



**City of Boiling Spring Lakes  
Board of Commissioners Regular Meeting Minutes  
January 10, 2017  
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 Mark Stewart
Commissioner Mary Stilwell ( <i>excused</i> )	Commissioner David Putnam
City Manager Jeff Repp	Commissioner David Crawford
Police Chief Brad Shirley	City Clerk Jane McMinn
Code Enforcement Ruth Bek	Alan Serkin CFCOG

**3. Pledge of Allegiance ~ William Sraver**

**4. Approval of Regular Agenda ~**

A ***motion*** was made by Commissioner Stewart and ***seconded*** by Commissioner Putnam to approve the Regular Agenda of January 10, 2017.

***Vote ~ 4 ~ 0***

**5. FY 2016 Audit Report ~ Wayne Berry**

Mr. Berry of Berry, Padgett & Chandler, PLLC reported on fund balances, tax levy with a 95.7% collection rate and 95.2% collection of motor vehicle taxes; capital reserve fund and spillway capital project fund. As part of our audit we review the internal control and find very good records.

**6. Public Hearing ~**

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

***Vote ~ 4 ~ 0***

**7. Public Hearing ~ Major Site Plan Stiller RV Park**

**Mr. Alan Serkin ~ CFCOG**

Mr. Serkin explained the site plan for the RV Park is located along NC Highway 87, this area is zoned commercial (C-1) stating camp sites and RV Parks are permitted by right.

The project is classified as a major site plan due to disturbance of more than one (1) acre of land which requires a public hearing. City staff and the CFCOG worked closely with the design team on the submittal. By the review we believe the project does meet the technical requirements of the ordinance.

**Public Comment ~**

**Kathleen Frost ~ 561 South Shore Dr.**

Mrs. Frost expressed concerns with respect to Leeds Rd. and NC Rt. 87 as entrance and exit roads to the park. Additional concerns are the value of homes and property, traffic on the lake, soil erosion and public safety at the lake. Mrs. Frost questioned if there will be sufficient room for parking of RV's and trailers at the parks. Mrs. Frost also inquired if there will be rules determining the length of time people can stay in the park and who will be overseeing the visitors.

**Susan Dieterle ~ 1453 South Shore Dr.**

Ms. Dieterle expressed concern about what will happen to our community and stated she would like the Board to reconsider this location and placing the RV Park closer to NC Highway 17 or on NC Highway 211. We would like to keep the community pristine and beautiful.

**Mary Ann Gregory ~ 509 Lumbee Rd.**

Ms. Gregory commented she is in total support of the RV Park and we as residents should welcome this park in our area. People that come to the park will be a good class of people, I am an RV person myself. People coming into use our parks will follow the rules and guidelines that are set up to protect our community. I am, however, concerned about traffic and hope there will be turning lanes to assist those coming in and out of the park. I feel confident that Mr. Stiller will follow all the laws and guidelines.

**Bill Duffy ~ 195 Forest La.**

Mr. Duffy stated he grew up next to an RV park, it was an eyesore then and still is today. Mr. Duffy encouraged time limits on the vehicles in the park, he stated this is temporary occupancy but the temporary structure will stay. I request the Board hold their vote.

**Fran Rich ~ 1481 South Shore Dr.**

Ms. Rich stated she lives three (3) blocks down from the dam and is concerned about the Big Lake, we are promoting boating from the RV visitors; I am concerned about erosion and pollution on the Lake. I hope there will be NO WAKE signs put in place if this should go forward. Do we have enough law enforcement to handle the additional requirements that will be needed?

**Ron Combipiano ~ 146 Forest La.**

Mr. Combopiano approves of the RV Park, I have looked at the site plan. I am an RV person too and people who come to these parks are respectful people, if by chance the park turns into something it should not be, then that will need to be re-evaluated. This will increase tax revenue and possibly help the City to get a grocery store, traffic concerns are always an issue.

