



City of Boiling Spring Lakes  
Board of Commissioners  
Citizens' Forum Minutes  
March 9, 2023 at 6:00 pm  
City Hall

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1. **Call to Order - Mayor Jeff Winecoff**

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

2. **Attendance:**

Mayor Jeff Winecoff  
Commissioner Tom Guzulaitis  
Commissioner Kim Sherwood  
Commissioner David Mammay  
City Manager Gordon Hargrove  
Finance Director Suzanne Tungate  
City Clerk Nancy Sims

**Consensus** by the BOC to excuse Commissioner Hall from the meeting.

3. **Citizens' Forum Comments and Questions**

18 people were in the audience.

**Mayor Winecoff** started by asking City Manager Gordon Hargrove to provide an update on the dam reconstruction bid opening. **Mr. Hargrove** advised that the bid opening was held on March 3<sup>rd</sup> and only two bids were received. Since there were only two bids, per state statute they could not be opened as three bids are required. Therefore the bid opening was rescheduled for March 31 at 2:00 p.m. Hopefully, by extending the time we will have more bids. If at that time, we still only have two bids, state statute allows us to open them at that time.

**Joan Kinney, 793 South Shore Drive.** Ms. Kinney reiterated requests by others that BSL needs a grocery store. Do we know how many rooftops we need before they come? Do we know how our Dollar General rates with other Dollar Generals in Brunswick County so we can use that to show the amount of business they would do. Is there any marketing at all being done for a grocery store? **Commissioner Mammay** replied he has done some research on this. The number is between 10,000 to 13,000 roofs for a Piggy Wiggly. Aldi is if you already have the building, they will come in and lease the building from you. Leland's Aldi is privately owned. It is a matter of if it is financially feasible for a developer or the store. Oak Island only has 10,000 rooftops but they get a large summer influx of people.

**Ms. Kinney** also mentioned that the City map is outdated. The City map should be re-done with all the new streets. Local businesses could advertise on it so it won't cost the City anything to print. She is willing to work on it. **Mayor Winecoff** said that is a great idea, we also need to get up to date on our Code of Ordinances.

**Annette Flanders, 880 North Shore Drive.** What did you learn from the Boards/Committees Workshop that was held? The City needs either an Economic Development Committee or a strategic plan to move toward our goals. **Commissioner Sherwood** replied the RISE grant looks at that. Although, we have not yet looked at economic development grants as we have been looking at dams and drainage grants. Everyone is waiting to see because we are in the process of rebuilding the dam and getting the lakes back. We are also working on a sewer system. **Ms. Flanders** suggested an Economic Development Committee to control the City's growth. We also need to advertise those things about the City that attract people. We need to let people know what we have, such as Venus Flytraps. She has started to read the book *Walkable City* and it makes a lot of sense. **Commissioner Guzulaitis** said there has been plenty of interest in economic development. Next fiscal year we need to make that a priority. **Mayor Winecoff** stated the Boards/Committees workshop was to make sure we are all on the same page. The dams are a huge priority. Then, we are also looking at a city center project. The last thing we really need is to build up our fund balance. If we don't have a fund balance, we are weak. That is what we need to work on this year.

**Alicia Devereaux, 798 North Shore Drive.** In considering a City Center Master Plan, we need to get a jump on that. **Commissioner Mammay** replied all that is being worked on right now. We are trying to identify the changes that need to be made for the right area. The Planning Board and City Manager are working on that. It is not something you can do overnight. You have to make sure that you are making proper changes. A lot of codes affect another code as far as zoning. **Ms. Devereaux** asked if there was any timeline for that. **Commissioner Mammay** replied the Zoning administrator is working on it. **Mr. Hargrove** added this is not a fast project. It is probably at least 12 to 18 months on the horizon. **Ms. Devereaux** then said people who own land on Highway 87 could request a third or fourth storage facility in that time and we can't do anything. **Commissioner Mammay** replied if it is an approved usage they have every right to do that. We have to be really careful about this. In 2018 with redoing the UDO we discovered how much it all affects everything. **Ms. Devereaux** then inquired about a moratorium. We don't want to discourage development but it may be reasonable for a moratorium. People are going to try to get in here before the lakes come back. Do we not want to steer it how we want. **Mr. Hargrove** replied there is only certain criteria allowed for a moratorium. It is typically tied to sewer and water. However, one of the things we are looking at is our table of uses. Maybe we can pull some of those uses and put them somewhere else and not in the city center area. When you start changing the UDO and zoning districts, you just can't change that overnight. We have to meet certain statutes and do it the right way. All these grants we are looking at could all go up in smoke if we don't plan right. The city center does not have to be in the center of the City. We have nature and lakes. We are at the very beginning stage of all this. When we start that process we will invite the public to have that input.

