

City of Boiling Spring Lakes
Minutes
Board of Commissioners Regular Meeting
September 6, 2011
City Hall - 6:30 p.m.

1. Call to Order – Mayor White called the meeting to order at 6:30 p.m. and asked Mary Stilwell to lead the Pledge of Allegiance.

2. Attendance: In attendance at the meeting were Mayor White, Commissioners Troscianiec, Kinney, Carroll and Caster, Interim City Manager Paul Sabiston, City Clerk Linda Merry, Building Inspector Jim Nicholas and UDO Administrator Becky Cummings.

3. Approval of Monthly Agenda

A motion was made by Commissioner Carroll and seconded by Commissioner Kinney to approve the monthly agenda with the following additions:

- 1) Add Art Williams after Public Comments
- 2) Under New Business, add 9(d) Computer Upgrade

Vote: 5-0

4. Public Comments

Joyce Warner was very concerned about the sewer project. She recommended that the Board ask the County to revert to the original benefit area. She would like for the County to allow property owners to pay over ten years, and to exempt properties with structures from the capital recovery fee. She asked the Board to request a detailed break down of the \$3.4 million cost estimate for the collection system.

Keith Ranker of the First Baptist Church had spoken with John Nichols and learned that the permitting process had not been completed. He warned that the cost of the project could potentially be much more than \$3.4 million, as you cannot count on cost estimates until the permits are back. He added that the church could not afford a \$ 16,000 assessment. The County not long ago required the church to install a 300 person capacity septic, and they are currently only using 1/3 of the capacity.

Sharon Benson, a member of the Garden Club, offered her support for the Community Garden.

Dale Siegfried, 2 North Shore Drive and owner of the BSL Motel, supported the sewer project, but also had reservations about the cost. She commented that there has been a lack of communication between the County and the property owners. She recommended going back to the original benefit area.

Barbara Glidden agreed with Joyce Warner and Dale Siegfried. She supports the sewer project, but feels there has been a lack of communication. She wanted to know why the County had not mentioned that additional parcels on the North end of the project area were wetlands and could not be developed. The County needed sewer for the two schools and the City wanted sewer for the commercial area, so the City and County need to work together.

Art Williams wants the City to pay assessment refunds to local people first, and then to try to locate out of state customers.

5. Approval of Minutes

A motion was made by Commissioner Carroll and seconded by Commissioner Kinney to approve the minutes from the August 2 Regular Meeting

Vote: 5-0

A motion was made by Commissioner Carroll and seconded by Commissioner Troscianiec to approve the minutes from the August 4 Citizens Forum

Vote: 5-0

6. Consent Agenda

Department Reports

1. Tax
2. Public Works
3. Public Safety
4. Building Inspections/Code Enforcement
5. Parks and Recreation
6. Buildings & Grounds
7. Planning Department

A motion was made by Commissioner Kinney and seconded by Commissioner Carroll to approve the Consent Agenda

Vote: 5-0

7. Committee Reports

a. Community Appearance Commission – Ann Hollingsworth reported that calendar sales are going well. She thanked Jonathan Spiers for his article in the State Port Pilot.

b. Planning Board – David Giera reported that the Planning Board was working on the Long Range Plan.

c. Parks and Recreation Advisory Board – Barbara Glidden reported that the Parks and Recreation Advisory Board had voted to recommend the creation of the Community Garden at Spring Lake Park.

d. Special Events – Mary Stilwell reported that the Mayor's Cup Golf Tournament was a big success. She thanked her committee for their hard work in making the event a success. The 911 Memorial Bike Run is scheduled for Saturday, September 10.

e. Library Committee – Audrey Carathanasis reported that the next meeting of the Library Committee is scheduled for September 28. She announced that the Fall Festival will be held on October 15 at the Community Center.

f. Spillway Committee – Ed Bazonski reported that the preliminary cost for the Emergency Spillway Project was \$ 2,152, 579. This includes the cost of sub-surface stabilization work. Final design work will now begin.

8. Unfinished Business

a. Finance Report – Paul Sabiston reported that the current cash balance is \$3,634,042. Year to date, expenses exceed revenue by \$ 204,920. This is expected, as the bulk of property tax revenues are received in December and January.

b. Search for City Manager - Mayor White reported that Hartwell Wright of the North Carolina League of Municipalities will attend the Citizens Forum on September 8th to discuss the search for a new city manager.

Commissioner Troscianiec reported that he could not attend the meeting on Thursday night and suggested proceeding with decisions regarding the advertisement for the new city manager.

There was a brief discussion concerning a residency requirement for the city manager. Commissioner Troscianiec warned that this could seriously limit the pool of potential candidates.

