



**City of Boiling Spring Lakes
Board of Commissioners Regular Meeting Minutes
August 5, 2014
City Hall – 6:30 pm**

PLEASE TURN OFF CELL PHONES

1. Call to Order ~ Mayor Craig Caster ~

Mayor Caster called the meeting to order at 6:30 pm

2. Attendance ~ in attendance at the meeting were ~

Mayor Craig Caster	Commissioner Barbara Glidden
Commissioner Mike Forte	Commissioner David Putnam
Commissioner Mary Stilwell	City Clerk Jane McMinn
City Manager Repp	

3. Pledge of Allegiance ~

The Pledge of Allegiance was lead by Bill Clark

4. Approval of Regular Agenda ~

Commissioner Forte requested under Old Business to table the discussion on the Invocation.

Commissioner Putnam stated that under Old Business regarding the Library Committee that the draft where it is stated membership on the Community Appearance Committee be changed to Library Committee.

5. Public Hearing ~

A **motion** was made by Commissioner Forte and seconded by Commissioner Putman to move into the Public Hearing.

Vote ~ 5 ~ 0

a. Unified Development Ordinance Amendments; Article 5 Zoning Districts; Article 6 Supplemental Regulations

Mr. Wilkie requested detail on Article 5 and Article 6 and asked for an explanation and why we need this amendment. Commissioner Putnam replied that Article 6 has to do with the property lines. Commissioner Glidden stated that Article 5 refers to changing zoning within the City.

City Manager Repp clarified that under the Public Hearing there are changes that are being proposed by the Planning Board to the Board of Commissioners. The Public Hearing on the property lines has already been held and it is on the agenda again for reconsideration by the Board. The Public Hearing currently being held involves the recommendation from the Planning Commission to have duplex housing in the residential zoning districts. The purpose of the hearing is to receive comments from the public on this topic.

Sharon Zakszeski ~ 90 Holly Point Rd.

Mrs. Zakszeski stated that duplexes have a place in the city but not in all neighborhoods. Houses across the street from a duplex are very difficult to sell. Please consider what you are doing.

Rob Warner ~ 1661 Raeford Rd.

I am also in the real estate business, and I can tell you for a fact that duplexes are going to be rental properties not homeowner occupied. I handle the rentals on Cherry Rd. and all those are occupied by renters. As is usually the case renters do not typically take care of the yard and that causes property values to drop. Mr. Warner asked the Board to seriously not consider allowing duplex housing in all zoning districts in the best interest and future grow of our City.

Ricky Rygg ~ 267 Holly Dr.

Mr. Rygg stated that we do not need duplexes, we have enough already.

Joan Kinney ~ 793 So. Shore Dr.

Mrs. Kinney commented that if you vote to have duplexes in every district I think you are setting a precedent. This is not what zoning is all about, if you do this then there is no sense in having zoning.

Ed Wilkie ~ 142 Pike Rd.

Mr. Wilkie asked what the total square footage would be for the duplex. Commissioner Glidden stated that they would be 1600 square feet, 800 square feet for each side as a minimum. Mr. Wilkie stated that he disagrees with putting duplex housing up.

Charlie Carroll ~ 221 Darnell Rd.

Mr. Carroll stated that there are many different types of homes in Boiling Spring Lakes. To state no duplexes whatsoever is way too restrictive and it is a way of killing any developer from entertaining building within our City. Duplex building should be limited in scope. My hope is that the Board will be open to growth and this could be a great tax base. If we have someone to come in and develop a planned community, that would be a good thing for the City. However to just open up duplex housing in any zone in the City would not be beneficial to the City. If you want the city to grow then it has to grow smart.

With no other comments Mayor Caster closed the Public Hearing.

6. Presentation ~

a. Upcoming Horseshoe Tournament Fundraiser ~ Charlie Carroll

Mr. Carroll commented that the Men's Auxiliary Horseshoe Tournament started last year and competed with the Boiling Spring Lakes Police Department as a very small event. As it turned out the funds that were raised helped one of our own police officer's family. The next tournament will be held on October 11, 2014 starting at 12:00 noon and the tournament will start at 1:00pm. It was agreed upon this year to donate the funds raised to the wounded veterans group out of Oak Island called the Warrior Ride which is a non-profit organization founded in Oak Island with a mission of rehabilitation for our injured war heroes. The money raised will be going to this very worthwhile organization. Mr. Carroll invited everyone to attend to help this cause for our veterans that have done so much for all of us.

