



**Board of Commissioners Meeting Minutes  
Tuesday, May 12, 2026, at 6:30 PM  
City Hall**

**1. Call to Order**

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

**Attendance:**

Mayor Jeff Winecoff  
Commissioner Kim Sherwood  
Commissioner Todd Ausborn  
Commissioner Justin Lovin  
Commissioner Teagan Hall

City Manager Gordon Hargrove  
Assistant City Manager Nicole Morgan  
Police Chief Kevin Smith  
Brandon Stevens, Finance Director  
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**

Commissioner Lovin requested an amendment to the agenda to add the Award of Contract for Vegetative and Construction & Debris Removal as agenda item 12.11. Commissioner Hall moved to approve the amended agenda, and Commissioner Ausborn seconded the motion. **Vote 5-0; Motion Carried.**

**4. Potential Conflict of Interest/Association Disclosure**

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

**5. Audit Presentation**

Mr. Thompson of Price Scott, Adams & Co. presented the audit report. The city received a clean opinion, reflecting financial stability and growth, though some operational improvements are still needed.

**Unmodified Audit Report Indicates Financial Health**

The independent audit resulted in an unmodified opinion—the highest level of assurance for financial statements.

- No significant misstatements or disagreements with management were identified during the audit.
- Key audit risks included revenue recognition and management override controls; both areas were thoroughly tested with satisfactory results.
- The audit addressed a new accounting standard for accumulated sick leave, which does not directly impact city fund management.

#### **Fund Balances Show Positive Trends with Specific Issues to Address**

- The total fund balance increased to \$5.6 million, continuing a positive upward trend in recent years.
- Unassigned fund balance stood at 48.82%. Available balances could be further improved by resolving interfund loans totaling approximately \$752,000.
- The property tax collection rate remained strong at 98.68%, with total property valuation exceeding \$1 billion.
- Budget overspending was identified in three to four departments, and two funds currently have deficit balances, requiring budget amendments before year-end.

#### **Recommendations to Improve Financial Processes and Ratings**

- Timelier bank reconciliations and updated depreciation schedules are needed to strengthen internal controls.
- Improved management of interfund cash balances could enhance debt service coverage ratios and potentially lower borrowing costs.
- Passing budget amendments to eliminate deficit funds will help prevent recurrence of overspending issues.
- The city should prioritize clearing interfund loans to increase fund balance percentages by approximately 10%, thereby enhancing the city's financial profile for potential lenders.

#### **6. Public Comments –**

1. Diana Tursi, 961 Palmetto Rd., voiced concerns regarding the city's emergency evacuation plans. She pointed out that ongoing construction on Route 211 will likely result in significantly increased traffic on Routes 187 and 133 during evacuations. Ms. Tursi urged city officials to prioritize developing or collaborating with neighboring communities to update the evacuation plan before hurricane season and to ensure clear communication of the plan to all residents.

Mayor Winecoff clarified that the county oversees evacuation plans, while the city's role centers on communication. The city confirmed that the county controls the evacuation process and is responsible for both communication and execution during emergencies. While the city cannot

override the county's evacuation plan, it can support residents by sharing relevant information and links on its platforms. Mayor Winecoff and the Commissioners emphasized the importance of residents signing up for county and city alert systems to receive timely warnings.

### **Suggestions for Improving Public Awareness and Neighbor Support**

Commissioners emphasized the community's responsibility to check on neighbors, particularly seniors who may not have access to electronic communication.

City officials plan to discuss improved coordination with the county's emergency management office in upcoming meetings with the county manager.

### **Need to Update and Integrate Existing City Evacuation Plan**

The current city evacuation plan, posted on the website, is from 2018 and needs updating.

The police and public works departments are familiar with known problem areas and established storm preparation procedures.

Achieving closer alignment with county plans and enhancing public education remain priorities to prevent confusion during emergencies.

## **7. Public Hearing**

### **7.1 Text amendments to Article 7, Appendix A, and Appendix B of the City's Unified Development Ordinance to help support the conservation of Venus flytrap populations within the City.**

A motion was made by Commissioner Ausborn to open the hearing, and seconded by Commissioner Lovin. **Vote 5-0; Motion Carried.**

1. Tammy Sollenberger, 229 Blackhawk Rd. requests that the proposed text amendment be expanded to include protections for additional carnivorous plants, such as pitcher plants and sundews.
2. Diana Tursi, 961 Palmetto Rd. She has reviewed the draft proposed amendment and has over 30 years of experience writing policies and procedures. She always considers whether a policy is enforceable. She is unsure of the UDO's intent beyond encouraging compliance, but notes that developers often disregard existing conditions and proceed with clear-cutting. She recommends including penalties and enforcement measures.

