



**City of Boiling Spring Lakes  
Board of Commissioners ~ Police Department  
Public Meeting  
February 10, 2016  
City Hall – 6:30 p.m.**

**PLEASE TURN OFF CELL PHONES**

**Please note ~ audio recording of meetings are available on our website  
Under Minutes and Agendas tab**

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

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

**2. Attendance ~**

Mayor Craig Caster	Commissioner Mark Stewart
Commissioner Mary Stilwell	Commissioner David Putnam
Commissioner David Crawford	City Manager Jeff Repp
City Clerk Jane McMin	Police Chief Brad Shirley
Mr. Jim Stumbo, Stewart * Cooper * Newell Architects	

**3. Proposed Police Department Building Feasibility Study**

**Introduction by City Manager Jeff Repp ~**

City Manager Repp stated in the last budget year the previous Board approved an architectural study for the police facility which was performed in early 2014-15. Upon completion, a workshop presentation was scheduled in June 2015 by Mr. Stumbo of Stewart \* Cooper \* Newell Architects with options to either remodel the facility to bring it up to code; or replace the police facility with a recommendation of Option #2 – a new facility but as a wing onto City Hall. Since that time we have had an election of a new board. Two weeks ago a workshop was held to review the Police Department Feasibility Study. At the conclusion of that workshop the Board requested a Public Meeting be held for the citizens to provide comment to the Board on this subject. The Board has not voted on any of the alternatives that were presented in the report. The Commissioners have reviewed the option which would be to build a new police department adjoining city hall.

**Mr. Jim Stumbo ~ Stewart \* Cooper \* Newell Architects**

Mr. Stumbo stated back in March 2015 we reviewed the facility and studied the condition of the facility, continued use of the building, what the current needs are to continue

operating as a police department to what would be the normal standards for a police department of this size. We found the space did not meet the current needs of what they should have to be operating, and how we get to the point to meet those needs. The department currently has about 3,400 sq. ft. Considering long term, the facility over the next 15 to 20 years, we estimated a need of about 8,800 sq. ft. The different options we looked at are: 1.) renovating and expanding the existing facility; 2.) add an addition on to city hall and take advantage of some of the existing space that is currently not being used; and 3.) building a stand alone police department whether it would be next to city hall or a separate site. Looking at the functional issues, inconvenience to the department and cost, our recommendation was to do an addition to city hall which would be a little more costly than renovating the existing police department and adding on to city hall. The building the police department is in was not designed to be a police department, so does not function well as a police department.

Chief Shirley thanked the citizens for being here it means a lot to the department. We look forward to answering any questions you have.

#### **4. Public Comment ~**

##### **Davey Williamson ~ 413 South Shore Dr.**

Mr. Williamson commented something this important should be done with a referendum. In addition what I would like to see is funding going to our roads.

##### **Art Williams ~ 554 Palmer Dr.**

Mr. Williams commented I think we can spend our money a lot more wisely if we maintain the building we already have and use city hall too. The city needs to focus on the ditches and the water problems we have.

##### **Gerri Sovak ~ 5 So. Shore Dr.**

Mrs. Sovak stated there are a lot of people in the city who are quite needy. We have the city hall which is not paid for as of yet, we are talking 20 years of payments for the police station. Everyone has needs and wants and we should differentiate between what we really need and what we would like to have. Mrs. Sovak requested having a referendum would be her choice.

##### **Joan Kinney ~ 7903 So. Shore Dr.**

Mrs. Kinney stated that she feels there is a need for the police department. I would like to suggest possibly researching grants; the other possibility would be to look at vacant buildings within the city.

##### **George Ball ~ 341 Fox Squirrel Rd.**

Mr. Ball agreed that something is needed however the estimates that we have seen warrant more information. We need to keep in mind there are a lot of citizens here that are on a fixed income. I do support the police department but we have space here in city hall that is not be used.



**Lynn Henry ~ 1191 Bream Rd.**

Mr. Henry inquired what the square footage of useable space is available in city hall. Mr. Stumbo responded stating there is about 1,500 sq. ft. of space upstairs, down stairs there are 4 or 5 offices available and a conference room. Chief Shirley also commented this is less square footage than what we currently have at the police department. Mr. Henry questioned Option #2 commenting the space is larger than the space in city hall now, and the space in city hall is not all being utilized. He also inquired how many employees are on the police department. Chief Shirley confirmed 13 full-time employees and 3 part-time employees. Mr. Henry questioned the need for a conference room, training room and a community room. Chief Shirley explained the City Hall Chambers would be used as a dual purpose room serving the police department and city hall.

