



**City of Boiling Spring Lakes  
Board of Commissioners Regular Meeting Minutes  
March 6, 2018  
City Hall – 6:30 pm**

**PLEASE TURN OFF CELL PHONES**

Mayor Caster introduced Mr. Nathan Sanders who is here tonight with his grandson, Nathan Hackney. Nathan will be completing his Eagle Scout pin after tonight's meeting.

**1. Call to Order ~ Mayor Craig Caster**

The Board of Commissioners Meeting was called to order at 6:30 p.m.

**2. Attendance ~ in attendance at the meeting were ~**

Mayor Craig Caster	Commissioner Steve Barger
Commissioner Mark Stewart	Commissioner Guy Auger
City Manager Jeff Repp	Chief Code Enforcement Ruth Bek
City Clerk Jane McMinn	Police Chief Brad Shirley

**Guest ~** Wes MacLoud ~ COG

**3. Pledge of Allegiance ~ Sylvia Wagner**

**4. Approval of Regular Agenda ~**

Commissioner Barger requested to add *letter ~ I ~ for discussion of wake boats on Patricia Lake under New Business.*

A *motion* was made by Commissioner Stewart a *second* by Commissioner Barger adding letter ~I~ under New Business to the agenda.

*Vote ~ 4 ~ 0*

**5. Public Hearing ~**

A *motion* was made by Commissioner Stewart a *second* by Commissioner Auger to move into public hearing.

*Vote ~ 4 ~ 0*

**a. Proposed Text Amendment to the UDO – Revising Article 5 Zoning Districts to include R-5MH**

## **Comments ~**

### **Tammy Sollenberger ~ 229 Black Hawk Rd. ~**

Mrs. Sollenberger commented about the diversity of Boiling Spring Lakes. It appears the city is taking away the mobile homes. The zoning definition will not allow for a mobile home to be replaced with another mobile home in these defined areas of the city. Some citizens in these areas can afford to make repairs but cannot afford to replace their mobile home. A stick built home would be impossible for so many people to afford.

Mrs. Sollenberger requested a re-write of the definition change so citizens who already have a mobile home can replace it with the same building. I myself and many others possibly would look at this in a more favorable way. At this time, I remain very much opposed.

### **Angie Brown ~ 1150 Winston Salem Rd. ~**

Ms. Brown stated the definition for a manufactured home is very broad, depending on which definition you are using the definitions vary greatly. To be fair to everyone it should be well defined by how you define a manufactured home.

### **Mike Sollenberger ~ 229 Black Hawk Rd.**

Mr. Sollenberger commented in the area where he lives off of W. Boiling Spring Rd. which includes Barclay Rd., Hunter, Black Hawk and Sparrow, there are approximately 16 homes, of which 11 are mobile homes. A change in zoning in the area will make a majority of the homes non-conforming. This can cause issues with homeowners insurance. If a house is significantly damaged, you cannot replace it with what you have, or even repair it. I planned to do significant repairs in 2018; but if there should be severe damage done and I cannot replace it, I do not see the purpose of doing the repairs.

## **b. Proposed Amendment to the Land Use Plan ~**

### **Comments ~ No comments were heard**

A *motion* was made by Commissioner Barger a *second* by Commissioner Auger to move out of public hearing and back to the regular agenda.

*Vote ~ 4 ~ 0*

## **6. Public Comments ~**

### **John Ganey ~ 1060 Fifty Lakes Dr.**

Mr. Ganey inquired if the city is going to do something about all the abandon trailers. He also questioned why the city would be putting sewers in areas where no one is living and there are no homes. We have people who live in large homes but cannot get sewers put in. We also need a stop light at 50 Lakes and NC Highway 87 before someone is in an accident.

**Richard Sparks ~ 2030 Gastonia Rd.**

Mr. Sparks again requested a public apology from the mayor and board members which still has not happened. Mr. Sparks also commented on the Wilkie lawsuit, which has come back from the NC Supreme Court ruling in his favor. I do not want a lawsuit with the city. I also have dogs barking around the clock, I have another neighbor who has 3 or 4 dogs in a kennel. I have called to complain yet nothing has changed. I am asking for a time management from senior employees for the next 30 days so the public can see exactly what you are doing. This board works for the citizens. Please fix the problems of abandon trailers, roads not being paved and much more.

**Tony Witt ~ 1700 Salisbury Rd.**

Mr. Witt did not comment.

