



**City of Boiling Spring Lakes
Board of Commissioners Regular Meeting Minutes
October 1, 2019
City Hall – 6:30p.m.**

PLEASE TURN OFF CELL PHONES

1. Call to Order ~ Mayor Craig Caster

2. Attendance ~

Mayor Craig Caster
Commissioner Mark Stewart
City Manager Jeff Repp
Chief Greg Jordan
Planning and Zoning Nicole Morgan

Commissioner Steve Barger
Commissioner Guy Auger
Commissioner Dana Witt
City Clerk Jane McMinn

3. Pledge of Allegiance ~ Dale Richardson

4. Approval of Regular Agenda ~

Commissioner Stewart requested to add to the agenda *item ~ h* ~ Financial Assistance to the Volunteer Fire Department. City Manager Repp requested that one resolution and one ordinance be added as *item ~ i* ~ a Resolution Selecting an Engineering Firm Pursuant to Chapter 143, Article 3D, of the North Carolina General Statute, and *item ~ j* ~ adding the Ordinance to Amend to the Official Zoning Map of the City of Boiling Spring Lakes, North Carolina R-3 Residential to R-3A Residential. Mayor Caster requested to *add ~ 4a* ~ to present an award to the Boiling Spring Lakes Police Department.

A *motion* was made by Commissioner Barger, a *second* by Commissioner Stewart to approve the Agenda as amended.

Vote ~ 5 ~ 0

5. Introduction ~ Police Department Administrative Assistant ~ Chief Jordan

Chief Jordan introduced Jackie Roman as the new administrative assistant and evidence room technician for the Police Department. Jackie is highly qualified and comes to us from the Leland PD. We are happy to have her with us.

6. Police Department Presentation ~ Mayor Caster

Mayor Caster presented an award from the Veterans of Foreign Wars of the United States Life Saving Award to the Boiling Spring Lakes Police Department.

7. **Hurricane Florence Update Report ~ City Manager Repp**

The Hurricane Florence report is hereby incorporated by reference and made a part of these minutes.

8. **Public Hearing ~**

A ***motion*** was made by Commissioner Barger, a ***second*** by Commissioner Auger to move into Public Hearing.

Vote ~ 5 ~ 0

- a. **Resolution** ~ to consider a citizen request to rezone parcels 1570000106 & 1570000108 from R-1 Residential to Planned Residential Development.

Mrs. Nicole Morgan, Planning and Zoning ~ explained this hearing is in response to an application submitted by Calten Company LLC to rezone approximately 107 acres from a Residential 1 to a Planned Residential Development (PRD). The approval of the Master Development Plan will set the framework for the development in the PRD. PRD's allow for single family, two family and multi-family housing. The applicant is proposing single family and multi-family only. The Planning Board recommended approval of the Master Development Plan and the Rezoning at their August meeting.

Mr. Nathan Sanders, Calten Co. ~ addressed the BOC to provide an overview. We have been working and planning this project for over two years. Of the 107 acres, more than 30 acres will be untouched and not developed. Mr. Sanders went on to explain details of the PRD in full and gave a history of discovering Boiling Spring Lakes. We also discovered there is a need for smaller homes with less property to maintain. This is based on speaking with citizens and listening to their needs. We also heard there is a need for a grocery store and drug store. Commercial development is needed. What we are doing can entice businesses to invest in the city.

Public Comments ~

Mr. Roger Samson ~ 651 Trevino Rd.

Mr. Samson expressed he was confused about the mapping of acreage and the size. In addition, Mr. Samson stated he is unaware of the sewer systems, which I have not heard anything about.

Mr. Shawn Webstel ~ 831 S. Shore Dr.

Mr. Webstel expressed concerns with the amount of apartments that may be built along with the number of condominiums and homes. He also expressed concerns about automobiles backing out onto Fifty Lakes Dr. and the potential danger that can bring. He requested the Master Development Plan go back to the Planning Board and state the number of single-family homes, apartments, condominiums and multi-use homes that will be built.

Mrs. Tracey Clark ~ 961 Morningside Rd.

Ms. Clark is adamantly against the development. Mrs. Clark stated she is forced to have sewer when she does not want sewer, also the concern about Fifty Lakes and the destruction that will cause with the added traffic.

Mr. David Diehl – 926 Trevino Rd.

Mr. Diehl has concerns about the traffic on Fifty Lakes and the direct impact on Trevino Rd. He questioned if the retention ponds will be adequate enough with a heavy rain or a hurricane. The UDO states impacts on adjoining neighborhoods must be considered. Mr. Diehl questions if that is happening.

Mrs. Linda Snyder ~ 845 Fifty Lakes Dr.

Mrs. Snyder also has concerns about backing out on Fifty Lakes, she has this experience every day and this development will make it much more dangerous. What will the impact be for having traffic lights, turn lanes and more? Concerns on multi-dwellings and what the potential impact will be on neighbors, the amount of people living in them, safety and more.

Mr. Sam Gray ~ 2801 George II Highway

Mr. Gray commented he has many businesses in Boiling Spring Lakes and has made large investments. Commercial landowners may now have the opportunity to receive a return on their investment. Mr. Gray researched Mr. Sanders and found he is in the Wilmington Cape Fear Hall of Fame of Home Builders. I have done my research and Mr. Sanders is a good builder. I am here in support of this PRD and I hope everyone will support this growth for our town.

Mrs. Dana King ~ 2801 George II Highway

Mrs. King is in favor of this project by Mr. Sanders. As a real estate agent I have sold his homes, listed his homes and he builds a beautiful home. We put our trust in the BOC to do the right thing for our city. I support the decision to pass this.

Mrs. Candice Alexander ~ Calten Co., LLC

Mrs. Alexander informed the citizens we are here to go through the rezoning process as the first step. When the rezoning is completed, we will then start the design of the Stormwater and sewer design, which must be permitted by the state and county and overseen by Boiling Spring Lakes. We will have a traffic analysis done for the DOT.

Mr. Mark Brambell ~ Calten Co., LLC

Mr. Brambell commented on the Stormwater. The State and County all require permits for Stormwater. The standards set today are very high and much stronger. Standards are designed for high impact of water. DOT looks for on sight and off sight improvements, traffic flow, traffic flow in neighborhoods, how it extends out to the main road. DOT will make all recommendations. A sight development plan will be designed and submitted to the Planning Board.

No public comments were heard for Public Hearing Resolution (b) and Public Hearing Resolution (c)

- b. Resolution** ~ to consider a text amendment to modify zoning districts for manufactured homes by the creation of an R-3A Residential zoning district.
- c. Resolution** ~ to consider an amendment to rezone parcels in Section 11, located on Tuscarora Dr., Cherokee Dr., Lumbee Rd., Navajo Rd., Sioux Rd. and Mohawk Rd. from R-3 Residential to R-3A Residential.

A *motion* was made by Commissioner Barger, a *second* by Commissioner Stewart to move out of the Public Hearing and back into the regular Agenda.

