



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

1. Call to Order

Mayor Winecoff called the meeting to order a 6:00 PM

Attendance:

Mayor Winecoff
Commissioner Justin Lovin
Commissioner Kim Sherwood
Commissioner Ausborn
City Manager Gordon Hargrove
Tanya Shannon, City Clerk
Kevin Smith, Police Chief
Finance Director, Brandon Stevens
Stormwater Engineer, Jim Stachura
Brandon Stevens, Finance Director
Absent: Commissioner Teagan Hall (excused)

2. The Pledge of Allegiance was recited.

3. Approval of the Agenda

Commissioner Lovin moved to approve the agenda and seconded by Commissioner Sherwood.
Vote 4-0; Motion Carried.

4. Public Comments and Questions

1. Edgar Young, 1284 Goldsboro Rd., explained that he lives in the Highlands, a development by Logan Homes, and that residents have experienced flooding in their homes since the beginning. He understands that there are ditches in both the front and rear of the properties to manage stormwater, but noted that the rear ditch is a

significant problem. He explained that there is no water flow at all in the rear ditch and, after last week's rain, the water rose halfway up to his house. Mr. Young said he does not know who is responsible for managing the water flow.

Mayor Winecoff responded that he and the City Manager had visited the site to observe the situation. Mr. Stachura, the city's stormwater manager, has also inspected the area and is developing a plan to clear the ditches and improve water flow. Mr. Stachura explained that he has been working with Logan Homes to clear out the ditches, which should help the water flow more quickly out of the system. He added that there are downstream issues that he will address as well.

Mr. Young also pointed out that the grading in the yards leaves little drop between the houses and the ditch. Mr. Stachura replied that this concern has been addressed under the new Storm Water Ordinance, which now requires a grading plan to be submitted to the stormwater department for review. He said his team will review the drainage plans, make necessary adjustments, and ensure that water is directed away from homes into the conveyance system.

Mr. Young asked when these improvements would begin, and Mr. Stachura responded that work should start within a few weeks.

Mr. Hargrove noted that an important issue with the rear ditches is determining whether they are located on the property owners' land or outside the homeowners' property lines. He stated that the city will work with homeowners regarding the rear ditches, but if the ditches are on private property, homeowners will need to grant the city permission through an easement agreement. This will allow city staff to access and perform annual maintenance to keep the ditches clear.

Mr. Young then raised concerns about the speed limit on Goldsboro Rd., which is set at 25 mph. He explained that, particularly during morning and afternoon school hours, vehicles often exceed the speed limit, creating hazardous conditions. Mr. Young mentioned that it is sometimes difficult to exit his driveway safely and pointed out that pedestrians and children on bicycles also use the road, increasing the danger. Chief Smith, who was present at the meeting, will address this matter.

2. Steve Stegman, 194 N. Shore Dr., questioned the exact plans for the dam revisions from the engineers and whether it was just to raise the weir wall. Mr. Hargrove explained they are extending the weir wall and adding an auxiliary spillway with a drop for heavy flows. Mr. Stegman said the dam was designed according to water levels and lake beds. Because the outflow is determined by the lake bed. He asked if the whole unit, designed as one, is too low and the weir wall needs to be raised five feet,

why are they doing anything with the outflow? Mr. Stachura explained that the weir input upstream of the dam is correct. Mr. Stegman took a shot on his transit and said the lake bed is higher than the top of the outflow. Mr. Stachura said when controlled by the weir wall, the outlet pipe does not control anything upstream; the weir controls it. Mr. Stegman said there are times when no water flows through the pipe, and it will fill with silt that backwashes and fills back in. Mr. Stachura said when they raise the weir wall, there will be no silt unless the drain at the bottom of the dam is opened. Mr. Stegman said he was not discussing infill but the outflow of water. Mr. Stachura explained there should be no sediment because by the time water moves upstream, it has had room and time for sediment to settle in the lake bed. Then the clear water phase goes over the weir wall and outflow, so minimal silt passes over the weir wall. Mr. Stegman asked if there was a warranty on the dam and how long it lasts. Mr. Hargrove said there is one but he would check the exact length; he knows it is at least twelve months. Mr. Stegman suggested a minimum three-year warranty.