**Jerry Wolf ~ 1059 Acacia Dr.**

Mr. Wolf thanked Mary Green and complimented Ms. Green on the work she has done for the city as one of the best employees the city has.

Mr. Wolfe announced the Boiling Spring Lakes Garden Club in conjunction with Parks & Recreation and Keep Brunswick County Beautiful are announcing Operation Clean Sweep scheduled for Saturday, April 28, 2018 at 9:00 a.m. meeting in the Community Center parking lot. There are information sheets along with the sign up sheets in the lobby. Please come out and help keep our city beautiful.

**7. Approval of Minutes ~**

- a. Approval of BOC Strategic Planning Retreat dated January 26, 2018
- b. Approval of BOC Public Hearing dated January 29, 2018
- c. Approval of BOC Regular Meeting dated February 6, 2018
- d. Approval of BOC Police Department Workshop dated February 7, 2018

A *motion* was made by Commissioner Barger a *second* by Commissioner Stewart to approve the minutes of the BOC Strategic Planning Retreat of January 26, 2018, approve the BOC Public Hearing of January 29, 2018, approve the BOC Regular Meeting of February 6, 2018 and approve the BOC Police Department Workshop dated February 7, 2018.

*Vote ~ 4 ~ 0*

**8. Consent Agenda ~**

Commissioner Barger had a question regarding the Inspection Department budget analysis sheet. Part-time salaries for the year is \$12,400. Expenditure on salaries for the 2017/18 fiscal year to date is \$11,990 through January. Mr. Repp explained most of the salary spent is for the fire inspector who is working part-time for the city. Mr. Dave Mammay is performing the required fire inspections for the city and supplying those fire certificates



when the inspection has been approved. Savings from the software capital outlay is being transferred to pay for those part-time services; the budget will come in on line.

A *motion* was made by Commissioner Barger a *second* by Commissioner Auger to approve the Consent Agenda.

*Vote ~ 4 ~ 0*

### **Committee Reports ~**

#### **Community Appearance ~ Chair Ann Hollingsworth**

Ms. Hollingsworth reported the Commission is working on welcome banners for the city, Spring Fling, National Prayer Day. We have property recognitions from April to November, I believe we have 11 this month. Ms. Hollingsworth announced the commission is happy to have Commissioner Auger working with us.

#### **Planning Board ~ Chair Bill Clark**

Mr. Clark reported Mr. Bon Cantrell of the Parks & Recreation Advisory Board attended the Planning Board meeting to review the Bicycle & Pedestrian Task Force. The Board had discussion on the R5 zoning map amendment. The Planning Board is in full support of the Bicycle & Pedestrian path. The Planning Board would like to assign a member to be on the Task Force for 120 days at a time if the Board so approves. We discussed the wake boat issue. We agree it is difficult to enforce; however, we would like to move forward. If there is commercial use of the lake happening, we could require permits to use the lake and so on.

#### **Parks & Recreation Advisory Board ~ Chair Bon Cantrell**

Mr. Guzulaitis reported for Mr. Cantrell.

Mr. Guzulaitis informed the board there has been ongoing discussion regarding the pedestrian / bicycle task force. Also, the master plan is just about completed. The Advisory Board discussed making moderate upgrades to Schneider Park along with the boat ramp, which needs to be repaired. We should be finalizing the summer camp fees for the upcoming season and should have it finalized by next month.

#### **Special Events Committee ~ Interim Chair Kathleen Caric**

Commissioner Barger reported for Ms. Caric.

Commissioner Barger reported the Easter Eggstravaganza would be March 24, 2018 at Spring Lake Park. We would like to thank South Brunswick Middle School Honor Society for stuffing a thousand eggs for this event. Michele Hennessey has resigned as chairperson for the committee and will no longer be on the committee. We would all like to thank Michelle for her many years of volunteer service and all the hard work she has done. Kathleen Caric will step in as interim-chair until a new chairperson is appointed.

**Library Committee ~ Chair Frances Thomas**

Mrs. Thomas reported the committee discussed having book socials over at the Office to try out a different environment. We had several book donations this month and plan on donating to nursing homes and other facilities.

**BSL Fire / Rescue ~ Commissioner Stewart**

Commissioner Stewart had no report.