Vote ~ 5 ~ 0

9. Public Comments ~

- a. Ms. Mary Green, Director, Parks & Recreation**
Ms. Green read from a prepared statement concerning the Proposed 2019 Personnel Policy.
A copy of which is hereby incorporated by reference and made a part of these minutes.
- b. Mrs. Karen Thompson, Finance Manager**
Mrs. Thompson did not make a public comment, however Mrs. Thompson requested to have her letter made a part of the minutes.
A copy of which is hereby incorporated by reference and made a part of these minutes.
- c. Mr. Ray Carteret ~ 90 N. Shore Dr.**
Mr. Carteret stated he has lived here for many years. We desperately need commercial businesses and I am in favor of the new planned development.
- d. Mrs. Jeanne Carteret ~ 90 N. Shore Dr.**
Mrs. Carteret commented there has been very little business development here; I would like to see our commercial district grow. Our city needs to grow.
- e. Mr. Gary Lyles ~ 930 Eden Dr.**
Mr. Lyles requested to have a better speaker system so people can hear what is being said. Mr. Lyles is concerned about the flooding and having that issue taken care of prior to the start of the new development. I hope the city does their due diligence.

10. Approval of Minutes ~

A *motion* was made by Commissioner Stewart, a *second* by Commissioner Barger approving the Board of Commissioners meeting minutes of August 6, 2019.

Vote ~ 5 ~ 0

10. Consent Agenda ~

A ***motion*** was made by Commissioner Barger, a ***second*** by Commissioner Witt to approve the Consent Agenda of October 1, 2019.

Vote ~ 5 ~ 0

11. Committee / Board Reports and Minutes

a. Community Appearance Commission ~ Chair, Zelma Rygg

Ms. Ann Hollingsworth reported for Chair, Zelma Rygg.

Ms. Hollingsworth reported the Appearance Commission will host the candidate's forum this year on Wednesday, October 16, 2019 at 6:30p.m. at the Boiling Spring Lakes Community Center. We are working to have our property signs refurbished.

b. Planning Board, Chair ~ Bill Clark

Mr. Clark reported the Board discussed House Bill 675, which prohibits minimum square footage requirements. Mr. Clark read aloud the memorandum from the Planning Board to submit to the Board of Commissioners requesting information of sewer costs from Goldsboro and surrounding areas. The Board has had many requests from the public for this information.

c. Parks & Rec. Advisory Board ~ Chair, Tom Guzulaitis

Ms. Dorothy Manz, Vice Chair reported for Chair Tom Guzulaitis.

We welcomed a new member at our September meeting, Lisa Evans. We also discussed the North Lake Property acquisition; pets in the parks has been tabled at this current time; activity regarding the Pedestrian Plan is reflected in our minutes; Muse Park re-development has been updated on Parks & Rec. monthly department report. The next meeting will be October 15, 2019 at 6:00p.m.

d. Special Events Committee ~ Chair, Jackie Barker

Mrs. Launderville reported for Chair, Jackie Barker

We have been working on the fall festival, which will be held at the Community Center on October 26th. The Mayor's Cup was held at The Lakes Country Club; we had 109 golfers participating. We received a check from Steve White at the Lakes for \$545 and the 50/50 was won by City Manager Repp who returned the winnings to the Special Events Committee.

The 9/11 Bike Run was held on September 21st. Special Events presented a check to the BSL PD and the BSL Fire/Rescue, each department received a check for \$818.00.

e. Library Commission ~ Chair, Frances Thomas

Mrs. Thomas requested all donation of books must be current and in good condition, citizens need to be selective in their donations. It makes more work for our volunteers on the Commission that must do all sorting and cataloging of the books we received.

We need to be more selective on what we accept. In November, we will be doing our fall book-buying trip to Barns and Nobel. The public is always welcome to our meetings.

f. Boiling Spring Lakes Fire/Rescue ~ Chief Theresa Tickle

Chief Tickle reported in the month of October we responded to 33 fire calls and 55 EMS calls; we held sprinkler certification class; participated in the 9/11 Bike Run and Concert at the Lake. Fourteen people remained at the firehouse during Hurricane Dorian. I am happy to report there were no damages. We are holding a fundraising BBQ Plate Sale on October 19, 2019 to purchase a Side-by-Side. We are also trying to replace our ladder truck, which is 32 years old. We received the Safer Grant and will use the grant money to purchase an LED sign. We have been reimbursed from FEMA for the mold remediation, and repairs to Station #3 have begun and should be completed by the end of October.

12. City Manager's Report ~ Manager ~Jeff Repp

The City Manager's Report is hereby incorporated by reference and made a part of these minutes.

13. Old Business ~

No Old Business was listed.

14. New Business ~

- a. Order ~** authorizing approval for Planning and Zoning and Floodplain Development to the revised Fee Schedule for Fiscal Year 2019/2020 for the City of Boiling Spring Lakes.

A *motion* was made by Commissioner Barger, a *second* by Commissioner Stewart Authorizing approval for Planning and Zoning and Floodplain Development to the revised Fee Schedule for Fiscal Year 2019/2020 for the City of Boiling Spring Lakes.

Vote ~ 5 ~ 0

- b. Order ~** Approving Connie Shaw as first (1st) Alternate for the Library Commission beginning October 1, 2019 for a term of thee (3) years; and approving Mary Pongonis as second (2nd) Alternate to the Special Events Committee beginning October 1, 2019.

A *motion* was made by Commissioner Barger, a *second* by Commissioner Stewart Approving Connie Shaw as first (1st) Alternate for the Library Commission beginning October 1, 2019 for a term of thee (3) years; and approving Mary Pongonis as second (2nd) Alternate to the Special Events Committee beginning October 1, 2019.

Vote ~ 5 ~ 0

c. Resolution ~ Adopting the 2019 City of Boiling Spring Lakes Personnel Manual.

A ***motion*** was made by Commissioner Witt, a ***second*** by Commissioner Stewart for discussion.

A discussion followed regarding the retiree health benefit section of the Personnel Manual. It was agreed upon by the board members to schedule a workshop to review the personnel manual and gather additional information.

A ***motion*** to amend was made by Commissioner Witt, a ***second*** by Commissioner Barger to table the resolution and schedule a workshop.

Vote ~ 5 ~ 0

d. Resolution ~ Establishing Criteria for Utilization of Design-Build Bridging Contracting for the Boiling Spring Lakes Police Department Facility.

A ***motion*** was made by Commissioner Auger, a ***second*** by Commissioner Barger for discussion.

City Manager Repp explained the Design-Build Bridging process. Commissioner Auger explained why he is opposed to passing the resolution starting the design of the remodeling of the police department building before the city has signed the contract to purchase.

A ***motion*** to amend was made by Commissioner Auger, a ***second*** by Commissioner Witt to *table items ~ (d), (e) and (f) listed on the agenda* until such time the bank building has been purchased by the city.

