leaving the centerline of said railroad right-of-way along the "old line" as described in Deed Book 121, Page 121,

Share 2, Third Tract, in the Rowan County Register of Deeds; thence with said "old line" the following two (2) courses and distances:

- 4) North 62 deg. 26' 16" East a distance of 334.75 feet (passing a metal rebar found at a distance of 235.79 feet) to a metal rebar found; and
- 5) North 31 deg. 28' 55" East a distance of 329.85 feet to an iron pipe found at the southeasterly comer of Lot 184 of the Brown Estate Lands Subdivision as recorded in Plat Book 9995, Page 517 of the Rowan County Register of Deeds;

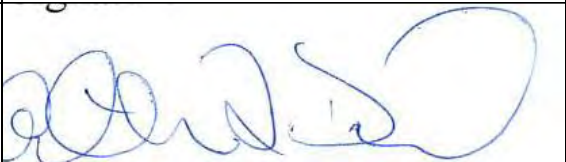
Thence with the easterly line of said Brown Estate Lands Subdivision North 32 deg. 26' 41" East a distance of 752.02 feet (passing a metal rebar found at a distance of 93.56 feet) to a magnetic nail found in a stone, said nail being located North 76 deg. 39' 41" East a distance of 226.75 feet from NCRR Monument "NCRR RO M329 1, said nail being the southwesterly comer of property owned, now or formerly by Waterford Funding, LLC (Deed Book 1346, Page 249, Rowan County Register of Deeds); thence with the southerly line of said Waterford Funding, LLC property the following two (2) courses and distances:

- South 59 deg. 12' 34" East a distance of 1993.17 feet to a metal rebar found; and
- South 29 deg. 14' 34" East a distance of 526.94 feet to a metal rebar found in the westerly right-of-way line of U.S. Interstate 85;

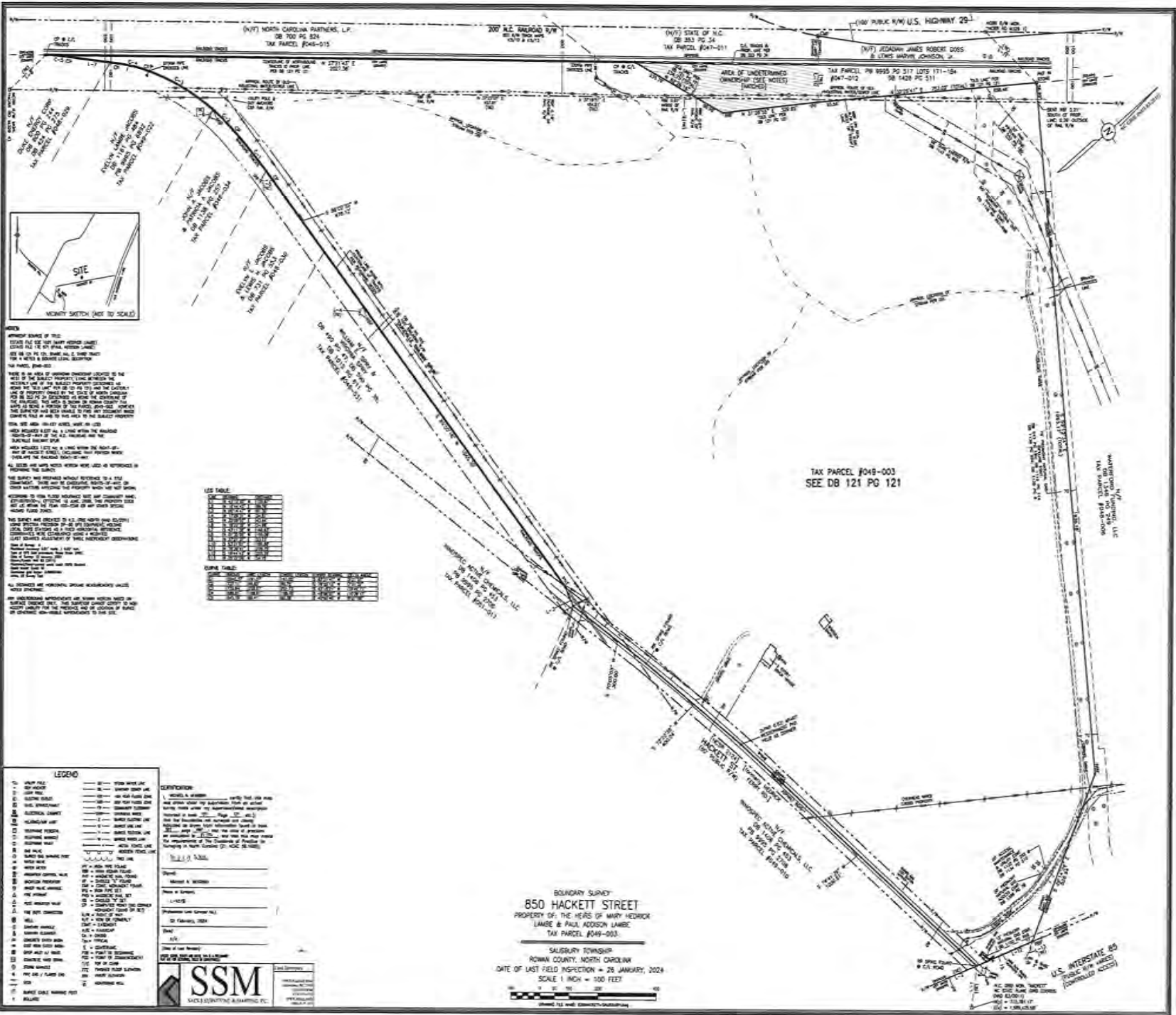
Thence with the westerly right-of-way line of U.S. Interstate 85 South 16 deg. 44' 43" West a distance of 203.26 feet to the point and place of BEGINNING, containing 104.427 acres, more or less (including 6.537 acres+/- lying within the rights-of-way of the N.C. Railroad and Dukeville Railway Spur and 1.072 acres+/- lying within the right-of-way of Hackett Street).

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on the petition shall result in

a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare vested rights?	Signature
1.	309 Gallimore Dairy Rd, Suite 102, Greensboro, NC 27409	NO	

2.				
3.				
4.				
5.				
6.				



NOTES

APPROXIMATE RANGE OF FIELD VISION FROM SURVEY POINTS IS INDICATED BY DASHED LINES. SEE DB 121 PG 121 FOR FIELD VISION LIMITS. SEE DB 121 PG 121 FOR RANGE OF FIELD VISION LIMITS. SEE DB 121 PG 121 FOR RANGE OF FIELD VISION LIMITS.

THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NORTH CAROLINA SURVEYING ACT OF 1975 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NORTH CAROLINA SURVEYING ACT OF 1975 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

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US TABLE

STATION	BEARING	DISTANCE	COORDINATES
1	N 00° 00' 00" E	100.00	100.00, 0.00
2	N 00° 00' 00" E	100.00	200.00, 0.00
3	N 00° 00' 00" E	100.00	300.00, 0.00
4	N 00° 00' 00" E	100.00	400.00, 0.00
5	N 00° 00' 00" E	100.00	500.00, 0.00
6	N 00° 00' 00" E	100.00	600.00, 0.00
7	N 00° 00' 00" E	100.00	700.00, 0.00
8	N 00° 00' 00" E	100.00	800.00, 0.00
9	N 00° 00' 00" E	100.00	900.00, 0.00
10	N 00° 00' 00" E	100.00	1000.00, 0.00

CURVE TABLE

STATION	BEARING	DISTANCE	COORDINATES
1	N 00° 00' 00" E	100.00	100.00, 0.00
2	N 00° 00' 00" E	100.00	200.00, 0.00
3	N 00° 00' 00" E	100.00	300.00, 0.00
4	N 00° 00' 00" E	100.00	400.00, 0.00
5	N 00° 00' 00" E	100.00	500.00, 0.00
6	N 00° 00' 00" E	100.00	600.00, 0.00
7	N 00° 00' 00" E	100.00	700.00, 0.00
8	N 00° 00' 00" E	100.00	800.00, 0.00
9	N 00° 00' 00" E	100.00	900.00, 0.00
10	N 00° 00' 00" E	100.00	1000.00, 0.00

LEGEND

Symbol	Description
1	1" = 100' SCALE
2	2" = 100' SCALE
3	3" = 100' SCALE
4	4" = 100' SCALE
5	5" = 100' SCALE
6	6" = 100' SCALE
7	7" = 100' SCALE
8	8" = 100' SCALE
9	9" = 100' SCALE
10	10" = 100' SCALE
11	11" = 100' SCALE
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32	32" = 100' SCALE
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35	35" = 100' SCALE
36	36" = 100' SCALE
37	37" = 100' SCALE
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42	42" = 100' SCALE
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98	98" = 100' SCALE
99	99" = 100' SCALE
100	100" = 100' SCALE

SSM
SURVEYING & MAPPING, INC.

1000 W. HARRIS STREET
RALEIGH, NC 27601
704.843.1111
www.ssm-surveying.com

BOUNDARY SURVEY
850 HACKETT STREET
PROPERTY OF: THE HEIRS OF MARY HEDRICK
LANSE & PAUL ADDISON LANSE
TAX PARCEL #049-003

SAUBURY TOWNSHIP
ROWAN COUNTY, NORTH CAROLINA
DATE OF LAST FIELD INSPECTION = 26 JANUARY, 2024
SCALE 1" = 100 FEET

TAX PARCEL #049-003
SEE DB 121 PG 121

U.S. INTERSTATE 85
PUBLIC USE RIGHTS
UNRESTRICTED ACCESS

EXHIBIT A

All that certain tract or parcel of land, being located in Salisbury Township, Rowan County, North Carolina, being more particularly described as follows:

BEGINNING at a railroad spike found at the intersection of the centerline of Hackett Street [NCSR 2124] with the westerly right-of-way line of U.S. Interstate 85, said spike being located North 45 deg. 12' 20" West a distance of 120.67 feet from NGS Monument "Hackett", said monument having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 715,781.17 feet and East(x) = 1,585,425.58 feet; running thence with the centerline of Hackett Street the following three (3) courses and distances:

- 1) South 74 deg. 41' 39" West a distance of 1030.81 feet to a magnetic nail found, being the westernmost nail of two nails found 0.03 feet apart.
- 2) South 72 deg. 20' 35" West a distance of 400.04 feet to a railroad spike found; and
- 3) South 70 deg. 05' 03" West a distance of 300.00 feet to a railroad spike found;

Thence leaving the centerline of Hackett Street North 80 deg. 14' 47" West a distance of 61.30 feet to a magnetic nail found in the centerline of the Dukeville Railway Spur (Deed Book 199, Page 165, Rowan County Register of Deeds); thence with the centerline of said Dukeville Railway Spur the following eight (8) courses and distances:

- 1) South 85 deg. 50' 16" West a distance of 1065.30 feet to a metal rebar found;
- 2) South 86 deg. 02' 35" West a distance of 478.12 feet to a point;
- 3) Along a curve to the left an arc length of 191.07 feet to a point, said arc having a chord bearing of South 83 deg. 21' 47" West, a chord distance of 191.00 feet, and a radius of 2042.37 feet;
- 4) Along a curve to the left an arc length of 96.82 feet to a point, said arc having a chord bearing of South 76 deg. 55' 12" West, a chord distance of 96.75 feet, and a radius of 737.11 feet;
- 5) Along a curve to the left an arc length of 252.97 feet to a point, said arc having a chord bearing of South 63 deg. 18' 21" West, a chord distance of 251.73 feet, and a radius of 735.64 feet;
- 6) Along a curve to the left an arc length of 108.91 feet to a point, said arc having a chord bearing of South 48 deg. 08' 07" West, a chord distance of 108.76 feet, and a radius of 586.61 feet;
- 7) South 43 deg. 11' 38" West a distance of 166.63 feet to a point; and
- 8) Along a curve to the left an arc length of 80.41 feet to a point at the centerline of the 200-foot North Carolina Railroad right-of-way (being centered on the northbound tracks), said point being located North 01 deg. 35' 05" West a distance of 159.08 feet from NCRR Monument "NCRR RO M329 4", said arc having a chord bearing of South 40 deg. 50' 45" West, a chord distance of 80.38 feet, and a radius of 845.10 feet;

Thence with the centerline of said North Carolina Railroad right-of-way North 37 deg. 21' 43" East a distance of 2027.36 feet to a point; thence leaving the centerline of said railroad right-of-way along the "old line" as described in Deed Book 121, Page 121,

Share 2, Third Tract, in the Rowan County Register of Deeds; thence with said "old line" the following two (2) courses and distances:

- 1) North 62 deg. 26' 16" East a distance of 334.75 feet (passing a metal rebar found at a distance of 235.79 feet) to a metal rebar found; and
- 2) North 31 deg. 28' 55" East a distance of 329.85 feet to an iron pipe found at the southeasterly corner of Lot 184 of the Brown Estate Lands Subdivision as recorded in Plat Book 9995, Page 517 of the Rowan County Register of Deeds;

Thence with the easterly line of said Brown Estate Lands Subdivision North 32 deg. 26' 41" East a distance of 752.02 feet (passing a metal rebar found at a distance of 93.56 feet) to a magnetic nail found in a stone, said nail being located North 76 deg. 39' 41" East a distance of 226.75 feet from NCCR Monument "NCCR RO M329 1, said nail being the southwesterly corner of property owned, now or formerly by Waterford Funding, LLC (Deed Book 1346, Page 249, Rowan County Register of Deeds); thence with the southerly line of said Waterford Funding, LLC property the following two (2) courses and distances:

- 1) South 59 deg. 12' 34" East a distance of 1993.17 feet to a metal rebar found; and
- 2) South 29 deg. 14' 34" East a distance of 526.94 feet to a metal rebar found in the westerly right-of-way line of U.S. Interstate 85;

Thence with the westerly right-of-way line of U.S. Interstate 85 South 16 deg. 44' 43" West a distance of 203.26 feet to the point and place of BEGINNING, containing 104.427 acres, more or less (including 6.537 acres +/- lying within the rights-of-way of the N.C. Railroad and Dukeville Railway Spur and 1.072 acres +/- lying within the right-of-way of Hackett Street).

CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Spencer, North Carolina:

I, Anna Kanode Ward, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

I further find that the area meets the standards for a noncontiguous area as specified in G.S. 160A-58.1(b), in that:

1. The petition contains an adequate property description of the area proposed for annexation.
2. The area described in the petition is contiguous to the Town’s primary corporate limits, as defined by G.S. 160A-31.
3. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Spencer this _____ day of July 2026.

(SEAL)

Anna Kanode Ward, Town Clerk



704-633-2231
spencernc.gov

Post Office Box 45
Spencer, NC 28159-0045

Rowan's Original Gateway.

Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #:

Agenda Item Title: Adopt resolution setting public hearing for Annexation of Parcel 049 003 at 850 Hackett St

Category: Regular Agenda

Presenter(s): Steve Blount, Town Planner

Explanation:

Property owner has requested annexation of this parcel to allow development as an industrial park

Financial Impact:

Increased property tax revenue should more than cover increased expenses of fire, police and public works

Recommended Motion:

Motion to adopt resolution authorizing setting date of public hearing

Attachment(s): Yes No

1. Resolution 06-09

RESOLUTION 26-09
TOWN OF SPENCER, NORTH CAROLINA
A RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO
NCGS 160A-31

WHEREAS, a petition requesting annexation of an area described in said petition was received on or about 6.1.26 by the Board of Aldermen of the Town of Spencer; and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at Spencer's Town Hall, 460 S Salisbury Ave. in Spencer, NC at 5:30 PM or soon thereafter on August 6, 2026.

Section 2. The area proposed for annexation is described as follows:

Being all of parcel number 049 003 as shown on the Rowan County, NC GIS system further described as follows:

All that certain tract or parcel of land, being located in Salisbury Township, Rowan County, North Carolina, being more particularly described as follows:

BEGINNING at a railroad spike found at the intersection of the centerline of Hackett Street [NCSR 2124] with the westerly right-of-way line of U.S. Interstate 85, said spike being located North 45 deg. 12' 20" West a distance of 120.67 feet from NGS Monument "Hackett", said monument having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 715,781.17 feet and East(x) = 1,585,425.58 feet; thence with the centerline of Hackett Street the following three (3) courses and distances:

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- 2) South 72 deg. 20' 35" West a distance of 400.04 feet to a railroad spike found; and
- 3) South 70 deg. 05' 03" West a distance of 300.00 feet to a railroad spike found;

Thence leaving the centerline of Hackett Street North 80 deg. 14' 47" West a distance of 61.30 feet to a magnetic nail found in the centerline of the Dukeville Railway Spur (Deed Book 199, Page 165, Rowan County Register of Deeds); thence with the centerline of said Dukeville Railway Spur the following eight (8) courses and distances:

- 1) South 85 deg. 50' 16" West a distance of 1065.30 feet to a metal rebar found;
- 2) South 86 deg. 02' 35" West a distance of 478.12 feet to a point;
- 3) Along a curve to the left an arc length of 191.07 feet to a point, said arc having a chord bearing of South 83 deg. 21' 47" West, a chord distance of 191.00 feet, and a radius of 2042.37 feet;
- 4) Along a curve to the left an arc length of 96.82 feet to a point, said arc having a chord bearing of South 76 deg. 55' 12" West, a chord distance of 96.75 feet, and a radius of 737.11 feet;
- 5) Along a curve to the left an arc length of 252.97 feet to a point, said arc having a chord bearing of South 63 deg. 18' 21" West, a chord distance of 251.73 feet, and a radius of 735.64 feet;
- 6) Along a curve to the left an arc length of 108.91 feet to a point, said arc having a chord bearing of South 48 deg. 08' 07" West, a chord distance of 108.76 feet, and a radius of 586.61 feet;

- 7) South 43 deg. 11' 38" West a distance of 166.63 feet to a point; and
- 8) Along a curve to the left an arc length of 80.41 feet to a point at the centerline of the 200-foot North Carolina Railroad right-of-way (being centered on the northbound tracks), said point being located North 01 deg. 35' 05" West a distance of 159.08 feet from NCRR Monument "NCRR RO M329 4", said arc having a chord bearing of South 40 deg. 50' 45" West, a chord distance of 80.38 feet, and a radius of 845.10 feet;

Thence with the centerline of said North Carolina Railroad right-of-way North 37 deg. 21' 43" East a distance of 2027.36 feet to a point; thence leaving the centerline of said railroad right-of-way along the "old line" as described in Deed Book 121, Page 121, Share 2, Third Tract, in the Rowan County Register of Deeds; thence with said "old line" the following two (2) courses and distances:

- 1) North 62 deg. 26' 16" East a distance of 334.75 feet (passing a metal rebar found at a distance of 235.79 feet) to a metal rebar found; and
- 2) North 31 deg. 28' 55" East a distance of 329.85 feet to an iron pipe found at the southeasterly corner of Lot 184 of the Brown Estate Lands Subdivision as recorded in Plat Book 9995, Page 517 of the Rowan County Register of Deeds;

Thence with the easterly line of said Brown Estate Lands Subdivision North 32 deg. 26' 41" East a distance of 752.02 feet (passing a metal rebar found at a distance of 93.56 feet) to a magnetic nail found in a stone, said nail being located North 76 deg. 39' 41" East a distance of 226.75 feet from NCRR Monument "NCRR RO M329 1, said nail being the southwesterly corner of property owned, now or formerly by Waterford Funding, LLC (Deed Book 1346, Page 249, Rowan County Register of Deeds); thence with the southerly line of said Waterford Funding, LLC property the following two (2) courses and distances:

- 1) South 59 deg. 12' 34" East a distance of 1993.17 feet to a metal rebar found; and
- 2) South 29 deg. 14' 34" East a distance of 526.94 feet to a metal rebar found in the westerly right-of-way line of U.S. Interstate 85;

Thence with the westerly right-of-way line of U.S. Interstate 85 South 16 deg. 44' 43" West a distance of 203.26 feet to the point and place of BEGINNING, containing 104.427 acres, more or less (including 6.537 acres+/- lying within the rights-of-way of the N.C. Railroad and Dukeville Railway Spur and 1.072 acres+/- lying within the right-of-way of Hackett Street).

Section 3. Notice of public hearing shall be published in the Salisbury Post, a newspaper having a general circulation in the Town of Spencer, at least ten (10) days prior to the date of the public hearing.

Section 4. This ordinance shall become effective immediately upon adoption.

Adopted this 14th day of July 2026.

Jonathan Williams, Mayor

ATTEST

Anna Kanode Ward, Town Clerk



704-633-2231
spencernc.gov

Post Office Box 45
Spencer, NC 28159-0045

Rowan's Original Gateway.

Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #:

Agenda Item Title: Direct Clerk to Investigate Sufficiency of Petition to Annex Parcels 044 077 & 044 019 on Lincoln Ave

Category: Regular Agenda

Presenter(s): Steve Blount, Town Planner

Explanation:

Property owner has requested annexation and rezoning of these parcels to allow connection to municipal water and sewer to build two duplexes

Financial Impact:

Increased property tax revenue should more than cover increased expenses of fire, police and public works since we have already annexed 10 other properties on this road

Recommended Motion:

Motion to adopt resolution authorizing Clerk to investigate sufficiency of annexation petition

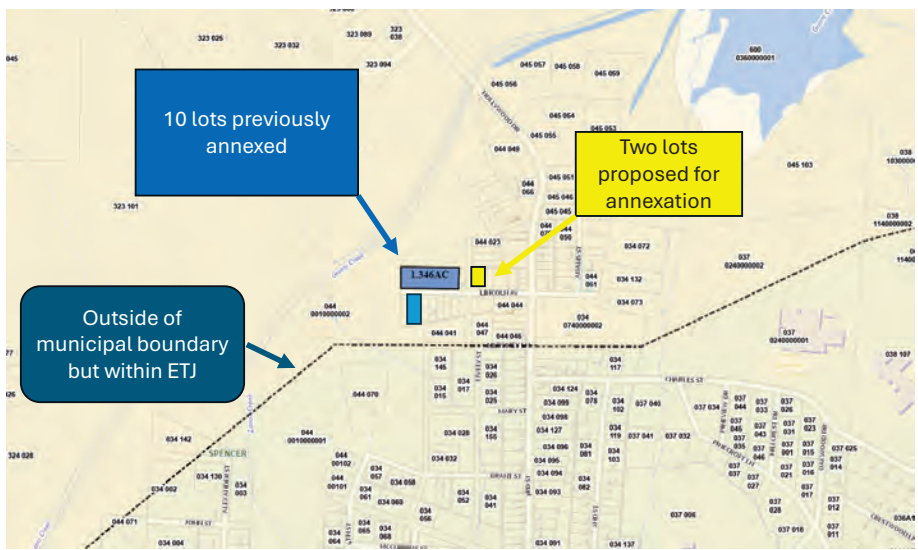
Attachment(s): Yes No

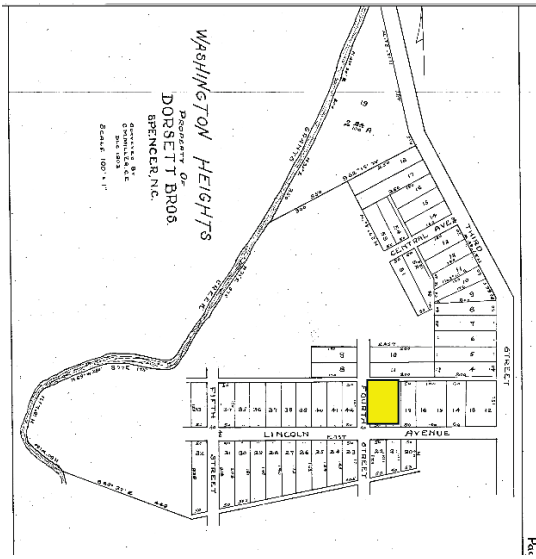
1. Presentation
2. Memo
3. Resolution 26-10

Lincoln Ave Annexation

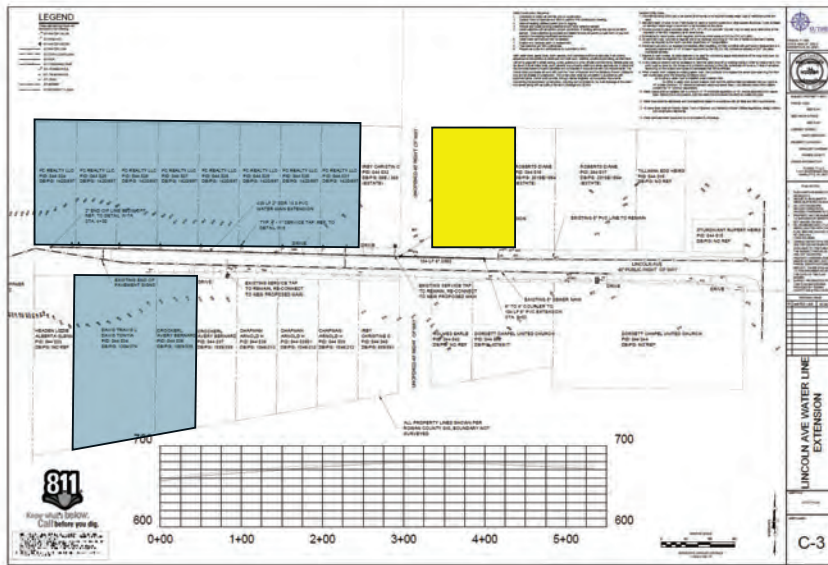
Parcels 044 077 & 044 019







Property originally platted in 1903



Initial developer is working with SRU to install 2" water main to serve 10 lots.

Staff suggests approval of annexation



MEMO

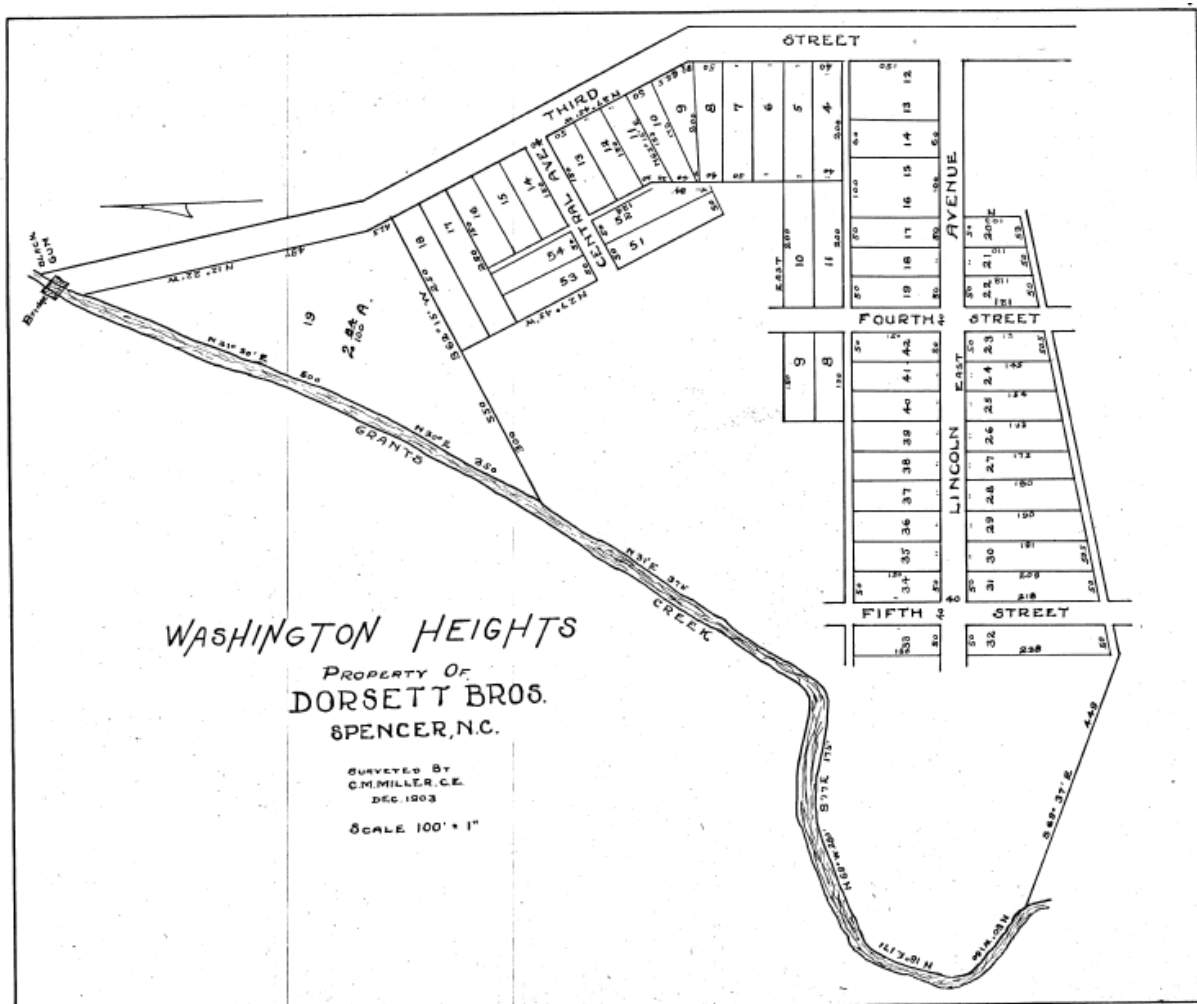
Date: 6.11.26

By: Steve Blount, Town Planner

RE: Lincoln Ave Annexation

Narrative:

The parcels on Lincoln Ave off Hollywood Drive near Grants Creek were part of a 1903 subdivision titled Washington Heights shown below. While Lincoln Ave was built and a few homes constructed, many lots remained undeveloped and the side streets were never completed. Water and sewer lines were extended along Lincoln Ave at some point.



