



**Board of Commissioners Regular Meeting Minutes
Tuesday, September 2, 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
Finance Director Brandon Stevens
Sara Goodwin, Parks & Rec. Director
City Clerk Tanya Shannon

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Approval of the Regular Agenda

A motion was made by Commissioner Lovin to approve the agenda, and seconded by Commissioner Hall. **Vote 6-0; 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.

Manager Hargrove welcomed and introduced the new staff members: Mr. Jim Stachura, Stormwater Engineer; Cody Neville, Stormwater Lead Operator; and Heath Harward and Joshua Alanis, Stormwater Crew Members. He noted that since Aug. 13th, the stormwater crew has cleared over 5,000 feet of ditches. Mr. Hargrove emphasized that there are many community projects that need attention. He highlighted that Pine Lake Road is a high-priority area that experiences flooding at Miller Extension, and they are currently working on a design to alleviate that flooding, as well as on Pine Crest. He stated that ensuring clear evacuation routes and access for emergency services is the top priority.

5. Public Comments

1. Kathy Curtis, 720 Colonial Rd., voiced her concerns about negative comments regarding the Parks and Recreation Department. She praised the hard work of its staff, who provide valuable services despite limited resources. Ms. Curtis highlighted that the department is one of only two that generates revenue for the city, operating within a specific budget, with excess funds contributing to the general fund. She clarified misconceptions, noting that citizens fund their own trips and that grants, not city funds, funded the new senior center's renovation. Additionally, she defended the budget for the essential bus service, commending the department and its staff for their contributions to the community.
2. Noah Anderson, 2522 Lumberton Rd., clarified that the comments regarding an officer preventing a person from speaking at the podium during public comments. He emphasized that the removal was due to the manner and content of the person's speech, not for speaking itself. Additionally, he noted that he has observed an increase in litter along the roads and encouraged the community to participate in clean-up efforts, as he believes this is harmful to the environment and visually unappealing.

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
 - Aug. 5th Regular Minutes
 - Aug. 19th Special 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

Commissioner Sherwood made a motion to approve the Consent Agenda, seconded by Commissioner Lovin. **Vote 6-0; Motion Carried.**

7. Committee/ Board Reports/ Minutes

7.1 BSL Fire/Rescue

In August, there were a total of 67 calls, of which 43 were fire-related. 24 EMS calls were also recorded. The Fire Department announced that on Sept. 5th, they will be selling hot dogs and hamburgers as a fundraiser at the concert from 6 to 8 p.m. at Spring Lake Park. Additionally, the department will be supporting special events for the 9/11 commemorations around the city and county next week.

7.2 Planning Board

Chair Lauderville announced that last month, the Board received several suggested amendments to the current Unified Development Ordinance (UDO). The Board was informed that Mr. Wes McLeod from Anchor Point Planning would assist in updating the UDO to streamline the development review process. He will work with the Board to modify the UDO to better align with the proposed legislation from the General Assembly. The information provided was extensive and will require further review at the next meeting. Additionally, the Board received information regarding the potential inclusion of Conditional Zoning. However, due to time constraints, the Board did not have an opportunity to review these details. Considering the significance of some of these amendments, the Board agreed that more time for review is necessary.

7.3 Parks & Recreation Advisory Board

Ms. Cheri Funk presented the report. She announced that she has accepted an appointment to the Advisory Board, and there is currently one (1) open alternate position available. She mentioned that the Board is reviewing the Mission Statement and board goals to update them to reflect current circumstances and needs. Additionally, the committee is examining its responsibilities to streamline ideas and promote collaboration throughout the entire Board. The Board has created an amendment to the City Ordinances to clarify reporting responsibilities and establish deadlines for Board members. ****Standing Committee Updates:**** The Facilities Committee reported that the City parks are in good condition. Any minor needs are communicated to the Director of Parks and Recreation in the Director's Monthly Report. However, negative postings on social media are a concern. The summer camp concluded successfully, and adult and senior programs have remained active. The City building crew has provided outstanding support, and the disc golf course now has a PayPal account to accept donations. ****501(c)(3) - BSL Friends of P&R Inc.**** Any fundraising conducted by the Advisory Board, if deemed appropriate and approved, will require the establishment of a new 501(c)(3). Are there budget funds available for this?

Commissioner Lovin, the liaison to the Parks and Recreation Advisory Board, will discuss this matter with the Advisory Board at a later date.

7.4 Special Events Committee

Chair Hogan reported that they cleared the clouds away for the Mayor's Cup Golf Tournament, resulting in a picture-perfect day for the 124 golfers. She mentioned that the event was a huge success; the golfers were happy, and the committee made money from the 50/50 raffle. She proudly announced that they were the first to donate \$300 worth of school supplies to support Bolivia Elementary School, and they thoroughly enjoyed the shopping experience. They presented three full bins of supplies to Teagan Hall, who works at the school.

Ms. Hogan also shared that the committee is now in full planning mode for the Fall Festival, scheduled for Saturday, Oct. 18th, from 5–8 p.m. She urged everyone to save the date for the Candidates Night on Thursday, Oct. 23rd, at the Community Center from 6:30–8:30 p.m. Additionally, she informed everyone that the Special Events Committee operates independently and is not under the Parks and Recreation Department. Although they collaborate and maintain a friendly relationship, the Special Events Committee has its own budget and has kept their trailer parked at the Community Center for eight years. Ms. Hogan reminded everyone that they are all volunteers who dedicate many hours to serve the city because they love what they do and enjoy making all the kids, parents, grandparents, and everyone who attends the events happy. She noted that the Special Events Committee raises a significant amount of money, which is used for supplies and donations to various organizations.

