



City of Boiling Spring Lakes
Board of Commissioners Regular Meeting Minutes
September 4, 2018
City Hall – 6:30 pm

PLEASE TURN OFF CELL PHONES

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

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

2. **Attendance ~**

Mayor Craig Caster	Commissioner Steve Barger
Commissioner Mark Stewart	Commissioner Guy Auger
City Manager Jeff Repp	Commissioner Dana Witt
Lieutenant Rick Spencer	City Clerk Jane McMinn

Guest ~ Wes MacLeod ~ Council of Government

3. **Pledge of Allegiance ~ Commissioner Bill Clark**

4. **Approval of Regular Agenda ~**

Commissioner Stewart requested adding *item a. under Old Business ~ Police Department*

A *motion* was made by Commissioner Stewart, a *second* by Commissioner Barger to amend the agenda *adding item a. under Old Business ~ Police Department.*

Vote ~ 5 ~ 0

5. **Public Hearing ~**

- a. Lake Drawn Irrigation Systems
- b. Operation of Mobile Food Trucks

A *motion* was made by Commissioner Barger, a *second* by Commissioner Stewart to move into Public Hearing.

Vote ~ 5 ~ 0

Mr. MacLeod stated the draft proposal would add an additional regulation to the UDO. This regulation would require citizens with existing pumps to apply for permits. Again, this is a draft at this time.

Public Comment ~

Joan Kinney ~ 793 South Shore Dr.

Mrs. Kinney stated this has not been a problem for any of our citizens since I have lived here. How does the City plan to inventory pumps that are in existence and impose this new regulation? This is the first time I have ever heard there was a problem. I request from the Board that you do not pass this amendment.

Mobile Food Trucks ~

Mr. MacLeod informed the citizens there has been some interest from mobile food truck vendors that approached the city and interest from the Parks & Recreation Department for events taking place in the parks. There are no current regulations on how to handle food trucks. There can be some concerns on this type of vendor in terms of hours of operations, noise, trash, etc. This is a draft proposal that has gone before the Planning Board, which they have recommended.

No Public Comments were heard.

A *motion* was made by Commissioner Barger, a *second* by Commissioner Stewart to move out of the Public Hearing and return to the Board of Commissioner meeting.

Vote ~ 5 ~ 0

6. Public Comments ~

There were no public comments heard.

7. Approval of Minutes ~

- a. Approval of BOC August 7, 2018 meeting minutes
- b. Approval of BOC August 14, 2018 workshop minutes

A *motion* was made by Commissioner Barger, a *second* by Commissioner Witt approving the BOC August 7, 2018 meeting minutes, and approving the BOC August 14, 2018 workshop minutes.

Vote ~ 5 ~ 0

8. Consent Agenda ~

A *motion* was made by Commissioner Stewart, a *second* by Commissioner Barger to Approve the Consent Agenda.

Vote ~ 5 ~ 0

9. Committee / Board Reports and Minutes ~

a. Community Appearance Commission ~ Ann Hollingsworth, Chair

Ms. Hollingsworth thanked Rodney and Laura Dean for all their efforts on their landscaping replacement; they have worked hard since they have moved to BSL. Ms. Hollingsworth thanked the members of the Appearance Commission for the Certificate of Appreciation. I really enjoy working with all our Commission members. Our welcome packages and property recognitions are doing well.

b. Planning Board ~

No Planning Board meeting was held in August.

c. Parks & Recreation Advisory Board ~ Bon Cantrell, Chair

Mr. Cantrell reported the Board welcomed their two new members, Jodi Moon and Sheryl Johnson. The Parks and Recreation Master Plan was approved. This will be a tremendous asset for us moving forward. Two letters have gone out to the property owners on North Lake. We have not had any response but we are anxious to acquire that property. Pets in the park is being reviewed for possibly changes to our ordinance, we understand more and more people would like to take their pets to the park. We are still doing some research on this topic. The DOT Build Grant was approved by the BOC last month. Muse Park Grant was approved and hope to have things going by springtime. We are discussing more in depth water testing for our lakes. Phil Casper is looking into the Alligator Alliance to come out and do some education on alligators.

d. Special Events ~ Connie Ruehl, Chair

Mrs. Lucille Launderville reported for Connie Ruehl.

The Mayor's Golf Cup Tournament was held on August 18th and was a huge success, we had 96 golfers. We had our 50~50 raffle for support of the Lakes Country Club we raised \$907.00. We are preparing the 9/11 Bike Run which will be held on September 22nd. We are very grateful to have the VFW food preparation this year. We are continuing to work on the preparation for the Hay Ride in October.

e. Library Committee ~ Frances Thomas, Chair

Mrs. Thomas reported our September meeting will be held on September 20, 2018, following the meeting we will hold the Meet the Author Event from 6:30 to 7:30 here at City Hall. Larry Modlin will be sharing his book Cape Fear Ferry Tales; we hope to have a good turnout. This Thursday Thrift Books will be coming to City Hall to remove old books and duplicate books, which they will take away and sell. The proceeds for the sale of these books will go into our capital fund.

