



**City of Boiling Spring Lakes
Board of Commissioners Regular Meeting Minutes
September 1, 2015
City Hall – 6:30 p.m.**

PLEASE TURN OFF CELL PHONES

1. Call to Order ~ Mayor Craig Caster

Mayor Caster called the meeting to order at 6:30 p.m.

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 Jeff Repp	City Engineer William Murphy (Excused)
Chief Brad Shirley	City Code Enforcement Jim Nicholas

3. Pledge of Allegiance ~ Ricky Rygg

4. Approval of Regular Agenda ~

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

Vote ~ 4 ~ 0

5. Public Hearing ~

A **motion** to move into Public Hearing was made by Commissioner Putnam and **seconded** by Commissioner Glidden

Vote ~ 4 ~ 0

a. Article 6 ~ Supplemental Regulations

1. New Section ~ 6.52 Firing Range (Indoor Only) Indoor Firing Range
2. New Section ~ 6.53 Indoor/Outdoor Archery Range
3. Section 6.6 ~ Buildings and Manufactured House 6.6.1 Building Restrictions
~ changes to B, Adding Letter K

b. Article 5 Zoning Districts ~ Section 5.6 Table of Area, Yard and Height Requirements

1. Section 5.6.1 Residential Districts
2. Section 5.6.2 Residential Districts

3. Section 5.5 Table of Permitted / Conditional uses
Add ~ Firing Range (Indoor Only)
Add ~ Archery Range Indoor / Outdoor
Primary Zoning Districts

Dewey Propost ~ 1111 Grace Road

Mr. Propost stated he is a builder and commented on Section 6.6-B on the proposed new wording 'ridge height of the main dwelling' from the current wording 'twenty eight (28) feet in height.' Mr. Propost distributed pictures to the Board and suggested the wording be sent back to the Planning Board for better clarification. The wording as it is now leaves a lot to interpretation. Mr. Propost then cited an example of a house at a certain height level and the allowance of an out building higher then the house. By leaving the ridge height at 28 feet that keeps it at a level playing field for everyone.

Commissioner Forte asked Jim Nicholas if someone were to build a 42 foot garage, could the upstairs portion of the garage be made into living quarters, what would happen to the septic. Jim Nicholas stated when a permit is issued for a garage it is stipulated that it is for storage purposes only. Once the permit is issued there is no control on what is being done inside the garage.

Mark Stewart ~ 336 Cedar Rd.

Our current ordinances allow residents to build an accessory building with a ridge line of 28 feet, but a garage cannot exceed the ridge line of the main dwelling. Mr. Stewart agreed with Mr. Propost in keeping the same language of 28 feet in height for accessory buildings.

A **motion** was made by Commissioner Putnam and **seconded** by Commissioner Forte to come out of Public Hearing.

Vote ~ 4 ~ 0

6. Announcements ~

Commissioner Putnam ~ stated at the August 2015 BOC Regular meeting during public comment some residents came up to address the Board regarding the BSLPD and stated that this board was out to spend \$2M dollars on a new Police Department. It later came to my attention that someone on the Board had requested these citizens to make these statements at the meeting. It was later rumored I was the person that made the statement about spending \$2 million on a new PD. I would like to set the record straight that I have never once said this. I would like to see a new police department built economically, one that meets the current needs and also allows for future growth.

Commissioner Putnam ~ announced on September 19, 2105 the BSL Fire and Police Department will hold The Annual Warrior Ride and Bicycle Safety Rodeo for children from 9:00am to 1:00pm. Also on September 19, 2015 BSL Special Events will host the

annual 9/11 Memorial Bike Run starting at 9:30am. Information about both of these events can be found on the BSL Website at www.cityofbsl.org.

7. **Public Comments ~**

Michael Williams ~ 76 Pine Shore Dr.

First thing I wanted to say is thank you to the Police Department for their quick responses to the phone calls I have placed. another note, one (1) of the warning signs for the No Wake Zones at Alton Lennon Park is missing have been taken there are four (4) signs left out on the lake.. People use their water craft and speed through these No Wake Zones. I would like to request the City replace the sign and put it in the correct location. Also the signs for no domestic animals and no alcohol are also missing and I would like to request these signs also be replaced.

