



**City of Boiling Spring Lakes  
Board of Commissioners Regular Meeting Minutes  
December 6, 2016  
City Hall – 6:30 pm**

**PLEASE TURN OFF CELL PHONES**

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

The Board of Commissioner Meeting was called to order at 6:30 p.m.

**2. Attendance ~ in attendance at the meeting were ~**

Mayor Craig Caster  
Commissioner Mary Stilwell  
City Manager Jeff Repp  
Police Chief Brad Shirley

Commissioner Mark Stewart  
Commissioner David Putnam  
Commissioner David Crawford  
City Clerk Jane McMinn

**3. Pledge of Allegiance ~ Commissioner David Putnam**

**4. Approval of Regular Agenda ~**

A **motion** was made by Commissioner Putnam and **seconded** by Commissioner Stilwell to approve the Regular Agenda of December 6, 2016 replacing the updated Board of Commissioner meeting schedule for 2017 under New Business ~ 11C.

*Vote ~ 5 ~ 0*

**5. Public Comment ~**

**Richard Sparks ~ 2030 Gastonia Rd.**

Mr. Sparks reviewed the NC law which requires the governing board to adopt and enforce a local code of ethics. Our first amendment prohibits the making of any law which prohibits our freedom of speech and press. Mr. Sparks stated in his opinion that our elected officials may have violated our constitutional rights in a decorum agenda a few months ago. In my opinion prohibiting our freedom to make statements and approaching certain people violates our rights. Mr. Sparks also commented on the pending lawsuits pertaining to Spring Lake stating the Board has violated ethics in mismanaging tax payer money. From what I have read and understand the city could have settled the lawsuit between \$10K to \$20K dollars. The courts have already determined the city is in the wrong. Mr. Sparks would like the board and the mayor to explain to the citizens why they have done this and to also provide a written apology in mismanaging our money.

**Ron Combopiano ~ 146 Forest La.**

Mr. Combopiano stated he has collected signatures on a petition to change the UDO to allow residents to be able to put up carports, RV covers and boat covers beyond the front

line of the house. Currently this is not allowed in our UDO and I personally feel this is an infringement on our personal property rights and the right to use our property as we see fit as long as it is not infringing or causing harm to anyone else. I was advised in the past to take this issue to the Planning Board; I went to the Planning Board and I was advised to bring this back to the Board. The residents I spoke with while I was collecting signatures stated they thought they were moving to a community where we had the right to do as we wanted on our property.

**6. Approval of Minutes ~**

- a. October 21, 2016 ~ Board of Commissioner Workshop ~ Salary Study
- b. November 1, 2016 ~ Board of Commissioner Regular Meeting

A ***motion*** was made by Commissioner Stilwell and ***seconded*** by Commissioner Putnam approving the minutes of October 21, 2016 ~ Board of Commissioner Workshop ~ Salary Study; and the November 1, 2016 ~ Board of Commissioner Regular Meeting.

***Vote ~ 5 ~ 0***

**7. Consent Agenda ~**

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

***Vote ~ 5 ~ 0***

**8. Committee / Board Reports and Minutes ~**

**Community Appearance ~ Ann Hollingsworth**

Ms. Hollingsworth presented a plaque of appreciation to Carol Galotta and Carolyn McKeithan for volunteering for the City Trash Pick Up. Both ladies were out cleaning up trash along some of our city roads and we wanted to thank them for their efforts. Ms. Hollingsworth also reported the Appearance Commission is working on their Christmas property recognitions.

**Planning Board ~ Bill Clark**

Mr. Clark reported the board continues to review the UDO and we are reviewing Chapter 3 and 4. Under Old Business we revised the wording pertaining to the chickens in the city which the Board directed us to do. Under New Business we reviewed the site plan for the RV Park, however we had the wrong drawings, there was no comment on the site plan from the TRC or the fire department stating the drawing was approved. The Planning Board also reviewed the UDO Article 1 and Article 2 which is primarily housekeeping verbiage; there were no substantive changes made.



### **Parks & Recreation Advisory Board ~ Bob Stanley**

Mr. Stanley stated there was discussion on the skate park; we also discussed adding some lighting at the fishing pier at North Lake so people can fish when it gets dark. We discussed the Parks & Rec. open master plan. We should have all the information pulled together on the dog park by next month.

### **Special Events Committee ~ Michelle Hennessey**

Ms. Hennessey reported at the Santa Parade we had approximately 200 people and ran the route two times with the fire truck. The Bolivia Elementary 1<sup>st</sup> and 2<sup>nd</sup> grade class made decorations for our Christmas Tree and also helped with our tree lighting. Special Events will not meet in December, however we will start up again in January 2017.