Vote ~ 5 ~ 0

e. Resolution ~ Exempting the Boiling Spring Lakes Police Department Facility from NCGS 143-64.31.

Resolution was tabled as reflected in item (d).

f. Order ~ Authorizing the City Manager to enter into a design services contract for the renovation of the former bank building at 3020 George II Highway into the Boiling Spring Lakes Police Department with Studio Three Architects, 321 N. Front St. Wilmington, NC in the estimated amount of Fourteen Thousand Dollars and No Cents (\$ 14,000.00 for design and bidding services and Five Hundred Dollars (\$ 500.00) per month for construction management services.

Resolution was tabled as reflected in item (d).

- g. **Ordinance** ~ to Amend Article 5 & Article 6 of the Unified Development Ordinance Section 5.3 Primary Zoning Districts and Section 6.7 Manufactured Housing.

A **motion** was made by Commissioner Barger, a **second** by Commissioner Witt to Amend Article 5 & Article 6 of the Unified Development Ordinance Section 5.3 Primary Zoning Districts and Section 6.7 Manufactured Housing.

Vote ~ 5 ~ 0

- h. **Financial Assistance to the Volunteer Fire Department** ~

Commissioner Stewart explained the serious issues the Fire Department is having with their ladder truck, which is 32 years old. The Fire Department has found a new truck; and has requested assistance from the City for \$19,500 which will be used toward the down payment for the new/used truck.

A **motion** was made by Commissioner Stewart, a **second** by Commissioner Barger to assist the Fire Department toward the down payment of a new truck for \$19,500.

Vote 5 ~ 0

- i. **Resolution** ~ Selecting an Engineering Firm Pursuant to Chapter 143, Article 3D, of the North Carolina General Statute

A **motion** was made by Commissioner Barger, a **second** by Commissioner Witt Selecting an Engineering Firm Pursuant to Chapter 143, Article 3D, of the North Carolina General Statute.

Commissioner Auger requested a change in the wording of the 4th paragraph to read as follows. *The City Manager has requested the Board of Commissioners use LDSI, Inc. of Kinston, NC as the best qualified firm to perform said work;*

A **motion** to amend was made by Commissioner Witt, a **second** by Commissioner Barger to approve the Resolution with the changes requested.

Vote ~ 4 ~ 1 (Commissioner Auger ~ opposed)

- j. **Ordinance** ~ to Amend to the Official Zoning Map of the City of Boiling Spring Lakes, North Carolina R-3 Residential to R-3A Residential.

A **motion** was made by Commissioner Barger, a **second** by Commissioner Witt to Amend to the Official Zoning Map of the City of Boiling Spring Lakes, North Carolina R-3 Residential to R-3A Residential.

Vote ~ 5 ~ 0

15. **Announcements ~**

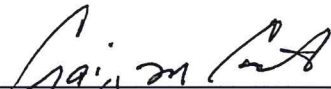
No announcements were stated.

16. **Adjourn ~**

A *motion* was made by Commissioner Barger, a *second* by Commissioner Witt to adjourn the Board of Commissioners meeting of October 1, 2019.

Vote ~ 5 ~ 0

The Board of Commissioners meeting adjourned at 8:30p.m.



Craig M. Caster, Mayor

ATTEST:



Jane McMinn, City Clerk



Date



Updated: October 1, 2019

FEMA PROJECT STATUS

City of Boiling Spring Lakes Hurricane Florence Update - 10/1/19 Infrastructure Damage Estimates							
ITEM	TEMPORARY REPAIR COST	ENGINEERING/ MONITORING COST	EST. CITY FINAL CONSTRUCTION COST	PROJECTED FINAL REPAIR COST	FEMA "back to pre-disaster" Estimate	AMOUNT SUBMITTED TO FEMA	FEMA REIMBURSEMENT
Debris Pick Up	-	226,337	1,227,831	1,454,168	1,454,168	1,454,168	1,088,188
Emergency Protective Services	-	229,062	-	229,062	108,154	108,154	108,154
Elm Road Washout	7,050	-	-	7,050	7,050	7,050	7,050
Palmer Road Storm Drain Repair	1,348	-	32,729	34,077	32,729	32,729	32,729
Lake Hastie Storm Drain Repair	-	6,932	132,522	145,702	113,446	145,702	-
S. Shore Road Washout #1	-	-	3,315	3,315	5,888	3,315	5,888
S. Shore Road Washout #2	-	2,800	71,811	74,611	71,811	71,811	71,811
S. Shore Road Washout #3	-	-	40,324	40,324	43,281	43,281	43,281
S. Shore Road Washout #4	19,050	-	39,674	58,724	42,928	75,502	75,502
Sanford Dam/Alton Lennon Road	11,200	433,580	13,273,246	13,718,026	7,165,509		
Upper Dam	9,200	233,100	955,892	1,198,192	654,639		
Pine Lake Dam	-	326,340	1,509,501	1,835,841	1,137,436		
North Lake Dam	-	319,410	941,510	1,260,920	1,361,684		
North Lake Park Road (Lakeview)	-	32,653	130,611	163,264	51,526		51,526
Community Center	-	-	-	40,115	36,885	36,885	36,885
Spring Lake/Pine Road Washout	-	-	-	6,167	6,167	6,167	6,167
Pine Lake Detour Paving (Pine Lake/Queens/Nassau)	-	-	-	280,000			
North Lake Road Detour Paving (Crystal/Drayton/Pine)	71,645	-	-	408,000			
Total	119,493	1,810,214	18,358,967	20,957,558	12,293,301	1,984,763	1,527,182
Denotes Items changed/added since last update							77%
Denotes FEMA "obligated" and NCDPS PW Issued							
Denotes under FEMA EHP Review							
Denotes "applicant" signed off							
Denotes "Pending EEI" Completion							

