



**City of Boiling Spring Lakes
Board of Commissioners Regular Meeting Minutes
January 6, 2015
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 6:30pm

2. Attendance ~ in attendance at the meeting were

Mayor Craig Caster	Commissioner Barbara Glidden (excused absence)
Commissioner Mike Forte	Commissioner David Putnam
Commissioner Mary Stilwell	City Clerk Jane McMinn
City Manager Jeff Repp	City Engineer William Murphy
Chief Brad Shirley	Building Inspector Jim Nicholas

3. Pledge of Allegiance ~ Terry Stilwell lead the Pledge of Allegiance

4. Approval of Regular Agenda ~

A **motion** was made by Commissioner Putnam and **seconded** by Commissioner Forte to approve the Regular Agenda

Vote ~ 4 ~ 0

5. Presentation ~

a. Mr. Wayne Berry presented the FY 2014 Audit Report for the firm of Berry, Padgett & Chandler, PLLC

b. Mr. Rusty Monroe of Carolina Telecommunication Services, LLC summarized Article 6 – Supplemental Regulation 6.43 Wireless Telecommunication Facilities changes and rules mandated by the FCC

6. Public Hearing ~

a. Revised proposed changes to UDO regarding multi use, patio/cluster homes, duplexes and roof pitch.

Charlie Carroll ~ 221 Darnell Rd.

Mr. Carroll commented that the board should think the suggested changes through regarding multi use housing and do it all the right way. We as a city cannot sit still we must move forward. Mr. Carroll supported multi use homes if done correctly.

Mark Stewart ~ 336 Cedar Rd.

Mr. Stewart suggested taking a small area and zone it for duplex homes, when the area builds out consider rezoning another area. Currently there are no areas zoned for patio homes. Mr. Stewart suggested to the Board to think long and hard before making any drastic change to the City.

Judy Theur ~ 161 North Lake Dr.

Ms. Theur stated that after looking at the zoning map there was nothing by the golf course or anything near any of the lakes. All the areas marked for zoning are all in the woods. There are many citizens in BSL that want to make adjustments to their living style to smaller homes that would like to stay in BSL. Without the addition of these types of homes larger than 800 sq. ft. we would be forced to move out of our City.

Kirstie Dixon ~ 804 Sanders Rd.

Ms. Dixon is encouraging the Board to look at the big picture and the future of BSL and the housing within the City. Ms. Dixon stated that you need to ask yourselves who are you trying to eliminate. Are you trying to eliminate the recent college graduate who wants to live near his grandparents? Are you trying to eliminate the first time teacher who cannot afford a place here? Are you trying to eliminate the senior couple who wants to be near their grandchildren? Many people need a variety of housing types.

Linda Dixon ~ 771 Souchak Rd.

Many citizens in BSL are concerned where they will go because they can no longer handle their larger home. We need more choices. I am hoping the Board will think about these suggested homes for our City and the people who live here and give them choices so they can stay here.

b. Proposed deletion and replacement of Article 6 – Supplemental Regulation - 6.43 Wireless Telecommunication Facilities

No public comments were made.

7. Public Comments ~

Ricky Rygg ~ 267 Holly Dr.

Mr. Rygg inquired as to when there would be a workshop as a follow-up to the planning for the improvement of the flooding in the Holly/Crabapple area. City Engineer Bill Murphy addressed these questions to the audience and brought the progress up-to-date.

Travis Cruse ~ 206 Pine Lake Dr.

Mr. Cruse asked the Board to consider revising R-1 which is currently a 1,500 sq. ft. minimum of living space in a single family home and to change this to 1,350 sq. ft., but

must include an attached two car garage of a minimum of 400 sq. ft. Mr. Cruse stated as a builder this would give the appearance of a larger home which would open more lots for building. I would like the Board to consider having a 1,350 sq. ft. living space to replace the current 1,500 sq. ft. living space in a single family home in the R-1 zoning district with the 400 sq. ft. garage. By doing this the home will give the appearance of a 1700 sq. ft. home.

8. Approval of the Minutes ~

A **motion** was made by Commissioner Forte and **seconded** by Commissioner Stilwell to approve the minutes of the December 2, 2014

Vote ~ 4 ~ 0

9. Consent Agenda ~

There were no comments made on the Consent Agenda

10. Committee / Board Reports and Minutes ~

Community Appearance Commission ~ Ann Hollingsworth

Ms. Hollingsworth thanked the city staff for the Christmas lights throughout the City, City Hall and the Community Center. Ann also thanked the Special Events Committee for the addition of the tree for our City and our property recognitions are now on the city website.

Planning Board ~ Bill Clark

Mr. Clark reported that the Board discussed solar panels and solar farms and indoor archery and firing ranges. These topics were tabled while we gain further information of State Regulations on the solar panels. We briefly discussed parking issues throughout the city. All of these topics will be on our agenda for next meeting.

Parks & Recreation Advisory Board ~

Commissioner Stilwell stated that the Parks & Recreation Advisory Board did not meet in the month of December 2014.

Special Events ~

There was no representation for the Special Events Committee

Library Commission ~

Commissioner Stilwell reported that just for the month of January the Commission will meet on the 20th. From that point on the Commission will meet the first Monday of every month at 6:00pm.

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

City Manager Repp reported as of November 30, 2014 the City had \$2,509,485 in cash and investments. Sales tax revenue as of the end of November was about 5% ahead of schedule after 5 months as far as revenues anticipated for that time of the year. We have collected 77% of the property tax revenue at the end of December. City Manager Repp stated that the General Assembly has made changes to the sales tax law. The City is receiving additional franchise fee revenues from the State which means an additional \$30,000 for this FY and about \$44,000 for next year. The City has had \$407,000 in construction activity in the month of November.

12. Old Business ~

There was no old business for discussion

13. New Business ~

a. Order ~ extending the term of the lease agreement between the Brunswick County Board of Education and the City of Boiling Spring Lakes to August 29, 2025 covering a twenty foot by twenty foot parcel of the BSL Welcome Sign located on George II Highway

A **motion** was made by Commissioner Forte and **seconded** by Commissioner Putnam extending the term of the lease agreement between the Brunswick County Board of Education and the City of Boiling Spring Lakes to August 29, 2025 covering a twenty foot by twenty foot parcel of the BSL Welcome Sign located on George II Highway

Vote ~ 4 ~ 0

b. Order ~ appointing Donna Morgan to the Library Commission for a term of two (2) years beginning January 6, 2015

A **motion** was made by Commissioner Stilwell and **seconded** by Commissioner Putnam appointing Donna Morgan to the Library Commission for a term of two (2) years beginning January 6, 2015

Vote ~ 4 ~ 0

c. Order ~ appointing Joan Roberts to the Library Committee for a term of three (3) years beginning January 2015

A **motion** was made by Commissioner Putnam and **seconded** by Commissioner Stilwell appointing Joan Roberts to the Library Committee for a term of three (3) years beginning January 2015

Vote ~ 4 ~ 0

14. Announcements ~

Commissioner Forte announced the Commemoration Ceremony honoring Officer Mitchell Prince will be held on Friday, January 16, 2015 at 10:00am at the First Baptist Church.

Commissioner Putnam also announced that the Appearance Commission will not be holding a meeting for the month of January 2015.

15 Adjourn ~

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

The meeting was adjourned at 7:40pm.




Craig Caster, Mayor

ATTEST:



Jane McMinn, City Clerk



Date

