



**Board of Commissioners Regular Meeting Minutes
Tuesday, August 5, 2025 at 6:30 PM
City Hall**

Mayor Winecoff requested a moment of silence in memory of the Town of Belville's Mayor Mike Allen.

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 Captain Windy Hager
Finance Director Brandon Stevens
Sara Goodwin, Parks & Rec. Director
City Clerk Tanya Shannon

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

Mayor Winecoff would like to remind everyone that the first meeting of the month for cities and towns is primarily focused on conducting city business. He explained that when public comments are made, the Board is not permitted to respond due to established procedures and policies. This is why there is a citizens' forum, which allows residents to provide feedback and facilitates conversations between the Board and the public.

3. Approval of the Regular Agenda

Commissioner Mammay made a motion to approve the agenda, with the amendment to add "E. Boiling Spring Lakes Rd. Update" to agenda item 10.3. The motion was seconded by Commissioner Hall. **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. Public Comments

1. Fred Gebauer, 980 Holly Point Rd., expressed his concern regarding a rumor he has heard about Alton Lennon Dr. potentially closing to vehicular traffic and being designated solely for pedestrians. He emphasized that the road should remain accessible to all types of traffic. Additionally, he mentioned that the current road closures have caused significant frustration among the community.
2. Madison Drew, 1921 Raeford Rd. regularly watches the live-streamed meetings and has expressed concern over negative comments directed at the Board and Emergency Services. He defended the Fire Department and its new building, noting that they operate independently and praising their excellent service. He emphasized the necessity of the new Police Station, questioning the critics' familiarity with the old facility. Mr. Drew acknowledged the criticism the Board faces regarding road closures and suggested that if project deadlines are missed, the city should be reimbursed for delays. He urged the public to avoid harsh criticism of the Board and expressed gratitude for their service.
3. Mike Ellis, 840 Eden Dr., thanked Commissioner Sherwood for her professionalism in meetings. He addressed comments from the last meeting about the engineer for the dams and suggested improvements in communication among Board members. Mr. Ellis inquired about the status of the Highland ditches, to which Mr. Hargrove confirmed the project is ongoing. He expressed concern about the threatening atmosphere in meetings and proposed changing the five-minute public comment rule, arguing that removing the microphone fosters mistrust. He suggested establishing a monthly Citizens Forum to allow the community to voice concerns and emphasized the importance of the Board listening to complaints without reacting with anger. Mr. Ellis noted that many issues have historical roots and proposed that implementing his suggestions could reduce frustration and anger in the community.
4. Guy Mastroianni, 1234 Grace Rd., has offered to volunteer his services to enhance the sound quality in the meeting chambers. He has noticed that the sound fluctuates, making it difficult to hear at times. This issue is particularly pronounced in the lobby and when seated at the back of the chambers during crowded meetings. Mr. Mastroianni is willing to examine the sound system to determine if there are improvements that can be made to enhance the audio quality during board meetings.

6. 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.

- 6.1** Approval of BOC Minutes
July 8 Regular Minutes
- 6.2** Public Works

- 6.3 Public Safety
- 6.4 Parks and Recreation Department
- 6.5 Finance Department
- 6.6 Planning/Zoning and Code Enforcement
- 6.7 Building Inspections

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

7. Committee/ Board Reports/ Minutes

- 7.1 **BSL Fire/Rescue** – No Report
- 7.2 **Planning Board** – No Report July Meeting Cancelled.
- 7.3 **Parks & Recreation Advisory Board**

Mr. Dave Patterson welcomed new Board member Cheri Funk, while the current officers remain unchanged. Congratulations to Sara and her team for exceeding the budget, particularly in youth programs and rentals. Summer camps began in June with 89 kids participating in various activities. Adult programs had high attendance with events like painting and local trips. The final concert features Hoods Creek this Friday. The Board is reviewing Standing Committees for relevance, and the Facilities Committee reported that parks are well-maintained. Thanks to Virgil Sasser and the Building and Grounds crew for their efforts, with Virgil also taking the opportunity to introduce himself to the Board.

7.4 Special Events Committee

Chair Hogan announced that they have been preparing for the Mayor's Cup, which is scheduled for Saturday, August 8th, weather permitting. If the weather is unfavorable, the event will be rescheduled to Saturday, August 23rd. She expressed excitement for a great day of golf, with over 100 players already signed up, along with a waiting list. She also mentioned that their sponsors have exceeded expectations this year, performing even better than last year. In addition to the Mayor's Cup, Chair Hogan mentioned that they are also planning the Fall Festival, set for Saturday, October 18th, with more details to be shared soon. Furthermore, she noted that Candidates Night will take place one week later, on Thursday, October 23rd, at the Community Center starting at 6:30 p.m. Space is limited for this event, and updates will be provided as the date approaches.