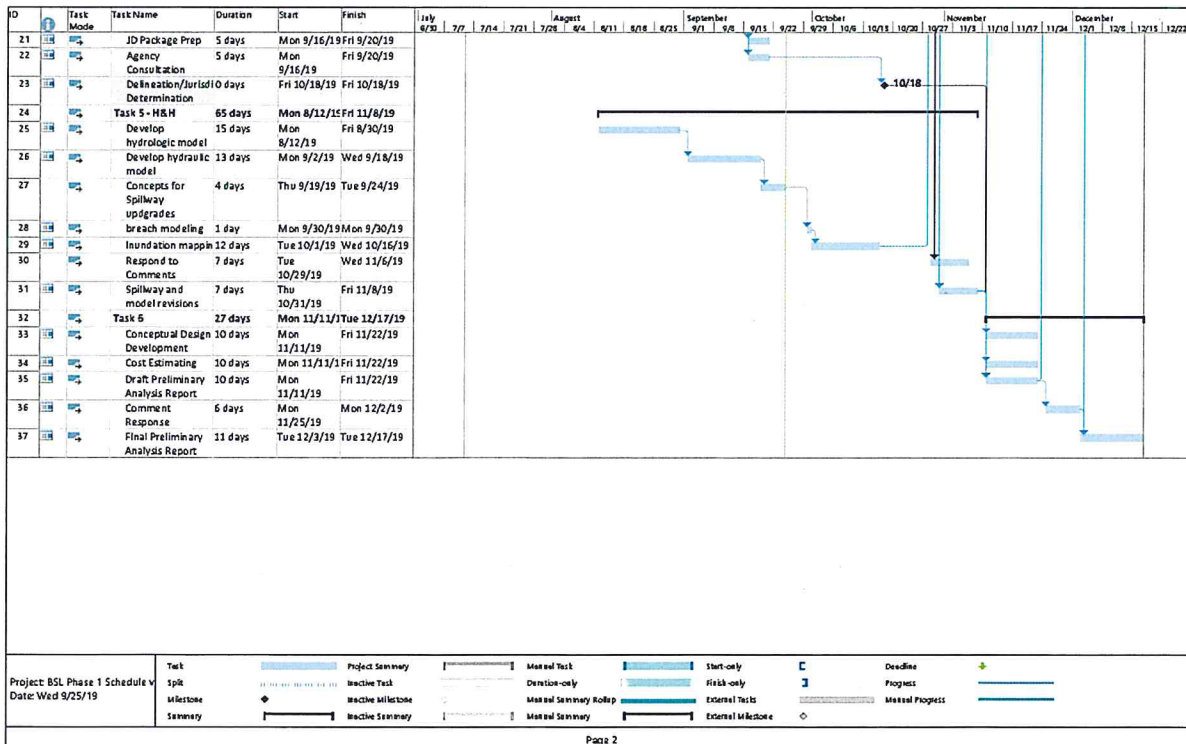
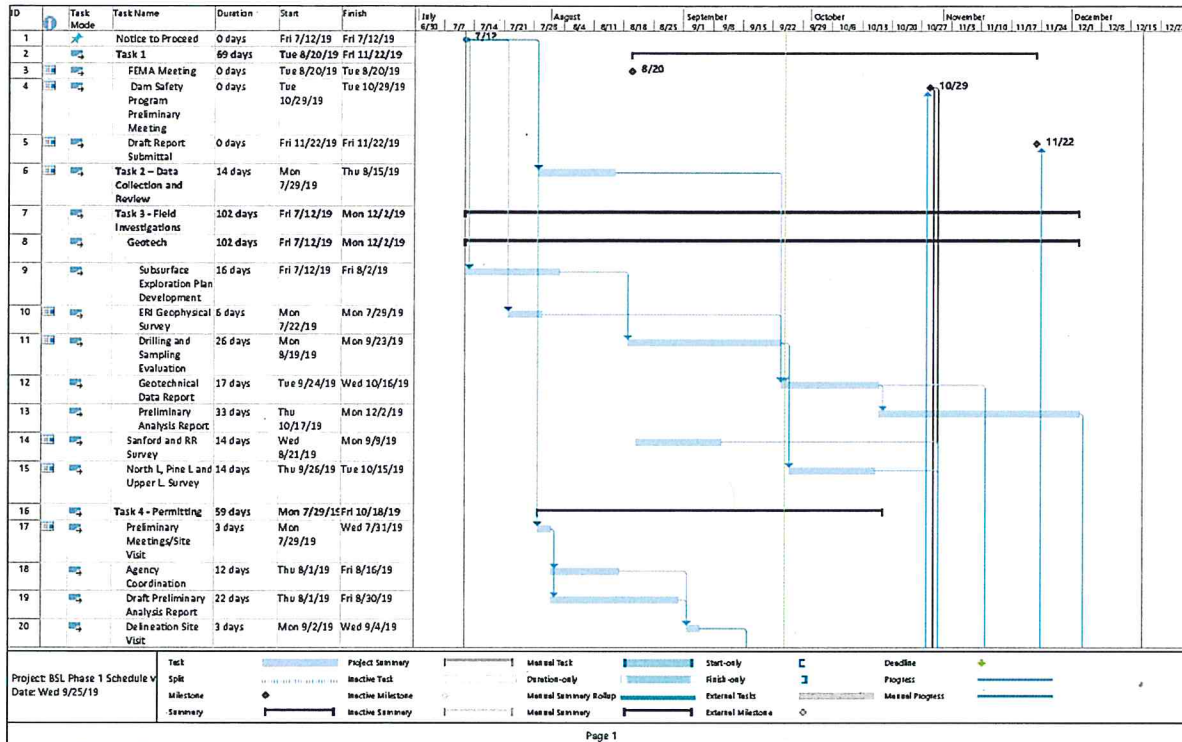
FEMA Status	# of Projects	Total Value	Comments
Pending EEI	6	11,007,268	Dams & detours around dams
Pending EHP	0	-	
Applicant Signed Off	1	145,702	Lake Hastie/Reeves
			Balance of Debris
Obligated	0.5	365,979	Pickup/Monitoring
Obligated/PW Issued	0	-	
Obligated/Check Received	10	1,527,182	
Totals	17.5	13,046,131	