8. **Public Hearing ~ Amendment to Unified Development Ordinance – Article 6, Section 6.4 Keeping of Chicken Hens in the R-1, R-2, R-3 and R-5 residential districts.**

**Mr. Alan Serkin ~ CFCOG**

Mr. Serkin explained currently that domestic animals are allowed in the R-6 district. The Planning Board recommends chicken hens be permitted in the R-1, R-2, R-3 and R-5 zoning areas, female birds only; up to 8, and no roosters. The ordinance requirements are stated pertaining to lot size, number of allowed chicken hens, no roosters, single-family residence, requirements for coops/enclosures, no formal permit needed, no outdoor slaughter and production of eggs are for personal consumption.

**Public Comment ~**

**Cole Gregory ~ 509 Lumbee Rd.**

Mr. Gregory is in favor of the keeping of chicken hens and stated he currently has chickens and they produce enough eggs for a family.

**Ron Combopiano ~ 146 Forest Ln.**

Mr. Combopiano commented that he has attended all the Planning Board meetings and watched this process move forward. My comment is I would not like to see chicken hens, but for people who are interested let them have a chance to manage them if this does not work the subject can always be revisited and changes made.

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

*Vote ~ 4 ~ 0*

10. **Public Comment ~**

**Zelma Rygg ~ 267 Holly Dr.**

Mrs. Rygg requested the Board to choose one of three (3) resolutions or come up with another solution to fix the flooding problem. You have funds available to pay a qualified engineer since we have lost our city engineer. We made some progress since the last two elections but we are not all the way there. A pump needs to be installed on Holly Drive, both Crabapple and Holly Drive need to have complete ditching systems installed. I am requesting again to please finish this project.

**Mike Delargy ~ 1831 Pinehurst Rd.**

I have come to discuss paving Pinehurst Rd. On April 3, 2012 one of my neighbors came to a board meeting, Charles Wallace and asked to have the road paved and was told Pinehurst was third (3<sup>rd</sup>) on the list. At that time there were 18 homes on Pinehurst, now there are 25/26 homes on Pinehurst. Many roads have been paved with fewer homes than are on Pinehurst. The ditches and dirt road continually need to be graded, water issues from the many ruts that have also formed. We are concerned that we have been continually ignored.

**Charles Carroll ~ 221 Darnell Rd.**

Mr. Carroll wanted to report as a member of the ABC Board and complimented each of the board members on how well they work together and the experience they bring with them to the board. Last week the ABC Board gave the City a check for \$9,684.00 for quarterly profits earned by the store, and another check for \$205.00 to the police department. The employees are very dedicated, work hard and do a good job.

**Mike Forte ~ 829 Sanders Rd.**

Brunswick County Commissioner Mike Forte thanked all the citizens that voted for him in Boiling Spring Lakes in the primary election and again voted for him in the general election. Commissioner Forte promised to fight for the City and I will not disappoint you. Again, thank you very much for your votes.

**Marge Pennington ~ 302 South Shore Dr.**

Mrs. Pennington reviewed the information she has received from a public request with respect to the ice machine located on NC Highway 87. The permit at the time was prematurely issued in error and did not go through the proper zoning review process, the ice machine is currently not working. Mr. Landis is not in compliance with the ordinance.

Commissioner Putnam stated the City will get all the correct information and will advise Mrs. Pennington with an update and get all the questions answered.

**Richard Keegan ~ 1801 Pinehurst Rd.**

Mr. Keegan stated several years ago the City put funds aside to pave Pinehurst Rd. but wanted to wait until the water lines were installed. Mr. Keegan informed he is disabled and uses an electric wheelchair and was caught in a ditch and could not get out. Mr. Keegan had to wait until someone came by to help him get out of the ditch. As someone that is handicapped this is the only way I can get around, I cannot walk in the road with my walker. We were told the road would be paved three (3) years ago after the water was put in.

**11. Approval of Minutes ~**

- a. December 2, 2016 ~ BOC Workshop
- b. December 6, 2016 ~ Regular BOC Meeting
- c. A ***motion*** was made by Commissioner Putnam and ***seconded*** by Commissioner Stewart to approve the December 2, 2016, BOC Workshop and the December 6, 2016, Regular BOC Meeting minutes.

