



**Board of Commissioners Regular Meeting Minutes
Tuesday, June 2, 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
City Manager Gordon Hargrove
Police Chief Kevin Smith
Sara Goodwin, Parks and Rec. Director
Brandon Stevens, Finance Director
City Clerk Tanya Shannon

Absent: Commissioner Hall (excused)

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

Mayor Winecoff welcomed Mr. Matthew Kirkland as the new City Manager.

Commissioner Lovin moved to excuse Commissioner Hall, which was seconded by Commissioner Ausborn. **Vote 4-0; Motion Carried.**

3. Approval of the Regular Agenda

Commissioner Lovin moved to approve the agenda with an amendment to add a Check Presentation to the Friends of Boiling Spring Lakes Parks and Recreation Department from the Special Events Committee, seconded by Commissioner Sherwood. **Vote 4-0; 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. Special Recognitions

- A. Mayor Winecoff presented the Proclamation recognizing America's 250th Celebration Year.
- B. The Special Events Committee presented a check to the Friends of Boiling Spring Lakes Parks and Recreation Department.

6. Public Comments

1. Gretchen Stephens, 787 Fifty Lakes Dr., a long-time resident and yoga instructor in Boiling Spring Lakes, expressed strong concern at a recent public meeting regarding comments made about the adequacy of senior programming in the community. She highlighted over a decade of growth and success in the community center's offerings, especially for seniors and youth, noting increased participation and professional staff. Ms. Stephens was dismayed and appalled by suggestions that the community lacks a "real" senior program, calling such statements a disservice to the dedicated staff and existing programs. She urged the Board of Commissioners to recognize and celebrate these achievements rather than criticize them, and called for greater support, resources, and cooperation—particularly for teen programming—to address the needs of all residents.
2. Lora Sharkey, 432 Cades Trail, Southport; Ms. Sharkey, while not a resident of Boiling Spring Lakes, addressed the board to express her appreciation for the staff members involved in organizing the Venus Flytrap Festival on May 30th. Drawing from her experience as a former Alderman and nonprofit representative, Ms. Sharkey emphasized how rare it is to receive positive feedback and wanted to ensure the team was recognized for their enthusiastic support and professionalism. She praised Bridget for her leadership and vision in coordinating the event, which was successful and well-received by the community as a family-oriented gathering. Ms. Sharkey concluded by urging the board to acknowledge and celebrate the staff's outstanding work.

7. Public Hearing

Proposed Ordinance Imposing a Temporary Moratorium on Development Approvals for Data Centers, Data Processing Facilities, Cryptocurrency Mining Operations, and Uses Associated with Data Processing Facilities within the City of Boiling Spring Lakes.

Commissioner Lovin moved to open the public hearing, seconded by Commissioner Ausborn.
Vote 4-0; Motion carried.

Mr. Hargrove reviewed the moratorium and noted that the UDO does not address these situations. This will allow the planning board to consider new facilities and how they would fit within the UDO. There has been no interest or proposals so far, but this process allows us to be prepared.

Background

- The ordinance aims to fill the lack of specific definitions and standards for these uses.
- Growth driven by demand for cloud computing, AI, and digital finance.
- Facilities require high energy, cooling, security, and may cause noise, visual, and infrastructure impacts.
- Several North Carolina cities have adopted similar moratoria.

Implications

- Without clear regulations, such facilities could be permitted inappropriately.
- Potential impacts include high energy use, water consumption, noise, visual effects, and limited employment density.

- The moratorium allows time for staff to study issues, engage stakeholders, and draft ordinance amendments.

Recommendation

- Staff recommends adopting the moratorium ordinance to manage development and ensure proper regulation.