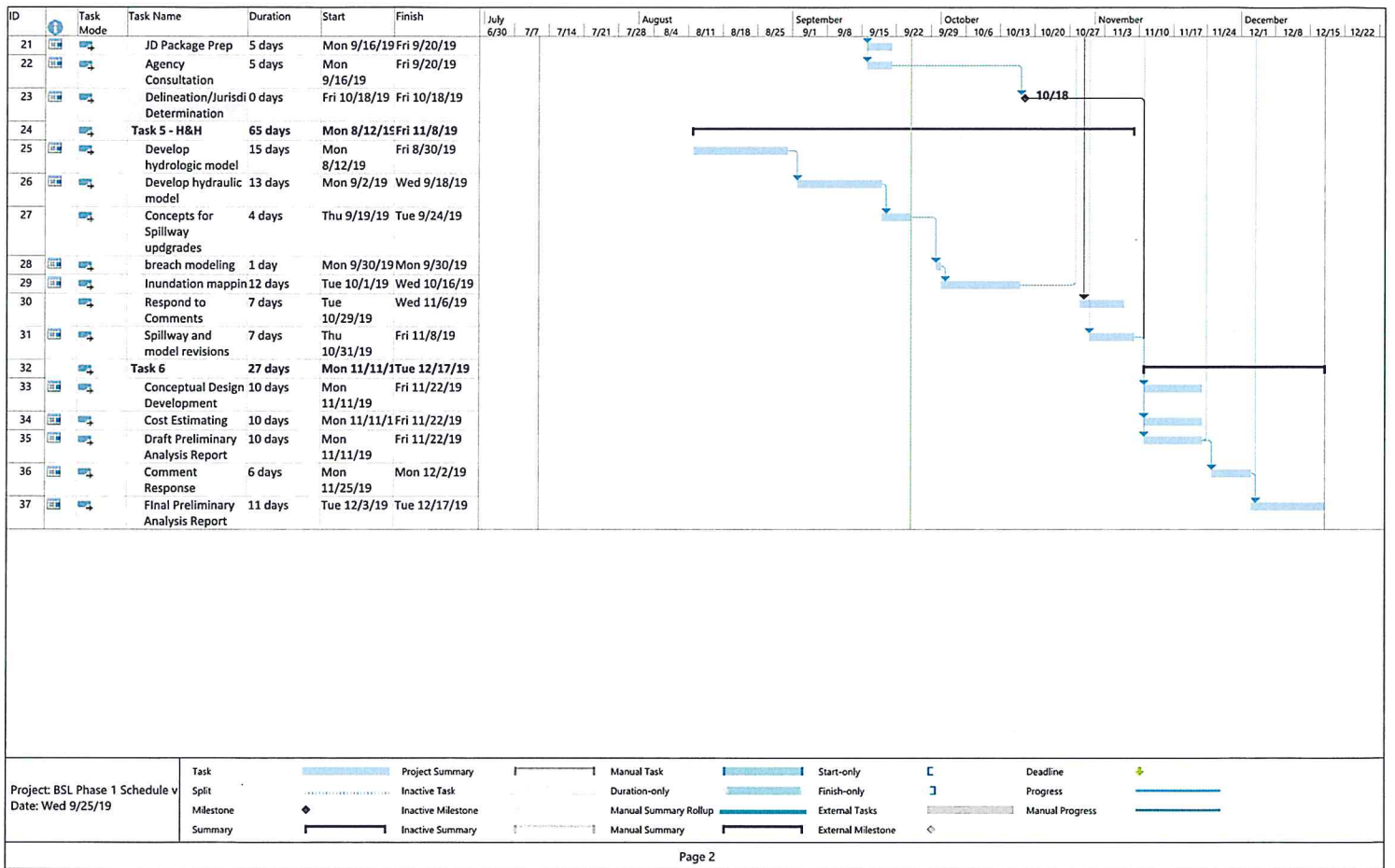
EEI - Essential Elements of Information

EHP - Environmental/Historic Preservation

Updated: October 1, 2019

DAM(S) UPDATE





Updated: October 1, 2019

Note: Sanford Dam (not currently in contract) refers to the design that ECS prepared for the auxiliary spillway and whether that will be incorporated into final design.

October 2019 McGill Associates Work Projected:

- Resolve with FEMA regarding revisions to Dams Project DDD and Scope of Work
- Geotechnical drilling and survey were completed in September
- Complete Geotechnical Report
- Complete agency coordination on permitting
- On-going development of Preliminary Analysis Report
- On-going Hydraulic & Hydrology watershed modeling
- Attend meeting with NC Dam Safety on October 26th to discuss initial findings and confirm path to completion of PAR

Pine Lake & North Lake Detour Roads

During the month of September FEMA broke out and created as a project (# 110141) the city roads that were used during the repairs to E. Boiling Spring Road at Pine and North Lake. As currently defined in the project language the roads will be repaved as a FEMA project. The below table is a summary of the proposed paving program for FY 2020:

Street	Type	LF	Width/Ft	SY/2"	Paving @ \$ 20.00/SY
Greenmoss	New Paving	2,000	18	4,000	\$ 80,000.00
Mission	New Paving	2,216	18	4,432	\$ 88,640.00
Crystal (Greenmoss/Woodhaven	New Paving	780	18	1,560	\$ 31,200.00
Blueberry	New Paving	1,070	18	2,140	\$ 42,800.00
Beaufort	Overlay	3,000	18	6,000	\$ 120,000.00
Crystal Road	Overlay	5,413	18	10,826	\$ 216,520.00
Pine Road	Overlay	925	18	1,850	\$ 37,000.00
Pine Lake Road	Overlay	6,441	18	12,882	\$ 257,640.00
Queens	Overlay	1,055	18	2,110	\$ 42,200.00
Nassau	Overlay	5,906	18	11,812	\$ 236,240.00
Totals		28,806	-	57,612	\$1,152,240.00
FEMA Paid Roads	\$ 789,600.00				
City Paid Roads	\$ 362,640.00				

Anticipated Pine Lake and North Lake Reconstruction Method:

Articulated Concrete Block Mat Revetment *(Illustration only)*



Cellular Cofferdam *(Illustration only)*



Middle Dam

- Documentation has been submitted by McGill Associates to NCDPS making case for them to appeal to FEMA for inclusion of project in dam repairs.
- Middle Dam is also one of nine projects listed in the USDA-NRCS grant.

Engineering Design and Construction Administration Services

Updated: October 1, 2019

After a Request for Qualification Process, the following firms submitted proposals to be selected to perform the necessary services for rebuilding the four dams. The firms are:

Evaluation Factor	McGill				Freese & Nichols				Teracon				Gai			
	Jeff	Bill	Michael	Average Points	Jeff	Bill	Michael	Average Points	Jeff	Bill	Michael	Average Points	Jeff	Bill	Michael	Average Points
Quality of the Proposal	200	200	125	175	200	200	200	200	150	200	100	150	150	150	100	133
Consultant Qualifications & Experience	150	150	150	150	200	150	50	133	150	150	150	150	150	150	100	133
Availability and Capacity of the Consultant	200	100	75	125	100	100	50	83	200	100	50	117	100	75	50	75
Total	450				417				417				342			

The Board adopted a resolution at their June 4th meeting selecting McGill Associates as the engineering firm. The Board adopted at their July 9th meeting the Master Agreement and Task Order #1 to begin the design work on the dams to be reconstructed. Schedule of work is outlined above.

Construction Financing

- Board of Commissioner will consider Resolution of Intent at their August 6th meeting to include engineering costs to be included in bond issue to be issued in the spring to cover interim construction costs for dam reconstruction pending FEMA reimbursement.
- Installment financing agreement with a bank to be selected cannot occur until bids for dam reconstruction are received.
- FEMA has also indicated that NCDPS may be able to make partial payments during construction as avoid borrowing of funds. A

USDA-NRCS GRANT UPDATE

The City is working with the USDA-NRCS that has identified nine (9) locations for debris removal and bank stabilization following Hurricane Florence. Those sites are listed below. The grant application has been submitted by the North Carolina State Conservation Engineer and the city is anticipating a “go ahead” in October 2019. At the October 1st meeting the Board will select LDSI, Inc. of Kinston, NC to design and administer this grant for the City.