3. Stephanie Andrea , 59 N. Lake Dr. said they live on the lake and noticed that some days it's full and other days it's empty. She wants to understand why this happens. For three weeks, the lake was full, and the brush was dying, which was good because nature was managing itself. Now the lake is half empty again and starting to turn back into a forest. She asked if it wouldn't be cheaper to keep North Lake full instead of paying workers to clean the lake bed when the plants are almost dead. Commissioner Ausborn explained that when the water returns, some vegetation dies, but many trees and brush don't. He added that if the plants grow too large, mowing won't be possible. Then, workers would have to cut them down by hand because equipment can't access the area. She asked how they would remove the trees once they've grown if the water comes back. Commissioner Ausborn said they would use a pontoon boat or hire a company with floating tracks that can enter the marsh and cut the plants down.
4. Joan Kinney from 793 South Shore Dr. shared a suggestion after having lunch with friends. They discussed the Facebook livestream meeting and how some people had trouble hearing. One friend mentioned adding closed captions, Ms. Kinney believes would really help those watching live.
5. Scott Boehmer, 650 N. Shore Drive asked, "So you are going to approve the new plan, they are going to start tomorrow, and when will it be finished?" He questioned the entire project and wanted to know the completion date.

Commissioner Sherwood responded that they were provided with a punch list detailing the start dates, completed tasks, and any revisions. She explained that, while the timeline depends on factors like weather and emergencies, the document states a projected completion date of November 2026. However, the contract extends until 2027 because an additional ten months were granted due to PTC8, providing extended time. She emphasized that an itemized list of all completed work is available and the timeline information is accessible to the public in this document, but cautioned that the dates are subject to change.

Mr. Hargrove explained that the plan is to complete all demolition, water control, and prep work so the concrete team can move directly from Sandford Dam to Pine Lake Dam. The goal is to have all concrete and permanent work finished before storm season. He noted that permanent work is far more resilient than the temporary measures used before PTC8, but reiterated that progress will depend on weather conditions.

6. Nancy Tagliaferro, 300 Pine Lake Rd., stated that she lives in front of the throughway, which has become extremely dangerous due to high-speed traffic. She expressed concern for her safety and the safety of others, noting that even checking the mail or walking down the street has become hazardous. She questioned why Drayton Rd. is not utilized to connect directly to Highway 87, suggesting that the area could be made eminent domain to create an access road for evacuations during emergencies or storms. She emphasized how disheartening it is to live with these dangers day after day, waiting for progress and completion.
7. Mr. Young came back to the podium and said that his street is the only one in the surrounding area that does not have county water, and he asked how he could connect to the county water system. Mayor Winecoff responded that one of the main goals this year is to connect water and sewer lines for residents who are not yet connected to either or both. He explained that there are still many citizens in the city who rely on wells instead of county water. He added that the city is working with the county to obtain the necessary plans to bring the water lines into the city.
8. Chrissy Stone, 61 Turner Rd. said she lives just on the other side of the washout. As an insurance professional, she knows her protection class depends on the fire department's response time. She noted, unfortunately, that a house recently burned very close to where she lives. Ms. Stone acknowledged that the Board is working hard to reopen the road, but asked whether they have considered the possibility that

homeowners' insurance premiums may increase as a result. Commissioner Lovin responded that changes are underway that will be more beneficial to the city. He advised residents to pay attention to ongoing developments regarding county fire fees versus fire taxes. Commissioner Lovin emphasized that the main priority is to reopen the road as quickly as possible. He added that the Fire Department is working diligently, responding even faster than required by fire codes. According to Commissioner Lovin, the Fire Department arrived at the recent fire in just three minutes, demonstrating their efficiency and dedication to protecting life and property.

With no further comments or questions, Commissioner Sherwood made a motion to adjourn, which Commissioner Ausborn seconded. **Vote 4-0; Motion Carried.**

Adjourned– 7:15 p.m.

Jeff Winecoff, Mayor

Tanya Shannon, City Clerk