



**Board of Commissioners Regular Meeting Minutes
Tuesday, June 3, 2025 at 6:30 PM
City Hall**

1. Call to Order

Mayor Winecoff called the meeting to order at 6:30 p.m.

Attendance:

Mayor Jeff Winecoff
Commissioner David Mammay
Commissioner Kim Sherwood
Commissioner Teagan Hall
Commissioner Justin Lovin
City Manager Gordon Hargrove
Assistant City Manager Nicole Morgan
Police Chief Kevin Smith
Parks & Rec. Director Sara Goodwin
Finance Director Brandon Stevens
City Clerk Tanya Shannon

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Approval of the Regular Agenda

Commissioner Mammay requested an amendment to the agenda to include a closed session regarding economic development, as specified in N.C.G.S. 143-318.11(a)(4). Commissioner Hall made a motion to add the closed session to the agenda, and it was seconded by Commissioner Sherwood. **Vote 5-0; Motion Carried.**

4. Potential Conflict of Interest/Association Disclosure

No BOC member indicated any kind of conflict or association with any item on this evening's agenda.

5. Special Events Committee Presentation to the Boiling Spring Lakes Fire and Rescue.

Chair Hogan of the Special Events Committee presented a \$1,500 check to the Boiling Spring Lakes Fire Department, sourced from funds that the committee has earned and saved over the years. She expressed hope that these funds will assist in meeting the needs of the

department to continue supporting and protecting the community. She also thanked the firefighters for all their hard work.

6. Public Comments

1. Brian Craig, 340 Pine Lake Rd., noted that Boiling Spring Lakes has faced several natural disasters, viewing them as learning opportunities. He stressed the importance of quickly reopening roads for evacuations and emergency responses and called for better emergency communication using official methods rather than just social media. Mr. Craig also advocated for allocating the discretionary budget towards essential city needs instead of non-essential wants.
2. Lil Ashton, 508 Crystal Rd., has not lived in BSL long, but she has already faced several major disasters. Eight months after moving in, TC #8 flooded her home, requiring rescue. Recently, the Sunset Fires came close enough for her to evacuate. She is concerned about closed roads feeling unsafe and trapped. Grateful for the Fire Department and friends who helped her, she believes immediate action is needed, including regular ditch maintenance and a solid evacuation plan.
3. Mike Williams, 76 Pine Shore Dr. has lived in BSL for forty years and worked on the dams for over eighteen. He declined a Commissioner position to continue overseeing the lakes and parks. After a new Commissioner was elected, he was let go, which led to significant issues; a dam malfunction resulted in \$75,000 worth of grout lost one year, followed by another \$50,000 the next. Currently, \$58 million is needed for repairs, and he noted that workers are focused on the smaller dam instead of the big one. Before a storm hit, he warned the former Mayor about vital preventative measures that were ignored. Mr. Williams expressed frustration about declining property values due to new developments and proposed fines for contractors who delay dam and road repairs. He also raised concerns about a proposed tax increase, questioning the spending in the Fire Department, where equipment is bought for volunteers who often do not show up. He seeks better fiscal responsibility.
4. Kim Pugh, 159 W. North Shore Dr., expressed her concern about a private dam near her home that isn't being repaired. She questions how property can exist in a lake bed and believes the dam is unnecessary since there's another one above it. Her main worry is public safety due to the abandoned dam's broken concrete, especially with kids and teenagers playing in the area despite the presence of alligators and snakes. She fears an emergency rescue may be needed if the debris is not cleaned up or repaired. Ms. Pugh also raised concerns about liability for injuries once the water returns and believes this is a public safety issue that the City should address.
5. Andrew Liptak, of 209 Longleaf Rd., is concerned about the increase in development in the area. He explained that the destruction of forests leads to more flooding, as the ground can no longer absorb water. This also harms the environment due to runoff that carries debris and other materials into rivers and oceans. He discussed

the effects of overdevelopment on both the environment and infrastructure, noting that it places an additional burden on the City's resources. He questioned whether this is the path the City wants to pursue. Furthermore, he mentioned existing restrictions and protections for certain tree species, along with other compliance measures.