In 2024, a developer approached the Town with a plan to build ten homes along the western end of Lincoln Ave. The Town agreed to annex these properties so that the developer could connect to municipal water and sewer lines to serve these new homes. At some point, that developer decided to build duplexes instead of single family homes (which is allowed in our Development Ordinance) but Salisbury Rowan Utilities (SRU) told the developer he would need to increase the water main size to accommodate this level of housing density. He is still working with SRU on this water main design and installation.

Another developer has purchased two lots closer to the east end of Lincoln Ave with plans to build two duplexes. He has requested annexation to allow these to be connected to municipal water and sewer lines. SRU has approved his development without the need to increase the water main size.

Annexing single parcels or even small subdivisions can be questionable from a cost benefit point of view when, for example, considering the creation of an additional garbage route just for one or two homes. Since we have already annexed ten parcels along this same road, we don't consider that a factor in this annexation decision.

Conclusion:

Based on these findings, staff recommends that after proper procedure, notification, and public hearings are held, that the Board of Aldermen vote to approve this annexation of these two parcels.

RESOLUTION 26-10
TOWN OF SPENCER, NORTH CAROLINA
A RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER NCGS 160A-31
FOR ANNEXATION

WHEREAS, a petition requesting annexation of an area described in said petition was received on or about 6.11.26 by the Board of Aldermen of the Town of Spencer; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Aldermen of the Town of Spencer deems it advisable to proceed in response to this request for annexation;

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

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Aldermen the results of her investigation.

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

Adopted this 14th day of July 2026.

Jonathan Williams, Mayor

ATTEST

Anna Kanode Ward, Town Clerk



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spencernc.gov

Post Office Box 45
Spencer, NC 28159-0045

Rowan's Original Gateway.

Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #:

Agenda Item Title: Receive Clerk's Certificate of Sufficiency for Petition to Annex Parcels 044 077 & 044 019 on Lincoln Ave

Category: Regular Agenda

Presenter(s): Anna Ward, Town Clerk

Explanation:

Property owner has requested annexation and rezoning of these parcels to allow connection to municipal water and sewer to build two duplexes

Financial Impact:

Increased property tax revenue should more than cover increased expenses of fire, police and public works since we have already annexed 10 other parcel on this road

Recommended Motion:

Motion to accept Clerk's certificate of sufficiency for annexation petition of Parcels 044 077 & 044 019

Attachment(s): Yes No

1. Petition
2. Survey map
3. Blank certificate



PETITION REQUESTING ANNEXATION

Date: 6/11/2026

To the Board of Aldermen of the Town of Spencer, NC:

- 1. We the undersigned owners of the real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Spencer.**

- 2. The area to be annexed is non-contiguous to the Town of Spencer and the boundaries of such territory are as follows:**

Being all of parcels number 044 077 & 044 019 as shown on the Rowan County, NC GIS system further described as follows:

Beginning at a stone at the intersection of Fourth St and Lincoln Ave. ; thence along the eastern right of way of Fourth St (unopened) N00°47'42" E a distance of 150.21' to an iron pin ; thence N 88°53'39" W a distance of 49.71' to an iron pin; thence N 88°53'39" W a distance of 49.71' to an iron pin ;thence S 00°47'42" W a distance of 150.21' to an iron pin on the northern right of way of Lincoln Ave. ; thence along Lincoln Ave. S 88°53'39" E a distance of 49.71' to an iron pin ; thence S 88°53'39" E a distance of 49.71' to a stone ;which is the point of beginning, having an area of 14934.6 square feet, 0.343 acres

- 3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on the petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)**

Name	Address	Do you declare vested rights?	Signature
1.			
2. Antonio Guri	1109 Lauren Glen Dr China Grove NC 28023		<i>Antonio Guri</i>
3.			

SURVEYOR'S CERTIFICATION

I, Christopher S. Sparks certify that this map was drawn by me from an actual survey made by the deed description recorded in Book 1477 Page 66, etc.) (hereby) that the ratio of precision as calculated by latitudes and departures is 1:10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book 9995 Page 11205 that this map was prepared in accordance with G.S. 47-30, as amended.

Witness my hand and seal this 8th day of June, AD 2023.

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

PRELIMINARY
NOT FOR SALES,
CONVEYANCES
OR RECORDATION
Professional Land Surveyor
Registration Number

- Notes:
1. Iron pins at all lot corners unless otherwise noted.
 2. Property may be subject to recorded or unrecorded rights-of-way.
 3. Property is not located within 2000' of a NCDOS monument.
 4. This property does not lie within a flood hazard area per FEMA Flood Insurance Rate Map (#171057100J, dated June 18th, 2009).
 5. This property does not lie within a regulated Watershed.
 6. This property will be served by public water & sewer.
 7. Total site coverage = 0.343 Acres (14,935 Sq. Ft.)
 8. The purpose of this plat is to annex the two existing parcels shown into the Town of Spencer, in order to extend public water and sewer services to these lots for development.

ZONING

ZONED: RMST
12' FRONT YARD (PRINCIPLE STRUCTURE)
20' FRONT YARD (ACCESSORY STRUCTURE)
4' SIDE YARD
4' REAR YARD
8' SIDE STREET YARD
5,000 S.F. MINIMUM LOT SIZE
42' MINIMUM LOT WIDTH

CURRENT OWNER:

ANTONIO NDOC GURI
1108 LAUREN GLEN DRIVE
CHINA GROVE, NC 28023

LINE	BEARING	DISTANCE
L1	S 88°53'18" W	42.34'
L2	N 87°12'39" W	40.33'

CERTIFICATE OF ANNEXATION

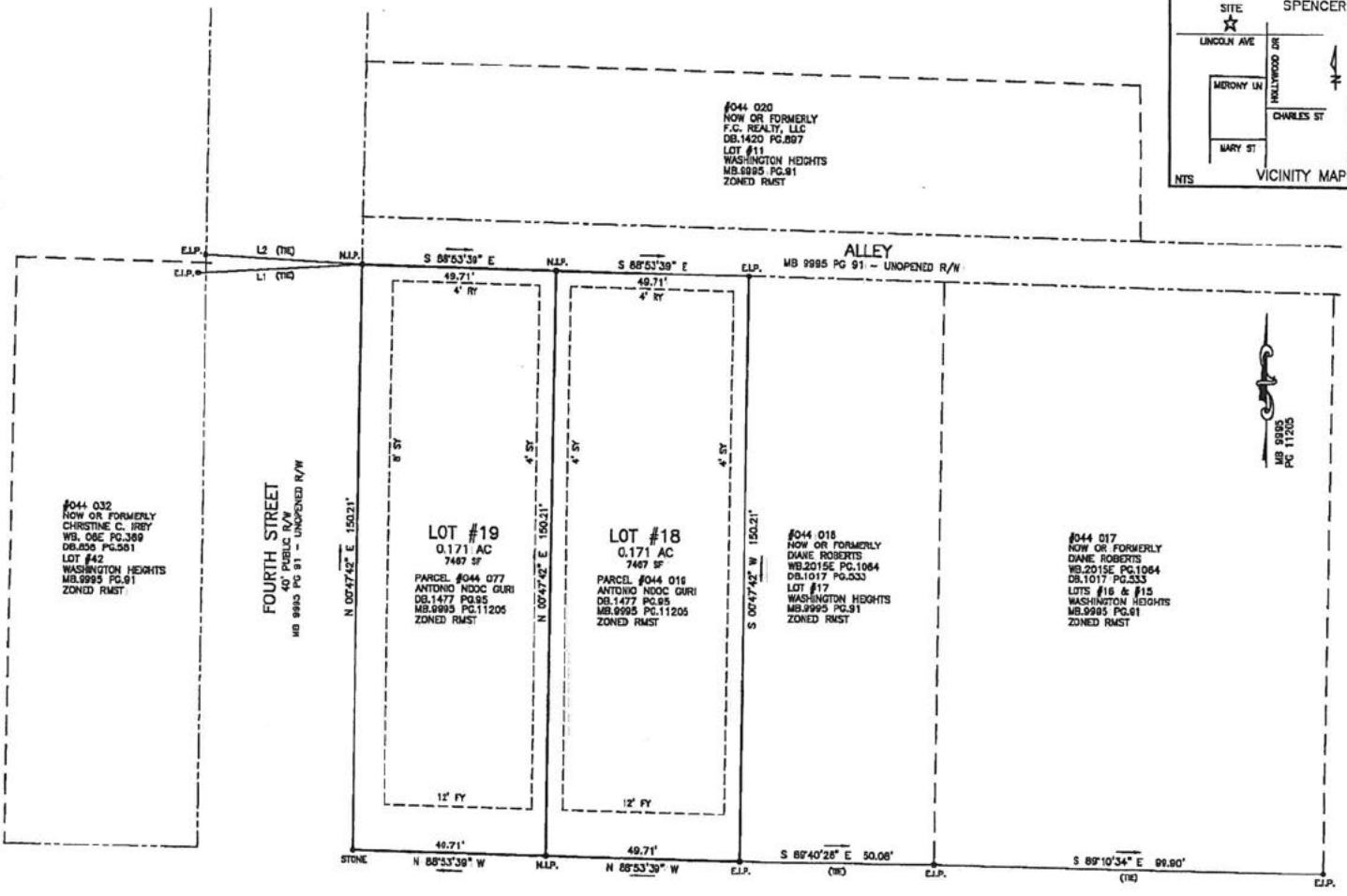
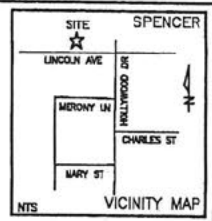
Area annexed into the Corporate Limits of the Town of Spencer, NC by Ordinance Number _____ adopted by the City Council on with an effective date of _____. I hereby certify that this plat has been approved for recording in the Registrar of Deeds in Rowan County.

Mayor of Spencer _____ DATE _____

STATE OF NORTH CAROLINA
ROWAN COUNTY

I, _____ Review Officer of Rowan County certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.

REVIEW OFFICER _____ DATE _____



LINCOLN AVENUE
40' PUBLIC R/W

- LEGEND**
- E.L.P. EXISTING IRON PIN
 - N.L.P. NEW IRON PIN
 - C.P. CALCULATED POINT
 - M.H. SICKER MARKER
 - R/W RIGHT OF WAY
 - SETBACKS
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE

SPARKS SURVEYING, PA
4495 NEEDMORE RD.
WOODLEAF, N.C. 27054
PHONE(704) 577-8429
C-1014

ANNEXATION PLAT
FOR
LOTS #18 & #19
WASHINGTON HEIGHTS
LINCOLN AVE SPENCER, N.C. 28159
PARCELS #044 019 & #044 077
DB. 1477 PG. 95 MB. 9995 PG. 11205
LOTS #18 & #19 WASHINGTON HEIGHTS
SALISBURY TOWNSHIP ROWAN COUNTY, N.C.

DESCRIPTION:
ANNEXATION PLAT

Scale: 1" = 20'
Date: 6/8/2026

CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Spencer, North Carolina:

I, Anna Kanode Ward, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

I further find that the area meets the standards for a noncontiguous area as specified in G.S. 160A-58.1(b), in that:

1. The petition includes a metes and bounds description of the area proposed for annexation and has attached a map showing the proposed satellite area in relation to the primary corporate limits.
2. The petition includes the names and addresses of all owners of real property lying in the area described therein.
3. The petition includes the signatures of all owners of real property lying in the area described therein, except those not required to sign by G.S. 160A-58.1(a).
4. The nearest point on the proposed satellite corporate limits is no more than three (3) miles from the primary corporate limits of the Town of Spencer, NC;
5. The satellite area is so situated that the Town of Spencer will be able to provide the same services as are provided within its primary corporate limits;
6. To the extent that the proposed satellite area contains any portion of a subdivision, the entire subdivision is included;
7. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits of the Town of Spencer does not exceed ten percent (10%) of the area within the primary corporate limits of the Town of Spencer (and the municipality is exempt from this requirement pursuant to an act of the General Assembly).

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Spencer this _____ day of July 2026.

(SEAL)

Anna Kanode Ward, Town Clerk



704-633-2231
spencernc.gov

Post Office Box 45
Spencer, NC 28159-0045

Rowan's Original Gateway.

Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #:

Agenda Item Title: Adopt resolution setting public hearing for Annexation of Parcels 044 077 & 044 019 on Lincoln Ave

Category: Regular Agenda

Presenter(s): Steve Blount, Town Planner

Explanation:

Property owner has requested annexation to allow connection to municipal water and sewer for two duplexes

Financial Impact:

Increased property tax revenue should more than cover increased expenses of fire, police and public works since we have already annexed 10 other properties along this road

Recommended Motion:

Motion to adopt resolution authorizing setting date of public hearing

Attachment(s): Yes No

1. Resolution 26-11

RESOLUTION 26-11
TOWN OF SPENCER, NORTH CAROLINA
A RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO
NCGS 160A-31

WHEREAS, a petition requesting annexation of an area described in said petition was received on or about 6.11.26 by the Board of Aldermen of the Town of Spencer; and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at Spencer's Town Hall, 460 S Salisbury Ave. in Spencer, NC at 5:30 PM or soon thereafter on August 6, 2026.

Section 2. The area proposed for annexation is described as follows:

Being all of parcels number 044 077 & 044 019 as shown on the Rowan County, NC GIS system further described as follows:

BEGINNING at a stone at the intersection of Fourth St and Lincoln Ave.; thence along the eastern right of way of Fourth St (unopened) N00°47'42" E a distance of 150.21' to an iron pin ; thence N 88°53'39" W a distance of 49.71' to an iron pin; thence N 88°53'39" W a distance of 49.71' to an iron pin ;thence S 00°47'42" W a distance of 150.21' to an iron pin on the northern right of way of Lincoln Ave. ; thence along Lincoln Ave. S 88°53'39" E a distance of 49.71' to an iron pin ; thence S 88°53'39" E a distance of 49.71' to a stone ;which is the point of beginning, having an area of 14934.6 square feet, 0.343 acres

Section 3. Notice of public hearing shall be published in the Salisbury Post, a newspaper having a general circulation in the Town of Spencer, at least ten (10) days prior to the date of the public hearing.