Mr. Williams requested the documents he loaned to the City on rules and regulations be returned him.

I am here tonight to represent myself and the The Fire Department of New York Carolina Retiree Association (FDNYCRA). There are about 150 members between North Carolina and South Carolina. I would like to request the name '9/11 Memorial Bike Run' be changed. Over 350 New York Fire Fighters lost their lives during the attacks on 9/11 and a portion of the money raised from this Bike Run has never been donated to the New York Burn Center or to the New York Fire or Police Department. I would like to see the name changed. Mr. Williams requested the BSL Fire Department come to the 9/11 Memorial Service at the Brunswick Community College which is hosted by the FDNYCRA.

8. **Approval of Minutes ~**

a. August 4, 2015 BOC Regular Meeting

A **motion** was made by Commissioner Glidden and **seconded** by Commissioner Forte to approve the August 4, 2015 BOC Regular Meeting Minutes with the changes that were emailed.

Vote ~ 4 ~ 0

9. **Consent Agenda ~**

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

Vote ~ 4 ~ 0

10. Committee / Board Reports and Minutes ~

a. Community Appearance Commission ~ Ann Hollingsworth

Ann reported the Commission had 3 property recognitions this month and 12 welcome packets for our new residents. We are working on trying to enhance our welcome package and our calendar sales are going well.

b. Planning Board ~ Bill Clark

Bill reported the Planning Board had one public comment from a citizen requesting the Board review the UDO to change the location of the carport to the front of the house. Since this was only one citizen we referred the individual to the Board of Adjustment. We then went into discussion on a CAMA land use plan for community facilities and parks and recreation. We had a representative from the Council of Government to put together a proposed questionnaire which will be finalized next week. Under other business the NC Department of Public Safety sent a letter of invitation to attend their meeting regarding new floodplains in Brunswick County. Bill stated he was not available on the date; however Bill Sraver attended in his place.

c. Parks & Recreation Advisory Board ~ Bob Stanley

Bob reported at the last meeting we voted on a chairman and a vice-chairman; we discussed memorial benches, Brunswick County Greenway and Blueway Plan, Community Center Play Ground and Disc Golf Course. Also discussed was the Parks inventory and property acquisition. We also received our new passenger vans and anyone is welcome to come over and see them.

d. Special Events ~ Michelle Hennessy

Michelle reported that the Mayor's Golf Tournament had 18 teams and went very well. The 9/11 Memorial Bike Run is scheduled for September 19th with registration scheduled from 9:30 to 10:30am over at the Fire Department. Our hay ride is October 17th and we are looking for volunteers to help with scenes, please let me know if you are interested.

e. Library Commission ~ Frances Thomas

Frances reported during the August meeting we discussed shelf sponsorship. Our library banner is being updated to use at special events; we have purchased children's books from Barnes & Nobel and put them on the shelves in the library. We also discussed possibly doing book sales over at the Farmer's Market. We spoke with Reed Keys the owner, and he has given his permission with no charge to the committee.

Mayor Caster thanked all the volunteers for donating their time to the City and noted that there are 2 openings and one alternate opening on the Board of Adjustment and also 1st and 2nd alternate positions are open on the Planning Board if anyone is interested.

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

City Manager Repp reported the City had \$2,698,943.00 in cash and investments. During the month of July the City had \$679,218 dollars worth of construction activity which include four (4) new homes on Oakdale, S. Shore, Charlestown Rd. and Longleaf Rd. All

the equipment that was budgeted has now been purchased and delivered to the City. We now have two (2) 15 person vans over at the Community Center; the Durapatcher was delivered last Friday and the new tractor/mower is already in us and getting ready for the Labor Day weekend. Once the mowing is completed we will begin the street patching work. Lastly, Mr. Repp reported the City received official notification from the State as of January 1, 2014 the population of BSL is officially considered to be 6,001.