**9. City Manager's Monthly Report ~ Jeff Repp**

- Mr. Repp reported the city had \$2,403,419 as of January 31, 2018 in cash and investments.
- Sales tax revenue is running .8% ahead of schedule after 7 months of collections. As of February 2, 2018, 92% of property taxes have been collected and disbursed to the city from Brunswick County.
- Advertising has started today for the paving work; a pre-bid meeting is scheduled on March 14, 2018 at 11:00 a.m.; bids are due on March 23<sup>rd</sup>. The city should have an award at the April BOC meeting for Board approval for this fiscal year.
- Holly Road pump station has been delivered to the site and work should be completed by this time next month.
- As noted in the city manager's report, we have begun the budget process with a timetable for the Board to review. We are looking at Friday, April 20, 2018 at 9:00 a.m. for the first workshop with the Board.

**10. Old Business ~**

**a. Appointment ~ filling the vacancy on the Board of Commissioners**

A *motion* was made by Commissioner Barger a *second* by Commissioner Stewart to nominate Dana Witt to fill the empty seat on the Board of Commissioners.

*Vote ~ 4 ~ 0*

Mrs. Dana Witt was given the Oath of Office by City Clerk Jane McMinn.

**11. New Business ~**

**a. Order ~ amending Order #2016-17 ~ Maintenance of Order and Decorum from five (5) minutes to three (3) minutes for each individual speaker.**

A *motion* was made by Commissioner Barger a *second* by Commissioner Witt amending Order #2016-17 ~ Maintenance of Order and Decorum from five (5) minutes to three (3) minutes for each individual speaker.

Commissioner Stewart stated he thinks three (3) minutes is too short for the citizens and would like the time to remain at five (5) minutes for statements.



There was discussion to possibly start the Citizens Forum; however, the Board agreed to continue public comments at five (5) minutes.

*Vote ~ 5 ~ 0*

- b. **Order** ~ authorizing full-time employees of the Boiling Spring Lakes ABC board to be included with the health, dental, disability and life insurances provided to full-time employees of Boiling Spring Lakes.

A **motion** was made by Commissioner Stewart a **second** by Commissioner Auger authorizing full-time employees of the Boiling Spring Lakes ABC board to be included with the health, dental, disability and life insurances provided to full-time employees of Boiling Spring Lakes.

*Vote ~ 5 ~ 0*

- c. **Order** ~ authorizing the City Manager to accept the proposal of **Norris & Tunstall Consulting Engineers, 902 Market Street, Wilmington, NC 28405** in the amount of **Seventy Eight Thousand Eight Hundred Dollars and No Cents (\$ 78,800.00)** for professional engineering services for the special assessment district utility extensions along Goldsboro/Fifty Lakes area.

Commissioner Auger inquired if any other bids were received by the city. Mr. Repp explained North Carolina State Law does not allow municipalities to receive bids for engineering services. What can be done is a request for qualifications from engineering firms and then the City picks the most qualified firm and negotiates a contract with that firm.

Commissioner Auger informed the public the sewer assessment was estimated at \$1,100; however, with the estimated cost for installation, it would bring the budget closer to \$1,300. Mr. Repp stated the larger cost would be the construction cost.

A **motion** was made by Commissioner Stewart a **second** by Commissioner Auger authorizing the City Manager to accept the proposal of **Norris & Tunstall Consulting Engineers, 902 Market Street, Wilmington, NC 28405** in the amount of **Seventy Eight Thousand Eight Hundred Dollars and No Cents (\$ 78,800.00)** for professional engineering services for the special assessment district utility extensions along Goldsboro/Fifty Lakes area.

*Vote ~ 3 ~ 2 (opposed ~ Commissioners Barger and Witt)*

- d. **Order** ~ adopting a Street Lighting Policy and Procedure for the City of Boiling Spring Lakes.

A **motion** was made by Commissioner Barger a **second** by Commissioner Witt adopting a Street Lighting Policy and Procedure for the City of Boiling Spring Lakes.

*Vote ~ 5 ~ 0*

- e. **Order** ~ authorizing Mayor Craig M. Caster to sign and send a letter on behalf of the Board of Commissioners to request Brunswick County Government to undertake a *citywide sewer service study*.

A *motion* was made by Commissioner Barger a *second* by Commissioner Auger authorizing Mayor Craig M. Caster to sign and send a letter on behalf of the Board of Commissioners to request Brunswick County Government to undertake a *citywide sewer service study*.

*Vote ~ 5 ~ 0*

- f. **Request for Public Hearing** ~ Revised UDO

**By agreement of the Board**, the Public Hearing for the Revised UDO will be listed on the agenda at the next BOC meeting on April 3, 2018 at 6:30 p.m.