**Chuck Wojda ~ 161 North Lake Dr.**

Mr. Wojda supports the need for the new police department, overall the city needs to be more practical, we need to have more conversations. Our safety and our security is important, our infrastructure needs more attention. Financially the city needs to get creative; the city needs to address these things.

**Barbara Glidden ~ 402 No. Shore Dr.**

Mrs. Glidden commended the police department for the job they do for the city and supports an adequate building and provide our officers with the equipment they need to do their job. Mrs. Glidden wants to see our Board educate the public on these needs and to listen to all of our citizens. Also I would like to see a referendum. An increase in taxes would affect a lot of people.

**Marty Kesmodel ~ 45 Graham Circle**

Mr. Kesmodel stated he is in support of Option #2 and stated we have been pushing this down the road for a long time and we always patch the situation to get us by a little longer. All the surrounding communities are building new police buildings because they see the need. Crime is on the rise and is a major problem and we must give the police department the resources they need to recruit the good people they need and keep the good people they have and serve the needs of the citizens. Mr. Kesmoled stated a news report projected an 87,000 increase in the population over the next 10 to 15 years, that is a 75% increase. Given the growth expectation we do not have extra space in city hall to meet the demands and expectations that the population will need. The city needs to act on meeting the demands; if we don't we will all be back here in another 3 years doing the same thing. City Hall is a place for the people and the people's business, such as Board of Adjustment, Planning Board, Parks & Recreation Advisory Board and so on. A design for a new facility should also have adequate space for expansion if needed in the future.

**Roger Samson ~ 651 Trevino Rd.**

Mr. Samson stated the estimated 8,800 sq. ft. sounds excessive, the police department needs more space, nothing is for free and we need to pay for this through our taxes. If we

want the services it comes at a cost through a raise in taxes. Using some of the space here in city hall, such as the shared board room and police training room is a good plan to lower the square footage. I am in favor of granting the police department the proper resources they need to do their jobs.

**Mike Forte ~ 1271 Washington Rd.**

Mr. Forte commented he is strongly in favor of giving the police department a new facility, I agree we do not need 8,800 sq. ft. and the \$230.00 per sq. ft. seems high, however a police department is not built like your home. There are things a police department needs that a home never needs. City Hall cannot handle an additional 16 employees with the amount of employees in here presently. Mr. Forte was in favor of option #2. Boiling Spring Lakes is the 17<sup>th</sup> safest city in North Carolina; I agree it should go to a referendum. We have over 6,000 people and it is growing. Please consider granting the police department what they need to do their job effectively while protecting all of us.

**Kayle Mulligan ~ 414 Masters Dr.**

Mr. Mulligan stated the first priority to any city should be and needs to be public safety. Without public safety it does not matter how nice your roads are, how good your schools are or how many businesses you have or how many people live here. The police department building is sub-standard, this board said several years ago the building they were in was not adequate enough to act as city hall, we will give it to the police department. Fix it once and fix it right. As being a part of the BSL Fire Department I know the life expectancy of a fire station is 50 years, I would image a police department would be close to that. A new building is a large investment but a long term payoff. No one likes taxes but we all need to keep in mind that public safety comes first.

**5. Board of Commissioner Closing Remarks ~**

Commissioner Putnam stated there were very good comments given by our citizens and the size of the building has come up quite a bit and there needs to be some clarification on the square footage with the thought of making the building somewhere in the range of 6,000 to 6,500 sq. ft. A good statement by Mr. Kesmodel was leaving room for expansion.

Commissioner Stewart thanked the citizens for coming tonight and appreciate their comments. I agree with Commissioner Putnam that possibly the 8,800 sq. ft. is what is really needed in terms of space. We need to decide what is really required to function properly and efficiently.

Commissioner Stilwell agreed with both Commissioner Putnam and Stewart and this issue needs to be addressed now. Commissioner Stilwell suggested giving the public more information on what the police department does on a daily basis. Commissioner Stilwell thanked the public and cautioned that we cannot have the services without spending the money.