Commissioner Crawford complimented Michelle Hennessey and the whole Special Events Committee on the outstanding job they did with the decorations and the rides. I would also like to recognize the Police Department and the Fire Department on the wonderful and supportive job they did.

### **Library Committee ~ Francis Thomas**

Mrs. Thomas reported the Committee had their Fire and Safety event in November and thanked all who attended and all those that helped; next year we are considering having the event in September when it is a little warmer. We received \$35 in cash donations which was placed in our operating budget. At our November meeting we found out about a local donor who has 7,000 books and would like to donate those to our library. We are pleased with the generosity of donations we have received this year. What the Library Committee really needs is a large climate controlled storage unit. We have priced local storage places and the best price we found with a 10% discount would be \$485.00 for one year; this would be at the BSL Mini Storage. We would like to request from the Board an additional \$485.00 so we can rent this storage unit. We have many books stored upstairs in City Hall and these will all need to be removed as well as the anticipation of receiving the 7,000 book donation.

Commissioner Crawford agreed the Board should give the Library Committee support and would like to recommend the Board approve the additional \$485.00 for the storage unit.

A ***motion*** was made by Commissioner Crawford and ***seconded*** by Commissioner Putnam to provide the Library Committee the additional \$485.00 for the rental of the climate controlled storage unit.

***Vote ~ 5 ~ 0***

### **BSL Fire / Rescue ~ Commissioner Stewart**

Commissioner Stewart reported the Fire / Rescue Department has had a busy month. The department held a Fire Fighter 1 Certification Class, which is 20 required hours at Station #1. There were 41 medical calls and 32 fire related calls. The Fire Department had 150 Christmas Trees delivered to sell and has sold over half of these trees already. Commissioner Stewart was pleased to report that there is now medical coverage during the

night. Commissioner Stewart also announced the Fire Department has a new Fire Chief, Theresa Tickle.

**9. City Manager's Report of Monthly Finances ~ Jeff Repp**

Mr. Repp reported at the end of October the city had \$2,376,311 in cash and investments. Sales tax revenue after 4 months of the fiscal year is running 4% ahead of schedule. During the month of November, the city had \$192,345 in construction activity with one new home. This is the slowest month in a while, but there has been a very good trend for the first three months of the year. I would like to announce the city's new webpage will be going live on December 13<sup>th</sup>. We would ask people who frequent our web page to "*like*" and "*follow*" us on our Twitter or Facebook accounts; by "*liking and following*" the city on either of these social media applications, as the city posts information to the webpage that information will be pushed out to the Facebook or Twitter accounts; by doing this you will not have to go to the city webpage to find out information. Lastly in my report you will see the FY 2016 audit. Wayne Berry will be here at the January meeting to give a presentation.

**10. Old Business ~**

No old business was discussed.

**11. New Business ~**

**a. Request for Public Hearing ~ RV Park**

A *motion* was made by Commissioner Putnam and *seconded* by Commissioner Stewart to hold a Public Hearing at the January 10, 2017 BOC meeting on the RV Park.

*Vote ~ 5 ~ 0*

**b. Request for Public Hearing ~ Domestic Fowl**

A *motion* was made by Commissioner Putnam and *seconded* by Commissioner Crawford to hold a Public Hearing at the January 10, 2017 BOC meeting on the revised topic of domestic fowl in the city.

*Vote ~ 5 ~ 0*

**c. Order ~ approving the 2017 Board of Commissioner Meeting Schedule for the City of Boiling Spring Lakes.**

A *motion* was made by Commissioner Putnam and *seconded* by Commissioner Stilwell approving the *amended* meeting schedule of the 2017 Board of Commissioner Meeting for the City of Boiling Spring Lakes.

*Vote ~ 5 ~ 0*

**d. Order ~ approving the 2017 Holiday Schedule for the City of Boiling Spring Lakes.**



A ***motion*** was made by Commissioner Stilwell and ***seconded*** by Commissioner Crawford approving the 2017 Holiday Schedule for the City of Boiling Spring Lakes.

***Vote ~ 5 ~ 0***

- e. ***Order*** ~ approving the Following Board and Committee Appointments ~ All Beginning December 31, 2016 with the exception of Lucille Launderville's term beginning January 1, 2017.

- Bill Clark ~ Planning Board
- Gene Fiorvante ~ Planning Board
- Don Kessler ~ Board of Adjustment
- Lisa Mastin ~ Board of Adjustment
- Michelle Hennessy ~ Special Events
- James Stein ~ Special Events ~ completing the unexpired term ending June 30, 2017
- Lucille Launderville ~ Planning Board ~ beginning January 1, 2017

A ***motion*** was made by Commissioner Stilwell and ***seconded*** by Commissioner Putnam approving all appointed members to their respective committees.