***Vote ~ 4 ~ 0***

**12. Consent Agenda ~**

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

*Vote ~ 4 ~ 0*

**13. Committee Reports ~**

**a. Community Appearance Commission ~ Ann Hollingsworth**

Ms. Hollingsworth thanked City Staff, Community Center and Buildings and Grounds Departments for all the decorations and hard work they have done over the holidays. Ms. Hollingsworth reported work is continuing on the 2018 calendars; and we have new photographers; George Demeter, Charlie Carroll, Tanja Pigott, Becky Marksbury and Sara Thomas. Six welcome packages have been distributed since January 1, 2017.

Commissioner Putnam reported Mr. Lanier from the Department of Transportation called and promised he will be out here this month to get the bidding process done and complete the project of planting Crape Myrtle trees along NC Highway 87 and the project will be completed by May 2017.

**b. Planning Board ~ Bill Clark**

Bill Clark reported the Planning Board discussed chapters three (3) and four (4) of the UDO with Wes MacLoud from the COG; we should complete the review of these two chapters at our next meeting. Mr. Clark requested to comment on the RV Park with the permission of the Board. About three (3) to four (4) years ago the building inspector attended the Planning Board meetings and wanted the Planning Board to look at an RV Park. We presented the plan to the BOC, a public hearing was held and it was voted into the UDO. The individual did not pursue the project any further. We now have another individual who is interested in putting in an RV Park for permitted use. Mr. Clark stated the Planning Board meetings are open to anyone who would like to attend. That would have been the time to address your concerns about the park. Mr. Clark encouraged everyone to come to the Planning Board meetings.

**c. Parks & Rec. Advisory Board ~**

No board member was present to report.

**d. Special Events Committee ~**

Commissioner Crawford reported the Special Events Committee did not meet in December given all of the holiday festivities that have taken place. Commissioner Crawford requested anyone with any ideas and/or thoughts for future events are encouraged to bring them to the Special Events meetings.

**e. Library Committee ~ Frances Thomas ~**

Mrs. Thomas reported there is a meet the author event schedule on February 16, 2017 from 6:00 p.m. to 8:00 p.m. with author Howie Franklin on his book called "Yes Mr. President" which I have read. Mr. Franklin flew on Air Force One for several presidential terms and has written about the experiences. The committee reviewed the revised donation policy and adopted it. Donna Morgan provided information to the committee about the Thriftbook Library Program. We have donated some of our paperback books to the prison program. In December Brunswick County Republican Women chose our library as the recipient of ten (10) books which they purchased from the Mamie Eisenhower Library.

**f. BSL Fire/Rescue ~ Commissioner Stewart**

Commissioner Stewart reported during the months of November and December Fire/Rescue sold all of the 133 Christmas trees which they had purchased. The department had 20 fire related calls and 35 medical calls in December. The next meeting will be held on January 10, 2017.

**14. City Manager's Report ~ Jeff Repp**

Mr. Repp reported the City had \$2,284,589.00 in cash and investments; after five (5) months of sales tax revenues the City is running 2.5% ahead of schedule; in November there were two (2) new home construction building permits issued, with \$472,839.00 in construction activity. On December 28, 2016 the City issued a notice to proceed to the contractor for the Eden Road construction project; the contractor advised they will begin around March 1, 2017; the agreed upon contract states the project will be completed by May 31, 2017. Painting of the road stripes on Alton Lennon is scheduled to begin later this week.

**15. Old Business ~**

There was no old business reported.

**16. New Business ~**

- a. Order** ~ appointing Tim White to the Planning Board as 1<sup>st</sup> Alternate for a term of two (2) years beginning January 10, 2017.

A ***motion*** was made by Commissioner Crawford and ***seconded*** by Commissioner Stewart appointing Tim White to the Planning Board as 1<sup>st</sup> Alternate for a term of two (2) years beginning January 10, 2017.