A motion was made by Commissioner Carroll and seconded by Commissioner Kinney to strike “or within 15 miles” from the draft advertisement. The advertisement will now read as follows: “Residency within city limits required within 1 year from employment date (but may be extended by the Board if necessary).”

Vote: 5-0

There was a brief discussion concerning placement of a salary range in the advertisement. Commissioner Kinney reminded the Board that the upper amount was limited by the budget.

A motion was made by Commissioner Kinney and seconded by Commissioner Carroll to place a salary range in the advertisement of \$ 70,000 to \$ 85,000

Vote: 5-0

There was a brief discussion concerning how long the advertisement should run and where the advertisement should be placed.

A motion was made by Commissioner Carroll and seconded by Commissioner Caster to specify that the position was open until filled with a first review date of October 14, 2011.

Vote: 5-0

A motion was made by Commissioner Kinney and seconded by Commissioner Carroll to place the advertisement in the *Southern City* publication, in the *League Letter* and on the city's website.

Vote: 5-0

c. Political Signs in Right of Way

The Planning Board recommended that the Board approve amendments to the UDO that would allow political signs to be placed in the right of way. UDO amendments require a public hearing.

A motion was made by Commissioner Carroll and seconded by Commissioner Kinney to set a public hearing for Tuesday, October 4, 2011, at 6:30 p.m. to hear public comments regarding amendments to the UDO that would allow political signs to be placed in the right of way

Vote: 5-0

d. Sewer Update – The Interim City Manager recommended that the Board allow the sewer project to be bid, to gain the benefit of more solid cost estimates, before they made any decisions. Mr. John Nichols from Brunswick County Utilities was present at the meeting to answer questions from the Board.

Board Discussion:

Commissioner Troscianiec asked Mr. Nichols if it was possible to bid the project with, and without, the expanded benefit area. Mr. Nichols said that he would check, but he believed that the County could seek alternative bids.

Mayor White referred to the resolution that was passed by the Board on August 16, 2010, that stated the cost per parcel would be less if the benefit area were expanded. He added that it was the County's idea to expand the benefit area.

Commissioner Kinney corrected Mayor White. She explained that property owners had come forward and asked to be included in the benefit area, and the County never suggested that the per-parcel cost would decrease.

Mayor White recommended reverting back to the original benefit area. The property owners cannot afford \$ 3.4 million. He believed the City Attorney needed to become involved in the discussion.

Commissioner Troscianiec asked Mr. Nichols to give an estimate of costs that would be incurred leading up to the bidding process. Mr. Nichols estimated that an additional \$40,000 would be spent.

Commissioner Troscianiec recommended that the Board table discussion of the project until after the bidding process was complete.

Commissioners Carroll and Kinney agreed that it would be best to wait for the bidding process to be complete before making any decisions about changes to the benefit area.

9. New Business

a. Community Garden

Mary Green explained that the Community Garden would be totally funded by grants, and the project would be led by volunteers. No city staff would be involved. The garden will be located in the vacant lot across the street from Spring Lake Park.

A motion was made by Commissioner Troscianiec and seconded by Commissioner Carroll to approve the creation of a Community Garden at Spring Lake Park.

Vote: 5-0

b. Resolution to File with N.C. DOT a Petition for Road Addition for Antenna Farm Road

A motion was made by Commissioner Kinney and seconded by Commissioner Carroll to approve the Resolution to File with N.C. DOT a Petition for Road Addition for Antenna Farm Road

Vote: 5-0

c. Request to consider amendment to UDO to allow LP Gas Storage Tanks as a permitted use in C-1

Becky Cummings reported that the Planning Board had received a request to place a 30,000 gallon LP Gas Storage Tank in C-1. The Planning Board denied the applicant's request. They believe this would be better suited for a light industrial district.

d. Computer Upgrade

The City Manager reported that the pending upgrade for the City's accounting software requires that the City Hall server be upgraded to Windows 2008. This was not included in the budget.

A motion was made by Commissioner Troscianiec and seconded by Commissioner Carroll to approve an expenditure, not to exceed **\$10,100**, to upgrade the City Hall server. Mr. Sabiston will bring a formal budget amendment to the Board at the October meeting.

Vote: 5-0

10. Board Appointments

A motion was made by Commissioner Kinney and seconded by Commissioner Carroll to appoint Elizabeth Snyder to the Special Events Committee

Vote: 5-0

11. Adjourn

A motion was made by Commissioner Caster and seconded by Commissioner Carroll to adjourn the meeting.

Vote: 5-0

Linda Merry, CMC, City Clerk

Richard White, Mayor