Ms. Morgan will also include in the proposed text amendment to encourage the protection of pitcher plants, sundews, and Venus flytraps during development. Developers must incorporate these plants into site and landscape plans, and the city will assist with relocation efforts through a partnering organization. However, enforcement options are limited due to state regulations and the lack of explicit local authority to impose fines or penalties. As an alternative, the city is exploring incentives such as reduced parking requirements to promote preservation on private property.

Commissioner Sherwood made a motion to close the hearing, which was seconded by Commissioner Ausborn. **Vote 5-0; Motion Carried.**

## **8. Consent Agenda**

- 8.1 Approval of BOC Minutes  
April 14 Regular Minutes  
April 14 Closed Session (sealed)

April 27, 2026 BOC Budget Workshop

- 8.2 Public Works
- 8.3 Public Safety/Animal Control
- 8.4 Parks and Recreation Department
- 8.5 Finance Department
- 8.6 Planning, Zoning & Code Enforcement
- 8.7 Building Inspections
- 8.8 Stormwater Department

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

## **9. Committee / Board Reports and Minutes**

### **9.1 BSL Fire/Rescue – no report**

### **9.2 Planning Board**

Chair Launderville reported that the Planning Board received more details on Data Center Developments. After discussion and considering their relatively new nature and complexity, the board decided that a one-year moratorium might be appropriate to gather and develop the information we need to make an informed decision on a UDO recommendation. The Board reviewed the proposed language for Venus Flytrap protection and notification. After making minor adjustments, the Board approved the proposal. Ms. Kathy Curtis, representing Friends of BSL Parks and Recreation, attended the meeting and addressed the Board's questions on the matter. The Board also briefly discussed HB 765, which concerns State Land Use Plan regulations.

### **9.3 Parks and Recreation**

Ms. Conely reported that the Parks and Recreation Advisory Board did not hold a meeting in April due to a lack of quorum. However, Director Sara Goodwin announced that a \$10,000 transportation grant was received. The Board did hold a Teen Forum on Monday night, April 27th, which generated many thoughtful suggestions, all of which were recorded. Unfortunately, only adults attended the event. Some suggestions included providing pizza at future forums and possibly hosting meetings outdoors in one of the parks. These ideas will be added to next month's agenda. Connor was commended for sharing his previous efforts, discussing challenges faced in launching programs, and expressing a willingness to try again. Everyone is encouraged to attend the next Parks and Recreation Advisory Board meeting and share any ideas they may have.

### **9.4 Special Events Committee**

Chair Hogan reported that the committee put up bows along Cougar Drive in recognition of the 2026 South Brunswick Senior Class. The Banner of Congratulations was put up on the corner of E. BSL Rd. and HYW 87 as well. She said they are continuing to plan the Mayor's Cup Golf Tournament at the Lakes, scheduled for Saturday, August 8th, and the sign-up sheet is now available at the Club House, or attendees may call to have their team added to the list. The committee will begin soliciting sponsorships for teams and tee times in the near future. The holiday tree in front of the Joan Kinney Library and Senior Center was shaped and trimmed. It looks great.

### **9.5 Library Commission**

Ms. Sollenberger, reported that the grand opening took place on April 18th. She said she thoroughly enjoyed the event. In two days, the Commission will follow up on the progress. Remaining tasks include completing all preparations necessary for the library opening, determining ongoing maintenance requirements, and continuing to acquire additional books.

## **10. City Manager's Monthly Report**

Mr. Hargrove stated, "Over the past year, many of you have heard me discuss my plans for retirement. I have officially decided to retire from the City of Boiling Spring Lakes, with my last day being July 28th. I will share more details at the July meeting. For those of you with pending requests, rest assured—I'm committed to addressing all outstanding matters before my departure."

Mr. Hargrove reported continued improvement in the city's financial indicators, reflecting steady progress. He commended Kathy Curtis for securing a \$3,000 grant from Duke Energy to help fund a walkway in the parks and recreation area. He invited everyone to a brief photo opportunity, noting that Pam Hardy will present the check to Ms. Curtis at City Hall on Tuesday, May 26th, at 11 a.m., and encouraged attendance.