***Vote ~ 4 ~ 0***

- b. Order** ~ appointing Michel Kirchner to the Board of Adjustment as 2<sup>nd</sup> alternate for a term of three (3) years beginning January 10, 2017.

A ***motion*** was made by Commissioner Crawford and ***seconded*** by Commissioner Stewart appointing Michel Kirchner to the Board of Adjustment as 2<sup>nd</sup> alternate for a term of three (3) years beginning January 10, 2017.

***Vote ~ 4 ~ 0***

- c. ***Order*** ~ appointing Donna Morgan to the Library Commission for a term of two (2) years beginning January 10, 2017.

A ***motion*** was made by Commissioner Stewart and ***seconded*** by Commissioner Crawford appointing Donna Morgan to the Library Commission for a term of two (2) years beginning January 10, 2017.

***Vote ~ 4 ~ 0***

- d. ***Order*** ~ adopting the BSL Parks & Recreation Community Center Room Rental Policies for Not for Profit / 501(c) 3/community organization.

A ***motion*** was made by Commissioner Stewart and ***seconded*** by Commissioner Putnam adopting the BSL Parks & Recreation Community Center Room Rental Policies for Not for Profit / 501(c) 3/community organization.

***Vote ~ 4 ~ 0***

- e. ***Resolution*** ~ amending Article 6, Section 6.4 Keeping of Chicken Hens.

A ***motion*** was made by Commissioner Putnam and ***seconded*** by Commissioner Stewart that the Board of Commissioners hereby recommends denial of the proposed amendment to the Unified Development Ordinance and find that (i) it is not consistent with the City's comprehensive plan (Brunswick County CAMA Core Land Use Plan) and all other applicable plans and policies adopted by the City and/or (ii) it is not in the public interest. Commissioner Putnam stated: 1) there is an area designated in the city for the keeping of chicken hens; 2) there has not been overwhelming support for the keeping of chicken hens, nor has there been overwhelming negativity against it, I see no reason to change it.

***Vote ~ 3 ~ 1 (Commissioner Crawford opposed)***

- f. ***Order*** ~ authorizing the Mayor to approve the Plan Consistency Statement of the City of Boiling Spring Lakes Board of Commissioners.

**No action was taken on the Order ~ Resolution failed to pass.**

- g. ***Resolution*** ~ adopting the 2016 Salary and Pay Classification Study and providing grade/steps and job descriptions for City employees effective December 28, 2016.

A ***motion*** was made by Commissioner Putnam and ***seconded*** by Commissioner Stewart adopting the Resolution of the 2016 Salary and Pay Classification Study and providing grade/steps and job descriptions for City employees effective December 28, 2016.

***Vote ~ 4 ~ 0***

- h. Order ~** approving a major site plan – Stiller Recreational Vehicle Park pursuant to Article 12, Section 12.6 of the Unified Development Ordinance.

A ***motion*** was made by Commissioner Putnam and ***seconded*** by Commissioner Stewart approving a major site plan – Stiller Recreational Vehicle Park pursuant to Article 12, Section 12.6 of the Unified Development Ordinance.

***Vote ~ 3 ~ 1 ~ (Opposed Commissioner Crawford)***

**16. Announcements ~**

Commissioner Putnam confirmed the Board of Commissioner workshop will be held on January 20, 2017 at 9:00 a.m.

**17. Adjourn ~**

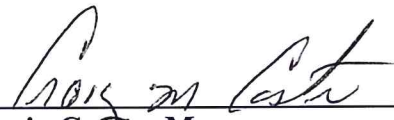
A ***motion*** was made by Commissioner Stewart and ***seconded*** by Commissioner Crawford to adjourn the Board of Commissioner Meeting of January 20, 2017.

***Vote ~ 4 ~ 0***

***The Board of Commissioner Meeting was adjourned at 8:10 p.m.***

**ATTEST:**

  
Jane McMinn, City Clerk

  
Craig Caster, Mayor

  
Date

