



City of Boiling Spring Lakes

9 East Boiling Spring Road
Boiling Spring Lakes, NC 28461

Board of Commissioners February 16, 2023 at 6:00 PM BOARDS/COMMITTEES WORKSHOP MINUTES

1. Call to Order – Mayor Winecoff

Mayor Winecoff called the meeting to order at 6:00 p.m.

Attendance:

Mayor Jeff Winecoff
Commissioner Tom Guzulaitis
Commissioner Teagan Hall
Commissioner David Mammay
Commissioner Kim Sherwood
City Manager Gordon Hargrove
City Clerk Nancy Sims

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Approval of Workshop Agenda

Motion to approve the boards/committees workshop agenda as presented

Moved by: Sherwood

Seconded by: Hall

Motion Carried 5-0

4. Opening Statement by Mayor Winecoff

Mayor Winecoff started by saying this is something he has done in the past and felt it appropriate for here. When he and the other new BOC members came into office we had some big plans. We wanted to get the dams back up, tackle stormwater, and then the roads. With the work of this Board and the Grants Committee, the plans have become a reality. We have started work on the dams and stormwater issues, as well as paved some roads. This year, in looking at the main concerns, we are waiting for bids for the dams and then we will need to get to work. Our

top priority needs to be the dams, and then we will still need to consider stormwater issues and other areas such as parks and recreation, and the old police station upfit for a possible library. We need to look at the whole picture. It is easy to look at things, but then you need money.

Mayor Winecoff then said after Florence, in 2019 the then BOC authorized the City to enter in an agreement with the NC Office of Recovery and Resiliency for a \$2 million loan. This has not yet been repaid and it is coming up due on April 1st. The \$2 Million went to pay the engineers to start the dam project, so we can recoup the money once the dams' reconstruction starts. We are looking for where we can get the money for this right now. **Finance Director Suzanne Tungate** added they don't expect us to pay anything back until we are obligated by FEMA. We can also ask for another extension. **Commissioner Guzulaitis** stated we did know about and it has been talked about. **Mayor Winecoff** replied when we three new members came into office we did not know about it. That is why we need to ask Representative Miller to have \$2 million set aside when we ask for the \$8 million. Either way we are trying to cover our bases to repay the loan. That is where the Grants Committee will be a plus to the City for things such as a library, stormwater, etc. **Mayor Winecoff** continued that City Manager Gordon Hargrove has been a huge plus for the City. He has been on top of a lot of things. We appreciate Gordon's work; he jumped right in. It is getting to be budget time and we need to prioritize. We need to watch what we spend.

5. Boards and Committees Presentations

a. Planning Board

Vice Chairman Sharon Zakszeski presented the Planning Board's Planning Vision for 2023.

b. Parks and Recreation Advisory Board

Chairman Claudia Duncan presented the Parks and Recreation Advisory Board's Planning Vision for 2023.

c. Community Appearance Commission

Committee Member Barbara Bennett Snyder presented the Community Appearance Commission's Planning Vision for 2023.

d. Grants Committee

Committee Member Michael Hartigan presented the Grants Committee's Planning Vision for 2023.

e. Special Events Committee

Chairman Brenda Hogan presented the Special Events Committee's Planning Vision for 2023.

f. Library Commission

Chairman Sherrie Kuzian presented the Library Commission's Planning Vision for 2023.

6. Department Presentations

a. Public Works

Public Works Director Aaron Harward presented the Public Works Department's Planning Vision for 2023. **Commissioner Sherwood** inquired about the office area in the Public Works Building that was to be reconstructed; is the money still there for the repair? **Mr. Harward** replied Mike Hargett wanted to approach it as a larger picture, to have a broad idea of what needs to happen. We have installed a new roof on the main shop and moved Dean into another office. **Commissioner Sherwood** then asked the breezeway hasn't been started? **Mr. Harward** replied no we need the big picture before that. **Commissioner Sherwood** inquired if Public Works will be asking for more employees in their budget. **Mr. Harward** replied yes. **Commissioner Sherwood** then asked about the money put aside for the office refurbishment, what are you using it for. **Mr. Harward** replied we have only used it for a roof. **Commissioner Sherwood** confirmed, that can be rolled over into the next budget year. **Commissioner Mammay** added that is why we are talking about maintaining our equipment. If it had been maintained over the years we wouldn't be in this pickle.