Mr. Hargrove also reiterated that he had informed the board of his retirement plans several months ago to allow for a thorough, transparent hiring process. He noted that over 26 highly qualified applications were received, and the field has been narrowed to the top candidates. Interviews are set to begin as the city works to ensure strong and effective leadership moving forward.

## **11. Old Business: - none**

## **12. New Business**

### **12.1 Resolution Calling for a Public Hearing on a Proposed Moratorium Ordinance Regulation on Data Centers, Data Processing Facilities, and Cryptocurrency Mining.**

Ms. Morgan outlined the purpose of the proposed moratorium. Data centers, data processing facilities, and cryptocurrency mining operations are rapidly growing land uses driven by demand for digital services and technologies. These facilities have unique characteristics—such as high energy and water consumption, noise, and large physical footprints—that differ from traditional commercial or industrial developments. The city's current zoning ordinance does not specifically address these uses, creating regulatory uncertainty and the risk of unmitigated impacts. To address this, staff recommend a temporary 12-month moratorium on new applications for these facilities. This pause will allow the city to define these uses, determine appropriate zoning, establish development standards, and consider best practices before permitting further development. The Planning Board supports the moratorium to ensure responsible regulation and planning.

A motion was made by Commissioner Sherwood to approve the Resolution calling for a Public Hearing to be held on June 2, 2026, on a Proposed Moratorium Ordinance Regulation on Data Centers, Data Processing Facilities, and Cryptocurrency Mining. Seconded by Commissioner Ausborn. **Vote 5-0; Motion Carried.**

#### **12.2 Discussion: Flood Damage Prevention Ordinance Update & Consideration of Community Flood Hazard Areas.**

Ms. Morgan explained that tonight's topic is for discussion only. She stated that the state recently updated its model flood ordinance, and as NNIP members, we must have a flood damage prevention ordinance meeting at least state standards. Ms. Morgan clarified that ours already does, with some stricter rules. She noted that most state changes are minor wording updates, but the new model also adds advisory flood maps and community flood hazard areas. Ms. Morgan pointed out that our ordinance currently requires buildings in flood hazard areas to be elevated two feet above the baseline elevation, which is common. She mentioned that we previously proposed new buildings be two feet above the highest nearby ground, but the board wanted a more flexible approach. With the new state model and advisory flood map, Ms. Morgan said staff is considering updating our ordinance to include community flood hazard areas and use the advisory map. She explained that this public map shows problem areas outside the official floodplain. By updating the ordinance, Ms. Morgan said we could locally regulate these areas, though the state does not. She added that staff also seeks direction on another update: whether to regulate the shaded X zone, which covers the 500-year flood area outside the 100-year floodplain. Ms. Morgan said we do not have very many shaded X zones. Shaded X appears yellow on maps. She noted that the state requires us to regulate zone A; we have no B zones. Regulating shaded X is optional. Ms. Morgan also asked if the board wants to increase the freeboard from two to three feet in flood hazard areas. This would apply to any newly regulated areas. She said the staff is looking for board feedback. Mayor Winecoff supported the idea, noting that flooding can happen in unexpected areas and prevention is important. Advisory flood maps help because they provide base flood elevations, even without local studies. Sanford's ordinance identifies and protects frequently flooded areas, which we might consider. Ms. Morgan said the changes would go to the planning board first.

#### **12.3 Project Closeout for the Library**

Mr. Stevens explained that the Library and Senior Center Renovation Project is now complete. The City received a \$250,000 SCIF grant from the North Carolina Office of State Budget & Management. A change order led to project costs exceeding revenues by \$8,795.55, which will be covered by a General Fund appropriation. Staff recommends approval of the final project budget and associated transfers to close out the project.

A motion was made by Commissioner Hall to approve the Capital Project Library & Senior Center Project Ordinance, and Commissioner Ausborn seconded. ***Vote 5-0; Motion Carried.***

#### **12.4 Budget Amendment Reconciliation of Revenue**

Mr. Stevens explained that the board had previously agreed to sell some city assets that were no longer being used. Three of these vehicles were sold: a Bobcat for \$8,100, a minibus for \$7,950, and a zero-turn lawnmower for \$875. The board now needs to decide whether to return these funds to the individual departments or keep track of them centrally, allowing departments to request an appropriation through an amendment if needed. Mayor Winecoff wants each department to start a capital reserve fund with this money. That way, when they need to buy