A *motion* was made by Commissioner Barger a *second* by Commissioner Auger setting the Public Hearing for the Revised UDO for April 3, 2018 at 6:30 p.m.

*Vote ~ 5 ~ 0*

- g. **Request for Public Hearing ~ R-5MH Rezoning (Zoning Map Amendment)**

**By agreement of the Board**, the Public Hearing for the R-5MH Rezoning (Zoning Map Amendment) will be listed on the agenda at the next BOC meeting on April 3, 2018 at 6:30 p.m.

Commissioner Stewart requested a full size map of the zoning map be given to all Board members showing all areas to be affected.

A *motion* was made by Commissioner Barger a *second* by Commissioner Witt setting the Public Hearing for the R-5MH Rezoning for April 3, 2018 at 6:30 p.m.

*Vote ~ 5 ~ 0*

- h. **Resolution** ~ Authorizing NC Parks and Recreation Trust Fund Grant Application.

A *motion* was made by Commissioner Auger a *second* by Commissioner Barger Authorizing NC Parks and Recreation Trust Fund Grant Application.

*Vote ~ 5 ~ 0*

**i. Parks & Recreation Advisory Board ~ Request for Task Force**

A **motion** was made by Commissioner Barger a **second** by Commissioner Auger approving the Parks & Recreation Advisory Board ~ Request for Task Force.

Mr. Guzulaitis explained the request for the Task Force is to move forward from the discussion phase to the planning phase. The Parks & Recreation Advisory Board agrees a task force would be the best way to accomplish this.

The Board of Commissioners has given their support; the Parks & Recreation Advisory Board will appoint the Bicycle and Pedestrian Transportation Task Force members.

**Vote ~ 5 ~ 0**

**j. Discussion ~ Welcome Flags for the City**

Commissioner Auger as liaison to the Appearance Commission, feels it is time to make some improvements in the city. The Commission has looked into welcome flags to be placed on the light poles along the commercial corridor. The proposed budget for the Appearance Commission is only \$400, the cost for the flags is approximately \$4,200. We need to do more to promote the city. A \$4,200 investment is not a lot of money to start to improve the appearance of our city.

A **motion** was made by Commissioner Auger a **second** by Commissioner Stewart to authorize the purchase of these flags contingent upon approval from the power company to mount the flags to the poles.

**Vote ~ 5 ~ 0**

**k. Discussion ~ Mailbox on E. Boiling Spring Rd.**

Commissioner Auger requested to table this discussion to a later time; more specific research needs to be done with some suggestions where best to move the mailbox to a safer location for access. The Board members agreed to table the discussion.

**l. Discussion ~ Wake Boats**

Commissioner Barger commented about the complaints heard from citizens at the BOC meeting last month about the wake boats and the damage on Patricia Lake. Chief Shirley submitted to the Board last week an update on what would need to be done to provide enforcement right now. At this time, they are unable to do that. We do need to start a dialogue how the city can begin to enforce the regulations by changing/updating ordinances and working with Chief Shirley.



Chief Shirley commented on the need to start having discussions jointly and reviewing inconsistencies with the ordinances. We also need to include Parks & Recreation in these discussions for their recommendations as well. We need to have a starting point.

Commissioner Stewart agreed with Chief Shirley; the city needs to re-work the ordinances to be conforming to our lake regulations.

Mr. Repp suggested having a workshop in April to make some suggested language changes to the current ordinances as they now read. Chief Shirley sent the State information about the wake zones in Patricia Lake currently. The objective is to request the State to come and give an assessment of the Lake.

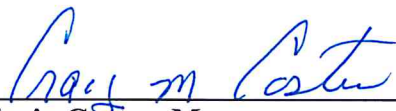
**12. *Announcements ~***

Mayor Caster appointed Commissioner Witt as liaison to the Parks & Recreation Advisory Board.

**13. *Adjourn ~***

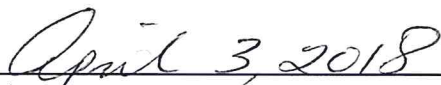
A *motion* was made by Commissioner Barger a *second* by Commissioner Witt to adjourn the Board of Commissioner Meeting of March 6, 2018.

*The meeting was adjourned at 7:35 p.m.*

  
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Craig Caster, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Jane McMinn, City Clerk

  
\_\_\_\_\_  
Date

