

# Town of Spring Lake Special Meeting of the Board of Alderman

## MEETING MINUTES

Call to order: A Special Meeting of the Board of Aldermen was held in the Grady Howard Room of the town hall on April 14, 2014. The meeting was called to order at 6:15 p.m. by Mayor Chris Rey.

Approval of the Agenda: Mayor Rey asked for a motion to approve the agenda. Alderman Higgins made the motion to approve the special meeting agenda. It was moved and properly seconded by Mayor Pro-Tem O'Garra. Motion was carried.

### Board Members in Attendance:

Alderwoman Fredericka Sutherland  
Alderman Richard Higgins  
Mayor Pro Tem James O'Garra  
Mayor Chris Rey  
Alderman James Christian  
Alderwoman Densie Lucas arrived at 6:30 p.m.

### Department Heads in Attendance:

Ken Metcalf, Town Manager  
Rhonda Webb, Town Clerk  
Paul Hoover  
John Klienhart  
Byron Blumefield  
Allen Coats  
Detective Lt. Shakir  
Fire Chief TJ McLamb  
Police Chief Troy McDuffie  
Gail Elder-White  
Rosa Henegan

EDC Board Members in Attendance:

Carl Manning

Jeff Hunt

Billy Wellons

David McNeill

Mr. Hunt presented the board with copies of the Downtown Overlay District and stated that it is an effort to attract new businesses to Main Street. Johnny Scott presented a proposed Overlay District for Main Street that expands the central business district from its current two block location to mostly all of Main Street.

Mr. Scott led the discussion of the overlay. This is an amendment that was requested and recommended by Economic Development. It will enhance the traditional downtown area and stimulate quality development. Mr. Scott stated that we are seeking guidance from the board. Packets were passed out to the board members.

Uses added to the Overlay District

Alcohol sales have been redefined and will only be allowed in restaurants and bars per the Board's approval. Other uses, such as tobacco stores will not be allowed to sell alcohol. Only local bus station activities will be permitted. Special information signs will become a permitted use and would not have to go through the Board of Adjustment.

Removed some uses in OD

Examples of uses that will be removed are car washes, manufactured homes, pawn shops and religious worship. The proposal removes all standalone churches according to the Overlay District request, leaving 6 or 7 storefront churches on Main Street. If approved as is, storefront churches would be grandfathered in and allowed to continue in their current capacity. If use ceases, the church would not be able to go back in unless approved by the board. Same goes for the tobacco stores if they cease to exist. They can't go back in with that use.

### Site Layout & Facade Improvement Guide

Maximum building height would be 30 ft. Street Parking would be side or rear of lots and street parking will count toward many on street parking. Criteria for street scape landscaping, (i.e. flowers, trees, sidewalks).

Proposed a rider amendment (see pg. 16 of packet) to allow town and county staff to approve changes and use and minor modifications to approve plans within the constraints of the ordinances in which the board has approved. This amendment is for the entire incorporated Town of Spring Lake. This proposal qualifies that our town is growing. We look forward to any direction from the board.

Alderwoman Sutherland- Are you asking us to make a decision? I need to go over this, read it, highlight it, and see what this is that you are presenting to me. Mr. Scott said that we are not asking for an approval, we simply wanted to introduce it to you and get your feedback. This as it is written is the economic development's recommendation for the overlay district.

Alderwoman Sutherland – The removal of the single family dwelling on Main Street, are you looking to remove that? Mr. Scott stated that all the existing homes will be allowed to exist. Residents on Main Street are safe. Did you add that if you remove any dwelling, weeds, and grass, who would take care of that if it's in the County? Mr. Scott stated that would be the county Code Enforcement and I will submit that if you would like me to.

Mayor Pro-Tem O'Garra – Max bldg. height is 30 feet. Do you ever foresee us building or them being any higher than that?

Mr. Scott stated that I hope to see them higher but the Board of Aldermen would be able to approve higher if they chose.

Mayor Rey – I think it will take a little time for the board to take a look at this and be prepared to give some recommendations at the next board meeting. I recommend you push deadlines back to next month by your next meeting to give us time in order to provide the best information possible.

Alderman Higgins – I like the concept. I think we need to think something different. I have looked at Main Street for the last 30 years and it hasn't changed much. We need to look at anything that will change the image of Main Street.