7.5 Library Commission

Chair Kuzian announced that the Board of Commissioners approved a bid from Millennium Contracting totaling \$247,476 for the renovation of the Library and Senior Center during the meeting on July 8, 2025. The start date and duration of the project have yet to be determined. City Manager Gordon Hargrove provided an update on the renovation plans and related matters. Regarding library purchases for the new space, the list of additional items needed will be reviewed when the renovations are closer to completion. Ashley Turner will be invited to the next Library Commission meeting to discuss his offer to build shelving in the library once the renovations are finished.

8. City Manager's Monthly Report

Manager Hargrove announced that the city has finished the contract details with Millennium Contractors. A notice will be issued to start the project in the next 7 to 10 working days.

The city has completed hiring for the new stormwater team. Team members will start their work between August 15 and August 31. The city is very pleased with this team and believes they will have a positive impact on the community. The new stormwater team will be introduced at the September meeting.

The city is still dealing with ongoing lawsuits. The city's legal team (NCLM) requested and received more time for the initial response. We will keep the community informed as the lawsuits progress.

There are plans to pave E. Boiling Spring Lake Rd. over North Lake Dam later this week, depending on communication with the paving contractor. The contractor has confirmed they are on schedule to start work soon. After paving, the installation of guardrails along the road and fencing around the dam will commence. The materials for the guardrails are expected to arrive in about 7 to 10 days.

Mr. Hargrove reported that work on the Sanford dam is going well. Although many are interested in the progress, please stay off the project site as it is dangerous, and unauthorized individuals could be charged with trespassing.

Mr. Hargrove responded to Mr. Drew's comment by stating that the original due date provided by the engineers was June 2026. However, it has now been extended to May 2027 due to PTC #8. He mentioned that if the dams are not completed by May 2027, they will incur a late delivery penalty of \$5,000 per day that must be paid to the city.

Mr. Hargrove announced that the Board of Commissioners has tasked him with starting a Citizens Academy to educate participants about the council-manager system in local government. The program aims to launch by September, with 8 to 12 openings available on a first-come, first-served basis. Interested community members can email him. The Academy will run for 4 to 8 months, with evening classes led by Mr. Hargrove and department heads.

9. Old Business

9.1 Text Amendment-UDO Article V Section 5.5 Table of Permitted/Special Uses.

Ms. Morgan reported that the applicant has requested an amendment to Article 5, Section 5.5 of the City's Unified Development Ordinance to permit restaurants without drive-thru service in the C-1A Commercial/Service District. Currently, such restaurants are allowed in the C-1 Commercial Mixed-Use and C-C City Center Districts. The C-1A District allows for mixed-use and various commercial activities, but not multi-family residential uses. On June 10, 2025, the Planning Board unanimously recommended approval of the amendment, and a legislative hearing was held on July 1, 2025.

Commissioner Mammy made a motion to approve the Text Amendment to the UDO Article V, Section. 5.5 Table of Permitted/Special Uses, and seconded by Commissioner Lovin. ***Vote 5-0; Motion carried.***

10. New Business

10.1 Appointment to the Special Events Committee

Commissioner Sherwood made a motion to reappoint Lucille Launderville to a three-year term on the Special Events Committee. Seconded by Commissioner Hall.
Vote 5-0; Motion carried.

There were no other applications.

10.2 Disposition of the Upper Lake Dam Roadway

Hargrove explained that the road over Upper Dam Lake is a 15-foot-wide gravel path with narrow shoulders and no guardrails. Due to its width, the road is not suitable for two-way traffic; however, it could potentially serve as an alternative evacuation route if the Mitchell Prince Bridge were to be compromised. The lack of guardrails and narrow shoulders pose hazards for both motorists and pedestrians using the road. Mr. Hargrove asked the Board whether they would prefer Dam Road to be designated for one-way or two-way traffic, or for pedestrian use only.

Commissioner Sherwood noted that the minimum width for a one-lane road, according to DOT standards, is nine feet. Therefore, a two-way road would not meet these standards. Commissioner Hall expressed her support for keeping the road as one-way. Commissioner Mammy mentioned that due to the road's design, there should be vehicular weight limits imposed. He indicated that input may be needed regarding how the road was constructed and what it can safely handle. Mr. Hargrove reported that he spoke with the contractor, who stated that Dam Road is built to withstand heavy-duty traffic and that tractor-trailers could potentially use it. However, Mayor Winecoff disagreed with this idea, and Mr. Hargrove concurred.

Commissioner Hall pointed out that the road is not typically used for general vehicular traffic, serving primarily the residents of the area. Nonetheless, she believes it should also remain accessible to standard vehicles for emergencies. Mayor Winecoff inquired about the presence of any signs in the area, to which Mr. Hargrove replied that none are currently posted. Currently, the road is blocked off at both ends.

There was a discussion about which way traffic should flow if the road remains one-way. Commissioner Hall pointed out that very little traffic uses this road, and it mostly serves residents. In such situations, vehicles usually wait for each other to pass since the road is rarely busy. Commissioner Lovin emphasized the importance of installing signs to clarify traffic rules, especially when citations may need to be issued in the future.