12. Old Business ~

a. Notice of Demolition ~ 1282 Eastwood Rd. Jim Nicholas ~ Code Enforcement Officer

Jim reported meeting with the resident and the demolition is winding down. Jim stated the construction debris has been removed and loaded onto the container which should have been removed today. What is left are items that cannot be put into the container but rather disposed of at the land fill and the transfer station.

b. Reeves Lakes and Transfer ~ Discussion

Commissioner Putnam stated that our City Manager had been requested to confirm what lakes and ponds are still owned by Reeves Telecom. After the summary report supplied by Mr. Repp it was found that there were still 14 lakes and ponds that Reeves owns which are completely surrounded by privately owned property, which would prove highly unlikely that there could be anything done with these lakes. There are five (5) other lakes and ponds which the City has at least one adjacent parcel. If we needed to do something to these lakes we would have access. Also during this time we found that Seminole and Frink Lake were not initially transferred over to the City in 1995. Our city manager has confirmed these deeds now show ownership by BSL.

A **motion** was made by Commissioner Putnam that the Board of Commissioners authorize the City Manager to enter into an agreement to take ownership of the five (5) lakes and ponds, and the City of BSL take ownership of these lakes.

Mayor Caster requested a **second**; hearing no second ~ **motion failed**.

13. New Business ~

a. **Order** ~ appointing Bonnie Porter Keyes to the Library Commission to complete the unexpired term of Joan Roberts ending January 6, 2018.

A **motion** was made by Commissioner Glidden and **seconded** by Commissioner Forte appointing Bonnie Porter Keyes to the Library Commission to complete the unexpired term of Joan Roberts ending January 6, 2018.

Vote ~ 4 ~ 0

b. **Order** ~ appointing Shirley Tedesco to the Community Appearance Commission to complete the unexpired term of Frances Thomas ending April 2, 2018.

A **motion** was made by Commissioner Forte and **seconded** by Commissioner Glidden to complete the unexpired term of Frances Thomas ending April 2, 2018.

Vote ~ 4 ~ 0

14. Michael A. Norton, President, AquatiCo ~ Lake Vegetation ~ Discussion ~

Mr. Norton informed the Board that in the area of the Mitchell Prince Bridge his team found maiden cane and phragmite vegetation. On the southwest side of the bridge there is significant vegetation growth; the spray applications we would use are approved by the EPA. Applications would be sprayed over the top of the plants using two applications but not more than four; applications would be spaced apart between 10 and 14 days. What you will see after the application will be the plant browning out in about 2 weeks following up with the second application. Mr. Norton also said that a larger test area had been sprayed and that results should be seen in about 2-3 weeks.

Commissioner Forte inquired about the cost for spraying. Mr. Norton explained the amount would not exceed \$8,000. Mr. Norton estimated two (2) treatments would be needed possibly up to four (4) treatments. The cost would depend on the amount of treatments; however the cost would not exceed \$8,000. Mr. Norton stated that it could be as long as six (6) months until the vegetation dies off completely.

Commissioner Glidden inquired if the fall would be the appropriate time to start the spraying. Mr. Norton agreed the fall is a good time and stated when you get to the point where the treatment is complete, you will need to continue with maintenance as we do now on other city lakes. Mr. Norton also explained mechanical harvesting as another option and there was interest on the cost of that process.

Commissioner Putnam had concerns about dredging on the Big Lake and stated he has worked with Trigone Engineering serving on the Board. By pulling and/or dredging could seriously disrupt the bottom of the lake causing serious damage. I would like to see the spraying option used.

Mayor Caster inquired about the cost of the annual maintenance. Mr. Norton said it would not be as expensive as this treatment that is currently needed and would range around the cost of current treatments for other lakes. Mr. Norton also commented when the lake level is very low the vegetation gets the sunlight and vegetation begins to grow.

15. Adjourn ~

A **motion** to adjourn was made by Commissioner Glidden and **seconded** by Commissioner Forte.

Vote ~ 4 – 0

The meeting was adjourned at 7:35pm



Craig Caster, Mayor

ATTEST:



Jane McMinn, City Clerk



Date