Commissioner Crawford thanked the public for their input which is very important on this issue. The city has patched the police department but it has come to the end of its life. We need to understand how we are spending the money and what are needs are verses our wants. Commissioner Crawford commented to the citizens if they have any additional thoughts or comments to please call any of us at any time. We will need to do something, all of us are smarter than any one of us and together we can come up with a solution that everyone will be happy with.

Mayor Caster also thanked all the citizens for coming this evening and the Board of Commissioners comments and we will continue to work on this and do what is best for our city.

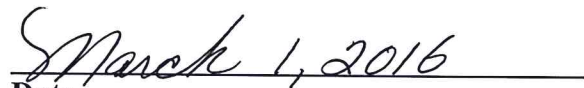
**6. Adjourn**

**The Police Department Public Meeting was adjourned at 7:18 p.m.**

  
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Craig Caster, Mayor

**ATTEST:**

  
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Jane McMinn, City Clerk

  
\_\_\_\_\_  
Date



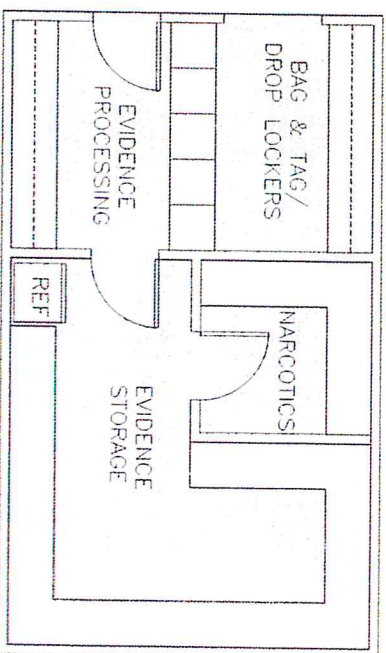
**Facility Study For:**  
**City of Boiling Spring Lakes**  
**Police Department**



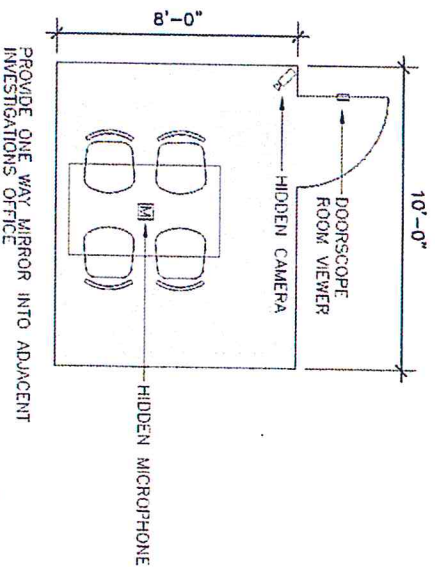
**Stewart · Cooper · Newell**  
*Architects*