***Vote ~ 5 ~ 0***

- f. ***Order*** ~ accepting the 2015-2016 Settlement of Year End Property Tax Report from the City Manager.

A ***motion*** was made by Commissioner Putnam and ***seconded*** by Commissioner Stilwell accepting the 2015-2016 Settlement of Year End Property Tax Report from the City Manager.

***Vote ~ 5 ~ 0***

- g. ***Order*** ~ authorizing the City Manager to enter into a ***Memorandum of Understanding with Brunswick Senior Resources, Inc.***

A ***motion*** was made by Commissioner Stilwell and ***seconded*** by Commissioner Crawford authorizing the City Manager to enter into a ***Memorandum of Understanding with Brunswick Senior Resources, Inc.***

***Vote ~ 5 ~ 0***

- h. ***Resolution*** ~ Designation of Applicant's Agent North Carolina Division of Emergency Management Hurricane Matthew Individual Assistance Declaration for the City of Boiling Spring Lakes.

A ***motion*** was made by Commissioner Stewart and ***seconded*** by Commissioner Crawford approving the Resolution Designation Applicant's Agent North Carolina Division of Emergency Management Hurricane Matthew Individual Assistance Declaration for the City of Boiling Spring Lakes.

***Vote ~ 5 ~ 0***

- i. ***Resolution*** ~ City of Boiling Spring Lakes Resolution Declaring Property as Surplus and Authorizing Disposition by Sealed Bids to Highest Successful Bidder for 2001 Caterpillar Excavator.

A ***motion*** was made by Commissioner Stewart and ***seconded*** by Commissioner Putnam approving the Resolution for the City of Boiling Spring Lakes Resolution Declaring Property as Surplus and Authorizing Disposition by Sealed Bids to Highest Successful Bidder for 2001 Caterpillar Excavator.

***Vote ~ 5 ~ 0***

- j. ***Discussion*** ~ Community Group Definition for reduced Community Center rental.

Mr. Repp explained in 2005/2006 the BOC established a policy for the use of the Community Center. In that policy there is definition language which I have reviewed with the city attorney. There has been a request from a citizen to use the Community Center for a "community group" meeting at no cost. In 2005/2006 when the policy was created anyone can rent the facility at a rental cost. The community group language in the ordinance does not provide to staff what a community group is. As a result, the purpose is to bring this to the Board to decide if you would like to amend this ordinance. My recommendation would be to remove the language as it pertains to "***group***" and replace it with "***organization***" which I believe was the intent back in 2005/2006 so that an organization could make application for use of the facility. As it reads right now a community group could be anything. The definition of an ***organization*** is a group which has a president, vice-president, secretary and treasurer, however a ***community group*** is defined as 50% of the people being residents which would be any group that can make application to use the facility at no cost or reduced cost.

After discussion, it is the consensus of the Board to move forward and amend the ordinance. Mr. Repp stated at the next BOC meeting staff will supply you with a draft of the corrected policy and place it on the agenda for adoption.

## 12. **Announcements ~**

Commissioner Stilwell congratulated the members of the Library Committee on the job they did on the Fire and Safety Event the committee held. They did not have the crowd they hoped for, this is an event that needs to grow. I thank you for all the hard work.

Commissioner Putnam stated on behalf of the Board of Commissioners we would like to wish everyone a Merry Christmas and a Happy New Year and to stay safe.

Mayor Caster also wished everyone a happy and safe holiday. He also thanked Dustin Lupton, scout leader, for bringing the cub scouts to our meeting tonight.

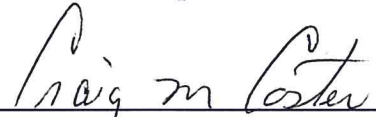
13. **Adjourn ~**

A ***motion*** was made to Commissioner Stewart and ***seconded*** by Commissioner Crawford to adjourn the Board of Commissioner Meeting of December 6, 2016.

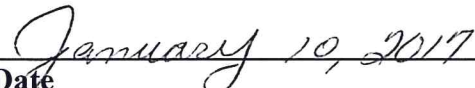
*Vote ~ 5 ~ 0*

*The Board of Commissioner Meeting was adjourned at 7:15 p.m.*

ATTEST:

  
\_\_\_\_\_  
Craig Caster, Mayor

  
\_\_\_\_\_  
Jane McMinn, City Clerk

  
\_\_\_\_\_  
Date

