



City of Boiling Spring Lakes  
Board of Commissioners Regular Meeting Minutes  
April 4, 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 Mary Stilwell  
City Manager Jeff Repp  
Police Chief Brad Shirley  
Code Enforcement Ruth Bek

Commissioner Mark Stewart (**excused**)  
Commissioner David Putnam  
Commissioner David Crawford  
City Clerk Jane McMinn

3. **Pledge of Allegiance ~ Bill Clark**

4. **Approval of Regular Agenda**

A ***motion*** was made by Commissioner Putnam and ***seconded*** by Commissioner Crawford approving the Regular Agenda of April 4, 2017.

***Vote ~ 4 ~ 0***

5. **Public Hearing ~ Boiling Spring Land Use Plan**

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

***Vote ~ 4 ~ 0***

There was no public comment made.

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

***Vote ~ 4 ~ 0***

6. **Public Comments ~**

**Marge Pennington ~ 301 South Shore Dr.**

Mrs. Pennington requested an update on the police department and the status.

Mr. Repp explained there is an update in the City Managers Report in the agenda packet. The architects are still working on the construction-drawing phase of the project; they have completed phase one (1) and are about 75% done with phase two (2) of the project. Phase three (3) will be the actual production of the documents that will lead to the construction estimate. Mr. Repp stated that the project will be ready for bid in late 2017. Mr. Repp also updated the ongoing issue of the ice machine reporting the property owner has obtained all permits and will begin construction soon.

**Ron Combopiano ~ 146 Forest La.**

Mr. Combopiano stated he owns a rental home on 1093 Poplar Rd. It appears in the last few months the corner lot next to mine has become overgrown and someone has removed the brush, which revealed a trailer that has been gutted, the trailer is falling apart and burned out. It appears the owners have not paid taxes in a few years. I have been informed from realtors that my property value is suffering due to the condition of the corner lot. Mr. Combopiano inquired what plan is in place by the city for the removal of these types of conditions.

With regard to the land use plan and the growth area in the city and the business development of the corridor, Mr. Combopiano inquired if there is no business development committee, would it be the responsibility of the board to promote this growth? What is the board doing to bring more business into the area? In addition, a grocery store and a pharmacy would certainly bring enhancement to the city.

Commissioner Putnam commented a few years ago he spoke with the owner of Piggly Wiggly who owns land along the 87 corridor and the grocery chain would not consider building until the city had a population of somewhere between 14,000 to 16,000.

7. **Approval of Minutes ~**

**a. February 28, 2017 ~ BOC Closed Session Meeting; and**

**b. March 7, 2017 ~ BOC Regular Meeting**

A *motion* was made by Commissioner Stilwell and *seconded* by Commissioner Crawford to approve the February 28, 2017 BOC Closed Session and the March 7, 2017 BOC Regular Meeting.

*Vote ~ 4 ~ 0*



**8. Consent Agenda ~**

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

*Vote ~ 4 ~ 0*

**9. Committee / Board Reports ~**

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

Ms. Hollingsworth reported the Commission continues working on their calendars for 2018; our property recognitions start in April and we will be meeting this month; and our welcome packages are doing well.

**b. Planning Board ~ Bill Clark**

Mr. Clark informed everyone the Board is continuing to meet with Wes MacLoud of the COG and our building inspector, Ruth Bek, our Building Inspector attended. We are reviewing Chapters 5 and 6 supplemental conditions. Commissioner Stilwell inquired in Chapter 5 and 6 in what areas are you concentrating. Mr. Clark stated the Board is working on consolidations of the sections, we are also making some minor changes in the setbacks. Commissioner Stilwell inquired if there are discussions for new businesses. Mr. Clark commented we have allowed some businesses in the C-1 and C-1A. Commissioner Stilwell also inquired if the Planning Board discusses conditions for new businesses in certain areas. Mr. Clark stated there have been businesses that are allowed in the C-1 and C-1A light industrial.

**c. Parks & Recreation Advisory Board ~ Robert Stanley**

Mr. Stanley informed the Board Dr. Herstine updated the Advisory Board on the master plan and our sub-committees all gave their reports.