No public comments were made during the hearing. Commissioner Lovin moved to close the public hearing, and Commissioner Ausborn seconded the motion. **Vote 4-0; Motion Carried.**

Commissioner Sherwood moved to approve the Ordinance imposing a temporary twelve-month moratorium on development approvals for data centers, data processing facilities, cryptocurrency mining operations, and related uses within the City of Boiling Spring Lakes. The motion was seconded by Commissioner Ausborn. **Vote 4-0; Motion Carried.**

8. Consent Agenda

- 7.1 Approval of BOC Minutes
 - May 12 -R/S Regular Meeting
 - May 19 -Closed Session (sealed)
 - May 20 -Budget Workshop
 - May 20 & 21 -Closed Sessions (sealed)
- 7.2 Public Works
- 7.3 Public Safety / Animal Control
- 7.4 Parks & Recreation Department
- 7.5 Finance Department
- 7.6 Planning, Zoning & Code Enforcement
- 7.7 Building Inspections
- 7.8 Stormwater Department

9. Committee/ Board Report and Minutes

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

9.2 Planning Board

Chair Lauderdale reported that Mr. MacLeod of Anchorpoint Planning presented Chapter 5 of the proposed Land Use Plan to the Planning Board. She stated that one more chapter remains to be reviewed in the coming months, after which the plan can hopefully be forwarded to the Board of Commissioners for their review.

9.3 Parks and Recreation Advisory Board

Vice Chairperson Mike Sollenberger presented a summary of the board's recent meeting, focusing on important updates and community input. All community parks were inspected, with notable issues identified: Muse Park needs mats secured and a broken porta-potty seat fixed, but now has new basketball hoops. Spring Lake's bulletin boxes are in disrepair, and the porta-potty needs cleaning; there were also suggestions for improved lighting, buoys, and rescue kits. Mirror Lake Park's swing bench requires repair and painting. At Charles Schneider and Seminole Lake, the porta-potty inspection stickers are outdated or missing. Tate Lake Park is missing a picnic table,

and the Community Center playgrounds need more mulch. There were no new communications to report. Public comments emphasized the desire for more youth programs for ages 12–17, especially in the evenings, on weekends, and during the summer. Community members suggested activities such as an RC track, flag football, a video game bus, teen concerts, scavenger hunts, and geocaching. There was also encouragement to partner with BCS and YMCA for youth meal programs over the summer. Commissioner Lovin encouraged residents to attend commissioners' meetings to ensure their feedback shapes future programming and budgets. New topics included the formation of a Teen Focus Group, the completion of basketball goal installation at Muse Park, and the success of the recent Spring Fling/Venus Fly Trap Festival.

9.4 Special Events Committee

Chair Hogan reported that their May meeting was brief and productive. The committee discussed the Mayor's Cup, scheduled for Saturday, August 8th at 9 AM. The sign-up sheet at the clubhouse is already filling up. Flyers and letters will be prepared and distributed this week. She noted that no changes are planned, as the event has been successful for over 20 years. Chair Hogan also expressed deep appreciation for the BSL Friends of Parks and Rec.

9.5 Library Commission

The report was read by the City Clerk. The members of the Library Commission continue to settle into the new space. With new purchases and donations, maintenance is ongoing. Patron Library cards are ready in the library, on top of the book return cart. Patrons are asked to pick up their card and start using it right away. There are instructions near the self-checkout. The Library will be open this coming Saturday, June 6, from 10 am to 2 pm, and will continue to be open on the first and third Saturdays of each month, excluding holidays such as July 4. Available members of the Library Commission went on a book-buying trip to Barnes and Noble in Wilmington. We received a minimum of 20% off the purchase price of all books purchased, with some at 30% or 50% off the cover price.

10. Manager's Monthly Report

Mr. Hargrove stated that he would like to briefly address the audit presented last month. He acknowledged that the presentation moved quickly and that some misinformation has circulated in the community, which he wishes to clarify. First, the audit was submitted late, primarily due to issues with the current budgeting software. The city is already exploring new software options that will enable timely budget submissions moving forward. Some deficiencies were noted, which is not unusual for a community of our size and with the resources of our finance department. Importantly, these deficiencies have already been addressed and resolved. While those were the areas needing improvement, the audit also included positive news: it was an unmodified report, which is the highest rating possible. This means the city is following generally accepted accounting principles and managing finances appropriately and the right way. Mr. Hargrove also highlighted the increase in the city's fund balance, which rose from 6.7% to 46%—an impressive increase of over \$1.3 million in the fund balance. The recommended fund balance for cities in our region is 30%, so this result significantly exceeds expectations. The audit demonstrates that city finances are healthy and trending in the right direction. Mr. Hargrove commended the board and staff for their decisions during the last budget cycle, noting these were among the most significant improvements made during his tenure as city manager. He emphasized the importance of the difficult decisions made last year in achieving these results. In conclusion, he thanked everyone involved.