# City of Boiling Spring Lakes Police Department

	Space Standard	Current Size	Size	1/9/2015	
				Current Need	Future Need
Lobby	10x20	172	200	1	200
Media / Report Room	10x10	100	100	1	100
Public Restrooms (1M,1F)	TLT1	56	56	2	112
Police Chief w/ Storage Closet, Small Table	P01	170	320	1	320
Administrative Assistant	P04	100	168	1	168
Receptionist / Admin Assistant (Future)	P05	144	144	1	144
Captain (Future)	P03	192	192	1	192
Conference Room (6-8 Chairs)	CH7	168	168	1	168
Work room w/ Office Supply Storage	WH1	120	120	1	120
Secure Case File Storage	F31	90	90	1	90
Secure Records and Storage	F31	90	90	1	90
Investigations Corporal	P03	145	192	1	192
Investigations Detective (Space for 1 Current and 1 Future)	P03	118	192	1	192
Secure Interview Room	INT1	80	80	1	80
Patrol Lieutenant	P03	154	192	1	192
Patrol Sergeant	P05	144	144	1	144
Officer - Traffic	P05	144	144	1	144
Officer - Swing Shift	P05	144	144	1	144
Officer - Animal Control	P05	144	144	1	144
Patrol Room	PR1	366	266	1	266
Patrol Storage	8x8	16	64	1	64
Processing / Fingerprint / Photo - Multipurpose Rim	PR2	160	160	1	160
Toilet Room / Shower	TLT2	98	98	1	98
Evidence Room	EV1	147	475	1	475
"Bag and Tag" Processing and ID					
Evidence Storage					
Long Term / Large Item Storage (non heated)	10X10	100	100	1	100
Storage - Armory	AM1	120	120	1	120
Storage - Quartermaster	14x14	73	196	1	196
Storage - Program (DARE, at near LT's Office)	6x8	48	48	1	48
Training / Community Room	24x30	578	720	1	720
Training Equipment Storage	10x10	100	100	1	100
Table / Chair Storage	10x10	100	100	1	100
Male Locker Room (20)			15	20	300
Female Locker Room (6)			20	6	120
Toilet Room / Shower (2M,1F)	TLT2	217	98	3	294
Server / Telephone Room	8x10	80	80	1	80
Warming Kitchen / Breakroom	K1	192	192	1	192
Food Pantry			25	1	25
Janitor's Closet with Storage			100	1	100
Mechanical			144	1	144
Electrical Room			80	1	80
Total Net Square Footage			5,970		6,306
Grossing Factor (Circulation, wall thickness, etc)			0		2,522
Total Building Requirements		3,241		8,358	8,828