A motion was made by Commissioner Lovin to keep Dam Rd. as a one-way road with appropriate signage, and Commissioner Hall seconded this motion. Yea; Mayor Winecoff, Commissioner Sherwood, Mammay, Hall and Lovin. Nay; Commissioner Sherwood. ***Vote 4-1; Motion Carried.***

10.3 E. Boiling Spring Rd. Update

Mr. Hargrove explained that, as everyone is aware, the discovery of design issues with the Pine Lake Dam has caused a delay in the opening of E. BSL Rd. While NC Dam Safety has tentatively agreed to the revisions to the dam design, it remains uncertain when construction on the Pine Lake Dam will resume. Consequently, the Board of Commissioners (BOC) had instructed city staff to negotiate with the dam's contractor to provide a temporary road until the issue is resolved.

Sequoia has agreed to build a temporary road, provided that the City accepts a Work Change Directive that requires the following:

An additional cost of approximately \$175,000. This amount covers the construction of the temporary road over the dam site and the demolition of the temporary road once NC Dam Safety permits the revisions necessary to correct the problem.

Once the temporary road is completed, Sequoia will transfer responsibility for the site to the City of BSL. This means that the City will indemnify Sequoia for any damages to the project site until construction resumes.

City staff advises the BOC to carefully consider the financial risks associated with this scenario. The City will be responsible for creating a traffic maintenance plan, implementing soil and erosion control measures, and maintaining the site in its current condition. Most importantly, in the event of another significant storm, the city would be financially responsible for any damages to the dam site. The estimated value of the Pine Lake Dam site construction is approximately \$3.3 million.

The Board consensus was that it was too much of a liability to risk, especially after the devastation of PTC #8.

Commissioner Mammay made a motion to reject the revision to the E. Boiling Spring Rd. repair due to significant financial risks, seconded by Commissioner Lovin.

Vote 5-0; Motion Carried.

11. Mayor and Commissioners Report

Commissioner Sherwood mentioned that she has been busy reviewing various statutes that may allow for the use of leftover funds from the dam projects for different initiatives. She is hopeful that in the next year or two, there will be additional funds available for projects if permitted. The remaining balance on the dam project is \$13,979,249.99, and the total cost of the project was \$57,794,777. This provides a

summary of the current financial status. She also stated that, as far as she knows, everything is on budget.

Commissioner Mammay addressed concerns regarding the city's purchase of the golf course property. As a local who has grown up in the area, he emphasized his familiarity with the history of BSL, which originated from a lake and a golf course. He believes it is vital to preserve the city's identity and its roots. According to him, there is no other property like this one on the large lake, making it a valuable investment for the city's future. While he acknowledges that there is currently no funding for development, he warns that five years down the line, the property may become unaffordable. He reassured the community that the property will always be available for future generations, events, and activities. He feels it is important to remember where the city began.

Commissioner Hall announced that school will start on August 25th. She advised everyone to prepare for traffic delays and to stay safe.

Commissioner Lovin- no comments

Mayor Winecoff reported that he attended the grand opening of the Dairy Bar, which he described as a very positive event. Last week, he and the City Manager participated in the Rural Transportation Committee meeting, where they discussed long-term benchmarks for the next ten years and reviewed the list of upcoming projects. He noted that Highway 87 is not currently on that list and urged the committee to include it, given the significant development along the highway. He emphasized the need for immediate action, stating that something must be done regarding the road now rather than later. They requested a cost analysis to assess what it would take to rebuild the road in light of the increased growth in the area.

Mayor Winecoff confirmed that they remain on schedule to install turn lanes at Fifty Lakes following the completion of Highway 133. He also announced that they have agreed to repave E. Boiling Spring Rd. once the dam project is finished.

He stated that when he makes a statement, he takes it seriously. He denied claims that he had someone removed from the microphone by a police officer, insisting that he has never asked the Police Chief or any officers to remove anyone from speaking.

He acknowledged that there has been discussion on Facebook about the project, saying that it has been ongoing for eight years, referencing Hurricane Florence, which occurred seven years ago. He clarified that the agreement to start the project was signed in July 2023, and despite two years passing, they have yet to reach their benchmarks. The projected end date is 2027, and he expressed hope that they could regain some time and get the road reopened sooner. Additionally, he assured the public that Alton Lennon Dr. will reopen and will not remain closed.

12. Announcements

- 12.1** Before and After School Registration Starts August 5th for residents and August 6th for non-residents.
- 12.2** Concert at Spring Lake Park- Hood Creek August 8th - 6-8 pm
- 12.3** Mayor's Cup Gold Tournament Aug. 9th 8 am -1 pm. The Lakes Country Club.
- 12.4** Last Day of Summer Camp is August 15th
- 12.5** First Day of school August 25th
- 12.6** Next BOC Meeting September 2nd

13. Adjourn

A motion was made by Commissioner to adjourn the meeting, which was seconded by Commissioner Hall. ***Vote 5-0; Motion Carried.***

– 7:12 p.m.

Jeff Winecoff, Mayor

Attest:

Tanya Shannon, City Clerk