



City of Boiling Spring Lakes

Board of Commissioners Workshop

May 16, 2018

City Hall – 6:30 PM

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Under Minutes and Agendas tab**

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1. Call to Order ~ Mayor Craig Caster ~

Mayor Caster called the workshop to order at 6:30 pm.

2. Attendance ~ in attendance at the Workshop were ~

Mayor Craig Caster

Commissioner Mark Stewart

Commissioner Dana Witt

Police Chief Brad Shirley

Commissioner Steve Barger

Commissioner Guy Auger

City Manager Jeff Repp

City Clerk Jane McMinn

Guest ~ Wes MacLeod ~ Cape Fear COG

3. Motion ~ to add to the Agenda ~ Potential Purchase of Land

A *motion* was made by Commissioner Barger, a *second* by Commissioner Auger to add to the agenda item ~ *e* ~ Potential Purchase of Land

Vote ~ 5 ~ 0

4. Topics ~

a. R-5MH zoning Text Amendment and Map Amendment

A discussion followed on changing the current zoning areas from R~5 to R~5MH. Mr. MacLeod explained out of the current R-5 areas, if the zoning change would take place, four (4) of the R-5 zoning areas would make mobile/manufactured homes non-confirming, meaning, if you own a lot, you would not be able to replace a manufactured home on that lot. This is a policy decision stating the city no longer wants manufactured homes in these areas. The current manufactured homes can stay, however over time they would need to be replaced with stick built homes.

The BOC agreed they are not in favor of making this zoning change in all of the recommended areas but agreed to change the area around Fifty Lakes and Goldsboro to a Zone 3 which provide for smaller lots but not mobile homes. Mr. MacLeod stated he would prepare something for the Planning Board to proceed accordingly. The Planning Board would then present the change to the BOC.

b. Police Department Facility ~

Mr. Repp summarized, the BOC has stated *something needs to be done*, however that is where we seem to stop. Mr. Repp explained there are two financing options if in fact the BOC decides a new police building is the way you want to go. The first choice is the installment financing and the second would be a general obligation bond. Mr. Repp explained, if the BOC would like to put this on a referendum, we could certainly do that for November. If the decision would be the installment financing, the BOC votes to pay for a loan we then get into the size of the building, can the cost be brought down, and how much you are willing to pay for the building.

The Board then discussed the different options. The majority of the Board were in favor of the referendum. Mr. Repp questioned the Board if there would be anything additional they would want to include in the referendum such as a new community center. The BOC agreed for the referendum to stand-alone. Mr. Repp stated he would bring back the required information to the Board for a referendum

c. Patricia/Big Lake Boating Regulations ~

Mr. Repp explained Chief Shirley has contacted the Wildlife Resources Commission to conduct a safety study of the “no wake” area of Alton Lake boat launch and swimming area. The city will receive a report from the Commission stating improvements that may or may not be required. The Wildlife Commission will also review the “No Wake Zone” area. The Commission has no authority over any city ordinance and can only enforce state law violations on the lake which can happen if the City adopts their forth coming recommendations.. When we receive the report back from the Wildlife Commission, we will have recommendations to the Board along with possible language changes.

The BOC agreed to have a specific prohibition of Wake Boats added to the June agenda.

d. FY 2019 Budget ~

Mr. Repp explained we will be adopting the final budget at the June 5, 2018 Board meeting. The two items that still need to be addressed are;

1. Guidance from the Board to staff regarding the fire department contribution of \$25,000.

The BOC agreed to remove the contribution to the fire department due to full funding of fire fees from the county; it was felt that would be a sufficient amount for the fire department.

1. Questions raised by Mrs. Kinney during the public hearing were explained with respect to the \$126,000 budgeted for a city planner and a city manager (believe statement is *city engineer*). Those funds were used to add an additional equipment operator and also a part-time equipment operator. The proposed 2-cent increase in taxes will not be used for the police department but for the two additional full-time employees.
2. Mr. Repp answered Mrs. Gliddens questions on funds for the municipal vehicle tax provided by state law and would be in the revised Fee Schedule for the 2018/19 fiscal year, which will be on the June agenda for approval. These funds will be used for street paving and street repair city wide but not on the streets in the special assessment area.

e. Potential Purchase ~ 10 acre parcel across from City Hall ~

Mr. Repp stated there is a copy of the very preliminary 10-acre parcel included in the packet. The property does not contain an existing ditch system which would allow the property to drain, and if bush hogged would allow the parcel to dry out like in the Fifty Lakes area. The 10 acres are extremely wet. Out of the 10 acres, approximately 7.8 acres are wetlands. The property could be buildable; however, it would be a very costly project to mitigate the wetlands on the parcel.

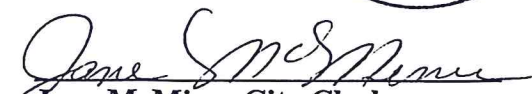
The BOC agreed not to pursue the 10-acre parcel.

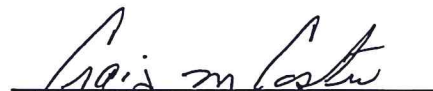
5 Adjourn ~

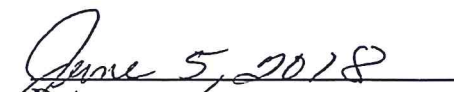
The Board of Commissioners Workshop of May 16, 2018 was adjourned at 7:50 pm.



ATTEST:


Jane McMinn, City Clerk


Craig M. Caster, Mayor


Date