b. Planning and Zoning

Planning and Zoning Administrator Mark Bloomer presented the Planning and Zoning Department's Planning Vision for 2023.

c. Inspections and Code Enforcement

Chief Code Enforcement Officer Ruth Bek presented the Inspections and Code Enforcement Departments' Planning Vision for 2023. **Commissioner Guzulaitis** inquired if the money the City is spending to abate becomes a tax lien on the property? **Ms. Bek** replied yes, we are learning how to handle that now.

Commissioner Hall was excused by CONSENSUS and left at 6:55 p.m.

d. Parks and Recreation

Parks and Recreation Director Chris Sims presented the Parks and Recreation Department's Planning Vision for 2023. **Commissioner Mammay** asked how many seniors and kids are turned away because there is not enough room in the programs. **Chris Sims** responded we rented a van recently so we didn't have to turn away people. It's hard to say, but there are probably more this year. Remember to grow programs we have to add staff, but this is the life blood of the community. **Commissioner Sherwood** said everything is booked and full. I would ask that you keep on the horizon activities at the parks. Once the lakes come back there will be more for you to cover within the parks.

e. City Clerk

City Clerk Nancy Sims presented the City Clerk's Planning Vision for 2023.

f. Police

Police Chief Kevin Smith presented the Police Department's Planning Vision for 2023. **Commissioner Sherwood** added that she knows a K-9 unit is also a want for the police department.

7. Project Reports Not Covered during Above Presentations

City Manager Gordon Hargrove wanted to just acknowledge the citizens who serve on the boards and committees and who offer service and expertise that we don't have in-house. Some things he wants to focus on with staff is to increase the fund balance. A City is only as healthy as its fund balance. Right now funds are tight. Another thing is the City center master plan. Staff is working diligently on that but it is a very slow process and will not happen overnight. We do need to start today as it could take years to do it the right way. We also want to expand the sewer system to make it more available to residents. That is a driver of growth factor involved with getting a grocery store. Parks and Recreation is busting at the seams. We have older and younger citizens, so there is a need for Parks and Recreation to expand. We have a lot of plans and they are good, but they don't mean anything unless they are executed. We have to execute the plans, but need money to execute them. That is where we will be leaning on the Grants Committee. Thank you to the staff and I am happy to be here as City Manager.

8. Closing discussion

Mayor Winecoff wants to have all city contracts reviewed to see if they need to be updated or need to move forward. Our ordinances need to be updated to cover legal and financial issues. The BOC needs to reserve money for our departments so there is money for their needs.

Commissioner Mammay encouraged all departments as they are doing their budget to please try to look at part time employees as they are cost effective because of no benefits packages and they often have a lot of experience.

Commissioner Guzulaitis said thanks to all the committee members for their time. Whether it is staff or volunteers you all make this City tick. We are only as good as feedback from each board and committee.

Commissioner Sherwood said my time has been spent researching sewer and what we need to do to get sewer and where we need it. A Study from 2020 shows we need to build a pump station on the east side and upgrade the pump stations we have. Highway 87 is being expanded and the pipe is supposed to be made larger and upgraded. In the sewer plan there are stages that we need to go through. We need to work with the County. We have to be careful about getting sewer started. We should appoint a steering committee to look at the whole master plan. It is doable if we approach it in steps. There are grants out there. Our City is not going to grow unless

we get sewer. Homes around the lake are old and they are getting seepage. That is an area that should be first for sewer. Caswell Beach's whole sewer system was paid out through grants.

9. Adjournment

Motion to adjourn the meeting at 7:32 p.m.

Moved by: Sherwood

Seconded by: Mammay

Motion Carried 5-0

Jeff Winecoff, Mayor

Nancy Sims, City Clerk