Mayor Rey stated that I definitely think we are moving in the right direction.

#### Updates CIP Water Resource WWTP Equipment Evaluation

Mr. Gary O'Connell presented an overview of the equipment at the waste water treatment plant. Mr. O'Connell gave a brief summary of the goals and objectives. (See attachments (PowerPoint & Handouts))

Mr. O'Connell discussed the influence screw pumps. It is in poor to severe condition and is in need of immediate attention. One of the pumps is inoperable. If the remaining pump goes down it puts you in an environmental hazard. Grease pumps have been inoperable for the last couple years. The cost of equipment has gone up 50% since 2000. The cost has been prorated to make repairs.

Mayor Pro-Tem – Is there a reason we haven't repaired this prior to now? The cost of everything is going to keep growing.

Mayor Rey asked how long has that been down? Mr. Blumenfeld stated it has been down for 5 months.

#### Sludge/Biosolids Transfer Pumps

Mayor Pro-Tem O'Garra asked if we can do this at our level? Mr. O'Connell said I would recommend hiring a maintenance technician.

Alderwoman Sutherland asked what would be their name, title? Mr. O'Connell said maintenance technician for equipment.

Mr. Metcalf said that we are thinking about proposing someone that can do this and also help out water ops. Bryon said I concur and an on duty mechanic would be very helpful.

Sutherland asked when you redid those jobs, in the past did we have someone that serviced those machines? Bryon said that we have gone from 9 personnel to 7 to 5 to 4 and wavered on 3 or 4. We have had a loss of people. We don't have a mechanic slot at this time.

Sludge/Biosolids Mix Pumps & Stabilization Basins in fair to severe condition with a high priority. Two to three mix pumps are not working with rust being a problem.

Mayor Pro Tem O'Garra asked is the rust something that someone normally cleans off? On the tan tanks, they are in pretty good condition. A hand tool cleaning, priming, and painting would extend the life. Mayor Pro-Tem said that it just comes down to needing more personnel. Mr. O'Connell said that it has been a little neglected over the years.

Mayor Rey asked with two to three pumps not working, what does that do to us or what doesn't it do for us? Mr. O'Connell answered, the plant is operating them; they are not operating the plant.

#### Stabilized Sludge/Biosolids Storage Tank

They are in good to moderate condition and have been there for 20 years. With a tank this age it would be wise to drain it and clean out the sand from the bottom, pressure wash and inspect it and check all the seals, screws, gaskets.

Alderwoman Sutherland asked if the items you are talking about pressure washing could it cause another situation if we don't know how bad these equipment pieces are?

Mr. O'Connell said on the concrete tanks you want to do a light brush blast or a hydro blast. You don't want to sandblast these, you want to use water.

Alderwoman Sutherland stated that pressure washing could cause more problems down the road depending on the condition of the items.

Recommendations would be to hire a maintenance tech. Alderwoman asked would a tech be able to do the existing work or t just come in and start maintaining?

Two approaches – You will have to hire a subcontractor for some of the work but with a good maintenance tech they can go in a take a look at the equipment and maintain it. A good qualified tech will be able to save you some money in the long run.

Alderman Christian asked if we are in danger of being fined by the State for the screw pumps immediate need?

Mr. O'Connell said yes, the state could write a notice and give you time to fix it.

Mr. O'Connell said that right now those screw pumps is an open base and is a safety issue if someone were to fall in. One thought to consider when replacing is using submersible pumps.

Mr. Metcalf reminded the board that these items were in the Capital Improvement Plan given to you a couple months ago. We had Gary to come in and validate what we are asking for. We have some updates and we have to polish some numbers.

Alderman Christian asked if there is a plan in place to address the screw pumps? Mayor Rey asked if this is one of the ones to be replaced? Mr. Metcalf said yes.

Thank you Mr. OConnell. Great work.

A motion was made to adjourn. Alderman Christian made the motion and it was moved and properly seconded by Alderwoman Sutherland.

The meeting adjourned at 6:54 p.m.



*Deborah J. Hudson*  
Deborah J. Hudson  
Deputy Town Clerk

ATTEST:

  
Chris V. Rey  
Mayor