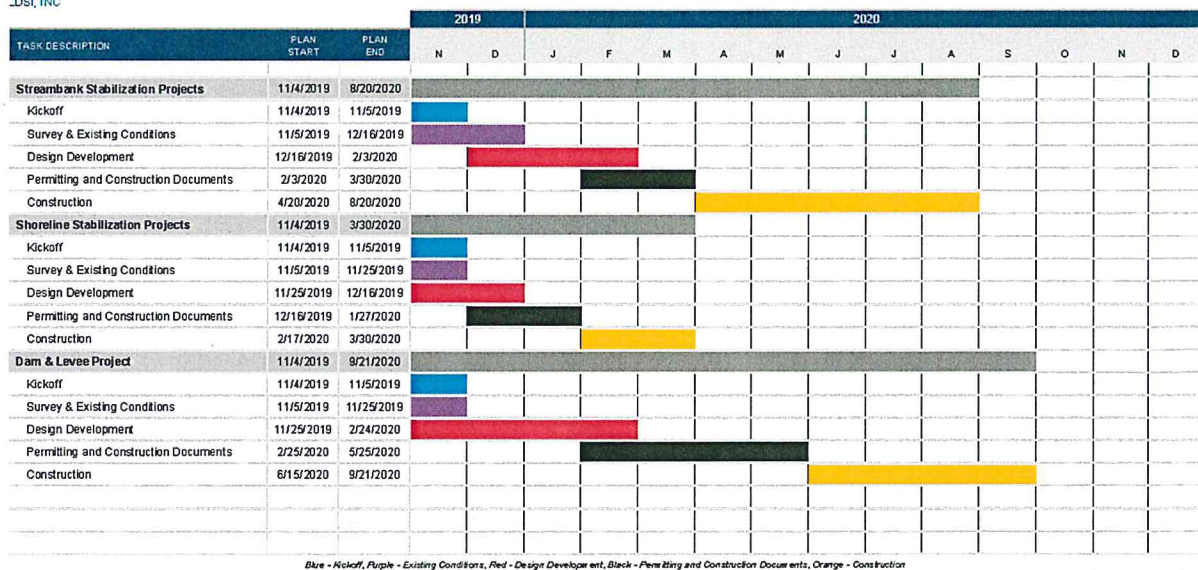
Work is anticipated to be completed by mid-2020 per the schedule below. While the City is, the “sponsor” NC Dept. of Agriculture will reimburse all local costs to the City.