7. Public Hearing

7.1 Public Hearing- Fiscal Year 2026 Budget

A motion was made by Commissioner Lovin to open the Public Hearing on the FY 2026 Budget and seconded by Commissioner Sherwood. ***Vote 5-0; Motion Carried.***

1. Keenan Jones, 2173 Lake Keziah Dr., discussed persistent stormwater and flooding issues in the City. He noted that during the development of the Highlands, water was already above the foundation before construction began, raising concerns about permits issued for building in flood-prone areas. He emphasized that removing trees, which help absorb water, worsens stormwater problems. Mr. Jones seeks transparency regarding the City's lawsuit settlement costs and questions the tree removal regulations, particularly how vacant lots can be cleared while homeowners need permits for individual trees. He believes many city lots are unsuitable for building, criticizes the use of fill dirt that washes away after heavy rains, and calls for a review of the approval process for structures in flood areas. He concluded by requesting more information on the City's spending on the dams.
2. Patrick Garmyn, of 341 Ash Rd., is extremely frustrated with the lengthy delay in repairing the road and the dam. He pointed out that the Empire State Building was completed in just 12 months back in 1931. He feels that the City lacks common sense in its decision-making. Mr. Garmyn also noted that there is a brand new police station that is closed after 4:30 p.m. and on weekends. He questioned the necessity of a new building, as well as the extravagant fire department. It seems to him that BSL is trying to present itself as something it is not. He mentioned that most of the community consists of retirees on fixed incomes who cannot afford a tax increase, especially when they perceive that funds are being wasted.
3. Diana Tursi, 961 Palmetto Rd, acknowledged that dam funding is separate from the city budget. She thanked first responders for their efforts during the Sunset Fires and questioned how the costs for outside support are funded, as she saw no provision for these in the draft budget. She also inquired about plans for the cleared property next to the Old Fire Department and emphasized the difficulty of balancing development and taxes. Additionally, she asked about the proposed new Stormwater Crew's start date if the budget passes and expressed concern about the lack of evacuation plans, especially with road closures and the onset of hurricane season.

4. Ruth Maloney, 312 Catawba Rd., is upset about the proposed tax increase, which she feels is excessive and linked to the Highlands settlement with developers. She is frustrated with ongoing stormwater issues and standing water in her ditches, believing these problems should have been addressed long ago. She expresses concern that residents are unhappy about tax hikes while not receiving adequate city services and calls for new leadership or improvements in management.
5. Shelby Kennard, 451 Charlestown Rd., expressed that citizens are struggling under the burden of rising homeowners' insurance costs. He mentioned that his taxes have also increased due to the assessment of his home. Although he has no plans to sell, he is concerned about the rapid and significant increase in his taxes, especially since the City's revenue from his property has also risen. He noted that he has observed other jurisdictions raising taxes and pointed out that Leland attempted a substantial tax increase but later reduced it in response to public sentiment. He hopes for a similar outcome here in BSL.
6. Chris Simpson, 10 Glenwood Drive, opposed the proposed 3% Cost of Living Adjustment (COLA), recalling a prior experience with a promised adjustment that only delivered 1.5% annually while working for Child Protective Services. She argues that if this was sufficient for her critical role, it should be for city staff as well. Ms. Simpson also contests the proposed tax increase, stating her Social Security benefits have only risen 2.5%, leading her to view a 3.5% COLA as excessive. She inquired about the completion of Pine and North Lake Roads and questioned the establishment of a new Stormwater Department, expressing skepticism about its relevance to the sewer system plan due by the end of June as per the Highlands lawsuit settlement. Lastly, she asserted that these issues should be funded by BSL, not the City's citizens.

There were no additional comments. Commissioner Mammay made a motion to close the Public Hearing, which was seconded by Commissioner Sherwood. **Vote 5-0; Motion Carried.**

7.2 Legislative Hearing to consider text Amendments: UDO Article 7, Part IV Landscaping, Buffers, and Tree Protection & Appendix A: definitions.

Motion to open Public Legislative Hearing by Commissioner Sherwood and seconded by Commissioner Hall. **Vote 5-0; Motion Carried.**

There were no comments. Motion made by Commissioner Sherwood to close the Public Legislative Hearing and seconded by Commissioner Hall. **Vote 5-0; Motion Carried.**

7.1 FY 2026 Budget

Mayor Winecoff requested a motion regarding the Budget Ordinance for Fiscal Year 2026. Commissioner Sherwood made a motion to approve the Fiscal Year 2026 Budget Ordinance, which was seconded by Commissioner Lovin. The vote was as follows: Commissioners Sherwood, Lovin, and Hall voted in favor (with Commissioner Mammay abstaining, which counts as a yes). Mayor Winecoff voted against. **Vote 4-1; Motion Carried.**

7.2 Legislative Hearing to consider text Amendments: UDO Article 7, Part IV Landscaping, Buffers, and Tree Protection & Appendix A: definitions.

Assistant Manager Morgan stated that a vote is not needed on the proposed amendment at this time.

8. Consent Agenda

Items on the consent agenda are considered routine in nature. Monthly Reports for each of the departments were distributed with the agenda packet and are incorporated herein.