**Richard and Laura Busse, 1066 Fillmore Road.** We moved from New Jersey because of the nature and bird sanctuary. What does that actually mean in terms of development? **Mayor Winecoff**

replied the Home Builders Association has a lot of power in North Carolina and is always going to side with the builder when it comes to property rights. We don't have any control over that. The State will make sure that happens. We have to be careful what we do. **Ms. Busse** said when we moved here there were a lot of streets that were empty. Is there any correlation between having so much private property and recreational areas or a park or nature? **Mayor Winecoff** replied as long as it is privately owned we don't have to do that, it is just a balancing act. We try to work with a developer to try to save nature. **Commissioner Guzulaitis** added there is a lot of conservation land donated to the City. Also, there are a lot of lots that will be built upon once sewer comes. U.S. Fish & Wildlife Services protect the woodpeckers.

**Marge Pennington, 301 South Shore Drive.** My question is how they protect the certain areas for woodpeckers. **Commissioner Guzulaitis** replied there are certain guidelines that need to be followed. There are red, blue and green areas which depict the level. That is being enforced.

**Audience Question.** Regarding the bidding process for the lakes on 3/31, if there is still only two bids can we select a contractor at that point? **Mayor Winecoff** replied once bids are opened, if they are good we can move forward. **Mr. Hargrove** added when we open those bids there will be no selection on that day. Our engineer will study them and make sure they meet our criteria, then come back to the City and say these are the qualifying lowest bidders and who they recommend. We will either make the decision at a monthly meeting or a specially called meeting. There is a potential that if the bids are not what we expected, we go back through the RFQ process again. As far as the utility relocation project, there is a pre-construction meeting on Monday at the dam. We expect the project to kick off soon after that.

**Sandy Del Pizzo, 33 Pine Lake Road.** When is sewer coming to the City? **Commissioner Sherwood** replied there was a Sewer Master Plan prepared by the County in 2020. She is not sure if that is on the City's website. That should answer any question you may have. She then explained the upgrades and how the City needs to discuss with the County any changes and cost. She went into further detail about the sewer saying, we can approach it in phases and still apply for grants all along. **Commissioner Guzulaitis** added we cannot give a time frame on this. It involves the County as well because Southport is looking to expand their pumps as well.

**Stephanie Andre, 59 North Lake Drive.** I am new here. What do you mean by utility relocation? **Mr. Hargrove** explained the need to move the Duke and Spectrum utilities in order to bring the equipment in to start repairing the dam. This relocation is specific for the Sanford Dam.

**Richard Busse, 1066 Fillmore Road.** Are you still pursuing additional funding for the dam? **Mayor Winecoff** replied yes. We have asked Representative Charlie Miller for \$8 Million. If we don't need the money we will give it back. They have that in the works with the Legislative Long Session. We will know at the end of the long session in July.

**Audience Question.** With regard to the lakebed clearing process, what happens with the debris that the machine leaves behind? **Commissioner Guzulaitis** replied we are told it will degrade and float away. **Mayor Winecoff** added we have all the big trees down, so it should not present a problem.

**Sandy Del Pizzo, 33 Pine Lake Road.** The basketball courts at Muse Park, can the lights be turned off at night? The court creates a nuisance and there is a lot of cursing. **Commissioner Guzulaitis** replied he will talk to Parks and Recreation about that.

4. Adjourn

Motion to adjourn the meeting at 6:38 p.m.

*Moved by:* Commissioner Sherwood

*Seconded by:* Commissioner Mammay

Motion Carried 4-0

  
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Jeff Winecoff, Mayor

ATTEST:

  
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Nancy Sims, City Clerk