Section 4. This ordinance shall become effective immediately upon adoption.

Adopted this 14th day of July 2026.

Jonathan Williams, Mayor

ATTEST

Anna Kanode Ward, Town Clerk



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Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #: ____ . a.

Agenda Item Title: Planning Monthly Report

Category: Departmental Report

Presenter(s): Steve Blount, Planning & Zoning Administrator

Explanation:

No approval needed. This item is for information only.

Financial Impact:

None.

Recommendations:

N/A

Attachment(s): Yes No

1. Monthly Report



Monthly Activity Report

Planning, Zoning & Subdivision Administrator

June 2026

	<u>Location</u>	<u>Activity</u>	<u>Action</u>
6.1.26	Salisbury Ave	Development questions about laundry use	Answered questions
6.1.26	Off Hollywood	Discuss road requirements for new home on side road	Answered questions
6.1.26	N Salisbury Ave	Commercial kitchen questions	Answered questions
6.1.26	Adams st	Sewer access questions	Answered questions
6.1.26	Salisbury ave	Zoning permit for change of use to laundry	Issued permit
6.1.26	Hackett st	Initial paperwork for Fisher Lambe annexation	Started process
6.1.26	Long Ferry rd	Driveway permits for development	Reviewed and signed
6.2.26	Office	Staff meeting	Attended
6.2.26	Office	COG prep meeting	Attended
6.2.26	US HWY 29	Internet amplifier site questions	Answered questions
6.2.26	US HWY 29	Brownfield study update	Discussed with developer
6.4.26	Hackett st	Annexation process questions	Answered questions
6.4.26	Office	COG brownfield presentation	Participated
6.4.26	701 7 th st	Demolition permit	Issued permit
6.4.26	Hawkinstown rd	Rezoning questions	Answered questions
6.4.26	Whitehead	Subdivision questions	Answered questions
6.4.26	Office	Preagenda meeting	Attended
6.4.26	Steeplechase	Variance questions	Answered questions
6.8.26	420 steeplechase	Duck complaints	Responded
6.8.26	Office	Planning Board meeting	Participated
6.9.26	Hawkinstown rd	Annexation and rezoning questions	Answered questions

6.9.26	Office	Staff meeting	Attended
6.9.26	Various	Staff visit to development sites	Participated
6.9.26	Lincoln ave	Annexation questions	Answered questions
6.9.26	Whitehead	POD and fence questions	Answered questions
6.9.26	Office	Board of Aldermen meeting	Attended
6.11.26	Yadkin ave	Driveway questions	Answered questions
6.11.26	Hackett st	Annexation petition questions	Answered questions
6.11.26	Willow creek drive	Industrial development site plan	Reviewed and approved
6.11.26	5 th st	Development questions	Answered questions
6.11.26	Lincoln ave	Zoning permits for two duplexes	Issued permits
6.11.26	519 sowers ferry	Zoning permit for garage	Issued permit
6.12.26	Home	Fabricated sandwich board frames for hearing signs	Constructed
6.15.26	NC Finishing Co	Incentive policy discussion	Participated
6.15.26	Various	Code enforcement concerning home business signs	Discussed
6.15.26	Steeplechase	Garage permit	Issued permit
6.15.26	NC Finishing co	Incentive policy meeting with county	Participated
6.16.26	Office	Northern rowan development plan meeting	Discussed with staff
6.16.26	Hawkinstown rd	Survey questions for new development	Answered questions
6.16.26	Office	EDC questions on local housing	Provided information
6.16.26	Yadkin ave	Addressing questions	Answered questions
6.16.26	Hawkinstown rd	Exempt subdivision plat for apartments	Approved
6.18.26	5 th st	Development questions	Answered questions
6.18.26	John st	Development questions	Answered questions
6.18.26	Office	Engineering services meeting	Attended
6.18.26	507 meadow st	Addressing questions	Answered questions
6.22.26	Adams st	Development questions	Answered questions
6.22.26	Salisbury ave	“Drive-thru” questions for Lucky Mart property	Answered questions
6.22.26	Office	EB-5861 funding model	Developed
6.22.26	Office	Neighborhood meeting for 600 salisbury ave rezoning	Attended

6.23.26	Office	Downtown building availability questions	Answered questions
6.23.26	Salisbury ave	Old dance studio building tour	Attended
6.23.26	Office	Property sale process questions	Answered questions
6.23.26	606 n Salisbury ave	Zoning permit for SFH	Revised permit
6.23.26	Office	Cell tower contract language	Reviewed and commented
6.23.26	7 th st	Setback requirement questions for new house	Answered questions
6.25.26	Yadkin ave	Fence permit request and HPC questions	Answered questions
6.25.26	Adams st	Development questions	Answered questions
6.25.26	Hackett st	Zoning permit for maintenance bldg.	Issued permit
6.25.26	Willow creek	Setback and zoning questions for medical office property	Answered questions
6.25.26	4 th st	Site drainage and driveway questions	Answered questions
6.29.26	Innospec	Site plan review questions	Answered questions
6.29.26	508 4 th St	Development questions	Answered questions
6.29.26	Steeplechase trl	Sign for variance hearing	Posted sign
6.29.26	421 n Salisbury Ave	Development questions	Answered questions
6.29.26	Long ferry rd	Zoning and subdivision questions	Answered questions
6.29.26	S Yadkin & 11 th st	Development questions	Answered questions
6.29.26	S Yadkin	Fence permit questions	Answered questions
6.29.26	All	Alleyway questions from Joel	Answered questions
6.29.26	Tabor dr	Development questions	Answered questions
6.29.26	Office	Hawkinstown rd development neighborhood meeting	Attended and participated
6.30.26	508 4 th st	HPC questions	Answered questions
6.30.26	Office	Staff meeting	Attended
6.30.26	Office	Greenway discussion with Carolina thread trail staff	Provided information
6.30.26	Office	EB-5861 scope & funding	Drafted report
6.30.26	1013 3 rd st	Zoning permit questions	Answered questions
6.30.26	Salisbury	Wallace family meeting on greenway property	Attended

Quotes:

In any moment of decision, the best thing you can do is the right thing, the next best thing is the wrong thing, and the worst thing you can do is nothing.

Theodore Roosevelt

Please all, and you will please none.

Aesop

No matter how many mistakes you make or how slow you progress, you are still way ahead of everyone who isn't trying.

Tony Robbins

We must accept finite disappointment, but never lose infinite hope.

Martin Luther King, Jr.

If you run into a wall, don't turn around and give up. Figure out how to climb it.

Michael Jordan



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Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #: ____ . b.

Agenda Item Title: Code Enforcement Monthly Report

Category: Departmental Report

Presenter(s): Michael File, Chief

Explanation:

Code Enforcement Monthly Report

Financial Impact:

N/A

Recommendations:

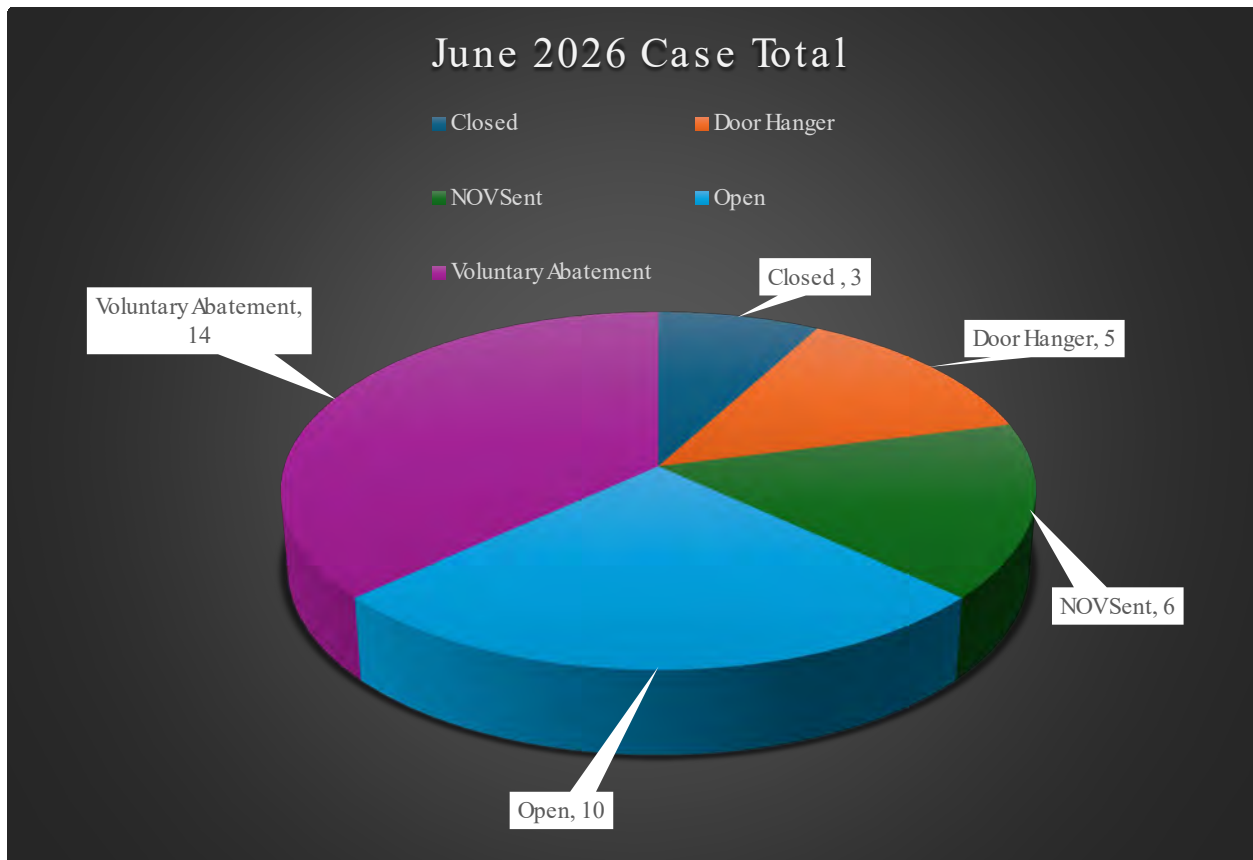
N/A

Attachment(s): Yes No

1. Code Enforcement Report

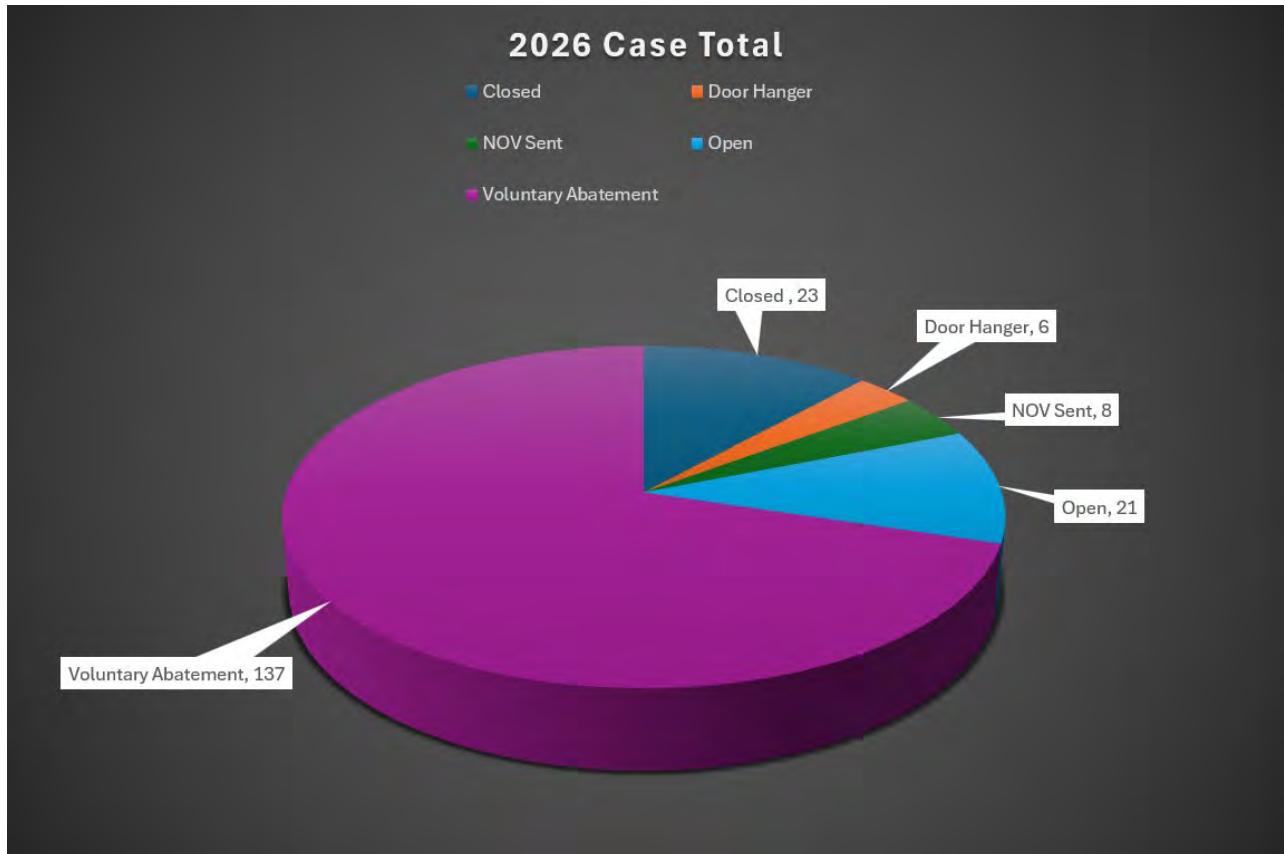
Monthly Report

- **Total cases – 38**
- **Open - 10**
- **Voluntary Abatement – 14**
- **Notice of Violations – 6**
- **Door Hanger - 5**
- **Closed – 3**



2026 Yearly Report

- Total cases – 195
- Open – 21
- Closed - 23
- Voluntary Abatement - 137
- Enforced Abatement - 0
- Notice of Violations – 24
- Notice of Bill - 0



MH - Minimum Housing / OL - Overgrown Lot / JV - Junk Vehicle / JP - Junk Pile / AC - Animal Control /
IP - Illegal Parking / ZV - Zoning Violation / CM - Commercial Maintenance/

