



**City of Boiling Spring Lakes  
Board of Commissioners  
Citizens' Forum Minutes  
March 14, 2024 at 6:00 pm  
City Hall**

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**1. Call to Order – Mayor Pro Tem Mammay**

**Mayor Pro Tem Mammay** called the meeting to order at 6:00 p.m.

**2. Attendance:**

Mayor Pro Tem David Mammay  
Commissioner Kim Sherwood  
Commissioner Justin Lovin  
Assistant Manager Nicole Morgan  
Finance Director Suzanne Tungate  
Police Chief Kevin Smith  
City Clerk Nancy Sims  
Commissioner Teagan Hall arrived at 6:05 p.m.

Mayor Jeff Winecoff – Excused  
City Manager Gordon Hargrove – Excused

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

20 people were in the audience.

**Marge Pennington, 301 South Shore Drive.** She was wondering about the burning of the lakebed. **Commissioner Mammy** responded that is still up in the air, we need to keep all options open. **Ms. Pennington** remembered that about two years after the flood at a BOC meeting they discussed two different companies with excavation equipment to do 50 yards straight through the middle of the lakebed. Then they wanted to hire another company with smaller equipment to do the sides. She thought that was a very good idea. The reason is when the flood happened the Upper and Middle dams broke free and with them was all this concrete, which went into the Big Lake. The morning after the flood there were big chunks in the lakebed with all kinds of debris. When the lakebed plan was in the paper, no one mentioned getting rid of the big debris first. You really can't do that without a crane. Have you considered how that will happen? Do you have an idea of how much this burning will cost? **Commissioner Mammy** replied it was in the \$100,000 to \$125,000 range. We are also talking with large landscaping companies to maybe do it by hand instead. Heavy equipment cannot be used because the lakebed is too fragile. There were sinkholes in the 80's and a lot of soft areas are still in the lakebed. We can't do that because of the fragility. Mr. Hargrove has been getting some quotes from large landscaping companies. We are also considering putting it in big piles in the center and then burning just the center. I

come from a fire background and that probably is the best. **Ms. Pennington** replied the ash in the water is environmentally toxic for living organisms in the lake and human beings around it. **Commissioner Mammay** stated we are considering everything. **Ms. Pennington** then said an environmental study said no burning. You should not even entertain burning! **Commissioner Sherwood** replied she understood burning is good for the plants and the sediment on the bottom. **Ms. Pennington** replied we are talking in the water; the ash will absorb all the oxygen in the water. Please research the effect of ash in water. **Commissioner Sherwood** stated the environmentalists we are talking to have all said it is the best way. **Commissioner Mammay** added the lakes at Sunny Point are very healthy and they have been burning for years. **Commissioner Sherwood** further said we need to get the vegetation out of the lake. **Ms. Pennington** reiterated you have to do it without burning! **Commissioner Lovin** stated at this point all options have to be on the table but the chemicals. We have them all on the table. We have reached out to Fish and Wildlife, FEMA, and all the other agencies. He explained how they are going to make the decision of the best option for the City and for everybody involved. Some people may not like what we choose, but that is where we are. Once we get all the choices, we will come together to make a decision of what is best for everybody involved. **Ms. Pennington** said if you burn 20 acres at a time that will take 15 weeks. **Commissioner Mammay** replied you can only burn on certain days. **Ms. Pennington** then said in the center, it is wet so you will get more smoke than anything. **Commissioner Lovin** replied we will consider every option that is on the table. We should have a decision sooner rather than later. It will need to be what is best for the City.

**Jeff Prevost, 320 Pine Lake Road.** **Mr. Prevost** said everybody is doing the best they can with the job in front of them. He mentioned the speeding on Pine Lake Road. When you have a fire truck full of water that is not going to an emergency call, how long with it take him to stop. The same thing with the school buses full of kids and dump trucks not going 25 MPH on that road. There are elderly people living on that road and that will be their last day. The City does not want to address someone losing their kid. The detour is an inconvenience but people need to get up five minutes early. The City should be writing tickets. **Commissioner Hall** stated she is in favor of writing a ticket whenever anyone is stopped. **Mr. Prevost** continued this is unacceptable, the detour is not a drag race. I know we can't do speed bumps, but if there is another way; maybe we need two more stop signs. From one stop sign to another they are speeding. I am afraid someone is going to lose their life. **Commissioner Hall** confirmed it is not just personal vehicles, it is also school buses and firetrucks? **Mr. Prevost** replied yes. **Commissioner Hall** then said we have even looked at the road behind the detour; trying to find funds to pave that. **Mr. Prevost** felt the City needs to stop warning and start ticketing. I think people would rather get a ticket than go to jail for manslaughter. **Chief Smith** advised we are citing a lot of people. **Commissioner Hall** advised she will write the school an email. **Commissioner Mammay** advised he will talk with the fire department as well.

**Roger Samson, 651 Trevino Road.** He almost got killed on a golf cart. He was coming from the 18<sup>th</sup> hole to go to the club and stopped at South Shore. He started to cross and a car almost hit him. Luckily, the car went off the shoulder and barely missed him. There should be some kind of sign there that says golf cart crossing. **Commissioner Sherwood** asked Chief Smith to handle that.