equipment, they can use their own funds rather than taking it from the general fund. This approach would allow departments to build up their funds, so when capital projects arise, the necessary money can be drawn directly from those reserves. Commissioner Sherwood prefers the money be returned to the general fund, since that's where it comes from. She noted departments have asked for capital funds from the general fund before. Mr. Hargrove said if the money goes into a capital fund, it should be protected by an ordinance so it can only be used for capital expenses, not moved to other purposes. Mr. Hargrove added that when this was first discussed about a year ago, the idea was to encourage departments to be frugal by returning 50% to the capital fund and 50% to the department. He did not recall any discussion about using a project ordinance at that time. He concluded that, regardless of the approach, the decision would ultimately benefit the city in the long run. If a department sells a capital asset, the money should stay as capital funds. This can be discussed more during budget planning. Departments have already budgeted carefully, so there is little reason to move the money back to the general fund. Mayor Winecoff said capital reserves will grow over time, so if a department needs expensive equipment, the money will be available without drawing on the general fund. If departments have money left over at the end of the year, putting half of it back into their budgets helps build a reserve for future needs. Mr. Stevens said the money will be placed in a contingency fund until the board decides what to do with it. Other amendments include FEMA reimbursements for city damages and a \$500 donation to the library. Money from asset sales is also in contingency until assigned by the board.

A motion to approve the Budget Amendment and Reconciliation of Revenue was made by Commissioner Sherwood and seconded by Commissioner Hall. ***Vote 5-0; Motion Carried.***

**12.5 Permission for Friends of Parks to use City Property for Venus Flytrap Festival on 5/30 at the Community Building**

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

**12.6 Senior Center Building Use and Staff Hours**

Parks and Recreation Director Ms. Goodwin was asked by Mr. Hargrove to present a report to the board outlining plans for the new senior center.

- Lunch programs have been relocated to the community center due to limited interest at the senior center.
- The senior center now regularly schedules new activities, including mahjong, jigsaw puzzles, chess, crafts, and youth group events.
- Collaboration with the Library Commission will support summer reading programs to be held at the senior center.
- The Parks and Recreation Director emphasized the goal of maximizing facility use for all age groups, not just seniors.
- Commissioners agreed on the importance of gauging community needs through surveys distributed online and on social platforms.
- Existing monthly programs, such as the “brew crew,” are designed to gather community input, though participation remains limited.

- Survey results will be used to tailor future programs and rental opportunities, including birthday parties and small events, to align with community interests.
- Rental fees and schedules are currently being developed to generate revenue and encourage broader usage of the senior center.

The Board's consensus was to send surveys to the community to gather feedback on building usage.

**12.7 Request to Reconvene the BSL Joint Water and Sewer Steering Committee and Schedule a Meeting with the Brunswick County Committee Members.**

Background Information: Boiling Spring Lakes has consistently emphasized regional collaboration in sewer planning, maintaining a longstanding partnership with Brunswick County. To advance shared objectives for sustainable infrastructure, BSL requests the reconvening of the Joint Water and Sewer Steering Committee. The city proposes scheduling a meeting in the coming weeks at Boiling Spring Lakes. City staff are prepared to coordinate logistics and provide necessary supporting materials in advance. This request is grounded in nearly three decades of regional, grant-supported, and collaborative planning between BSL and Brunswick County. The documented history includes numerous meetings, studies, communications, and the dedicated efforts of public servants, all of which underscore a mutual commitment to responsible and coordinated infrastructure development.

A motion was made by Commissioner Lovin to reconvene the steering committee and to authorize sending a letter to joint members with Brunswick County to schedule a meeting date, seconded by Commissioner Hall. ***Vote 5-0; Motion Carried.***

**12.8 ABC Board Appointment**

Commissioner Lovin moved to reappoint Gene Fiorvante to the ABC Board for a 3-year term, seconded by Commissioner Hall. ***Vote 5-0; Motion Carried.***

**12.9 Special Events Appointment**

A motion was made by Commissioner Hall to appoint Theresa Shupling as an approved additional volunteer to the Special Events Committee, seconded by Commissioner Ausborn. ***Vote 5-0; Motion Carried.***

**12.10 Planning Board Appointment**

A motion was made by Commissioner Sherwood to appoint Hazel La Coste as the 2nd Alternate for a 2-year term on the Planning Board, seconded by Commissioner Ausborn. ***Vote 5-0; Motion Carried.***

**12.11 Award of Contract for Vegetative and Construction & Debris Removal**

Commissioner Lovin made a motion to award the primary contract to CTC Disaster Response and to grant DRC Emergency Services, LLC the secondary contract. Commissioner Ausborn seconded the motion. ***Vote 5-0; Motion Carried.***