2026 Open Cases

Case Number	Address	Nature of Complaint	Main Status
202600199	325 Mccubbins St	Abandoned Vehicle	Open
202600190	630 N Salisbury Ave	High Grass/Junk	Open
202600188	101 Henderson	High Grass	Open
202600185	804 4TH ST	Overgrowth	Open
202600184	411 S Iredell	Overgrowth	Open
202600178	705 N Salisbury Ave	Junk	Open
202600172	200 S Rowan Ave	Junk Pile	Open
202600171	605 2ND ST	Junk Pile	Open
202600166	117 6TH ST	Overgrowth	Open
202600163	113 10th street	High grass	Open
202600137	610 S Yadkin	High Grass	Open
202600131	605 2ND ST	High Grass	Open
202600124	813 4TH ST	Junk Vehicle	Open
202600122	609 2ND ST	High Grass	Open
202600096	440 Steeplechase trail	Horse in back yard.	Open
202600085	709 7TH ST	Overgrowth	Open
202600084	401 S Rowan Ave	Falling Fence	Open
202600042	511 3RD ST	Nuisance Home	Open
202600018	1355 Adams ST	Overgrowth	Open
202600017	1340 Adams ST	Overgrowth	Open
202600008	613 5TH ST	Minimal Housing	Open



Case Status Report

6/1/2026 - 6/30/2026

Case #	Case Date	Main Status	Last Status Change Date	Complaint Received	Violation Address	Nature of Complaint
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Group: Closed

202600187	6/22/2026	Closed	6/22/2026	Site Visit	Jefferson N Salisbury	Sign violations
202600186	6/22/2026	Closed	6/22/2026	Site Visit	Jefferson and N Salisbury	Sign violations
202600167	6/8/2026	Closed	6/11/2026	Portal Complaint	606 Fourth St	Braking, howling 91.25 Dog has been tied by its leash to deck outside in 90 deg heat and is distress barking. 3:00pm - 4:30pm (still barking) nearly non stop for over an hour now.
202600161	5/30/2026	Closed	6/1/2026		420 STEEPLECHASE TR,	Residence / Owner has 3 geese in a chicken coop in back yard which are not allowed in town limits making a constant loud resonant honking noise. Other neighbors have also complained to you about this problem. we would like to have this issue resolved. Thank You
202600147	5/14/2026	Closed	6/3/2026	Site Visit	414 S Rowan AVE	High Grass
202600138	5/14/2026	Closed	6/29/2026	Weeds / Tall Grass	304 Harrison St	At the intersection of Harrison & N Rowan, you can not see into the intersection due to extreme overgrowth of bushes. You have to pull into the intersection to see past.
202600133	5/13/2026	Closed	6/2/2026	Site Visit	406 Oakwood	Habitual Barking/ Minor Minimal Housing

202600106	4/10/2026	Closed	6/2/2026		414 S Rowan Ave	Tall grass
202600034	2/18/2026	Closed	6/29/2026	Site Visit	705 B N Salisbury Ave	Junk
202500371	10/28/2025	Closed	6/3/2026	Site Visit	117 6TH ST	Tall Grass/ Weeds

Group Total: 10

Group: Door Hanger

202600196	6/24/2026	Door Hanger	6/29/2026	Site Visit	403 7TH ST	High Grass
202600180	6/22/2026	Door Hanger	6/22/2026	Site Visit	502 S Carolina	High Grass
202600179	6/22/2026	Door Hanger	6/22/2026	Site Visit	707 N Salisbury Ave	Junk
202600177	6/15/2026	Door Hanger	6/22/2026	Site Visit	706 S Rowan	High Grass
202600174	6/15/2026	Door Hanger	6/22/2026	Site Visit	301 N Yadkin Ave	High Grass

Group Total: 5

Group: Enforced Abatement

202500382	10/31/2025	Enforced Abatement	6/3/2026	Site Visit	406 N Salisbury Ave	Junk Pile

Group Total: 1

Group: NOV Sent

202600189	6/24/2026	NOV Sent	6/29/2026	Site Visit	112 Henderson	Junk
202600182	6/22/2026	NOV Sent	6/29/2026	Site Visit	304 3RD ST	Overgrowth
202600181	6/22/2026	NOV Sent	6/29/2026	Site Visit	306 S Carolina ave	Junk/ Grass
202600165	6/8/2026	NOV Sent	6/8/2026	Site Visit	113 2ND ST	HPC Violation
202600164	6/3/2026	NOV Sent	6/29/2026		304 Harrison St	Overgrown bushes are blocking the intersection at Harrison & N Rowan (coming from Whitehead). You have to pull into the middle of the intersection to see if there is anything coming.
202600162	6/1/2026	NOV Sent	6/1/2026	Site Visit	032 110	High grass

Group Total: 6

Group: Open

202600199	6/30/2026	Open	6/30/2026	Site Visit	325 Mccubbins St	Abandoned Vehicle
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202600190	6/24/2026	Open	6/24/2026	Site Visit	630 N Salisbury Ave	High Grass/Junk
202600188	6/24/2026	Open	6/24/2026	Site Visit	101 Henderson	High Grass
202600185	6/22/2026	Open	6/22/2026	Site Visit	804 4TH ST	Overgrowth
202600184	6/22/2026	Open	6/22/2026	Site Visit	411 S Iredell	Overgrowth
202600178	6/22/2026	Open	6/22/2026	Site Visit	705 N Salisbury Ave	Junk
202600172	6/15/2026	Open	6/15/2026	Site Visit	200 S Rowan Ave	Junk Pile
202600171	6/15/2026	Open	6/15/2026	Site Visit	605 2ND ST	Junk Pile
202600166	6/8/2026	Open	6/8/2026	Site Visit	117 6TH ST	Overgrowth
202600163	6/2/2026	Open	6/3/2026		113 10th street	High grass, 1 bush is growing into my driveway

Group Total: 10

Group: Voluntary Abatement

202600198	6/29/2026	Voluntary Abatement	6/29/2026	Site Visit	500 N Salisbury Ave	High Grass
202600197	6/24/2026	Voluntary Abatement	6/29/2026	Site Visit	500 7TH ST	High Grass
202600195	6/24/2026	Voluntary Abatement	6/29/2026	Site Visit	108 6TH ST	High Grass
202600194	6/24/2026	Voluntary Abatement	6/29/2026	Site Visit	511 S Carolina Ave	High Grass
202600193	6/24/2026	Voluntary Abatement	6/29/2026	Site Visit	605 4TH ST	High Grass
202600192	6/24/2026	Voluntary Abatement	6/29/2026	Site Visit	611 4TH ST	High Grass
202600191	6/24/2026	Voluntary Abatement	6/29/2026	Site Visit	812 4TH ST	High Grass
202600183	6/22/2026	Voluntary Abatement	6/29/2026	Site Visit	410 S Iredell	High Grass
202600176	6/15/2026	Voluntary Abatement	6/29/2026	Site Visit	208 N Yadkin	High Grass
202600175	6/15/2026	Voluntary Abatement	6/29/2026	Site Visit	209 N Yadkin	High Grass
202600173	6/15/2026	Voluntary Abatement	6/29/2026	Site Visit	1512 S Salisbury Ave	Junk Pile
202600170	6/15/2026	Voluntary Abatement	6/29/2026	Site Visit	415 1ST ST	Illegal Parking
202600169	6/15/2026	Voluntary Abatement	6/29/2026	Site Visit	410 1ST ST	Illegally Parked

202600168	6/15/2026	Voluntary Abatement	6/29/2026	Site Visit	300 1ST ST	High Grass
202600160	5/18/2026	Voluntary Abatement	6/29/2026	Site Visit	710 S Carolina Ave	Illegal Parking
202600159	5/18/2026	Voluntary Abatement	6/3/2026	Site Visit	708 S Carolina Ave	High Grass
202600158	5/18/2026	Voluntary Abatement	6/3/2026	Site Visit	510 S Carolina Ave	High Grass
202600157	5/18/2026	Voluntary Abatement	6/3/2026	Site Visit	502 S Carolina Ave	High Grass
202600156	5/18/2026	Voluntary Abatement	6/3/2026	Site Visit	411 S Carolina	High Grass
202600152	5/15/2026	Voluntary Abatement	6/3/2026	Site Visit	905 3RD ST	High Grass
202600151	5/15/2026	Voluntary Abatement	6/3/2026	Portal Complaint	106 GRANT ST	TALL GRASS AND BUSH IN MIDDLE
202600146	5/14/2026	Voluntary Abatement	6/3/2026	Site Visit	211 S Rowan Ave	High Grass
202600132	5/13/2026	Voluntary Abatement	6/3/2026	Site Visit	304 Harrison St	High Grass
202600130	5/5/2026	Voluntary Abatement	6/3/2026	Site Visit	911 2ND ST	High Grass
202600129	5/5/2026	Voluntary Abatement	6/1/2026	Site Visit	420 Steeplechase Tr	Chickens
202600127	4/28/2026	Voluntary Abatement	6/3/2026	Site Visit	315 N Rowan	High Grass
202600126	4/28/2026	Voluntary Abatement	6/3/2026	Site Visit	309 N Rowan	High Grass
202600123	4/27/2026	Voluntary Abatement	6/3/2026	Site Visit	508 2ND ST	High Grass
202600121	4/27/2026	Voluntary Abatement	6/3/2026	Site Visit	200 Gobble St	Junk
202600118	4/27/2026	Voluntary Abatement	6/29/2026	Site Visit	912 2ND ST	High Grass
202600117	4/27/2026	Voluntary Abatement	6/3/2026	Site Visit	905 3RD ST	High Grass
202600114	4/21/2026	Voluntary Abatement	6/3/2026	Site Visit	810 4TH ST	High Grass
202600113	4/21/2026	Voluntary Abatement	6/3/2026	Site Visit	110 N Rowan Ave	Junk Pile
202600111	4/21/2026	Voluntary Abatement	6/2/2026	Site Visit	401 Forestdale Dr	High Grass
202600109	4/13/2026	Voluntary Abatement	6/2/2026	Site Visit	507 S Rowan Ave	Junk on porch

202600101	4/1/2026	Voluntary Abatement	6/2/2026	Site Visit	535 Steeplechase	High Grass
202600100	4/1/2026	Voluntary Abatement	6/2/2026	Site Visit	453 Steeplechase	High Grass
202600091	3/30/2026	Voluntary Abatement	6/3/2026	Site Visit	511 4TH ST	Junk
202600090	3/25/2026	Voluntary Abatement	6/3/2026	Site Visit	708 4TH ST	Overgrowth
202600086	3/25/2026	Voluntary Abatement	6/3/2026	Site Visit	511 S Iredell	Junk Pile
202600083	3/24/2026	Voluntary Abatement	6/3/2026	Site Visit	403 S Rowan Ave	Junk
202600082	3/24/2026	Voluntary Abatement	6/3/2026	Site Visit	1014 4TH ST	Illegal Parking
202600081	3/23/2026	Voluntary Abatement	6/3/2026	Site Visit	510 4TH ST	Junk Pile
202600080	3/23/2026	Voluntary Abatement	6/3/2026	Site Visit	901 3RD ST	Junk on porch
202600079	3/23/2026	Voluntary Abatement	6/2/2026	Site Visit	816 3RD ST	Illegal Parking
202600075	3/17/2026	Voluntary Abatement	6/3/2026	Site Visit	104 Sowers Ferry Rd	Junk
202500346	10/8/2025	Voluntary Abatement	6/3/2026	Site Visit	155 Lee ST	Junk

Group Total: 47

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Total Records: 79

6/30/2026



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Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #: ____ . c.

Agenda Item Title: Police Department Monthly Report

Category: Departmental Report

Presenter(s): Michael File, Police Chief

Explanation:

No approval needed. This item is for information only.

Financial Impact:

N/A

Recommendations:

N/A

Attachment(s): Yes No

1. Monthly PD Report

Activity Log Event Summary (Totals)

Spencer Police Department

(06/01/2026 - 06/30/2026)

<No Event Type Specified>	1	8th Street Ballpark Check	83
911 Hang-Up	2	Administrative Work	69
Alarm - Other	10	Animal Complaint	1
Assault - In-Progress	1	Assist - East Spencer Police	32
Assist - EMS	1	Assist - Fire Department	6
Assist - Motorist/Public	2	Assist - Other Agency	4
Assist - Other Officer	35	Assist - Sheriff's Office	5
B&E/Burglary - Residential, In-Progress	1	B&E/Burglary - Residential, Report	4
B&E-Vehicle, Report	2	Business Check-Drive Through	383
Calls For Service (General)	11	Code Enforcement Activities	20
Communicating Threats	2	Community Event	2
Directed Patrol	13	Disturbance	4
Disturbance- Verbal	2	Domestic - Property Pick-up	2
Domestic Dispute	11	Follow-up Investigation- Spencer	4
Foot Patrol - Business	74	Foot Patrol - Residential	1
Found Property	1	Fraud - Report	1
House Check	14	Intoxicated Person	1
Involuntary Commitment	3	Juvenile - Runaway	1
Larceny - In-Progress	1	Larceny - Report	2
Library Park Check	88	Maintenance - Equipment	1
Maintenance - Vehicle	11	Meeting	2
Missing Juvenile	1	NCTM - Drive Through	231
NCTM - Foot Patrol	72	Noise Complaint	1
Norfolk Southern Railroad-Drive Through	11	Park Check	138
Property - Lost/Missing	3	Public Service	10
School Check - NRES	83	School Check - NRHS	76
School Check - NRMS	92	Special Assignment - Other	5
SRO Duties	17	Subject with Gun	1
Suspicious - Activity	5	Suspicious - Person	8
Suspicious - Vehicle	9	Traffic Accident - PD	6
Traffic Accident - PI	2	Traffic Complaint	2
Traffic Control	2	Training - PD	25
Training-Virtual Zoom Web-Ex, etc.	1	Trespassing - In-Progress	1

Activity Log Event Summary (Totals)

Spencer Police Department

(06/01/2026 - 06/30/2026)

Unlock Vehicle	3	Vehicle Stop	105
Warrant Service	7	Welfare Check	8
Yadkin River Park Check - Davidson County	98	Yadkin River Park Check - Spencer	107

Total Number Of Events: 2,044



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Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #: ____ . d.

Agenda Item Title: Fire Department Monthly Report

Category: Departmental Report

Presenter(s): Michael Lanning, Fire Chief

Explanation:

No approval needed. This item is for information only.

Financial Impact:

N/A

Recommendations:

N/A

Attachment(s): Yes No

1. Fire Department Report



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Post Office Box 45
Spencer, NC 28159-0045

July 2026 Monthly Report

Calls for Service: 06/01/2026-06/30/2026

Fire: *

Medical: *

Monthly Total: 108

2026 Total: 693

***State reporting software will currently not allow reports of any kind to be run. An improved RMS system has been requested in the FY 26-27 budget. This RMS system will allow the sharing of information amongst all Rowan County Departments that choose to participate.**

Apparatus:

- E752 returned to service on July 1st. All repairs have been made.