7.5 Library Commission – no report

8. City Manager's Report

Mr. Hargrove announced some good news regarding North Lake, stating that E. Boiling Spring Rd at North Lake Dam should reopen next week. He mentioned that the site is currently being cleaned up and that a final walkthrough is taking place. Mr. Hargrove also noted that the notice to proceed with the construction of the Library/Senior Center renovation has been issued, and work is expected to begin on Sept. 15th.

He reported that structural concrete continues to be poured at Sanford Dam, and progress is being made on that site. Regarding the Pine Lake hydrological analysis, Mr. Hargrove stated that it is now with NC Dam Safety, although he is unsure how long their review will take. In his opinion, any delay beyond a day is too long. He mentioned that members of the Board have contacted our representatives in Raleigh, specifically Senator Rabon and Representative Miller, to seek assistance in expediting the process, emphasizing the importance of reopening the road as it is a critical evacuation route.

Mayor Winecoff inquired about the timeline for paving. Mr. Hargrove expressed that he typically prefers not to provide specific time frames, but indicated that in the next few weeks, there will be temporary patching done on all the washouts around town. He also mentioned that FEMA has been slow in moving forward with the obligated projects, so to avoid further delays, they will begin some spot paving and repair certain inside turn radii.

9. Old Business- None

10. New Business

10.1 Resolution Authorizing the Sale of Surplus Property

Mr. Hargrove explained that one of the topics discussed at the budget workshops was the need to dispose of equipment that is no longer needed or used. He reviewed the items on the surplus list and stated that they would be put up for bid on GovDeals. He

asked the Board to consider whether, after the sales are complete, they would prefer the proceeds to be returned to the department from which the surplus items originated or to the city's general fund. From an accounting perspective, he recommended allocating the money to the general fund, with a subsequent budget amendment to distribute the appropriated funds back to the respective departments.

Commissioner Sherwood made a motion to approve the resolution authorizing the sale of surplus property, as stated in the resolution. Commissioner Mammay seconded the motion. **Vote 5-0; Motion Carried.**

11. Mayor and Commissioners Reports

Commissioner Sherwood stated that she and Mayor Winecoff recently met with NES, a company focused on environmental conservation and mitigation. She explained that they are currently working on our stormwater plan, which will be submitted to the company. They will then upload it to a blueprint using a DEQ tool that will assist those in need of mitigation and help identify funding opportunities. The city engineer will also be involved in this process. She mentioned they are applying for a grant for the Holly-Redwood Project and seeking EDA funds. Commissioner Sherwood emphasized that they are working very hard to secure these funds, as many of these projects are quite expensive.

Commissioner Mammay stated that he took a walk along South Shore yesterday and can understand why there are so many complaints about the road. He noted that, during his walk, he observed that the road is structurally unsound underneath. He mentioned that it was never built correctly and did not meet DOT standards. This is why it's crucial to get the stormwater management engineering right and to ensure that all roads comply with DOT regulations. As the city continues to grow, it is essential that our infrastructure can keep pace with this growth.

Commissioner Hall addressed a citizen's concern raised during public comment regarding trash on the side of the road. She reminded everyone that the city will hold its annual Clean Sweep event in September, inviting community members to volunteer for trash pickup along the roadways. Additionally, she expressed appreciation for the Special Events Committee for their creativity and the valuable services they provide to the community. Through the hard work of this committee, many opportunities arise for both visitors and residents to come together and create lasting memories through enjoyable events. She encouraged everyone to stay informed about the various city boards, commissions, and committees, noting that these volunteers make significant contributions to improving the community and fostering unity.

Commissioner Lovin expressed his appreciation for the role of the Parks and Recreation Advisory Board and his involvement with the Brunswick Senior Resources Board. He shared stories about individuals being fed at the community center who might not have had a meal that day and who may lack social engagement. He highlighted the unique opportunity we have to help and serve the community,

especially since many other places are unable to do so. Commissioner Lovin also expressed gratitude for the new bus that accommodates wheelchair transportation, enabling individuals to attend various events. He commended the Parks and Recreation Department for their genuine care for all citizens in the community. However, he noted that the Department and the Parks Advisory Board often face unnecessary criticism and urged people to be more respectful and appreciative of the positive contributions they make to the city.

Mayor Winecoff announced that the Mayor's Cup event was a tremendous success. He expressed his gratitude to the Special Events Committee for their hard work in organizing the event. He also thanked the other board members and commissions, emphasizing their essential role in the city. He mentioned that he and Manager Hargrove recently met with a representative from Senator Ted Budd's office to discuss the ongoing delays with FEMA. They took the representative around to various sites where FEMA has been slow to respond. They pointed out temporary repairs made due to washouts, which occurred even after just a small storm. Additionally, they highlighted other areas that also require urgent attention. Mayor Winecoff stressed that it is crucial for FEMA to expedite the process so the city can receive the necessary funds to complete these projects. Furthermore, he mentioned that they discussed assistance with grants. Mayor Winecoff stated that he had called Representative Miller last week, asking him and Senator Rabon to get involved with Dam Safety to help accelerate the work that needs to be done.

12. Announcements

- 12.1** Concert Sept. 5th featuring 17 South. Spring Lake Park 6–8 p.m. (The BSL Fire Department will be selling hotdogs, hamburgers, chips, and drinks to fundraise.)
- 12.2** Concert Sept. 12th featuring Hoods Creek. Spring Lake Park 6- 8 p.m. (Easy Eats food truck will be there).
- 12.3** Citizens Forum Sept. 18th 6:00 p.m.
- 12.4** Clean Sweep Saturday, September 20th, 8 a.m. - 12 p.m. Meet at the Community Building to pick up supplies.
- 12.5** Next BOC Meeting Oct. 7th

13. Adjourn

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

– 7:00 p.m.

Jeff Winecoff, Mayor

Attest: Tanya Shannon, City Clerk