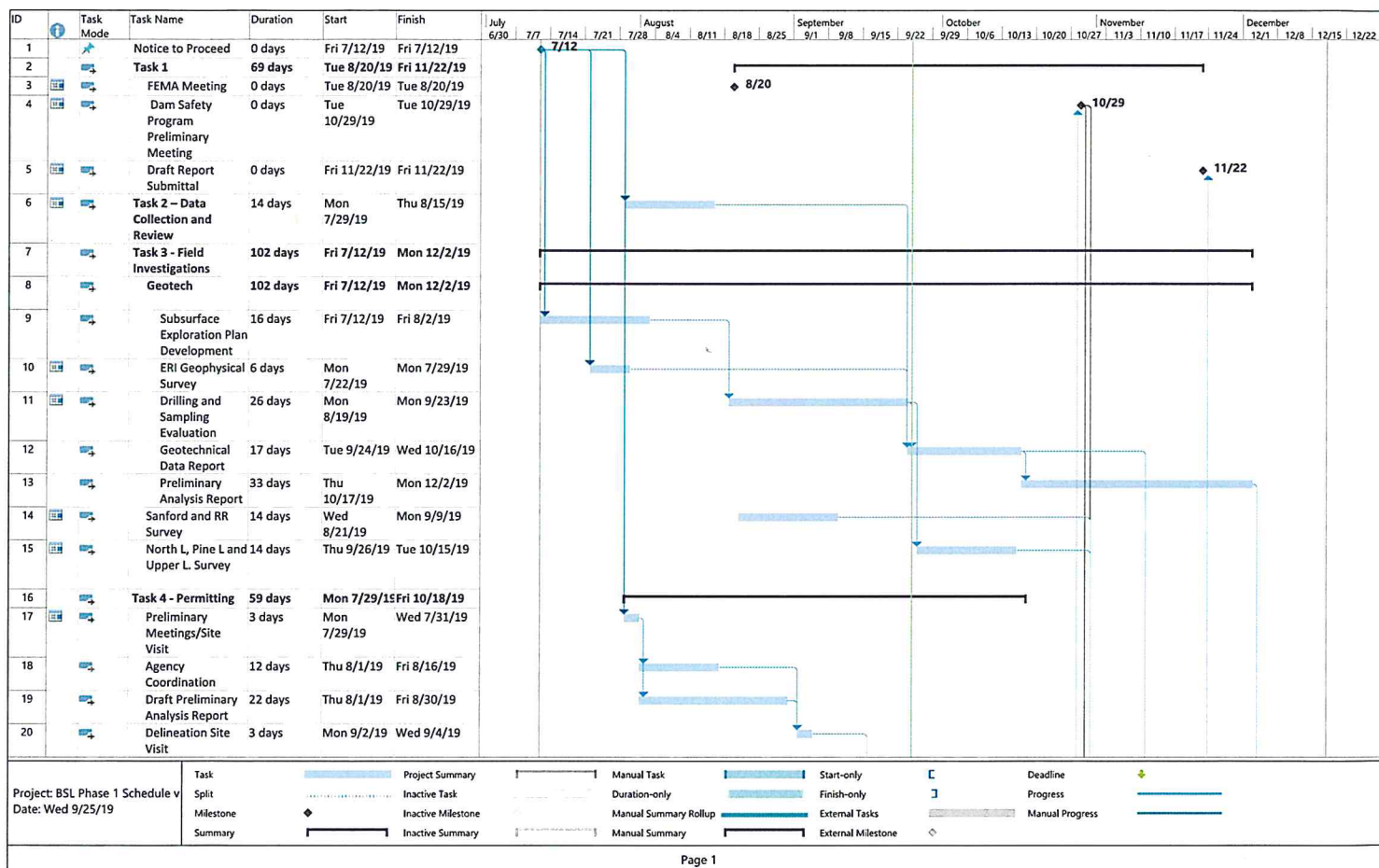
Updated: October 1, 2019

Location	DSR #	Damage Description	Proposed Work	NRCS Share (75%)	Sponser Share (25%)	Total
Middle Dam	37-07-18-5038-080	Hurricane Florence flood waters have caused a breach in the dam on Dam Rd. depositing debris downstream and causing excessive erosion.	Restore earthen berm dam on Dam Rd. Stabilize banks near dam. Remove debris and excess sediment from blow-out.	183,600	61,200	244,800
Elm/Cherry Road	37-07-18-5038-081	Hurricane debris in channel flowing into Big Lake, impacting channel functionality.	Remove hurricane debris from channel to restore functionality.	254,700	84,900	339,600
E. Boiling Springs Rd. @ Big Lake/North Lake	37-07-18-5038-082	Excessive bank erosion and sediment deposition near E. Boiling Springs Rd. @ Big Lake and North Lake	Restore pipe crossing under E. Boiling Springs Rd. @ Lakeview Rd. Restore access to Lakeview Rd. Bank Stabilization, excess sediment & debris removal.	88,695	29,565	118,260
Sunset Road/W. Boiling Spring Road @ Upper Lake	37-07-18-5038-083	Hurricane debris in tributary to Big Lake impacting channel functionality.	Remove hurricane debris and excess sediment from channel beginning at Hunters Rd. flowing into Big Lake.	151,650	50,550	202,200
Inlet off Big Lake at Forest Lane	37-07-18-5038-084	Dam breach to Big Lake. Hurricane debris in channel impacting functionality.	Restore earthen dam to pre-hurricane conditions & hurricane debris removal.	25,969	8,656	34,625
Pine Lake Rd/Queens Road	37-07-18-5038-085	Hurricane debris & bank erosion along unnamed tributary to Pine Lake @ Queens Rd.	Bank stabilization near culvert crossing at Queens Rd. & hurricane debris removal.	67,613	22,538	90,150
River Road/Orton Creek	37-07-18-5038-190	Hurricane Florence flood waters have caused debris build-up in channel, impacting functionality and nearby infrastructure.	Debris removal up and downstream on Orton Creek @ River Rd. to restore channel functionality and protect nearby infrastructure.	19,500	6,500	26,000
1460 N. Shore on Big Lake	37-07-18-5038-191	Hurricane Florence flood waters have caused excessive bank erosion on residential lots on Big Lake.	Repair erosion on residential property, and stabilize channel banks to minimize future erosion. Hurricane debris removal.	25,036	8,345	33,381
Polaros Dr @ E. Boiling Spring Road	37-07-18-5038-192	Hurricane Florence flood waters have caused debris build up in a tributary near E. Boiling Spring Rd. Impacting channel functionality and nearby infrastructure	Remove hurricane debris from channel, restoring functionality and protecting nearby infrastructure.	63,225	21,075	84,300
			Total Engineers Estimate	879,987	293,329	1,173,316

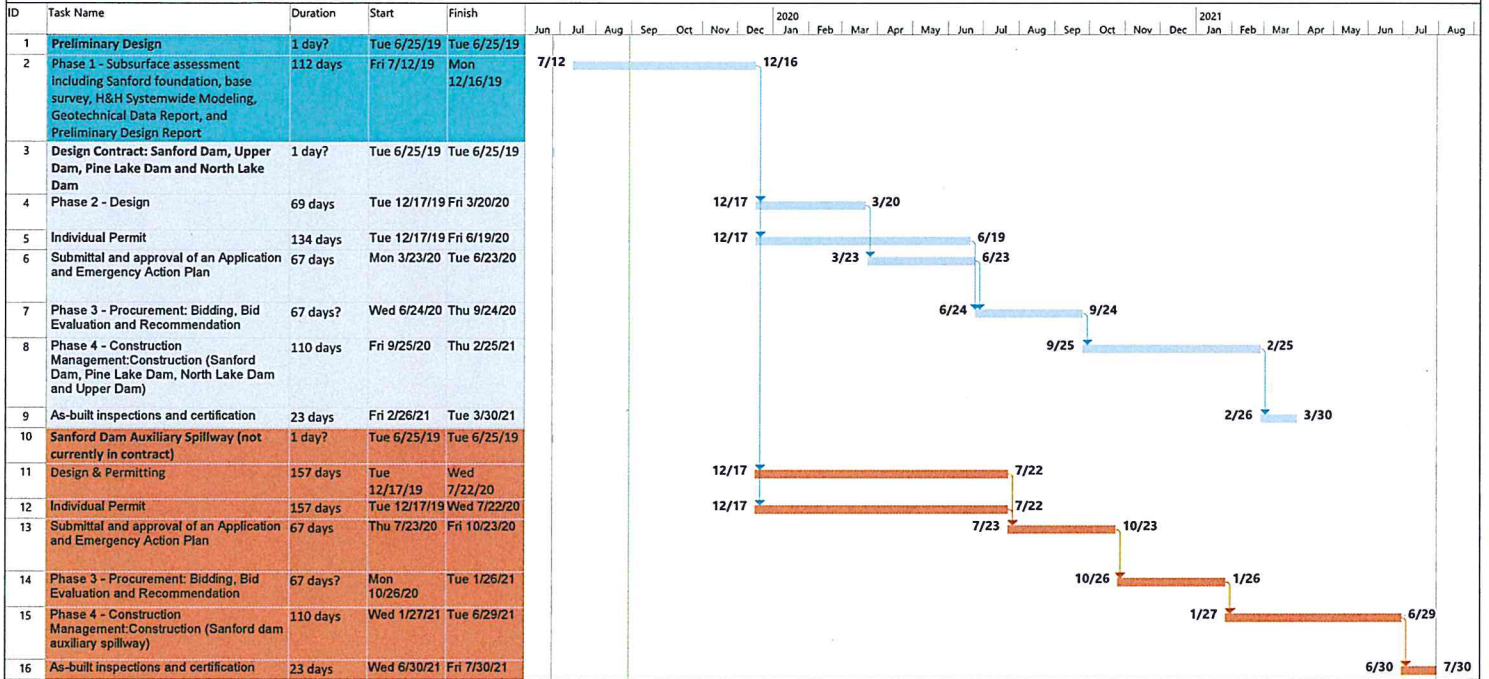
USDA-NRCS EWP Engineering Services
City of Bolling Springs Lakes

DSI, INC





City of Boiling Spring Lakes
Dams Construction/Reconstruction Project
Updated Schedule 9/1/19



September 2019 Manager's Report

Notebook: jrepp0's notebook

Created: 8/5/2019 8:12 AM

Updated: 10/1/2019 2:50 PM

Author: jrepp@cityofbsl.org

URL: file:///C:/Users/local_jrepp/INetCache/Content.Outlook/8523HLZH/RFQ-BSL%20Police%...

I. Cash Balance

- a. \$ 2,594,100 as of August 31, 2019

II. Property Tax Collections

- a. As of Sept 20th 4.6% of property tax collected

III. Sales Tax Revenue

- a. Sales tax revenue for July came in 13.9% ahead of estimate after two months.

IV. Muse Park Improvements

- a. Task Order with McGill Associates was signed on July 19th to:
 - 1. Site Surveying is complete.
 - 2. Geotechnical subsurface checks completed by 9/6
 - 3. Site plan developed.
 - 4. Erosion Control Plans submitted on 9/27/19
 - 5. Bidding of project estimated for October 15th assuming permits in hand.

V. Storm Drainage Project

- a. Draft report for Phase I of the plan was received on 9/25
- b. Staff and Commissioner Stewart to review this week and respond back with any suggested changes/additions.
- c. Surveying for Phase II to start this week.

VI. Police Department Building

- a. City Attorney and Bank Attorney working on final language approval for sales agreement
- b. Staff met with S3 Architects to review project budget (\$ 500,000) and Police department needs
- c. Consensus of group that "Design Build Bridging" best procurement method to insure that project will come in on budget.
- d. RFQ for architect/engineer services to design to 35% drawing phase to be sought in September with BOC approval at October 1,
- e. BOC to approve resolution establishing "criteria" for DBB process at October 1st meeting.