- e. **Boiling Spring Lakes Fire / Rescue ~ Commissioner Stewart**
Commissioner Stewart reported BSL Fire / Rescue had 37 medical calls, 26 fire related calls. The department took part in the active shooter drill at South Brunswick High School. Several members attended the first annual fire college at Brunswick Community College.

10. City Manager's Report ~ Jeff Repp

Mr. Repp reported:

- As of July 31, 2018 the city had \$1,912,472 in cash and investments;
- After the month of July, sales tax was at 3.6% ahead of schedule;
- The City received notification our population is now at 6,719 as of 2017. We had a 200 resident increase since 2016. By this time next year, we may be looking at a population of 7,000.
- Based on the Stormwater Management Workshop, the Planning Commission will be considering changes to section 9.2 of the UDO regarding plot plan requirements for Stormwater drainage on individual residential lots. That recommendation will be forwarded to the Board for your October meeting where we will have both the recommendation, the public hearing and the ordinance for your consideration. If the Board would like to take action that night, you can, or defer it to another time.
- The special assessment district on Fifty Lakes has received permits for sediment soil erosion and water for Goldsboro Lane. We are waiting for the sewer permit approval. Once we have received that we will be able to bid out for construction and bring that back for your consideration.
- I have spoken with Grimes Engineering and Terracon on the Spillway Project. Grimes Engineering is anticipating a submittal to the NC Department of Public Safety for a CLOMAR Letter which is a letter of map revision with FEMA, which is needed before construction, can begin. Once the CLOMAR has been issued, the City will then file for the LOMAR which is the official LOMP (Letter of Map Revision) which will make it official.
- Terracon is working on the bid documents and will be submitting the plan in mid October to the NC Dam Safety who will issue their permit for us to be able to begin construction. Anticipated construction start would be November 2019 with a six (6) month construction window to avoid hurricane season.

11. Old Business ~

a. **Police Department Discussion**

Commissioner Stewart stated the board authorized Commissioner Auger to review and research construction of a new police department.

Commissioner Auger met with the chief of police, architectural firms and engineering firms to review what we have and what possibilities we may have. There is a 1.5-acre piece of property along NC 87. The engineering firm stated some testing will be required first, but the site looked like it was suitable. If the site presents itself as buildable, we would build for the future a 9,000 sq. ft. building, however only completing 6,000 sq. ft. for usable space at that time. As the city continues to go and

the need for completion of the of 3,000 sq. ft. space can then be finished. We are looking at a budget of approximately \$1M or \$1.2M. The other option was buying the bank building. We could possibly add on to the existing bank building another 2500 sq. ft. and make it a 5,500 sq. ft. police department, which would fall short of the long-term plan.

A ***motion*** was made by Commissioner Barger to have the city manager start the design build process for \$1.5M for the City Police Department.

There was no second to the motion ~ Motion Failed

A ***motion*** was made by Commissioner Stewart to authorize the city manager to start negotiations for \$2M for the City Police Department on the existing property we currently own.

There was no second to the motion ~ Motion Failed

A ***motion*** was made by Commissioner Auger to authorize the city manager to purchase the property across the street, hire a design team and allocate \$1M for the construction of the police department. A second was made by Commissioner Barger for discussion.

Vote ~ 3 ~ 2 (opposed Commissioner Barger and Commissioner Stewart)

12. New Business ~

a. Resolution of Intent ~ Closing of Laurinburg Rd.

A ***motion*** was made by Commissioner Barger, a ***second*** by Commissioner Witt to approve the Resolution of Intent Closing Laurinburg Rd.

Vote ~ 3 ~ 2 (opposed Mayor Caster and Commissioner Stewart)

b. Resolution ~ to Endorse the City of Boiling Spring Lakes Application for the North Carolina Department of Transportation's Bicycle and Pedestrian Planning Grant Initiative.

Wes MacLeod explained there would be an application filed to proceed to seek grant funds to do a pedestrian plan that will be largely funded by NCDOT at 90% for communities at less than 10,000 residents. If the grant were funded, the city would look at a cost of approximately \$3,500.

A ***motion*** was made by Commissioner Stewart, a ***second*** by Commissioner Barger to Endorse the City of Boiling Spring Lakes Application for the North Carolina Department of Transportation's Bicycle and Pedestrian Planning Grant Initiative.

Vote ~ 5 ~ 0

- c. **Ordinance** ~ Amending Chapter 9 – Nuisances, Section 9.1 Public Nuisances, Section 9-1 Public Nuisances Enumerated, of the Code of Ordinances for the City of Boiling Spring Lakes by Adding New Sections 9-1 (A) 11 Through 13 Flooding/Drainage on Private Property and Maintenance of Driveway Culverts.