**Evidence**  
EV1 - 475 S.F.



**Interview**  
INT1 - 80 S.F.







Existing Facility Floor Plan  
3,241 sf







Shared and inadequate work spaces



Inadequate Interview Room



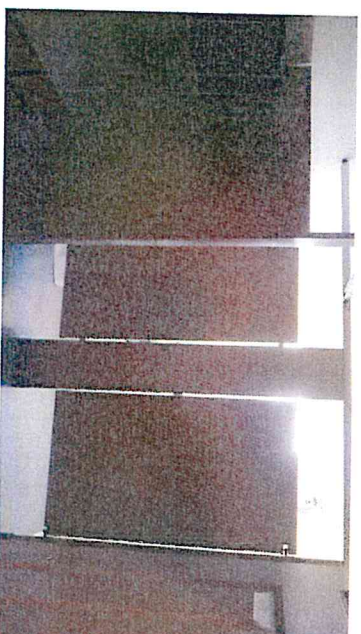
Inadequate Storage



Work areas serving as locker rooms

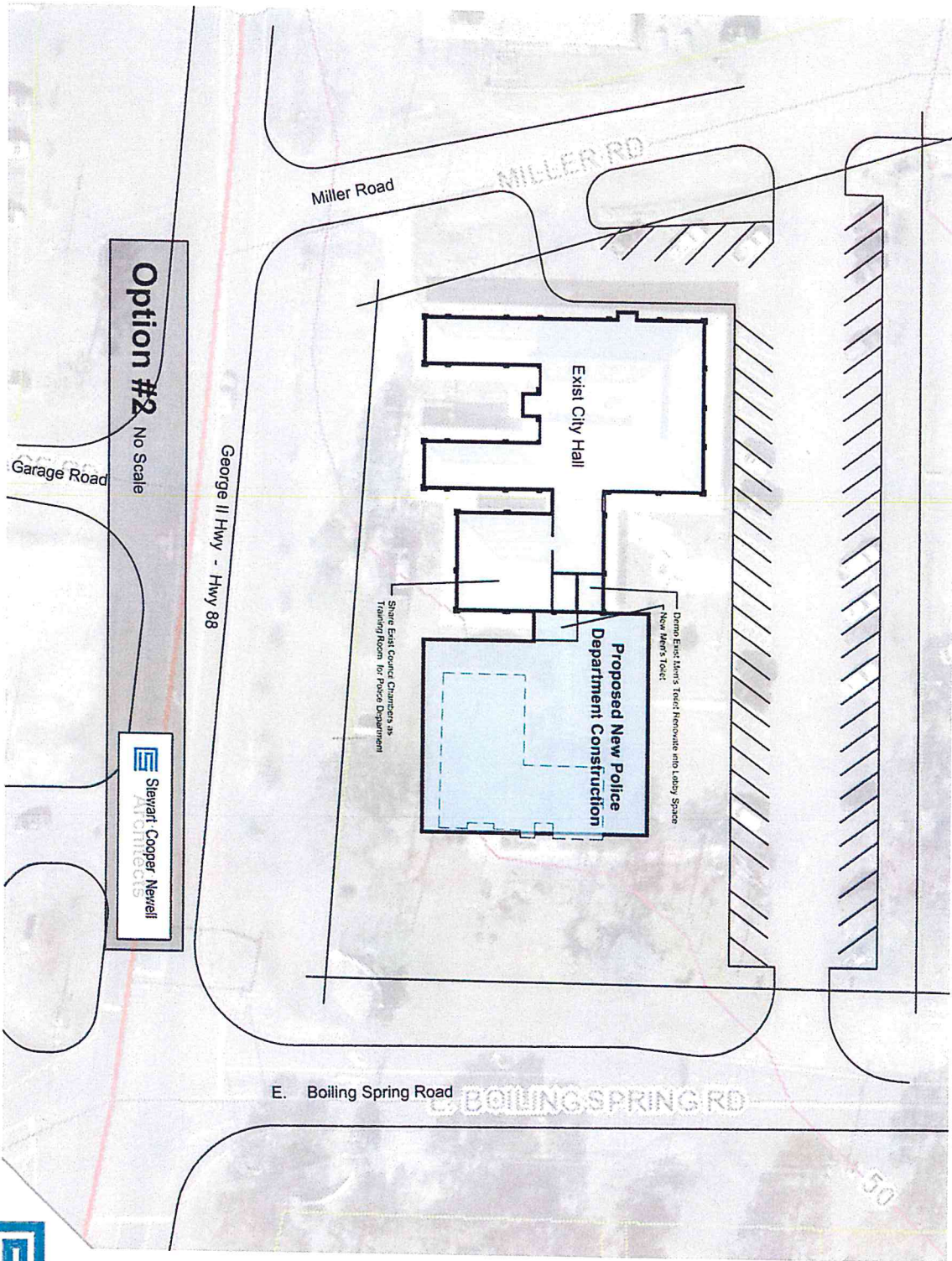


No work / copy room



Inadequate Restrooms / Lack of Lockers and Showers







Description	Unit Costs	Option #1		Option #2		Option #3	
		Sq. Ft.	Costs	Sq. Ft.	Costs	Sq. Ft.	Costs
New Construction	225	5,587	1,257,075	7,741	1,741,725	8,828	1,986,300
Renovation	110	3,421	376,310	300	33,000		
Demolition	0.27			3,241	10,501	3,241	10,501
<b>Total</b>			<b>1,633,385</b>		<b>1,785,226</b>		<b>1,996,801</b>



# Financing

Debt Terms			
Projected Interest Rate		3.64%	
Projected Borrowing			
Engineering (10.5%) <b>NOT INCLUDED</b>	168,000		
Cost of Issuance	74,000		
Construction Cost	1,600,000		
Project Cost		\$1,674,000	
Loan Term		20 years	

## Fund Balance Projections - 6/30/16

Projected Fund Balance (6/30/16)		\$2,995,216
- less restricted Capital Outlay	\$ 45,615	
- less restricted Street Fund	\$ 132,265	
- engineering funding	\$ 168,000	
- less Stabilization by State Statute	\$ 569,091	
Sub-Total restricted Funds	\$ 914,971	
Available Fund Balance		\$2,080,245
Projected 2017 Expenses		\$3,300,000

Percentage to be Borrowed	Amount to be Borrowed	Amount from Fund Balance	Projected Annual Debt Payment for Borrowed Amount	Tax Increase to cover debt payment	Projected Available Beginning Fund Balance	Projected Ending Fund Balance	Percentage to Projected 2017 General Fund Expenses
0%	-	1,674,000	-	-	\$2,080,245	406,245	12%
25%	418,500	1,255,500	36,834	\$ 0.01	\$2,080,245	824,745	25%
50%	837,000	837,000	73,667	\$ 0.02	\$2,080,245	1,243,245	38%
75%	1,255,500	418,500	110,501	\$ 0.03	\$2,080,245	1,661,745	50%
100%	1,674,000	-	147,335	\$ 0.04	\$2,080,245	2,080,245	63%