- 8.1** Approval of BOC Minutes
May 6, 2025 Budget Workshop
May 6, 2025 BOC Regular Meeting
- 8.2** Public Works
- 8.3** Public Safety
- 8.4** Parks and Recreation Department
- 8.5** Finance Department
- 8.6** Planning/Zoning and Code Enforcement
- 8.7** Building Inspections

9. Committee/ Board Reports/ Minutes

9.1 BSL Fire/Rescue

Chief Lathrop addressed the audience and clarified that none of the proposed tax increases would be allocated to his department. He explained that citizens pay property taxes, and the department receives a portion of that funding. He emphasized that the department works closely with the City and is comprised of volunteers. Chief Lathrop also mentioned that he is always open to discussions and encourages anyone interested in learning more about the Fire Department's budget to reach out to him. Additionally, he highlighted the importance of fundraising and seeking assistance to support their initiatives. Mr. Schaefer then reported that last month the department received a total of 77 calls, which included 62 fire calls and 15 EMS calls.

9.2 Planning Board – May Meeting was cancelled. No report.

9.3 Parks and Recreation Advisory Board

Chair Christine Carter reported Kathryn Curtis's resignation from the Board on April 25th, and Christine has been elected Chairwoman. There is one open and one alternate position available. The Board is reviewing the 2018-2023 Parks, Recreation & Open Space Master Plan, which is on hold due to a lack of funds. The Communications Committee will monitor Facebook and Nextdoor to address public concerns and provide information about City Parks and Recreation. The Facilities Committee confirmed that the City parks are in good condition. Updates from the Director include relocating the Community Center shade structure and installing electricity for future events. Senior programs and summer camp sign-ups show high attendance, and concerts have started, with interest in forming a Garden Club. The Board is considering options for the Friends of Parks and Recreation Inc. regarding its 501(c)(3) status.

9.4 Special Events Committee

Chair Hogan reported that during their April meeting, they discussed next year's EGGstravaganza and expressed hopes to make it a bit larger. They have some exciting ideas in mind. She also mentioned the Mayor's Cup, scheduled for August 9, which they will be planning over the next few months.

9.5 Library Commission – No report

10. City Manager's Monthly Report

Mr. Hargrove provided an update on the dam projects. The Upper Lake Dam is nearly complete, with only chain link fencing and survey markers left to install. There have been minor delays at North Lake and Pine Lake dams, which will postpone the opening of East Boiling Spring Rd, but progress is being made on backfilling and armoring. The contractor is currently pouring concrete for the Sanford Dam. He mentioned that one reason people have noticed the work at North Lake and Pine Lake is that the contractor is collaborating with the City to expedite the reopening of E. Boiling Spring Rd. He pointed out that if it weren't for TC#8, E. Boiling Spring Rd. would already be open, and Sanford Dam would likely be nearing completion this summer. Overall, the project is progressing well despite some setbacks, and there are penalties for any late deliveries that are built into the contract.

Mr. Hargrove said that the road over Upper Lake Dam is a 15-foot wide gravel road, primarily suitable for single-lane traffic and can serve as a walking path under normal conditions. In case of emergencies, it may be opened for single-vehicle access. He noted that working with FEMA on damages, including those to City Hall, road washouts, and dam projects, has been challenging, prompting the City to seek assistance from Congressman Rouzer's office for support. He will provide further updates as they arise.

11. Old Business- None

12. New Business

12.1 Ordinance to Amend Chapter 4 Section 4029 (a) Limitations of Issuance.

Assistant Manager/ Planning Director stated that Staff initiated a request to amend Chapter 4, Section 4-59 of the City's Code of Ordinances. In 2023, the North Carolina legislature passed House Bill 488, which became S.L. 2023-108. In addition to various changes relating to energy efficiency rules, H488 amended N.C.G.S. §87-1 by increasing the cost threshold for the general contractor licensing requirement from \$30,000 to \$40,000. This change did not affect the requirement for obtaining a building permit, and only applies to projects or contracts entered into after October 1, 2023. The City's Building Inspections Department has been complying with the new law as of the effective date. This request is to simply modify the language in the ordinance to match that in the statute.

A motion was made by Commissioner Lovin to adopt the Ordinance to Amend Chapter 4 Section 4029 (a) Limitations of Issuance, and seconded by Commissioner Hall. **Vote 5-0; Motion Carried.**

12.2 City Hall Building Flooring Repairs

Finance Director Stevens explained that in September 2024, the City of Boiling Spring Lakes experienced significant flooding at City Hall due to PTC #8, damaging the baseboards and carpet. City staff has been coordinating with FEMA and insurance to manage the repairs, which will be funded through insurance with FEMA covering the deductible. Although more waterproof materials were considered, they exceeded the mitigation budget. Staff recommends the Board of Commissioners approve the proposal from Carpet Warehouse & Quality First Painting of NC, Inc./Lawrence Bennet for flooring repairs, totaling approximately \$38,363.