11. Old Business: none

12. New Business

12.1 Budget Amendment 2 - Year-End Adjustments

Mr. Stevens explained that the total financial impact on the city will be forty thousand three hundred fourteen dollars. This amount will enable the finalization of both the Police Department Building and the Golden Leaf HRW Stormwater projects. These projects were identified in the fiscal year 2025 audit findings and require correction before June 30, 2026. There is no financial impact resulting from the Special Events amendment. The sole purpose of this amendment is to formally recognize revenue received from the previous Mayor's Cup. This action is necessary to ensure that the budget remains balanced.

Commissioner Ausborn moved to approve Budget Amendment 2: Year-End Adjustments, and the motion was seconded by Commissioner Sherwood. ***Vote 4-0; Motion Carried.***

13. Mayor and Commissioners Reports

Commissioner Ausborn expressed his gratitude to everyone involved in organizing the Venus Fly Trap Festival on May 30th. He mentioned that it was an amazing event and he was impressed by the large turnout. He extended his heartfelt thanks to all those who contributed to the festival, emphasizing how much he appreciated their efforts.

Commissioner Lovin enthusiastically announced that the Stanley Cup kicks off tonight, rallying everyone with a spirited "Go Hurricanes!"

Commissioner Sherwood said, "Regarding the \$40,000 that was mentioned, that amount was allocated to the Holly Redwood Project. We have been working on this project for quite some time—I found a report dating back to 2014. The \$40,000 was primarily spent on engineering drawings, but these can be reused when we reapply for funding. I believe the funds were well spent, even if much of it went toward engineering costs. In response to questions about the 100 acres that were clear-cut about a year and a half ago—they are currently developing plans and have until November to finalize them, as far as I understand. I wanted to provide this update publicly, as I receive many inquiries about this issue. Additionally, I want to ensure we send a letter to the county regarding scheduling the joint water/sewer steering committee meeting.

Mayor Winecoff expressed gratitude to Chief Smith and the entire staff for organizing the kids' fishing tournament and for their ongoing work. He noted that it is always a great success. He shared that he attended the county's hurricane conference last week. While much of the information was familiar, one key update stood out: officials are now focusing on providing a projected cone to indicate potential inland storm damage—something not done in previous years. This advancement will give residents more time to prepare if a storm approaches. Mayor Winecoff also highlighted the successful launch of the first annual Venus Fly Festival, which drew a strong turnout from both children and adults. He encouraged the board to make this a recurring city-sponsored event, so it can be promoted and grow each year, ensuring its place as a valued community tradition. He thanked everyone involved for their hard work and enthusiasm. Mayor

Winecoff also reported progress on several grant applications, including funding for stormwater improvements and road safety projects, as Commissioner Sherwood mentioned. He is evaluating whether these grants can help address the city's gravel roads and fund additional improvements throughout the area.

14. Announcements

- 14.1 BOC Budget Workshop Final Review Thursday, June 4th, 10 am
- 14.2 Summer Camp start June 8th - 10 weeks of Fun!
- 14.3 June 5th- Concert at Spring Lake Park with The Chance Union Band.
- 14.4 June 6th- Concert at Spring Lake with Hoods Creek.
- 14.5 Citizens Forum June 18th- 6:00 pm.
- 14.6 Father's Day, June 21st.
- 14.7 Public Budget Hearing - Monday, June 22nd, 6:00 pm.
- 14.8 June 26th Concert at Spring Lake with 17 South.
- 14.9 City Buildings Closed on Friday, July 3rd.
- 14.10 Next BOC Meeting July 7th.

There being no further business, Mayor Winecoff requested a motion to adjourn. So moved by Commissioner Ausborn and seconded by Commissioner Lovin. ***Vote 4-0; Motion Carried.***

Adjournment –7:08 pm

Jeff Winecoff, Mayor

Attest:

Tanya Shannon, City Clerk