Equipment:

- N/A

Special Events:

- July 20th-22nd- Justin E. Monroe Fire Camp- 12 Attendees

Personnel:

- Junior Firefighter Program: Hunter Lanning

Station:

- N/A

Special Information:

- N/A



Ofc. 704-633-2231 Ext. 50
Fax 704-633-3837
spencernc.gov

Public Works Director
Post Office Box 45
Spencer, NC 28159-0045

Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #: ____ . e.

Agenda Item Title: Public Works Monthly Report

Category: Departmental Report

Presenter(s): Joel Taylor, Public Works Director

Explanation:

No approval needed. This item is for information only.

Financial Impact:

None.

Recommendations:

N/A

Attachment(s): Yes No

1. Monthly Report

July 2026 Board of Aldermen Meeting

- 1) Regular services (Sanitation, Brush, Mowing) are running on schedule.
- 2) **Reminder: We would like to remind all citizens that we are in the Out-of-Season time for the leaf vacs and all small debris and leaves must be bagged for pick-up. This allows the brush crew to pick up the debris, and keeps the loose debris from ending up in the storm drains during thunderstorms.**
- 3) We have received our shipment of trash cans, finally. We had to switch to a different model of can from the manufacturer. They will look a little different in shape, but will be the same color and work the same as our existing cans. We are in the process of replacing a list of cans for residents that have been needing them.
- 4) We had a great turnout for the 250th 4th of July Celebration held at Town Park in conjunction with the events being held at the NCTM. The event began at 6 but the crowds came a little bit later due to some thunderstorms rolling through the area. By the time the fireworks started the park area was full with everyone taking advantage of the food trucks and splash pad.
- 5) We are finalizing our list for paving improvements this Spring/Summer. We have numerous intersections and sections of Streets to include. We have run into a little issue with the bid documents, but are working through the issues with our engineers, and should be put to bid soon.
- 6) The planter located in front of the NCTM Foundation Building was damaged in a traffic accident, and we are working with Mike Ridenhour's schedule to get this planter repaired. We will get it repaired as soon as possible with the bill being paid by their insurance company.
- 7) We continue to do sidearm mowing as time and personnel allow. There are plenty of areas around Town that are need of attention from this machine.
- 8) We have a couple of drainage projects that will be repaired in house in the coming weeks. Anne Street has a small portion of pipe that needs to be replaced, and several catch basins that need repair on 17th Street.
- 9) Staffing update: We currently have two laborers positions open, and a third that was going to retire at the end of May. The person has decided against retiring at this time, and will continue working for us. This still leaves us with two openings, with one being filled immediately and one being filled at the first of next year. We have narrowed the applicants and are in the process of setting up interviews to fill this position.
- 10) We are in the process of starting our second round of spraying curbs across Town. The dry weather so far this year has aided in extending the first round of spraying. As always, we only spray where it is needed, so if you keep the curb line in front of your property maintained, we will not spray.
- 11) We still have plenty of mulch available, and we are going to be grinding for the year soon, so if anyone is interested please let Public Works or Town Hall know.

Mulch Fee Schedule	
In-Town	
John Deere	\$3 per bucket
Backhoe	\$5 per bucket
Out of Town	
John Deere	\$7 per bucket
Backhoe	\$10 per bucket
IN TOWN DELIVERY	
Small Truck (Chevy)(3 scoops delivered)	\$25.00
Large Truck (International)(5 scoops delivered)	\$35.00

12) Update: Chicken Springs Dam

We are staying in touch with our engineer's and completing tasks as they let us know. We continue to keep the water level down, using the existing siphon, mowing the area, and constantly monitoring the situation with the outfall and boil.

We have received news that we did receive the grant, which we had applied for some time ago, and have had several meetings with our engineers and DEQ to discuss options for fixing the pond in Stanback Forest. We are in the process of figuring out the match portion of the grant and which solution to go with for repairing the dam.

Update: Peter, our Engineer, and I met with the engineer's from DEQ for an inspection of our Dam, and they felt that what we are doing at this point to stabilize and maintain the current dam is adequate until funding is available to repair our dam. We will be receiving another NOD from them, and will continue to receive them, until we get the dam declassified or repairs are made.

13) Since last report:

There was one abatement issued and completed this month.

14) Work Orders were completed as necessary, along with several citizen engagement requests.

Monthly Events:

July 4th - Independence Day



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Spencer, NC 28159-0045

Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #: ____ . f.

Agenda Item Title: Finance Monthly Report

Category: Departmental Report

Presenter(s): Heather Kann, Finance Officer

Explanation:

- Bank Reconciliations are up to date as of June. However, the General Fund account will not be finalized until we receive all invoices for June.
- The FY27 budget has been rolled over from the Budget Prep module to the accounting module and it was a smooth transition.
- Preliminary fieldwork for the audit has begun.
- FY25-26 has soft closed. We will have a few entries that need to be made for accruals of revenues earned in FY26 but received in FY27. This is primarily for property taxes, solid waste collection fees, and NC Department of Revenue items.
- Payroll accrual will be posted as of 7/10/26 for salaries earned 6/22-6/30 but paid in the 7/10 payroll.
- Salary increases will take effect on the pay period 7/6 – 7/19 paid on 7/24/26.
- We are still in the process of entering Fixed Assets into the new software. The list from FY25 has been updated and sent to Black Mountain. We are verifying totals and depreciation then we'll add the new items for FY26.
- We continue to work with BMS support for any issues that come up which seems to be a weekly occurrence.
- Sales & Uset taxes earned in May received in July have already been accrued and reflected in the numbers below.

Sales and Use Tax Distributions As of July		
March distributions are May revenues		
	FY 25	FY26
Total Revenues	1,107,248.29	1,139,066.20
FY26 vs FY25 @ July Reporting		2.87%

If S&U continues at the 2.87% rate for the August distribution, the estimated revenue will total \$1,244,836.28 which will be \$38,623.28 over budget.

Financial Impact:

N/A

Recommendations:

N/A

Attachment(s): Yes No

1. Finance Report

10 General

Account	Object	Description	Expended Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
Revenue								
4100		* Tax Revenues - 41xx						
4111		Ad Valorem Tax - CY			2,240,330.84	2,231,566.00	8,764.84	100 %
4112		Ad Valorem Tax - PY			64,492.12	42,600.00	21,892.12	151 %
4113		Interest & Penalties			16,503.35	15,585.00	918.35	106 %
4120		Vehicle Property Tax			192,092.56	186,626.00	5,466.56	103 %
4142		Municipal Vehicle Tax			12,210.00	13,000.00	-790.00	94 %
		Total Group			2,525,628.87	2,489,377.00	36,251.87	101 %
4200		* Intergovernmental - 42xx						
4210		ABC Revenue			16,389.29	16,000.00	389.29	102 %
4231		NCDOR - Beer & Wine Tax			13,463.49	14,500.00	-1,036.51	93 %
4232		NCDOR - Local Option Sales			1,139,066.06	1,206,213.00	-67,146.94	94 %
4233		NCDOR - Solid Waste			2,031.01	2,600.00	-568.99	78 %
4234		NCDOR - Utility Franchise			198,683.06	204,000.00	-5,316.94	97 %
4271		Police Confiscations						
4272		Resource Officer			252,807.06	252,641.00	166.06	100 %
		Total Group			1,622,439.97	1,695,954.00	-73,514.03	96 %
4300		* Investment income - 43xx						
4311		Investment Earnings			64,751.18	60,000.00	4,751.18	108 %
		Total Group			64,751.18	60,000.00	4,751.18	108 %
4400		* Sale of Services - 44xx						
4451		Solid Waste Collection Fees			290,417.25	318,926.00	-28,508.75	91 %
4452		Yard Waste Sales			1,365.00	2,000.00	-635.00	68 %
		Total Group			291,782.25	320,926.00	-29,143.75	91 %
4500		* Fees and Fines - 45xx						
4531		Court, Pkg Fees, Reports			2,103.75	1,500.00	603.75	140 %
4532		First Responder Fees			7,210.00	8,000.00	-790.00	90 %
4533		Lien Payments			281.22	20,000.00	-19,718.78	1 %
4534		Civil Citations - Police			175.00	100.00	75.00	175 %
4535		Civil Citations - Land Mgmt			700.00	100.00	600.00	700 %
4541		Zoning Fees			61,226.50	15,000.00	46,226.50	408 %
4551		Park Reservation Fees			1,480.00	4,500.00	-3,020.00	33 %
		Total Group			73,176.47	49,200.00	23,976.47	149 %

June taxes remaining to be reported.

NCDOR accruals will be entered at the beginning of Aug.

June collection fees not rec'd yet

10 General

Account	Object	Description	Expended Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
4600		* Grants & Donations - 46xx						
	4612	Grants - Stanback Forest			6,654.29	5,000.00	1,654.29	133 %
	4613	State Grants			95,000.00		95,000.00	
	4615	Miscellaneous Grants			13,732.00	15,857.00	-2,125.00	87 %
	4641	Donations-Other			7,714.70	9,400.00	-1,685.30	82 %
	4643	Donations-Police Dept.			1,600.00	600.00	1,000.00	267 %
	4644	Donations-Fire Dept.			10,550.00	10,500.00	50.00	100 %
	4651	NCTM Payments			33,562.68	32,473.00	1,089.68	103 %
	4652	State Shared Revenue - Fire			13,184.00	13,500.00	-316.00	98 %
		Total Group			181,997.67	87,330.00	94,667.67	208 %
4700		* Miscellaneous - 47xx						
	4715	Lease Proceeds			1,530.00		1,530.00	
	4740	Insurance Recovery			3,494.59	2,078.00	1,416.59	168 %
	4751	Capital Asset Sales			25,000.00	16,000.00	9,000.00	156 %
	4790	Miscellaneous Revenue			45,849.49	39,254.00	6,595.49	117 %
		Total Group			75,874.08	57,332.00	18,542.08	132 %
4900		* Transfers and Appropriations						
	4910	Transfer from GF			-69,700.19		-69,700.19	
	4931	Transfer from ARPA						
	4999	Appropriation from FB				436,495.00	-436,495.00	0 %
		Total Group			-69,700.19	436,495.00	-506,195.19	-16 %
Total Revenue					4,765,950.30	5,196,614.00	-430,663.70	92 %
Expenses								
5100		Governing Body						
	411	Full-time Regular Wages	17,475.00		17,475.00	17,475.00		100 %
	421	FICA	935.76		935.76	1,337.00	-401.24	70 %
	511	Professional Services	55,042.46		55,042.46	55,043.00	-0.54	100 %
	512	Contractual Services	5,662.50		5,662.50	6,750.00	-1,087.50	84 %
	513	Staff Development & Travel	7,218.93		7,218.93	7,375.00	-156.07	98 %
	514	Uniforms	266.89		266.89	280.00	-13.11	95 %
	525	Property & Other Liability	3,884.32		3,884.32	3,885.00	-0.68	100 %
	526	Utilities & Communication	404.10		404.10	600.00	-195.90	67 %
	534	Dues & Subscriptions	15,401.12		15,401.12	15,402.00	-0.88	100 %
	537	Collection Fee	34,797.48		34,797.48	35,500.00	-702.52	98 %
	551	Supplies	1,034.67		1,034.67	1,035.00	-0.33	100 %
	573	Governing Board Projects	105,504.41		105,504.41	105,970.00	-465.59	100 %
	574	Election Expenses	3,616.57		3,616.57	3,617.00	-0.43	100 %
	577	Contingencies				2,780.00	-2,780.00	0 %
	602	Community Appearance	2,877.50		2,877.50	5,165.00	-2,287.50	56 %
	603	Historic Preservation	5,054.00		5,054.00	5,656.00	-602.00	89 %
	790	Transfer to Capital Reserve	87,407.00		87,407.00	87,407.00		100 %

10 General

Account	Expended					
Object Description	Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
Total Account	346,582.71		346,582.71	355,277.00	-8,694.29	98 %
5210 Administration						
411 Full-time Regular Wages	308,088.96		308,088.96	322,051.00	-13,962.04	96 %
412 Part-time Regular Wages	5,416.00		5,416.00	5,416.00		100 %
415 Supplements to Regular	2,750.00		2,750.00	3,000.00	-250.00	92 %
421 FICA	23,286.88		23,286.88	24,835.00	-1,548.12	94 %
422 Unemployment Insurance	1,986.01		1,986.01	1,987.00	-0.99	100 %
423 LGERS Pension	44,381.50		44,381.50	46,585.00	-2,203.50	95 %
424 401K	13,496.56		13,496.56	15,440.00	-1,943.44	87 %
425 Health & Life Insurance	45,181.25		45,181.25	45,902.00	-720.75	98 %
426 Workers' Compensation	884.30		884.30	885.00	-0.70	100 %
511 Professional Services	6,144.25	Recodification	6,144.25	6,145.00	-0.75	100 %
512 Contractual Services	155,167.71	1,415.65	156,583.36	166,095.00	-9,511.64	94 %
513 Staff Development & Travel	6,944.50	532.54	7,477.04	8,385.00	-907.96	89 %
514 Uniforms	306.25	Town Mgr Conf.	306.25	360.00	-53.75	85 %
515 Advertising	2,249.96		2,249.96	4,523.00	-2,273.04	50 %
517 Drug Screening/Background	3,426.27		3,426.27	3,427.00	-0.73	100 %
522 Maint & Rep - Buildings &	6,443.97	4,688.85	11,132.82	11,133.00	-0.18	100 %
525 Property & Other Liability	14,340.93	AC repair for Lease units & sprinkler test	14,340.93	14,341.00	-0.07	100 %
526 Utilities & Communication	31,207.67		31,207.67	34,644.00	-3,436.33	90 %
531 Rent Expense	5,054.88		5,054.88	5,439.00	-384.12	93 %
534 Dues & Subscriptions	25,456.04		25,456.04	25,793.00	-336.96	99 %
535 Postage & Printing	2,200.68		2,200.68	2,382.00	-181.32	92 %
551 Supplies	3,747.44		3,747.44	4,600.00	-852.56	81 %
562 Engineering & Design	2,710.75		2,710.75	3,653.00	-942.25	74 %
575 Special Activities	3,000.00		3,000.00	3,000.00		100 %
579 Miscellaneous Expense	64.99		64.99	500.00	-435.01	13 %
Total Account	713,937.75	6,637.04	720,574.79	760,521.00	-39,946.21	95 %
5300 Police						
411 Full-time Regular Wages	942,770.23		942,770.23	1,011,600.00	-68,829.77	93 %
412 Part-time Regular Wages	14,316.40		14,316.40	19,575.00	-5,258.60	73 %
413 Overtime						
415 Supplements to Regular	10,000.00		10,000.00	11,250.00	-1,250.00	89 %
417 Special Compensation	6,943.85		6,943.85	7,108.00	-164.15	98 %
421 FICA	71,919.32		71,919.32	75,090.00	-3,170.68	96 %
423 LGERS Pension	149,442.14		149,442.14	156,187.00	-6,744.86	96 %
424 401K	45,306.08		45,306.08	48,424.00	-3,117.92	94 %
425 Health & Life Insurance	149,534.83		149,534.83	156,178.00	-6,643.17	96 %
426 Workers' Compensation	37,532.77		37,532.77	37,884.00	-351.23	99 %
512 Contractual Services	43,853.15		43,853.15	46,652.00	-2,798.85	94 %
513 Staff Development & Travel	3,680.51		3,680.51	5,260.00	-1,579.49	70 %
514 Uniforms	11,532.04	5,383.70	16,915.74	17,555.00	-639.26	96 %
517 Drug Screening/Background	375.00	BPVest	375.00	1,575.00	-1,200.00	24 %
523 Maint & Rep - Equipment	2,900.00		2,900.00	2,900.00		100 %
524 Maint & Rep - Vehicles	19,562.29	7,992.60	27,554.89	27,892.00	-337.11	99 %
525 Property & Other Liability	57,168.59	Motor for Durango	57,168.59	58,169.00	-1,000.41	98 %

