



**Board of Commissioners Citizen's Forum Minutes  
Thursday, June 19, 2025 at 6:00 PM  
City Hall**

**1. Call to Order**

Mayor Pro Tem called the meeting to order at 6:00 P.M.

**Attendance:**

Mayor Pro Tem David Mammay  
Commissioner Kim Sherwood  
Commissioner Teagan Hall  
City Manager Gordon Hargrove  
Tanya Shannon, City Clerk  
Kevin Smith, Police Chief  
Brandon Stevens, Finance Director

**Absent:** Mayor Jeff Winecoff and Commissioner Justin Lovin (excused)

**2. The Pledge of Allegiance was recited.**

**3. Approval of Agenda**

Commissioner Sherwood made a motion to approve the agenda, and Commissioner Hall seconded it. **3-0 Motion Carried.**

**4. Public Comments and Questions**

1. Chris Simpson, 10 Glenwood Dr., inquired whether the budget was approved at the end of the June 3rd meeting. She expressed concern about why the Board invited public comments if they were not going to consider them. Commissioner Mammay responded that the Board listened to and took everyone's feedback into account before casting their vote, which occurred after the public hearings, not at the end of the meeting. Ms. Simpson expressed disappointment that the Board did not allow for more discussion on the comments received and suggested postponing the vote for a later time. Commissioner Mammay explained that while a 42% increase sounds significant, it is important to consider the actual dollar amount of the increase (around \$20 a month). He emphasized that this increase is essential for protecting structures and roads from flooding. He stated that the Board is trying to be proactive in safeguarding properties, rather than

subjecting property owners to the expensive costs associated with flooding their homes and roads.

2. Shannon Van Deren, 320 Pine Lake Rd., mentioned that she was also unclear about the passing of the City Budget at the June 3rd meeting. She was not present but watched the recorded video and had difficulty hearing the vote passage. She expressed concern that there was not more discussion from the Board before the vote. She also discussed the City Chat with Mayor Winecoff and Manager Hargrove. The Mayor said there were no questions from the town that week, but she disagreed. She stated that she had submitted five questions into the comment box, and none of them had been answered. She suspects the comments were lost or discarded and was somewhat offended by the statement that no questions had been submitted. She hopes her questions will be addressed, and if necessary, she will resubmit them. She mentioned hearing from many people that the city needs more commercial revenue, which she agrees with. She asked how the city is attracting commercial entities. She inquired whether discretion is being used in deciding who can come. She explained that, as a business looking to come into town, she would research their budget and observe their city forums to see how they engage with the community. She asked how the city is engaging with commercial businesses to encourage them to establish operations here. She also wants to know how the city plans to manage the tax increase. Will it be allocated to specific projects? Will there be a committee to oversee how the funds are spent? She asked if there is a plan with the Board to involve citizens in decision-making about expenditures. She expressed a desire to see a citizen advisory board involved in the process.

Commissioner Sherwood noted that all the information on the agenda is posted for everyone to review before meetings. She feels it is unnecessary to repeat the entire packet of documents already provided to the public. She said the Board relies on the public to take the time to read the information because everything is stated and explained in the available agenda packet. Ms. Van Derren mentioned that she does read the information and would encourage others to do so. Commissioner Sherwood also stated that attracting commercial business is somewhat self-sustaining, and the city has no control over which businesses decide to locate there. She added that the Planning and Zoning department handles all the vetting and application review. Ms. Van Derren asked if the city is doing anything specific to attract commercial businesses. Commissioner Mammy reiterated that the city needs businesses, especially a grocery store. He mentioned that businesses are definitely on the way, and more details will be shared once the applications are received.

Mr. Hargrove informed Ms. Van Derren that he will soon address her concerns and is organizing city chats with experts in economic development and stormwater mitigation. He highlighted the natural environment of Boiling Spring Lakes as a draw for businesses, noting attractions like Venus fly traps, unique birds, and wildlife. He emphasized the need to promote the area's beauty to increase visitation and support local businesses, ultimately helping to offset property taxes.