7. Public Comments ~

Comments were made during the Public Hearing.

8. Approval of Minutes ~

A **motion** was made by Commissioner Putnam and seconded by Commissioner Glidden to approve the July 1, 2014 Board of Commissioners Meeting minutes and the July 14, 2014 Citizens Forum minutes.

Vote ~ 5 ~ 0

9. Consent Agenda ~

No comments were made by the Board regarding the Consent Agenda

10. Committee/Board Reports and Minutes ~

a. Community Appearance Committee

Ann Hollingsworth reported that the Committee is continuing to distribute the Parks & Recreation survey sheets and monthly calendars for the Community Center. Ms. Hollingsworth stated that it was a good month for newcomers and we awarded 5 new property recognitions. Commissioner Stilwell complimented the Committee on their welcome packets and thanked the Committed for recognizing volunteers when they leave.

b. Planning Board

Bill Clark reported the Board reviewed the ordinance changes and have forwarded them to the Board of Commissioners for their consideration. Chief Shirley was present at the meeting and discussion followed on the leash questions and the animal control officer that is now on as a full-time employee.

c. Parks & Recreation Advisory Board ~

Commissioner Glidden attended the last meeting and reported that they are working very hard on the survey and will be bringing up some issues at the next meeting.

d. Special Events Committee ~

Elizabeth Snyder reported that the Committee did not meeting during the month of July but they are gearing up for the Mayor's Cup later this month.

11. City Manager's Report and Presentation of Monthly Financial Reports ~ Jeff Repp

City Manager Repp reported that as of June 30, 2014 the City had \$2,656,229 in cash and investments. Also on September 24, 2014 with the Board's approval South Brunswick High School is going to be having their homecoming parade and must seek approval from the NC DOT and part of that process includes the City's approval as well. If the Board approves, City Manager Repp will convey that approval. On July 30, 2014 Aquatico finished their last treatment on North Lake and Pine Lake. Aquatico will be coming in and doing their final testing. William Murphy or new City Engineer will be starting on Monday August 11, 2014 and has 30 years of experience and will be a good addition to the city staff. Also after Bill Murphy's start date we will be inviting SunGate in to give their reports on the Holly / Crabapple and Trevino areas. Commissioner Forte inquired about the significant amount of rain that we have had and questioned if Public Works would be out spraying again for the mosquitos. City Manager Repp said he would find out and get back with a response.

12. Old Business ~

a. Leash Law ~

Commissioner Stilwell commented that she would like to hear what our citizens have to say about the leash law. Commissioner Glidden suggested open dates that are available for a Workshop, and it was decided that Thursday, August 21, 2014 at 6:30 would be the date and we will have Chief Shirley give an overview of some additions to the current law. Commissioner Glidden also asked that the Parks & Recreation look at the ordinances for the parks.

A **motion** was made by Commissioner Glidden and seconded by Commissioner Putnam that we have a workshop on the Leash Law.

Vote 5 - 0

b. Library Committee ~

Commissioner Stilwell stated that City Manager Repp put together a draft of the Code of Ordinance for the Library Committee. City Manager Repp stated that there are still

questions that need to be answered such as how many members, term length, etc. Commissioner Putnam suggested 5 members and 3 year and 2 year terms. Commissioner Glidden suggested having the committee prepare a report to the Board of Commissioners when they have their meetings. City Manager Repp stated that once the ordinance is finalized and adopted at the September meeting it will then be advertised in the paper.

A **motion** was made by Commissioner Stilwell and seconded by Commissioner Glidden to form a Library Committee for Boiling Spring Lakes.

Vote ~ 5 ~ 0

c. Police Vehicle Replacement ~

Commissioner Putnam stated that after reading the information it appears that there are a lot of the same problems with the Chevy Impalas. Mileage used by a police vehicle is much harder than the mileage used by the average person's personal car. City Manager Repp clarified there have been many different car manufacturers of police vehicles some were very good such as the Chevy Caprice which was a very reliable car, but then the manufacturer stopped making that model. Dodge Chargers came into play and they have had problems with that car over the last 4 or 5 years. Commissioner Glidden stated that when the City Manager's car was purchased it was to be allocated to the Police Department in the future and that future is now. The Police Department has a need today. Commissioner Glidden commented that our City has needs such as the orphan roads, also the flooding, continuing the maintenance and paving of our roads. We need to address the needs of the City in the smartest way possible. Commissioner Stilwell stated that she feels prevention is a must, for the safety of our officers and our city we need to provide these vehicles now.