10 General

Account		Expended		Committed	Budget	Variance	Committed %
Object	Description	Current YTD	Encumber YTD				
526	Utilities & Communication	19,912.78		19,912.78	21,721.00	-1,808.22	92 %
534	Dues & Subscriptions	19,019.54		19,019.54	20,239.00	-1,219.46	94 %
535	Postage & Printing	400.00	2026 challenge coins	400.00	400.00		100 %
551	Supplies	21,388.18	800.00	22,188.18	28,486.00	-6,297.82	78 %
553	Fuel	40,219.42		40,219.42	55,000.00	-14,780.58	73 %
561	Capital Outlay	11,081.00	Desk	11,081.00	11,857.00	-776.00	93 %
579	Miscellaneous Expense	351.78	606.59	958.37	1,200.00	-241.63	80 %
	Total Account	1,679,209.90	14,782.89	1,693,992.79	1,822,202.00	-128,209.21	93 %
5400	Fire						
411	Full-time Regular Wages	483,822.44		483,822.44	497,562.00	-13,739.56	97 %
412	Part-time Regular Wages	40,186.50		40,186.50	41,609.00	-1,422.50	97 %
413	Overtime	40,474.86		40,474.86	40,935.00	-460.14	99 %
415	Supplements to Regular	5,500.00		5,500.00	5,500.00		100 %
421	FICA	42,048.29		42,048.29	44,739.00	-2,690.71	94 %
423	LGERS Pension	75,498.81		75,498.81	77,033.00	-1,534.19	98 %
424	401K	25,368.99		25,368.99	26,162.00	-793.01	97 %
425	Health & Life Insurance	77,162.09		77,162.09	83,325.00	-6,162.91	93 %
426	Workers' Compensation	24,022.78		24,022.78	24,023.00	-0.22	100 %
512	Contractual Services	16,857.84		16,857.84	18,829.00	-1,971.16	90 %
513	Staff Development & Travel	4,648.63		4,648.63	4,902.00	-253.37	95 %
514	Uniforms	8,525.42		8,525.42	10,815.00	-2,289.58	79 %
522	Maint & Rep - Buildings &	16,549.37		16,549.37	17,006.00	-456.63	97 %
523	Maint & Rep - Equipment	3,534.04		3,534.04	3,535.00	-0.96	100 %
524	Maint & Rep - Vehicles	21,426.83		21,426.83	27,089.00	-5,662.17	79 %
525	Property & Other Liability	15,212.00		15,212.00	15,213.00	-1.00	100 %
526	Utilities & Communication	24,537.56		24,537.56	24,566.00	-28.44	100 %
534	Dues & Subscriptions	4,900.89		4,900.89	4,901.00	-0.11	100 %
551	Supplies	18,279.93	13,672.00	31,951.93	35,812.00	-3,860.07	89 %
553	Fuel	11,972.25	fire camp & PPE	11,972.25	15,000.00	-3,027.75	80 %
579	Miscellaneous Expense	926.25		926.25	1,300.00	-373.75	71 %
	Total Account	961,455.77	13,672.00	975,127.77	1,019,856.00	-44,728.23	96 %
5510	Parks & Recreation						
512	Contractual Services	3,200.00		3,200.00	3,200.00		100 %
522	Maint & Rep - Buildings &	7,598.13		7,598.13	11,100.00	-3,501.87	68 %
525	Property & Other Liability	217.80		217.80	218.00	-0.20	100 %
526	Utilities & Communication	15,330.55		15,330.55	15,331.00	-0.45	100 %
551	Supplies	525.26		525.26	1,750.00	-1,224.74	30 %
562	Engineering & Design						
601	Senior Citizens Council						
	Total Account	26,871.74		26,871.74	31,599.00	-4,727.26	85 %
5530	Library						
412	Part-time Regular Wages	15,646.80		15,646.80	16,585.00	-938.20	94 %
415	Supplements to Regular	250.00		250.00	250.00		100 %
421	FICA	1,216.12		1,216.12	1,316.00	-99.88	92 %
512	Contractual Services	3,529.70		3,529.70	3,927.00	-397.30	90 %
513	Staff Development & Travel	34.87		34.87	721.00	-686.13	5 %

10 General

Account		Expended		Committed	Budget	Variance	Committed %
Object	Description	Current YTD	Encumber YTD				
515	Advertising	14.70		14.70	100.00	-85.30	15 %
522	Maint & Rep - Buildings &	4,625.10		4,625.10	8,149.00	-3,523.90	57 %
525	Property & Other Liability	3,212.00		3,212.00	3,212.00		100 %
526	Utilities & Communication	12,296.16		12,296.16	12,297.00	-0.84	100 %
534	Dues & Subscriptions	360.00		360.00	360.00		100 %
551	Supplies	1,205.79		1,205.79	2,500.00	-1,294.21	48 %
	Total Account	42,391.24		42,391.24	49,417.00	-7,025.76	86 %
5740	Streets						
411	Full-time Regular Wages	172,265.65		172,265.65	180,962.00	-8,696.35	95 %
412	Part-time Regular Wages	64,704.31		64,704.31	66,259.00	-1,554.69	98 %
413	Overtime	2,666.47		2,666.47	2,730.00	-63.53	98 %
415	Supplements to Regular	3,212.50		3,212.50	3,213.00	-0.50	100 %
421	FICA	17,536.81		17,536.81	19,273.00	-1,736.19	91 %
423	LGERS Pension	25,187.79		25,187.79	27,831.00	-2,643.21	91 %
424	401K	7,542.12		7,542.12	8,781.00	-1,238.88	86 %
425	Health & Life Insurance	43,225.60		43,225.60	46,417.00	-3,191.40	93 %
426	Workers' Compensation	13,548.78		13,548.78	13,549.00	-0.22	100 %
512	Contractual Services	728.40		728.40	1,352.00	-623.60	54 %
513	Staff Development & Travel				100.00	-100.00	0 %
514	Uniforms	2,670.76		2,670.76	2,900.00	-229.24	92 %
521	Maint & Rep -	2,400.54		2,400.54	2,500.00	-99.46	96 %
522	Maint & Rep - Buildings &	5,251.93		5,251.93	5,252.00	-0.07	100 %
523	Maint & Rep - Equipment	6,035.07		6,035.07	6,400.00	-364.93	94 %
524	Maint & Rep - Vehicles	11,694.54		11,694.54	13,100.00	-1,405.46	89 %
525	Property & Other Liability	8,240.50		8,240.50	8,241.00	-0.50	100 %
526	Utilities & Communication	71,478.01		71,478.01	71,479.00	-0.99	100 %
531	Rent Expense	515.69		515.69	1,000.00	-484.31	52 %
534	Dues & Subscriptions	825.00		825.00	850.00	-25.00	97 %
551	Supplies	8,614.95		8,614.95	8,418.00	196.95	102 %
553	Fuel	22,997.95		22,997.95	22,998.00	-0.05	100 %
579	Miscellaneous Expense	1,191.04		1,191.04	1,500.00	-308.96	79 %
	Total Account	492,534.41		492,534.41	515,105.00	-22,570.59	96 %
5750	Solid Waste						
411	Full-time Regular Wages	166,818.00		166,818.00	170,231.00	-3,413.00	98 %
413	Overtime	558.42		558.42	800.00	-241.58	70 %
415	Supplements to Regular	1,962.50		1,962.50	1,963.00	-0.50	100 %
421	FICA	12,054.74		12,054.74	13,153.00	-1,098.26	92 %
423	LGERS Pension	24,105.08		24,105.08	24,672.00	-566.92	98 %
424	401K	5,289.90		5,289.90	6,191.00	-901.10	85 %
425	Health & Life Insurance	39,453.05		39,453.05	39,983.00	-529.95	99 %
426	Workers' Compensation	13,846.24		13,846.24	13,847.00	-0.76	100 %
512	Contractual Services	16,000.00		16,000.00	16,200.00	-200.00	99 %
514	Uniforms	3,066.03		3,066.03	2,955.00	111.03	104 %
515	Advertising				150.00	-150.00	0 %
523	Maint & Rep - Equipment	3,156.08		3,156.08	3,269.00	-112.92	97 %
524	Maint & Rep - Vehicles	18,832.85		18,832.85	19,000.00	-167.15	99 %
525	Property & Other Liability	8,179.50		8,179.50	8,180.00	-0.50	100 %
526	Utilities & Communication	679.75		679.75	1,505.00	-825.25	45 %

10 General

Account		Expended					
Object	Description	Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
551	Supplies	651.21	13,170.00	13,821.21	14,170.00	-348.79	98 %
553	Fuel	14,831.98		14,831.98	14,832.00	-0.02	100 %
576	Landfill Tipping Fees	67,515.27	Trash Bins	67,515.27	68,100.00	-584.73	99 %
	Total Account	397,000.60	13,170.00	410,170.60	419,201.00	-9,030.40	98 %
6000	Debt Service						
564	Debt service - Principal	72,785.58		72,785.58	72,786.00	-0.42	100 %
565	Debt service - Interest	55,610.42		55,610.42	55,610.00	0.42	100 %
566	Lease Payment - Principal	95,040.31		95,040.31	95,040.00	0.31	100 %
	Total Account	223,436.31		223,436.31	223,436.00	0.31	100 %
Total Expenses		4,883,420.43	48,261.93	4,931,682.36	5,196,614.00	-264,931.64	95 %
Net Income				-165,732.06			

20 Powell Bill

Account	Expended	Encumber YTD	Committed	Budget	Variance	Committed %
Object Description	Current YTD					
Revenue						
4100 * Tax Revenues - 41xx						
4142 Municipal Vehicle Tax			12,210.00	13,000.00	-790.00	94 %
Total Group			12,210.00	13,000.00	-790.00	94 %
4200 * Intergovernmental - 42xx						
4280 Powell Bill aid			133,069.95	134,902.00	-1,832.05	99 %
Total Group			133,069.95	134,902.00	-1,832.05	99 %
4300 * Investment income - 43xx						
4311 Investment Earnings			8,813.02	7,690.00	1,123.02	115 %
Total Group			8,813.02	7,690.00	1,123.02	115 %
Total Revenue			154,092.97	155,592.00	-1,499.03	99 %
Expenses						
5740 Streets						
411 Full-time Regular Wages	11,872.72		11,872.72	12,128.00	-255.28	98 %
415 Supplements to Regular	75.00		75.00	75.00		100 %
421 FICA	836.73		836.73	932.00	-95.27	90 %
423 LGERS Pension	1,709.68		1,709.68	1,748.00	-38.32	98 %
424 401K	593.63		593.63	609.00	-15.37	97 %
425 Health & Life Insurance	1,859.05		1,859.05	1,860.00	-0.95	100 %
521 Maint & Rep -	33,800.00		33,800.00	33,800.00		100 %
551 Supplies				1,042.00	-1,042.00	0 %
561 Capital Outlay	24,909.29		24,909.29	103,398.00	-78,488.71	24 %
562 Engineering & Design						
Total Account	75,656.10		75,656.10	155,592.00	-79,935.90	49 %
Total Expenses	75,656.10		75,656.10	155,592.00	-79,935.90	49 %
Net Income			78,436.87			

21 HI Reimbursement

Account	Object	Description	Expended Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
Revenue								
4900		* Transfers and Appropriations						
	4910	Transfer from GF			60,000.00		60,000.00	
		Total Group			60,000.00		60,000.00	
Total Revenue					60,000.00		60,000.00	
Expenses								
5210		Administration						
	425	Health & Life Insurance	63,736.96		63,736.96		63,736.96	
		Total Account	63,736.96		63,736.96		63,736.96	
Total Expenses			63,736.96		63,736.96		63,736.96	
Net Income					-3,736.96			

31 ARPA

Account Object	Description	Expended Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
Revenue							
4600	* Grants & Donations - 46xx						
4611	Grant Revenues			1,037,997.00	1,037,997.00		100 %
Total Group				1,037,997.00	1,037,997.00		100 %
Total Revenue				1,037,997.00	1,037,997.00		100 %
Expenses							
9999	Non-departmental						
710	Transfer to GF	1,037,997.00		1,037,997.00	1,037,997.00		100 %
Total Account		1,037,997.00		1,037,997.00	1,037,997.00		100 %
Total Expenses		1,037,997.00		1,037,997.00	1,037,997.00		100 %
Net Income				0.00			

32 Stormwater Grant

Account	Object	Description	Expended Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
Revenue								
4600		* Grants & Donations - 46xx						
	4611	Grant Revenues			220,183.75		220,183.75	
		Total Group			220,183.75		220,183.75	
4900 * Transfers and Appropriations								
	4910	Transfer from GF			3,582.00		3,582.00	
	4999	Appropriation from FB				214,828.00	-214,828.00	0 %
		Total Group			3,582.00	214,828.00	-211,246.00	2 %
Total Revenue					223,765.75	214,828.00	8,937.75	104 %
Expenses								
5740		Streets						
	512	Contractual Services	189,858.25	24,969.71	214,827.96	214,828.00	-0.04	100 %
		Total Account	189,858.25	24,969.71	214,827.96	214,828.00	-0.04	100 %
5760		Stormwater						
	512	Contractual Services						
		Total Account						
Total Expenses			189,858.25	24,969.71	214,827.96	214,828.00	-0.04	100 %
Net Income					8,937.79			