**Mr. Samson** also wanted to mention that his wife, Martha, is on Library Commission and spends many hours working on the commission. She came home upset because evidently the Library Commission has been told they will have just one room at the old police station. In 2022, usage of the library doubled and in 2023 it tripled. There will no office for anyone on the Library Commission to work in and no storage space. That is a problem. They were told the rest of the building is for Parks & Recreation to use as a senior center. That needs to be reconsidered. Nobody consulted them about their needs prior to telling them they will have just one room. **Commissioner Mammay** replied we brought in an architect to give us ideas. One of the things considered was that the Library Commission would not have anybody to man the library space all day. Parks & Recreation will be doing what Pam does here; keeping an eye on the building. We try to do the best we can as we grow. We are being considerate of the taxpayer. We are trying to not raise taxes. There are limits on what we can do with what we have. **Mr. Samson** replied look at all the building and new people, won't that effect the tax amount collected to give them what they need? **Commissioner Mammay** replied 100 houses is only \$150,000 dollars in tax revenue, it is not as much as what people think. **Commissioner Lovin** added we also have to look at high usage. I'm not saying the library is not high usage, but right now we are need of space for the seniors. There is a whole other section of that building that can be utilized once the dam is built. So, we are taking baby steps at this time, bear with us, we are working on it. **Mr. Samson** replied it is up to you how much you value the library in the City. **Commissioner Mammay** said it is not about how much we value the library, we are trying to do the best we can without burdening the taxpayer.

**Joan Kinney, 793 South Shore Drive.** She wanted to request one of the green street signs at Highway 87 and South Shore Drive. There is no street sign that says South Shore Drive.

**David Tagliaferro, 300 Pine Lake Road.** A few years ago he remembers there were tables set up in City Hall asking for suggestions for the city center. What happened with that? Lucille Launderville, Chair of the Planning Board, who was in the audience advised they had nothing to do with that. That was the previous zoning administrator. The Planning Board prepared after the fact. We came up with designs and plans and were told it would be forwarded to the BOC for some feedback. We have asked for feedback several times and received nothing. **Commissioner Sherwood** advised the BOC never received anything. **Ms. Morgan** stated she has been in contact with the City's consultant. We are trying to get a grant to develop the City Center Master Plan so we don't have to pay out of pocket for the consultants and architect. **Commissioner Mammay** added we have purchased the golf course property which will give us a big footprint on the lake and that should be included in the City Center Master Plan. **Ms. Morgan** explained a plan like that involves a lot of public input so the consultant needs to work with the Planning Board and get a lot of public input. She thanked the Planning Board for their work. Ms. Launderville felt as though the Planning Board did all their work for nothing. **Ms. Morgan** replied she will make sure the BOC receives the information from that event.

**Mr. Tagliaferro** then advised that the Fifty Lakes and Highway 87 and Cougar Road intersections are really bad. Are there any plans to do anything about that segment? **Commissioner Sherwood** replied the Grants Committee has been discussing this. **Ms. Morgan** responded staff has been working with NCDOT on traffic counts. NCDOT said it didn't warrant a light, but does warrant a turn lane. It would be based on funding. But NCDOT said there is no funding for that lane at this

time. The Grants Committee is looking into what we can do. Also, a traffic analysis is being conducted by a developer for a project which will likely require some improvement at that intersection. NCDOT is aware of the traffic analysis. She then explained the process of improvement for an intersection. **Commissioner Lovin** added that intersection is in my backyard, I can guarantee it is being discussed.

**Lucille Lauderdale, 370 Pine Lake Road.** The school buses, firetrucks and dump trucks do fly down Pine Lake Road. She lives at the 2<sup>nd</sup> stop sign and sometimes they don't stop. Also on Pine Lake Road there was an extreme eye sore property that was obviously taken care of by the City. She appreciated that.

**Nicole Dewberry, 414 Masters Drive.** She will relocating here soon and wanted to introduce the topic of chickens. She has spoken with Nicole Morgan and understands it had been discussed and was limited to R6 zoning. We have almost an acre and a half of property. I understand roosters aren't good and nothing commercial, but I want to eat eggs every day. I would be ok with the restrictions of free range. I also am not opposed to a permit or allowing just so many chickens per lot, or not on water front properties or lots of certain size. I think there are ways to work around this. Is there anything that can be done to possibly work through this? I don't want to sell them or have free range, I just want a few chickens in a fenced yard. Can that be considered or discussed again? We are in R1. They would be for personal use only. We are not breeding chickens. People talk about the smell of chickens. Dogs also smell if not taken care of. **Commissioner Sherwood** said this has come up before and it was a huge blow up. There will be people on both sides. **Ms. Dewberry** reiterated she understands there would be a problem with smaller lots but we have a large lot.

**Commissioner Mammay** thanked everyone for coming tonight.

#### 4. Adjourn

**Motion to adjourn the meeting at 6:47 p.m.**

**Moved by: Commissioner Sherwood**

**Seconded by: Commissioner Lovin**

**Motion Carried 5-0**

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**David Mammay, Mayor Pro Tem**

**ATTEST:**

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**Nancy Sims, City Clerk**