A motion was made by Commissioner Lovin to authorize the City Manager to accept the proposal of Carpet Warehouse & Quality First Painting of NC, Inc./Lawrence Bennet for the flooring repairs at City Hall. This will include ripping out current carpet & baseboard materials, then replacing it in the estimated amount of \$38,363 and seconded by Commissioner Hall. **Vote 5-0; Motion Carried.**

13. Mayor and Commissioners Reports

Commissioner Sherwood stated that she has been reviewing the county budget. She wants to ensure that funding is requested in the county's fiscal year 2026-2027 budget for the treatment plant that the City will be using, which she believes is North Brunswick.

Additionally, she wanted everyone to be aware that the Highlands Settlement did not involve any cash in the settlement agreement.

Commissioner Mammay emphasized that the Fire Department operates as a completely separate entity from the City. He noted that they have their own budget and make independent decisions, while the City provides support whenever possible. He acknowledged the high costs associated with Fire and Rescue equipment and praised the department for their outstanding work, assuring that the City will continue to support them. Regarding local building regulations, Commissioner Mammay mentioned that the City does not have control over the size of houses or whether lots are deemed buildable. He explained that these matters fall under State legislation. If property owners can obtain a septic permit from the county, they will likely also be able to secure a building permit. He also clarified that the property located on Highway 87 is not owned or managed by the City, nor is the City involved in its development. A private individual has shown interest in developing the property, and confirmation regarding their intentions is expected soon. Commissioner Mammay pointed out that the clearing of the property has been beneficial, as it helped prevent wildfires from spreading further, which he considers a fortunate outcome.

Commissioner Hall announced that the county tax rate for the upcoming fiscal year will be 34 cents. She noted that the tax rate for BSL is set at 27 cents, which is lower than the county rate. In comparison, the tax rates for 2021 and 2022 were both 28 cents. She mentioned that the City has achieved revenue neutrality, as requested, alongside other municipalities in Brunswick County for the years 2023 and 2024. Commissioner Hall expressed her understanding of financial struggles, sharing that she lives in BSL, works at a local elementary school earning a modest salary, while her husband works for the county. Together, they are raising two children and are very aware of the current financial challenges faced by many families. She reiterated that BSL's tax rate remains lower than the county tax rate.

Commissioner Lovin wished everyone a wonderful rest of the week and said he would see everyone at the Citizens Forum on June 19.

Mayor Winecoff acknowledged that many residents get upset with the actions of the City. However, he emphasized that the City must adhere to state rules and regulations regarding building and flooding, and it is not the Board that establishes these rules. He pointed out that the lots in the Highlands were platted in the 1960s and were approved for development by the Army Corps of Engineers. Because these lots met the necessary criteria, the City could not prevent construction on them. He warned that denying anyone the right to build on their land could lead to lawsuits, which would cost the City financially. He explained that it is the state that determines which properties are buildable and meets requirements, leaving the City with no choice but to allow development. He praised the Fire Department for their recent Fire Safety Event and commended the Police Department for their dedication and hard work. He noted the challenges in retaining dedicated officers, highlighting the competitive environment that may lead to officer shortages. This issue plays a role in the budget process,

as it is important to maintain competitive salaries for skilled officers serving the community. While he expressed his support for the officers and Staff for all their efforts, he stated that he voted against the budget ordinance, as he has never supported higher taxes and needed to see more clarity in certain areas of the budget. He assured that he will always strive to do his best for the City.

14. Announcements

- 14.1** Junk in the Trunk on June 7th, 8-12 at the Community Center.
- 14.2** Summer Camp starts June 9.
- 14.3** Concert at Spring Lake- featuring Hoods Creek Friday, June 13th, 6–8 p.m.
- 14.4** BOC Citizens Forum June 19 6:00 p.m.
- 14.5** Concert at Spring Lake- featuring the Chance Union Band, Friday, June 27th, 6–8 p.m.

Commissioner Sherwood made a motion to go into Closed Session per N.C.G.S. 143-318.11(a)(4) and seconded by Commissioner Mammay. **Vote 5-0; Motion Carried.**

– 7:45 p.m.

A motion was made by Commissioner Sherwood to return to Open Session and seconded by Commissioner Hall. **Vote 5-0; Motion Carried.**

A motion was made by Commissioner Lovin to adjourn and seconded by Commissioner Sherwood. **Vote 5-0; Motion Carried.**

Adjourn – 8:30 p.m.

Jeff Winecoff, Mayor

Tanya Shannon, City Clerk