



**City of Boiling Spring Lakes
Board of Commissioners Public Hearing
January 29, 2018
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 Mark Stewart
City Manager Jeff Repp
City Clerk Jane McMinn

Commissioner Steve Barger
Commissioner Guy Auger
Chief Code Enforcement Ruth Bek

Chief Brad Shirley ~ Excused

3. Mayor Caster requested City Manager Jeff Repp give an overview of the topic for tonight's public hearing ~ special assessment sewer district.

Mr. Repp explained, pursuant to Chapter 160A of the of North Carolina General Statute provides that the Board of Commissioners (BOC) may create a special assessment district assessed to private properties for a public purpose. The proposed assessment district is for sewer mains along Cougar Dr., down Goldsboro Rd. to Fifty Lakes Dr. to the Morningside Dr. area. Sewer service would be the available for Goldsboro Rd., Fifty Lakes Dr. and properties from Fifty Lakes Dr. toward Fox Squirrel Rd. There are 327 lots proposed in this assessment district. The BOC introduced a preliminary resolution at their January Board meeting which required staff to notify the property owners and provide public notice of the hearing this evening. This hearing is the public's opportunity to comment on the special assessment district. The BOC will consider a resolution at the February 6, 2018 meeting, which will be the final action of the BOC to create the district. The city would then receive engineering and construction proposals. After all costs are known the City will publish a preliminary assessment role showing the cost per lot for the project. The figure we are working on now is an estimate, which is approximately \$1,100.00 per lot. The assessment would be levied over a three (3) year period at 3% interest or paid upfront when assessments are mailed out.

We request input from the public tonight to the BOC on any comments you may have. In the notice sent out to the public a copy of the resolution was provided, as well as a copy of the map showing the area for the special assessment district.

4. *Public Comments ~ Special Assessment District*

David Hooper ~ 167 Snow Cloud Dr.

Mr. Hooper stated he is here tonight speaking on behalf of his wife and her sisters who own a lot on Fifty Lakes Dr. Dr. I am pleased to see this project potentially coming to our city, which will improve the area.

I have a few questions, which may be premature, what is the time frame for the cost of the assessment. Mr. Hooper also asked if water lines will be put in and what would be the associated monthly fee for the sewer system after it is installed; what would be the hookup charge. Mr. Hooper inquired if there was any information on the value of the lots after the sewer system is installed. Mr. Hooper again stated this development project was a great idea.

Sam Gray ~ 2801 George II Hwy.

Mr. Gray thanked the BOC for giving the public an opportunity to speak. Boiling Spring Lakes has many issues with water problems, soil problems, we have to have septic and well. Our population is approximately 6,500 people; we need a way to get our population to grow. I give my support to this project, which I believe will bring in young entrepreneurs to help develop new businesses. This is a wonderful path forward and a beautiful area to raise our families.

Greg Helms ~ 2021 Gastonia Rd.

Mr. Helms thanked the BOC for the opportunity to speak. As a developer in BSL, I have always come up with 100% of the cost for the development, I support this project completely. I would prefer the people who own the property and the developer to completely absorb the project and not put any burden on the citizens.

Mr. Repp clarified the special assessment district would be funded completely by the owners in this district and no tax money would be used to subsidize the district. The city funds the project cost, the assessment will be paid back to the city.

Glenn Padgett ~ 1016 Goldsboro Rd.

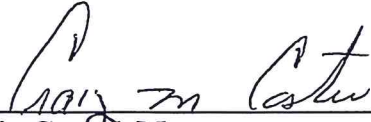
Mr. Padgett commented he does not have water on his road and has difficulty having his ditches cleaned out. I am not opposed to having sewer but I would really like to have water.

Mr. Repp explained the meeting this evening is only referencing the sewer side of the project. The city will be installing water while we are installing the sewers; Water exists on Fifty Lakes Dr. Dr. If the project moves forward, water will be installed.

14. *Adjourn ~*

A *motion* was made by Commissioner Stewart and *seconded* by Commissioner Barger to adjourn the Board of Commissioners Public Hearing at 6:50 p.m.

Vote ~ 4 ~ 0

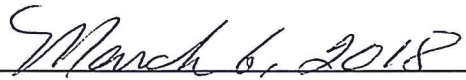


Craig Caster, Mayor

ATTEST:



Jane McMinn, City Clerk



Date

