



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

DATE
September 3, 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 Jonathan Williams**
- 2. INVOCATION & PLEDGE OF ALLEGIANCE – Mayor Jonathan Williams**
- 3. PUBLIC HEARING – Proposed Economic Development Incentive for Crow Holdings Development at 626 Willow Creek Drive**
- 4. PUBLIC HEARING – Proposed Designation of 600 & 520 South Salisbury Avenue for Economic Development Purposes**
- 5. PUBLIC HEARING – Proposed Conveyance of 600 & 520 South Salisbury Avenue to October Ninth Investments, LLC for Economic Development Purposes**
- 6. PUBLIC HEARING – Proposed Rezoning of Parcel 034 004 Located on John St. from Single Family Residential 3.00 units/acre (SFR-3) to the Residential Main Street Transition (RMST) Zoning Classification**
- 7. CONSIDER ADOPTING – Resolution 26-12 Declaring 600 South Salisbury Avenue (Parcel No. 032-112) and 520 South Salisbury Avenue (Parcel No. 032-135) to be Held for Economic Development Purposes Pursuant to N.C.G.S. § 158-7.1**
- 8. REVIEW OF SEPTEMBER 8, 2026, AGENDA**
 - 1. CALL TO ORDER – Mayor Jonathan Williams**
 - 2. INVOCATION – TBD**
 - 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:** August 6, 2026, Pre-Agenda Meeting Minutes
 August 11, 2026, Regular Meeting Minutes

8. **RECEIVE PRESENTATION – Rowan County Public Health Regarding Recreational Partnership Opportunities**

9. **CONSIDER APPOINTING - Greg Lambeth, II, to the Historic Preservation Commission (HPC) for a 4-Year Term Expiring September 30, 2030**

10. **RECEIVE UPDATE – 17th Street Stormwater Improvement Project and Consider Authorizing Draft Deed of Easements for the Project**

11. **RECEIVE REPORT – Potential Use of the Design/Build Delivery Method for Procurement of Qualified Designers and Contractors for the Rocky Branch Loop Trail**

12. **RECEIVE PRESENTATION – Spencer Growth and Prosperity**

13. **CONSIDER ADOPTING – Resolution 26-13 Approving Conveyance of 600 South Salisbury Avenue (Parcel No. 032-112) and 520 South Salisbury Avenue (Parcel No. 032-135) for Economic Development Purposes Pursuant to N.C.G.S. § 158-7.1**

14. **CONSIDER ADOPTING – Resolution 26-14 Granting an Economic Incentive Grant Pursuant to N.C.G.S. § 158-7.1 and the Town of Spencer's Investment Grant Program Adopted June 14, 2022, for Crow Holdings Development at 626 Willow Creek Drive**

15. **CONSIDER ADOPTING – Ordinance 26-12 Rezoning Parcel 034 004 Located on John St. from Single Family Residential 3.00 Units/Acre (SFR-3) to the Residential Main Street Transition (RMST) Zoning Classification**

16. **CONSIDER ADOPTING – Budget Ordinance Amendment 26-04.002 Appropriating Funds for the Stanback Educational Forest Shelter**

17. **CONSIDER ADOPTING – Ordinance 26-13 an Ordinance Adopting and Enacting a New Code for the Town of Spencer, North Carolina**

18. **DEPARTMENTAL REPORTS**

- a. Planning
- b. Code Enforcement
- c. Police
- d. Fire
- e. Public Works

- f. Finance*
- g. Active Living*

19. TOWN MANAGER REPORT

20. REQUESTS & COMMENTS by the Mayor and Board Members

21. EXECUTIVE SESSION per NC General Statute 143-318.11 (if necessary)

22. ADJOURNMENT

9. EXECUTIVE SESSION per NC General Statute 143-318.11 (if necessary)

10. ADJOURNMENT