48 Miscellaneous Grants

Account Object Description	Expended Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
Revenue						
4600 * Grants & Donations - 46xx						
4615 Miscellaneous Grants			108,832.32	247,675.00	-138,842.68	44 %
Total Group			108,832.32	247,675.00	-138,842.68	44 %
4900 * Transfers and Appropriations						
4910 Transfer from GF			8,365.09		8,365.09	
4999 Appropriation from FB				34,722.00	-34,722.00	0 %
Total Group			8,365.09	34,722.00	-26,356.91	24 %
Total Revenue			117,197.41	282,397.00	-165,199.59	42 %
Expenses						
5100 Governing Body						
512 Contractual Services	4,820.00	15,987.00	20,807.00	20,808.00	-1.00	100 %
Total Account	4,820.00	15,987.00	20,807.00	20,808.00	-1.00	100 %
5210 Administration						
562 Engineering & Design	105,603.17	5,487.25	111,090.42	161,589.00	-50,498.58	69 %
Total Account	105,603.17	5,487.25	111,090.42	161,589.00	-50,498.58	69 %
5510 Parks & Recreation						
512 Contractual Services		11,100.00	11,100.00	100,000.00	-88,900.00	11 %
Total Account		11,100.00	11,100.00	100,000.00	-88,900.00	11 %
Total Expenses	110,423.17	32,574.25	142,997.42	282,397.00	-139,399.58	51 %
Net Income			-25,800.01			

61 Yadkin River Trail

Account	Expended	Encumber YTD	Committed	Budget	Variance	Committed %
Object Description	Current YTD					
Revenue						
4600 * Grants & Donations - 46xx						
4611 Grant Revenues			640,074.40	640,075.00	-0.60	100 %
Total Group			640,074.40	640,075.00	-0.60	100 %
4900 * Transfers and Appropriations						
4910 Transfer from GF			149,246.43	185,258.00	-36,011.57	81 %
Total Group			149,246.43	185,258.00	-36,011.57	81 %
Total Revenue			789,320.83	825,333.00	-36,012.17	96 %
Expenses						
5510 Parks & Recreation						
512 Contractual Services	69,816.05		69,816.05	69,816.00	0.05	100 %
515 Advertising	156.35		156.35	157.00	-0.65	100 %
534 Dues & Subscriptions	52.00		52.00	52.00		100 %
561 Capital Outlay	719,296.43		719,296.43	719,297.00	-0.57	100 %
710 Transfer to GF				36,011.00	-36,011.00	0 %
Total Account	789,320.83		789,320.83	825,333.00	-36,012.17	96 %
Total Expenses	789,320.83		789,320.83	825,333.00	-36,012.17	96 %
Net Income			0.00			

62 DT Park Project

Account Object	Description	Expended Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
Revenue							
4600	* Grants & Donations - 46xx						
4611	Grant Revenues			1,675,000.00	1,675,000.00		100 %
4642	Donations - DT Park			343,569.00	385,000.00	-41,431.00	89 %
	Total Group			2,018,569.00	2,060,000.00	-41,431.00	98 %
4900	* Transfers and Appropriations						
4910	Transfer from GF			403,000.00	403,000.00		100 %
	Total Group			403,000.00	403,000.00		100 %
Total Revenue				2,421,569.00	2,463,000.00	-41,431.00	98 %
Expenses							
5510	Parks & Recreation						
512	Contractual Services	160,000.00		160,000.00	160,000.00		100 %
561	Capital Outlay	2,229,321.39	9,337.50	2,238,658.89	2,303,000.00	-64,341.11	97 %
	Total Account	2,389,321.39	9,337.50	2,398,658.89	2,463,000.00	-64,341.11	97 %
Total Expenses		2,389,321.39	9,337.50	2,398,658.89	2,463,000.00	-64,341.11	97 %
Net Income				22,910.11			

63 17ST SW Improvements

Account Object	Description	Expended Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
Revenue							
4600	* Grants & Donations - 46xx						
4611	Grant Revenues			224,021.50	1,959,462.00	-1,735,440.50	11 %
Total Group				224,021.50	1,959,462.00	-1,735,440.50	11 %
Total Revenue				224,021.50	1,959,462.00	-1,735,440.50	11 %
Expenses							
5760	Stormwater						
561	Capital Outlay				1,490,420.00	-1,490,420.00	0 %
562	Engineering & Design	224,021.50	95,801.91	319,823.41	320,000.00	-176.59	100 %
577	Contingencies				149,042.00	-149,042.00	0 %
Total Account		224,021.50	95,801.91	319,823.41	1,959,462.00	-1,639,638.59	16 %
Total Expenses		224,021.50	95,801.91	319,823.41	1,959,462.00	-1,639,638.59	16 %
Net Income				-95,801.91			

64 CDBG-NR

Account Object Description	Expended Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
Revenue						
4600 * Grants & Donations - 46xx						
4611 Grant Revenues			587,217.43	750,000.00	-162,782.57	78 %
Total Group			587,217.43	750,000.00	-162,782.57	78 %
Total Revenue			587,217.43	750,000.00	-162,782.57	78 %
Expenses						
5610 Planning & Development						
511 Professional Services	50,827.05		50,827.05	75,000.00	-24,172.95	68 %
562 Engineering & Design	537,551.68		537,551.68	675,000.00	-137,448.32	80 %
Total Account	588,378.73		588,378.73	750,000.00	-161,621.27	78 %
Total Expenses	588,378.73		588,378.73	750,000.00	-161,621.27	78 %
Net Income			-1,161.30			

07/06/26
21:27:39

TOWN OF SPENCER
Financial Summary Report
For the Accounting Period: 6 / 26

Page: 16 of 18
Report ID: LB180

65 STANBACK FOREST

Account Object	Description	Expended Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
Revenue							
4600	* Grants & Donations - 46xx						
4645	Donations- Stanback Forest			475,000.00	350,000.00	125,000.00	136 %
Total Group				475,000.00	350,000.00	125,000.00	136 %
Total Revenue				475,000.00	350,000.00	125,000.00	136 %
Expenses							
5510	Parks & Recreation						
512	Contractual Services	2,400.00	4,832.00	7,232.00	100,000.00	-92,768.00	7 %
561	Capital Outlay				250,000.00	-250,000.00	0 %
Total Account		2,400.00	4,832.00	7,232.00	350,000.00	-342,768.00	2 %
Total Expenses		2,400.00	4,832.00	7,232.00	350,000.00	-342,768.00	2 %
Net Income				467,768.00			

07/06/26
21:27:39

TOWN OF SPENCER
Financial Summary Report
For the Accounting Period: 6 / 26

Page: 17 of 18
Report ID: LB180

66 NC Finishing Co Site Infra

Account	Object	Description	Expended Current YTD	Encumber YTD	Committed	Budget	Variance	Committed %
Revenue								
4600		* Grants & Donations - 46xx						
	4611	Grant Revenues			750,000.00	750,000.00		100 %
		Total Group			750,000.00	750,000.00		100 %
Total Revenue					750,000.00	750,000.00		100 %
Expenses								
5610		Planning & Development						
	512	Contractual Services				750,000.00	-750,000.00	0 %
		Total Account				750,000.00	-750,000.00	0 %
Total Expenses						750,000.00	-750,000.00	0 %
Net Income					750,000.00			

90 Capital Reserve

Account	Expended	Encumber YTD	Committed	Budget	Variance	Committed %
Object Description	Current YTD					
Revenue						
4700 * Miscellaneous - 47xx						
4715 Lease Proceeds						
Total Group						
4900 * Transfers and Appropriations						
4910 Transfer from GF			145,340.10	87,407.00	57,933.10	166 %
4999 Appropriation from FB				69,236.00	-69,236.00	0 %
Total Group			145,340.10	156,643.00	-11,302.90	93 %
Total Revenue			145,340.10	156,643.00	-11,302.90	93 %
Expenses						
5300 Police						
551 Supplies	4,348.40		4,348.40	4,860.00	-511.60	89 %
561 Capital Outlay	66,782.96		66,782.96	66,783.00	-0.04	100 %
Total Account	71,131.36		71,131.36	71,643.00	-511.64	99 %
5400 Fire						
551 Supplies						
561 Capital Outlay						
564 Debt service - Principal						
Total Account						
5530 Library						
561 Capital Outlay	21,130.35		21,130.35	25,000.00	-3,869.65	85 %
Total Account	21,130.35		21,130.35	25,000.00	-3,869.65	85 %
5740 Streets						
551 Supplies						
Total Account						
5750 Solid Waste						
561 Capital Outlay	59,611.20		59,611.20	60,000.00	-388.80	99 %
Total Account	59,611.20		59,611.20	60,000.00	-388.80	99 %
Total Expenses	151,872.91		151,872.91	156,643.00	-4,770.09	97 %
Net Income			-6,532.81			



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Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #: ____ . g.

Agenda Item Title: Active Living Monthly Report

Category: Departmental Report

Presenter(s): Anna Ward, Town Clerk

Explanation:

No approval needed. This item is for information only.

Financial Impact:

N/A

Recommendations:

N/A

Attachment(s): Yes No

1. Active Living Report
2. Library Statistics

ACTIVE LIVING MONTHLY REPORT

- Parks and Recreation Advisory Board
 - Did not meet for the month of July.

- Grants/Projects
 - The Town Park Gateway Arch is scheduled to be installed by July 30th.
 - Grant funds for the Children's Discovery Garden at Town Park have been received.
 - Purchase orders have been issued for architectural and design services for the Stanback Forest Center.
 - Sponsorships for programming at Town Park have been awarded from Duke Energy and Piedmont Natural Gas.
 - The music department Catawba College will be performing at Town Park on September 17th.
 - The Town has been approached about additional programming at the park with potential coordination with the Rowan Arts Council.
 - The Rowan County Master Gardeners program is planning a pollinator garden for the Yadkin River Park Trailhead. The group will attend the BOA meeting on August 11th to present this idea.
 - The Great Trails State Program grant agreement for the Rocky Branch Loop Trail has been executed.

- Events
 - Fireworks Over Historic Spencer Shops, June 27
 - Summer Reading Program (see below)

- Spencer Public Library
 - The Spencer Public Library continued its Summer Reading Program throughout June with weekly educational programs highlighting different periods of American history and culture.
 - The June 6 program featured Native American dancers and drummers from the Greensboro area, who demonstrated traditional dances, explained their cultural significance, and performed a variety of drum selections while wearing traditional regalia.
 - On June 9, members of the Guilford County Drum Corps presented a Revolutionary War program. Dressed as Continental soldiers, they demonstrated military drum calls, discussed period uniforms and equipment, and invited children to participate in portions of the presentation.
 - The June 16 program focused on the life of Sojourner Truth. Performer discussed Truth's life before portraying her and delivering the speech *Ain't I a Woman?* The program also included a reading from a historical children's book depicting the story of Henry "Box" Brown.
 - On June 23, Leslie Talbott presented a program about civilian life during the Civil War, focusing on the experiences of women on the home front and camp followers. Local Civil

War reenactors Perry Miller and Dale Rodgers displayed period equipment, discussed life in military camps, answered questions about the Civil War, and provided information about the Confederate Prison in Salisbury.

- The final June program, held on June 30, featured Elvis tribute artist Johnny Dez of Winston-Salem. The performance highlighted music from the 1950s and 1960s as part of the library's exploration of American history and culture.
- Library information:
 - Hours: Monday–Tuesday, 11:00 a.m.–6:00 p.m.; Wednesday, 12:00 p.m.–5:00 p.m.
 - Location: 300 Fourth St., Spencer, NC 28159
 - Phone: 704-636-9072



Spencer Public Library Statistics

Day	Door Count	Adult Circulation	Children Circulation	Research Questions	New Cards Issued	Students Tutored	Volunteers/ Tutors	Corresponding Due Date
Mon., 6/1/2026	4		8		1			6/16/2026
Tue., 6/2/2026	3							6/17/2026
Wed., 6/3/2026	5							6/18/2026
Thu., 6/4/2026								6/19/2026
Sat., 6/6/2026	7							6/21/2026
WEEK TOTAL:	19		8		1			
Mon., 6/8/2026	5	7						6/23/2026
Tue., 6/9/2026	12							6/24/2026
Wed., 6/10/2026	5	5	5					6/25/2026
Thu., 6/11/2026								6/26/2026
WEEK TOTAL:	22	12	5					
Mon., 6/15/2026	6	4			2			6/30/2026
Tue., 6/16/2026	13		5					7/1/2026
Wed., 6/17/2026	4							7/2/2026
WEEK TOTAL:	23	4	5		2			
Mon., 6/22/2026	2		5		1			7/7/2026
Tue., 6/23/2026	17		4	2				7/8/2026
Wed., 6/24/2026	6	8	3	3	2			7/9/2026
Thu., 6/25/2026								7/10/2026
WEEK TOTAL:	25	8	12	5	3			
Mon., 6/29/2026	5	3	5					7/14/2026
Tue., 6/30/2026	40	1						7/15/2026
Wed., 7/1/2026								7/16/2026
WEEK TOTAL:	45	4	5					
MONTH TOTAL:	134	28	35	5	6			

Spencer Public Library Statistics

Blood Pressure Kiosk

June, 2026

QUESTION	YES	NO	GREEN	YELLOW	RED
			- GOOD	- OK	- BAD
Did you take your BP today?	2				
Was your BP high?	2				
Are you currently being treated for high BP?	1	1			
Do you have a health care professional to talk to about your BP?	2				
Will you be contacting one of the health care professionals listed for help?	2				
How was your experience?			2		



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Agenda Item Coversheet

Meeting Date: 07/14/2026

Agenda Item #:

Agenda Item Title: Town Manager's Report

Category: Town Manager's Report

Presenter(s): Peter Franzese, Town Manager

Explanation:

Announcing our Third Thursday music series, in collaboration with Catawba College

Over the past month, we launched a collaboration with Catawba College to pilot a monthly music series at Town Park. More details will be announced on Thursday, July 16 at the DJ in the Park inaugural event. From 5:30 until 8:00 p.m., DJ Dana Grubb will perform at Spencer Town Park. Grubb grew up in the North Rowan community, and is known in the Carolina Shag dancing community. He will play a range of selections, including but not limited to classic "beach" and rhythm & blues music.

The ongoing Third Thursday music series is possible through support of sponsors Duke Energy and Piedmont Natural Gas, as well as Catawba College.

Cannon Ballers – Spencer Night

Community members and local organizations have an opportunity to come together at the ballpark in Kannapolis, when the Cannon Ballers take on the Myrtle Beach Pelicans on Saturday, July 18 at 7pm. The ticket link (<https://www.gofevo.com/event/Townspencer2>) is set up for individuals to buy discounted tickets to the game and be seated as a community group.

Attachment(s): Yes No