A ***motion*** was made by Commissioner Barger, a ***second*** by Commissioner Stewart Amending Chapter 9 – Nuisances, Section 9.1 Public Nuisances, Section 9-1 Public Nuisances Enumerated, of the Code of Ordinances for the City of Boiling Spring Lakes by Adding New Sections 9-1 (A) 11 Through 13 Flooding/Drainage on Private Property and Maintenance of Driveway Culverts.

Vote ~ 5 ~ 0

- d. **Ordinance** ~ Amending Chapter 13 – Streets, Sidewalks and Certain Other Public Places, Section 13-36 Driveway Connections and 13-38 Driveway Abutments Of The Code Of Ordinances For The City of Boiling Spring Lakes By Removing Provisions That Are Redundant With The Unified Development Ordinance.

A ***motion*** was made by Commissioner Barger, a ***second*** by Commissioner Stewart Amending Chapter 13 – Streets, Sidewalks And Certain Other Public Places, Section 13-36 Driveway Connections and 13-38 Driveway Abutments Of The Code Of Ordinances For The City of Boiling Spring Lakes by Removing Provisions That Are Redundant With The Unified Development Ordinance.

Vote ~ 5 ~ 0

- e. **Ordinance** ~ Amending Chapter 8 – Miscellaneous Offenses, Section 8-5.1 Tree Ordinance Of The Code Of Ordinances For The City of Boiling Spring Lakes By Removing Provisions That Are Redundant With The Unified Development Ordinance.

A ***motion*** was made by Commissioner Barger, a ***second*** by Commissioner Auger Amending Chapter 8 – Miscellaneous Offenses, Section 8-5.1 Tree Ordinance Of The Code Of Ordinances For The City of Boiling Spring Lakes By Removing Provisions That Are Redundant With The Unified Development Ordinance.

Vote ~ 5 ~ 0

- f. **Ordinance** ~ Amending Chapter 2 – Administration Of The Code Of Ordinances For The City Of Boiling Spring Lakes By Removing The Planning Board And Board Of Adjustments As Being Redundant With the Unified Development Ordinance.

A ***motion*** was made by Commissioner Barger, a ***second*** by Commissioner Stewart Amending Chapter 2 – Administration Of The Code Of Ordinances For The City Of Boiling Spring Lakes By Removing The Planning Board And Board Of Adjustments As Being Redundant With the Unified Development Ordinance.

- g. Ordinance** ~ Amending Chapter 12-Solid Waste, Section 12-3.1: Exceptions To Open Burning Restrictions As Defined in 12-3, Of The Code Of Ordinances For The City of Boiling Spring Lakes By Amending Provisions.

A ***motion*** was made by Commissioner Barger, a ***second*** by Commissioner Stewart Amending Chapter 12-Solid Waste, Section 12-3.1: Exceptions To Open Burning Restrictions As Defined in 12-3, Of The Code Of Ordinances For The City of Boiling Spring Lakes By Amending Provisions.

Vote ~ 5 ~ 0

- h. Ordinance** ~ Amending Chapter 12-Solid Waste, Section 12-5; Container Specifications; Placement for Collection, of the Code of Ordinances for the City of Boiling Spring Lakes by Amending Provisions.

A ***motion*** was made by Commissioner Stewart, a ***second*** by Commissioner Auger Amending Chapter 12-Solid Waste, Section 12-5; Container Specifications; Placement for Collection, of the Code of Ordinances for the City of Boiling Spring Lakes by Amending Provisions.

Vote ~ 5 ~ 0

- i. Order** ~ appointing Clark Sizemore to the Special Events Committee as 2nd Alternate for a term of three (3) years beginning September 4, 2018.

A ***motion*** was made by Commissioner Barger, a ***second*** by Commissioner Auger appointing Clark Sizemore to the Special Events Committee as 2nd Alternate for a term of three (3) years beginning September 4, 2018.

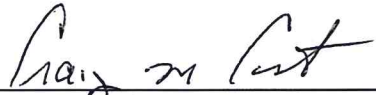
- j. Order** ~ amending the 2016 Salary & Pay Classification Plan for the City and adopting a revised job description for the position of Animal Control Officer.

A motion was made by Commissioner Stewart, a second by Commissioner Witt amending the 2016 Salary & Pay Classification Plan for the City and adopting a revised job description for the position of Animal Control Officer.

Vote ~ 2 ~ 3 (opposed Commissioner Barger, Commissioner Witt and Commissioner Auger)

13. *Adjourn ~*

A ***motion*** was made by Commissioner Barger, a ***second*** by Commissioner Witt to adjourn the Board of Commissioner Meeting of September 4, 2018 at 7:45 p.m.



Craig M. Caster, Mayor

ATTEST:



Jane McMinn, City Clerk



Date