**d. Special Events ~ Michele Hennessey (excused)**

Commissioner Crawford reported the eggstravaganza would be held on Saturday, April 8<sup>th</sup> between 11:00 a.m. and 2:00 p.m. at Spring Lake Park. The Easter Bunny will be there, also there will be an Easter egg hunt along with crafts and a cake walk. We are finalizing the plans for the Spring Fling on May 20<sup>th</sup> at Spring Lake Park; we will have vendors, games, a car show and B-B-Q cook off.

**e. Library Commission ~ Frances Thomas**

Mrs. Thomas expressed thanks to Sherrie Kuzian for all the work she did at the storage unit. We had a book buying day at Barnes & Nobel in March and purchased approximately 20 books, some are children's books.

**f. BSL Fire / Rescue ~ Commissioner Stewart (excused)**

Commissioner Putnam reported there were 38 medical calls for the month of March and 31 fire, car accidents, investigations and brush fires. The Fire Department covered the large woods fire on Monday, March 6, 2017 with five (5) mutual aid departments

and the NC Forestry also responded. CPR certification class was held and testing of hoses and ladders were completed; and the checking of hydrants will continue during the month.

**10. City Manager's Monthly Report ~ Jeff Repp**

City Manager Repp reported as of February 28, 2017 the City had \$2,673,112 in cash and investments. 92.2% of the property taxes has been collected as of February 28, 2017; we had four (4) new residential permits issued in February and \$608,742 in construction activity. The landscape project along Highway NC 87 is released to the DOT for bid until April 6, 2017 at 2:00 p.m. Assuming the DOT has a successful bidder, the work will begin on May 8, 2017 and the completion for this project is July 14, 2017. The city is close to finalizing the purchase of the vacant lot on Holly Road.

**11. Old Business ~**

No old business was reported.

**12. New Business ~**

- a. **Order** ~ authorizing the City Manager to execute Change Order #1 with **Ruston Paving, Inc.** for additional fine grading and paving at Twenty Dollars a Square Yard (\$20.00 SY) for Pinehurst, Albemarle, Chapel Hill & Dunn in an estimated amount of **One Hundred and Six Thousand Dollars and No Cents (\$106,000.00).**
- b. A **motion** was made by Commissioner Crawford and **seconded** by Commissioner Stilwell authorizing the City Manager to execute Change Order #1 with **Ruston Paving, Inc.** for additional fine grading and paving at Twenty Dollars a Square Yard (\$20.00 SY) for Pinehurst, Albemarle, Chapel Hill & Dunn in an estimated amount of **One Hundred and Six Thousand Dollars and No Cents (\$106,000.00).**

**Vote ~ 4 ~ 0**

**c. Set Dates for Budget Workshops ~**

Mr. Repp confirmed currently the Budget Workshop is scheduled for Friday, April 21, 2017 at 9:00 a.m. Mr. Repp stated during the workshop we will be hearing from each department head and you will receive a copy of the draft budget prior to the workshop.

**13. Discussion ~ Property Violations and Complaints**

Commissioner Putnam commented he has received phone calls and emails that the Commissioner has sent to the city manager about complaints regarding unkempt properties around the city and the devaluation of property and home values. Our ordinance is not very stringent and does not address this situation. I would like to set a workshop to include our building inspector to update the ordinance to address the situation concerning properties around the city that are unkempt.

A ***motion*** was made by Commissioner Putnam and ***seconded*** by Commissioner Crawford to schedule a workshop on Friday, April 28, 2017 at 9:00 a.m. at City Hall to review and update Chapter 9; Nuisances of the City Ordinance.

*Vote ~ 4 ~ 0*

**14. Announcements ~**

Chief Shirley confirmed the Small Fry Fishing Tournament will be held on Saturday, April 29, 2017 at Spring Lake Park.

**15. Adjourn ~**


A ***motion*** was made by Commissioner Crawford and ***seconded*** by Commissioner Putnam to adjourn the Board of Commissioner Meeting at 7:15 p.m.

*Vote 4 ~ 0*

  
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Craig Caster, Mayor

**ATTEST:**

  
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Jane McMinn, City Clerk

  
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Date