He mentioned that some tax increase funds will be allocated for stormwater engineering and in-house city engineering services, which will be more efficient. Additional funds are designated for law enforcement retention, as training an officer costs about \$18,000. A 3% cost-of-living adjustment for staff was also discussed, aligning with regional indices. Ms. Van Derren expressed gratitude for his transparency and confirmed her support for the budget process, mentioning she is not entirely against the tax increase.

3. Michael Ellis, 840 Eden Dr., explained an engineering concept known as "root cause failure analysis." He used the analogy of a light bulb: if it burns out, you replace it. However, if it continues to burn out repeatedly, you must investigate the "root cause" of the failure. Mr. Ellis proposed that the "root cause failure analysis" for the city's stormwater drainage issues could be addressed through the establishment of a local code ordinance aimed at protecting citizens from contractors and builders. He noted that local codes can be created and adopted by ordinance. With climate change contributing to worsening flooding, he emphasized the importance of not only discussing ditches, storm drains, and other infrastructure but also implementing straightforward solutions. One such solution would be to enact a local code requiring that any new heated living spaces be built at least 30 inches above finished grade. Commissioner Mammay highlighted the complexity of managing stormwater with increasing housing developments. He expressed doubts that any stormwater system could handle 22 inches of rain in 24 hours. Mr. Ellis raised concerns about structural issues and design flaws in homes, suggesting a \$5,000 drainage fee for new applications. Mr. Hargrove countered that such fees are illegal in NC and discussed the challenges of passing a local ordinance to eliminate slab-on-grade homes, noting potential lawsuits from builders. He acknowledged Mr. Ellis's valid concerns and mentioned that the city is researching the issue.
4. Joan Kinney, 793 S. Shore Dr., expressed her concerns as we enter hurricane season. She highlighted that while the city has the CodeRED system, which is mentioned on the city website and discussed in city meetings, there is no clear information available on how citizens can sign up for it. She urges the city to make the enrollment process easier for the community and recommends that everyone take the initiative to sign up.
5. Lisa Anderson, 920 Golf View in the Highlands, recently expressed her frustration about the lack of local building code ordinances. Having moved from Virginia, she highlighted that there are many regulations in her former state designed to protect homeowners. She feels that developers in her community are primarily focused on profit, neglecting the safety and well-being of residents. Ms. Anderson is particularly concerned about homes built in floodplains, stating that buyers were not informed of this risk by realtors or developers. She questions why retention ponds were not installed to manage water runoff from properties and argues that the current regulations do not adequately ensure the safety of homes. Commissioner Mammay responded by explaining that the city follows state building codes, which limits their ability to impose stricter requirements. Ms. Anderson believes that the city should hold builders accountable to enhance safety and protect homeowners.

6. Barbara Glidden 402 N. Shore Dr. asked about the retention ponds for the Fifty Lakes Dr. development, as the area is known to be low-lying. Commissioner Mammay informed her that no current board members were in office at that time and that he had not seen any plans. Ms. Glidden inquired whether FEMA funds had been received for South Shore Drive. Mr. Hargrove expressed frustration that the funds have not yet arrived. She also asked about city work at the big lake. Mr. Hargrove clarified that no city equipment is currently there, as all resources are at North Lake, but a contractor is working on bulkheads. Ms. Glidden raised concerns about potential sinkholes in the lake bed. Commissioner Mammay assured her that testing would occur before the lake is filled again. Mr. Hargrove requested that she email him her concerns so he can find out more about the city's plans for the big lake.
7. Linda Natole 1281 East Boiling Spring Road asked about the E. Boiling Spring Road detour and its reopening. Mr. Hargrove could not provide a date but confirmed that workers are focused on completing the project, which must be done by 2027 to avoid fines. Ms. Natole also inquired about regulations for retention ponds related to new developments, and Mr. Hargrove stated they must be properly engineered. Furthermore, she expressed concern over a recent wildfire incident where the responsible party received only a fifty-dollar fine, questioning if penalties could be increased. Mr. Hargrove noted that current ordinances mainly address backyard burning, while Commissioner Mammay said the fine was likely issued by the NC Forestry Service.

There were no further questions or comments.

A motion was made by Commissioner Sherwood to adjourn and seconded by Commissioner Hall.  
***Vote 3-0; Motion Carried.***

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Jeff Winecoff, Mayor

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Attest: Tanya Shannon, City Clerk