



**City of Boiling Spring Lakes
Board of Commissioners Regular Meeting Minutes
January 5, 2016
City Hall – 6:30 pm**

PLEASE TURN OFF CELL PHONES

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
Commissioner David Crawford
City Manager Jeff Repp
Police Chief Brad Shirley

Commissioner Mark Stewart
Commissioner David Putnam
City Clerk Jane McMinn
City Engineer William Murphy

3. Pledge of Allegiance ~ Jeff Roberts

4. Approval of Regular Agenda ~

A **motion** was made by Commissioner Putnam and **seconded** by Commissioner Stilwell adding under Old Business **c:** setting a workshop date on paving and drainage issues. Under New Business **d:** appointing a permanent chairperson for the ABC Board.

Vote ~ 5 ~ 0

A **motion** was made by Commissioner Putnam and **seconded** by Commissioner Stilwell to approve the Agenda with the changes.

Vote ~ 5 ~ 0

5. Presentation ~ 2015 FY Audit ~ Wayne Berry of Berry, Padgett & Chandler

Mr. Berry reviewed the cities June 30, 2015 fiscal year audit of the general fund, tax levy, water utility fund, capital reserve fund and spillway capital project fund. Mr. Berry commented that the economy is still in a recovery mode which reflects the current economic atmosphere. Mr. Berry also stated during the audit a review of the internal controls was done and happy to report there were no discrepancies in the internal control; overall it was a very good audit.

6. **Public Hearing ~**

a. Article 5, Zoning Districts

Section 5.5 Table of Permitted/Conditional uses

Section 5.6.1 and 5.6.2 Residential Districts

Text amendment ~ Two-family dwelling (duplex) shall be added as a permitted use in the R-5 Residential District

A **motion** was made by Commissioner Stilwell and **seconded** by Commissioner Crawford to move into Public Hearing.

Vote 5 ~ 0

Public Comments ~

Richard Queener ~ 896 Boros Rd.

Mr. Queener stated the only way to increase the tax base is to increase the population by adding more housing. Mr. Queener had concerns regarding spot zoning within individual parcels within the R-5 zone. City Manager Repp clarified the Planning Board language would allow duplex housing to be built within the entire R-5 zone not individual parcels. Mr. Queener had concerns about the interpretation.

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

Vote ~ 5 ~ 0

7. **Public Comments ~**

Charlie Carroll ~ 221 Darnell Rd.

Charlie announced from the ABC Board at the end of the 2015 quarter a profit check was given to the city in the amount of \$7,766.00; and the police department was given a check for \$140.00 from that profit check. Many of our citizens may not realize the financial boost the ABC Store is for the city. The funds given to the city are from store profits and not from tax payer dollars. Charlie complimented the store manager and all the employees that work very hard and stated he is very proud to be a part of the ABC Board. Charlie stated he fully supports Donna Baxter as chairperson for the ABC Board.

Ricky Rygg ~ 267 Holly Dr.

Ricky stated during the last year (2015) there was 85.50 inches of rain and we also received the runoff from Crabapple, Juniper and Redwood. Ricky thanked the BOC for everything they have done and stated he would really like the problem solved as soon as possible.

8. Approval of Minutes ~

A **motion** was made by Commissioner Putnam and **seconded** by Commissioner Stewart to approve the minutes for December 1, 2015 with the correction of the typo of 2105 to 2015.

Vote ~ 5 ~ 0

9. Consent Agenda ~

A **motion** was made by Commissioner Stilwell and **seconded** by Commissioner Crawford to approve the Consent Agenda as written.

Vote ~ 5 ~ 0

10. Committee / Board Reports ~

a. Community Appearance Commission ~ Ann Hollingsworth

Ms. Hollingsworth reported the committee is working on the blue ribbon property winners for 2015. City staff has the nomination for the properties on the website and we have had quite a few nominations to date but we are hoping everyone votes.

Commissioner Putnam confirmed there will be no meeting in January for the Appearance Commission.

b. Planning Board ~ Bill Clark

Mr. Blackburn of Atrium Homes Inc. attended the Planning Board meeting and has interest in purchasing some property for development for patio, cluster homes, multi-use, condos, townhouses and duplex homes. He is interested in a 20 to 40 acre tract to develop. Mr. Clark stated the Board has been meeting with COG regarding multi-use and duplexes in the commercial district. Mr. Clark requested direction from the Board asking what they would like to do with respect to the possible development. Bill also stated the new planner for the COG should be on board by our next Planning Board meeting. Commissioner Stilwell inquired if the COG was planning to speak with individuals or any of the committees to receive their input regarding these different types of homes. Mr. Repp stated that before anything would come to the BOC for consideration there would be a public hearing held by the Planning Commission. Citizens are encouraged to attend the Planning Board meetings as the potential for these types of homes continues.

Commissioner Putnam inquired if Mr. Blackburn was looking at any specific area; Bill responded possibly the commercial area and around Fifty Lakes Dr., however nothing specific at this time. Commissioner Stilwell inquired if anyone on the board has been contacted regarding Green House of Wilmington. Commissioner Stilwell stated she suggested the people involved in the Green House come to one of the Planning Board meetings.

c. Park & Rec Advisory Board ~ Bob Stanley

Mr. Stanley reported the sub-committees that have been formed are doing a great job and continue reviewing memorial benches, working on the parks and also discussions regarding a dog park.

d. Special Events ~ Michelle Hennessey

Ms. Hennessey reported the Christmas tree lighting was a huge success and thanked the Fire Department and the Library Committee in joining together for this event. We had approximately 140 children ride the fire trucks. Our committee will be meeting to start planning for 2016.