VII. Bike/Ped Grant

- a. Project kickoff meeting held on August 23, 2019

Task	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April
Task 1: Inventory and Evaluation of Current Conditions								
Task 2: Project Kick-off Meeting, First Steering Committee	★							
Task 3: Second Steering Committee and First Open House Public Meeting					★			
Task 4: Preliminary Pedestrian Plan								
Task 5: Third Steering Committee Meeting							★	
Task 6: Public Meeting to Present Final Plan								★

b. BSL Bide/Ped Steering Committee had first meeting on September 19th

VIII. North Lake Park Property Acquisition

a. *Parcel 142PA00203 (Craig property)* - Contact was made with executor of estate Linda Craig and \$ 6,000 was confirmed as price. City Attorney is working on acquisition but it will take time in that the executor lives in Kentucky, her parents will was filed in Georgia and the property is located in North Carolina.

B. *Parcel 142PA00205 (County property)* - County declared property as surplus on 8/19 and upon payment of \$ 4,809 + \$ 26 recording fee the County will record the deed and send copy to City. Payment was made on August 29, 2019. Deed has been received from County and recorded.

VIII. 2019/2020 Paving

- Advertise for Proposals in State Port Pilot - October 16, 2019
- Bid Opening - October 25, 2019
- Bid Award - November 6, 2019
- Project will be bid out with both 18' and 20' wide streets and BOC can decide at award which route to go.

Street	Type	LF	Width/Ft	SY/2"	Paving @ \$ 20.00/SY
Greenmoss	New Paving	2,000	18	4,000	\$ 80,000.00
Mission	New Paving	2,216	18	4,432	\$ 88,640.00
Crystal (Greenmoss/Woodhaven	New Paving	780	18	1,560	\$ 31,200.00
Blueberry	New Paving	1,070	18	2,140	\$ 42,800.00
Beaufort	Overlay	3,000	18	6,000	\$ 120,000.00
Crystal Road	Overlay	5,413	18	10,826	\$ 216,520.00
Pine Road	Overlay	925	18	1,850	\$ 37,000.00
Pine Lake Road	Overlay	6,441	18	12,882	\$ 257,640.00
Queens	Overlay	1,055	18	2,110	\$ 42,200.00
Nassau	Overlay	5,906	18	11,812	\$ 236,240.00
Totals		28,806	-	57,612	\$1,152,240.00

IX. Fifty Lakes/Goldsboro Special Assessment District

- Project Construction 100% complete including water line change order
- Final Walk thorough held on September 23rd
- Engineering certifications sent to County Engineer October 1st
- Preparation of Preliminary Assessment Roll - Oct/Nov 2019
- Public Hearing on Assessment Roll - January 7, 2020
- Confirm Assessment Roll - February 4, 2020
- Send bill to Dominion for their property
- Send assessment payments to property owners.

Tonight I will be commenting on the proposed changes to the personnel policy. I will give a copy of my comments to the City Clerk and would like them to be included with tonight's meeting minutes.

I am very proud to say that I have been a department head for the City of Boiling Spring Lakes for 15 years. Over these years with the help of great volunteers, city & department staff and many elected officials we have built the community center into a thriving Parks & Recreation Department full of programs, safe and fun parks, we have sought and received grant funding and overall have provided excellent service to our growing community. I think we can all agree that this is something to be proud of!!

I come before you this evening as a dedicated employee to the City of Boiling Spring Lakes. A dedicated employee who feels that the proposed changes to the personnel policy in regards to employee retirement benefits are just plain wrong!

I was hired under the 2002 Personnel Manual. In 2006 a provision granted medical benefits for retirees as of July 1, 2004. In 2009, the city changed the medical benefits for retirees on September 1. Those employees hired prior to this date were grandfathered into the 2006 policy revision. I will assume that you all are familiar with the 2002 policy & the 2006 revision.

In the proposed personnel policy there are more changes in the retirement health benefit. For the most part this revision changes many parts of the 2002, 2006 and 2009 policies and puts additional burdens on long-term employees hired prior to September 1, 2009 (not to mention giving much better retirement health benefits for those hired from September 2, 2009 until today)...This is 100% NOT the right thing to do! It is like changing the rules of the game in the 4th quarter for your long-term employees!!!

Government is NOT a business, and it should not be treated as such! I believe that as a public employee I have the right to expect the retirement benefits bargained for in exchange for my loyalty, continued service and what has been continually promised to me over many years will not be removed or diminished...it is not a gift or gratuity, it is 100% deferred compensation. Deferred compensation that I have been earning for the past 15+ years and that I should have the ability to rely on since the moment I vested in the NC Local Government Retirement System.

I believe that The UNC School Of Government agrees! It published a Public Employment Law brief in May 2004 titled, "When Can A Public Employer Reduce Employee Benefits." I would encourage you all to read this brief and the associated case laws prior to making decisions on changing any retiree benefits.

Please make a decision tonight that you can be proud of! Do not change the rules late in the game that would be detrimental to your dedicated long-term employees! Instead, stand behind us and permanently grandfather us into the 2006/2009 retirement health insurance provision or at the very least vote NO to the personnel policy before you tonight. It is the right thing to do!

Thank You

Mary L. Green

Jane McMinn

From: Karen Thompson
Sent: Monday, September 30, 2019 9:05 AM
To: Dana Witt; Guy Auger; Mark Stewart; Steve Barger; Craig Caster
Cc: Jeff Repp; Jane McMinn
Subject: FW: Personnel Policy- 2019

e Advised: This email originated from outside of the City of Boiling Spring Lakes, NC

Dear Mr. Mayor & Board of Commissioners:

I'm writing to show my concerns regarding the proposed personnel policy before you on 10/1/19.

I was hired part time on 10/30/00.

I became full time on 7/1/02.

There was a personnel policy given to me in 2002.

Over the yrs, there were a few things added to our policy. I'm referring to 2004, 2006, 2009.

As of September 2009 which addressed the Medical Insurance for retirees., it still did not affect us employees that were grandfathered in prior to 2009.

Now in October 2019, (10 yrs later), the game seems to change.

It is now affecting the LOYAL long term employees.

There was never a mention in the prior policies, that if we seeked employment after we met our City Retiree requirements., and the new employer offered health insurance, that the City's medical benefit would be forfeited.

This raises some concerns.

If say a young retiree goes and works somewhere else full time, they take the new employers Ins. benefit & the Company goes belly up , then the employee can't find a full time position, or they have to take 2 part time positions.

With the new 2019 policy change they will not be insured because they lost the Citys benefit.

These are life changing events that we all experience at times and this is just 1 example.

I'm asking the board of Commissioners to please consider grandfathering in the 5 existing employees that are entitled to this benefit. To let us follow the 2002 policy in which we were given.

I will ask that this letter be part of the October 1 2019 minutes.

Thank you for your consideration.

Karen A. Thompson
149 Pike Rd.
Southport NC, 28461