A **motion** was made by Commissioner Forte and seconded by Commissioner Putnam that we purchase the two vehicles in addition to the vehicle contained in the FY 2015 budget needed for the Police Department.

Vote ~ 5 ~ 0

d. Order ~ accepting the proposed changes to the Boiling Spring Lakes UDO Article 6 Supplemental Regulation, Section 6.2 Lake Front Regulations; Section 6.6.1 Building Restrictions

City Manager Repp commented that this is the rear yard setback from the lakes, as opposed to using the water line it will be the property line with the exception of the Big Lake which stays the same as it is currently written.

A **motion** was made by Commissioner Glidden and seconded by Commissioner Putnam accepting the proposed changes to the Boiling Spring Lakes UDO Article 6 Supplemental Regulation, Section 6.2 Lake Front Regulations; Section 6.6.1 Building Restrictions

Vote ~ 5 ~ 0

13. New Business ~

a. Resolution ~ authorizing the acceptance of certain private roads into the city street system

The Resolution was read by Mayor Craig Caster accepting Fieldcrest, Meadowood, Foxcroft, Dogwood, Firebird, Skyward, portions of Argonne not currently in the system, Southport, and other miscellaneous streets.

A **motion** was made by Commissioner Putnam and seconded by Commissioner Stilwell to accept the Resolution authorizing the acceptance of certain private roads into the city street system

Vote ~ 5 ~ 0

b. Economic Development Committee ~

Commissioner Glidden requested that the Business Development Committee give a report / update each time they meet to the Board of Commissioners.

Joan Kinney commented that at their first meeting Mr. Bradshaw of the County spoke with the committee. Three of us from the committee visited Surf City and visited the small Wal-Mart that they have. We found out that there is a Wal-Mart Express which has a pharmacy as well. We met with the town planner of Surf City and he gave us some good ideas. However one of the main things the City will need to deal with is the appearance of the City. This makes a big difference when you come into town. We may be able to get some grants to make our City more attractive to include the welcome signs.

c. Order ~ accepting Governor's Crime Commission grant fund for Boiling Spring Lakes PD-Block Grant in the amount of \$ 15,000 with a \$ 5,000 local match.

A **motion** was made by Commissioner Glidden and seconded by Commissioner Forte accepting the Governor's Crime Commission grant fund for Boiling Spring Lakes PD-Block Grant

Vote ~ 5 ~ 0

d. Order ~ accepted the proposed changes to the UDO for Article 5 Zoning Districts and Article 6 Supplemental Regulations

A **motion** was made by Commissioner Glidden and seconded by Commissioner Forte to table the **Order** accepting the proposed changes to the UDO for Article 5 Zoning Districts and Article 6 Supplemental Regulations until further notice due to the information the

City received last week and the comments received by our citizens during the Public Hearing

Vote ~ 5 ~ 0

e. Order ~ authorizing the City Manager to enter into a professional services agreement with JESS, ISENBURG & THOMPSON, Attorneys at Law, to act as Boiling Spring Lakes City Attorney

City Manager Repp clarified that the City will retain the law firm of JESS, ISENBURG & THOMPSON. Elva Jess is leaving the firm for another employment opportunity. We needed to do a new agreement and will be using Mike Isenberg.

A **motion** was made by Commissioner Glidden and seconded by Commissioner Stilwell authorizing the City Manager to enter into a professional services agreement with JESS, ISENBURG & THOMPSON, Attorneys at Law, to act as Boiling Spring Lakes City Attorney

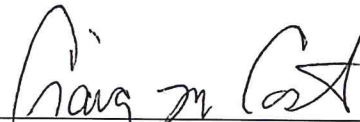
Vote ~ 5 ~ 0

14. Adjourn

A **motion** was made by Commissioner Forte and was seconded by Commissioner Putnam to adjourn the meeting

Vote ~ 5 ~ 0

The meeting was adjourned at 7:40 pm




Craig Caster, Mayor

ATTEST:



Jane McMinn, City Clerk



Date