e. Library Commission ~ Francis Thomas

Ms. Thomas reported discussions continue on long range planning and at the upcoming meeting we will discuss the resolution being prepared for the library which will be on the BOC agenda for February. There is a workshop scheduled for the afternoon of January 17, 2016 to plan in more detail the purchasing of used books, signage for the door and possibly adding a lower shelf for additional books. We are planning in late February having our County Commissioner, Frank Williams speak about his new book After the Republic; Commissioner Williams will donate a copy of the book to our library. A flyer is being prepared for the welcome packet given out by the Appearance Commission for newcomers to the city. Tammy Sollenberger, a member of the Library Commission, attended a book signing at Ft. Fisher. Author Richard Triebe was signing his book Confederate Fort Fisher which Tammy purchased and donated to our library. Mr. Triebe signed two more books, Fort Fisher to Elmira: The Fatal Journey of 518 Confederate Soldiers and Point Lookout Prison Camp and Hospital which were also donated to our library. Francis stated discussions are continuing to invite other book authors to attend city events that are being planned.

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

Mr. Repp reported as of November 30, 2015 the city had \$2,435,206 in cash and investments. Sales tax revenue for the year is running about 2.75% ahead of schedule for the first five months. As of December 1, 2015, 58% of our property taxes have been collected by Brunswick County which will be distributed to the city. We had \$260,663 of new construction activity in the month of November with two new homes on Pinehurst.

12. Old Business ~

a. Police Department Feasibility Study Workshop ~

A **motion** was made by Commissioner Stewart and **seconded** by Commissioner Stilwell scheduling the Police Department Feasibility Study Workshop for Tuesday, January 26, 2016 at 6:30 p.m.

Vote ~ 5 ~ 0

b. Reeves Telecom owned orphan lakes ~

A **motion** was made by Commissioner Putnam and **seconded** by Commissioner Stewart to have the city manager research the purchase of Crystal Lake from Reeves Telecom.

A discussion followed by Commissioner Putnam stating he was approached June 2015 by several citizens on Crystal Lake regarding issues about lake. The citizens would like to have the city clean the lake and Commissioner Putnam informed them the city does not own Crystal Lake, Reeves Telecom is the owner of the lake. Commissioner Crawford inquired what the cost would be to maintain this lake and if we have any estimate for the cleanup. Commissioner Putnam then explained Acquatico from Shallotte provided an estimate of \$1,200 to clean the lake. Acquatico is the same company used for the maintenance of the Big Lake, Spring Lake, North Lake and Pine Lake.

Commissioner Stilwell stated she would like to know how the citizens feel; also what it will cost currently and what the costs would be to maintain in the future. Mayor Caster had concerns if the city acquires Crystal Lake this would possibly open the door for other residents to inquire about the city obtaining the other 14 lakes that are not owned by the city.

Mr. Repp cautioned that the other 11 lakes the city does own could possibly have citizens coming in asking for the city to maintain those lakes. Currently the city treats 4 lakes of the 15 that are owned by the city.

An **amended motion** was made by Commissioner Putnam and **seconded** by Commissioner Stewart to request the city manager to go forward with Reeves Telecom to research what the requirements are to obtain Crystal Lake along with an estimate from Acquatico to treat the vegetation growing in that lake.

Vote ~ 4 ~ 1 (Mayor Caster ~ opposed)

c. Public Works Workshop on paving and drainage issues ~

A **motion** was made by Commissioner Stilwell and **seconded** by Commissioner Crawford to hold a Public Works Workshop on Paving and Drainage Issues on January 28, 2016 at 6:30 p.m.

Vote ~ 5 ~ 0

13. New Business ~

a. Discussion ~ adding agenda items ~

Commissioner Putnam stated the previous board had a policy which required two board members agree to add a topic to the agenda. Commissioner Putnam would like to see this changed so any board member can add any topic to the agenda as needed.

Commissioner Stilwell suggested having this discussion when the board has their retreat and we could make decisions and changes at that time. Commissioner Stewart stated according to Robert's Rules anyone on the board can add anything to the agenda.

A **motion** was made by Commissioner Putnam and **seconded** by Commissioner Crawford to have any board member add any topic to the agenda as needed.

Vote ~ 5 ~ 0

b. **Order** ~ appointing Melissa Waller-DeBruhl to the Special Events Committee completing the term of Elizabeth Snyder ending June 30, 2017.

A **motion** was made by Commissioner Stilwell and **seconded** by Commissioner Crawford appointing Melissa Waller-DeBruhl to the Special Events Committee completing the term of Elizabeth Snyder ending June 30, 2017.

Vote ~ 5 ~ 0

c. **Order** ~ appointing one member to the ABC Board to complete the unexpired term ending February 7, 2018.

The board thanked everyone that applied for this position.

A **motion** was made by Commissioner Stewart and **seconded** by Commissioner Crawford appointing Bob Brooks to the ABC Board to complete the unexpired term ending February 7, 2018.

Mayor Caster stated that among the applicants that a more qualified individual, in his opinion, had applied for the position and that this applicant should be considered. No further discussion was heard.

Vote ~ 4 ~ 1 (Mayor Caster Opposed)

d. Nomination of ABC Board Chairperson

A **motion** was made by Commissioner Putnam and **seconded** by Commissioner Stilwell to appoint Donna Baxter as Chairperson to the ABC Board.

Vote ~ 5 ~ 0

14. Adjourn ~

A **motion** was made to Commissioner Crawford and **seconded** by Commissioner Stewart to adjourn the meeting.

Vote ~ 5 ~ 0

The meeting was adjourned at 7:40 p.m.

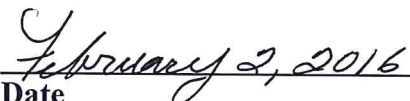


Craig Caster, Mayor

ATTEST:



Jane McMinn, City Clerk



Date

