



**City of Boiling Spring Lakes
Board of Commissioners Workshop
January 20, 2017
City Hall – 9:00 am**

PLEASE TURN OFF CELL PHONES

1. Call to Order ~ Mayor Craig Caster

The Board of Commissioner Workshop was called to order at 9:00 am

2. Attendance ~ in attendance at the meeting were ~

Mayor Craig Caster	Commissioner Mark Stewart
Commissioner Mary Stilwell	Commissioner David Putnam
City Manager Jeff Repp	Commissioner David Crawford
Police Chief Brad Shirley	City Clerk Jane McMinn
Guest ~ Jim Stumbo ~ Stewart – Cooper – Newell	

3. Introduction ~ City Manager Jeff Repp

Mr. Repp reviewed item #1 on the agenda is request from Langbeen Builders proposing to donate 17 acres of Langbeen Builders subdivision of conservation land to the City. Langbeen Builders has a 48-acre plat which the 17 acres are located.

Mr. Langbeen addressed the Board and stated U.S. Fish and Wildlife has confirmed the 17 acres as an active cluster of nesting Red Cockaded Woodpeckers. The area for access is protected by Fish and Wildlife and no parking can be created in that area due to disturbance of the woodpeckers. This leaves no area for parking access to the conservation area. If the city is not interested, Mr. Langbeen stated he has other options such as the formation of an HOA as ownership and maintenance of the acreage. Mr. Langbeen requested a decision of the Board today so he may move forward and have the deeds registered, until that is done Mr. Langbeen cannot put a for sale sign on any of the homes he is building. I have been waiting on this process since November 2016.

Board members questioned if the city did take the donation, what would the cost of maintenance be, access is not possible due to the woodpecker protected area with no disturbance to their habitat. No parking would be permitted on the shoulder of South Shore Dr.

Mary Green ~ Parks and Recreation Director ~

Ms. Green pointed out there is great recreational value in this property, we would have the ability to make walking trails, however without public parking we have no ability to get the citizens to the park. Without the property access, it is of very little recreational value. If the city could secure buildable lots from Mr. Langbeen the city would then be able to

create the parking area to accommodate approximately 20 cars. Without parking it is not a viable recreation space.

A discussion followed by the Board for possible other areas of access from another road such as Twin Lakes Dr. The Board would need to purchase an area of property to use to gain access to the 17-acre conservation land. The Board then discussed the pros and cons if the City were to take the donation of the property. The Board also discussed possibly holding a special meeting the following week to have time to put things together and also request a waiver from the State for future grants.

Mr. Langbeen stated he is ready to move on and respectfully withdraw his offer.

4. North Lake Park ~ Lighting & Hours of Operation ~

Mr. Repp gave an overview stating the Parks & Recreation Advisory Board has been discussing expanding the hours of operation after the construction of the fishing pier. The Advisory Board submitted a letter of request to the Board to expand the hours of operation.

Mary Green, Director of Parks & Recreation ~

Ms. Green commented the public safety and security of the park for our citizens is the #1 priority, the park area along with the parking area is very dark. Duke Energy recommendation is installing seven (7) lights, we could use less than seven (7) but they would be required to go underground, a one-time charge per pole would apply if we go underground; along with monthly underground service charge per pole.

The Board had a discussion regarding the lighting and safety for the park, and also surrounding residents who may be affected by lighting.

Mr. Repp explained, as the process moves forward, if the Board decides to extend the hours of the park we will plan for lighting taking that into consideration the additional hours; if the Board decides not to extend the hours of the park the City will plan for that accordingly.

The recommendation of the Board is to extend the hours of North Lake Park. Consensus of the Board is to extend the hours of North Lake from dawn to 11:00 p.m. Mayor Caster commented he had concerns about extending the hours. Mr. Repp stated we will add this to the February agenda.

5. ABC Board ~ Request for Creation of Capital Fund

Donna Baxter ~ Chairman ~ ABC Board

Ms. Baxter explained the request is for future growth of the ABC Store with increased sales.

Mr. Brooks, Secretary ~ ABC Board requested permission from the Board to set up a restricted capital improvement fund for future growth and store expansion. Today we have no funds set up to save for future growth. We are requesting \$2,500 per quarter starting April 2017 for approximately eight (8) years. The City is growing and the store will grow, we need to allow and prepare for this.

Mr. Repp clarified the Board has to approve the creation of the capital fund, but the Board does not have to specify the amount deposited into that fund; that can be left up to the ABC Board and the Board of Commissioners which can be added to the annual budget discussion.

The Board agreed the resolution should be added to the February agenda for the capital fund request.

6. Police Department Expansion Update ~ Jim Stumbo, Stewart – Cooper - Newell Architects, P.A.

Mr. Repp recapped, during the approval process for the design phase of the police department the Board asked for a periodic update from the design group of Stewart – Cooper – Newell Architects. We are at the end of phase one (1) of the project. Mr. Jim Stumbo will give us the update.

Mr. Stumbo addressed the Board and reviewed the site plan from the large schematic designs. Mr. Stumbo pointed out the design of the building compared to the design of City Hall shows the presence of each building with the police department matching City Hall but on a smaller scale as to not take away the presence of City Hall. All entrances to the police department and the administration section of City Hall will be secured. Mr. Stumbo reviewed the layout of the building.

Discussion and questions were asked by the Board and all were in agreement and satisfied with the design and information presented.

7. Holly Drive Lot Easement Purchase ~

Mr. Repp explained over a year ago a request was sent to the property owner of lot 142GG002 on Holly Dr. for possible purchase by the City if the owner would entertain this for consideration. We received a response stating the lot could be purchased for \$4,000. This lot was also identified by Sun Gate Engineering as the lot to purchase should the City decide to put piping through and/or ditching through Holly Dr. to relieve the flooding. The tax value per by the Brunswick County tax map is \$10,000.

Mr. Repp requested direction from the Board if they would like to move forward with an appraisal to find out the true value of the lot.

The Board members all agreed to have Mr. Repp proceed accordingly.

The meeting was adjourned at 10:23 a.m.

ATTEST:

The official seal of the City of Boiling Springs, North Carolina, is a circular emblem. It features the text "CITY OF BOILING SPRINGS" around the top inner edge and "NORTH CAROLINA" around the bottom inner edge. In the center, the word "OFFICIAL" is written vertically. Overlaid on the seal is the signature of Jane McMinn, City Clerk.

Jane McMinn, City Clerk


Craig Caster, Mayor


Date