### **13. Mayor and Commissioners Reports**

Commissioner Sherwood raised concerns about Dam Rd., noting there is heavy traffic and frequent speeding. She mentioned that dump trucks are using the road, which is a one-lane dirt road already developing ruts. She wanted to bring this issue to everyone's attention. Commissioner Hall asked if the problem occurs at specific times of day, but Commissioner Sherwood responded that it happens throughout the day. Mr. Hargrove added that Sequoia, the contractor who built the dam, takes monthly aerial photos, and these show significant deterioration of the road since its completion. Mr. Hargrove has requested copies of these photographs and reported receiving numerous complaints about high-speed traffic on the road. He stated that speed limits need to be enforced, a weight limit should be set, or the road should be closed to vehicular traffic. Mayor Winecoff agreed, saying if there is that much deterioration, the road should be closed until further evaluation is conducted. Commissioner Sherwood pointed out that it is difficult for the Police Department to catch speeders because there is nowhere for officers to park as vehicles pass by. Commissioner Ausborn also expressed concern about the damage caused by heavy trucks. The Board agreed to authorize the City Manager to temporarily close Dam Rd. until further evaluation can be made.

Commissioner Sherwood also reported speaking with a County Commissioner about the senior portion of the building next door and the possibility of the county taking it over. This would include providing funds to establish a dedicated senior center, managing the facilities, and running programs. She mentioned Mr. Jim Fish was recommended as a contact for this initiative. Commissioner Sherwood added that this arrangement could help the city save money.

Commissioner Lovin said he will meet with the Brunswick Senior Resources, Inc. (BSRI) team to explore ways they might help address the needs of the senior center. He emphasized that while he is unsure what can be done, he is committed to seeking solutions if needed. Commissioner Lovin reminded everyone that the city has limited power over developers. He said Brunswick County is being sued by a developer, and North Carolina law gives property owners a lot of freedom as long as they follow local rules. He's frustrated by the fast growth and lack of infrastructure in the county. He also mentioned issues like disagreements over fire departments. Commissioner Lovin told residents the Board is working hard, but their actions are limited by the General Assembly. He said change can't be stopped, but the Board wants development to benefit the community. He said the board regularly talks with developers to remind them this is the community's city, not the developers'. Still, he admitted the board's power is limited. He urged citizens to remember that state representatives—Charlie Miller, Bill Rabon, and Frank Iler—help shape these policies. Commissioner Lovin concluded by saying that the commission is doing its best to manage the city's rapid growth. He asked the community for patience and understanding, and said he stands with them and is hopeful for the future.

Commissioner Ausborn said that he and Mr. Hargrove are meeting with a drone pilot in the morning. Hopefully, we'll begin receiving drone footage of the dam's progress at least monthly, so everyone can stay updated. Unless you live nearby, it's difficult to see the progress firsthand. We found this local drone pilot on Facebook, and he seems enthusiastic about helping us.

Commissioner Hall expressed gratitude to the Special Events for the beautiful bows, noting how much the seniors enjoy them. She said if you would like to see the bows and attend a community event, the senior parade will take place next Monday, the 18th, at 6:00 PM. Everyone is encouraged to gather along Cooper Drive to view the teens' bows. They truly are beautiful—thank you for consistently supporting our seniors.

Mayor Winecoff stated that we want to recognize the police department during Police Week and thank you for everything you do to keep our city safe. Despite the challenges you face, including managing a city of this size and responding to various incidents, your performance has been outstanding. Your efforts are not overlooked by this board. We appreciate your dedication and the professionalism you demonstrate alongside the rest of our staff. We have a great city and a strong team, and I am grateful for all that you do.

#### **14. Announcements**

14.1 Planning Board Meeting will be on Thursday, May 14th, at 6:30 pm

14.2 City Hall and Buildings will be closed Monday, May 25th, in observance of Memorial Day.

14.3 Last Day of School, May 29th

14.4 First Summer Concert featuring Class Act- Spring Lake Park, May 29th, 6-8 pm. (BSL Fire Dept. will be there selling food and drinks. D and J's Sweet Treats will also be there.)

14.5 Venus Flytrap Festival on Saturday, the 30th, from 10 am-2 pm at the Community Center.

14.6 Next Regular BOC Meeting June 2nd.

#### **15. Adjourn**

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

**-7:47 pm**

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Jeff Winecoff, Mayor

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Tanya Shannon, City Clerk