



BSL SNAPSHOT

CITY OF BOILING SPRING LAKES

QUARTERLY NEWSLETTER
VOLUME 2, OCTOBER 2022

B. Cavanaugh
Photo Credit

BSL SNAPSHOT

Welcome to the second edition of the City of Boiling Spring Lakes quarterly newsletter aptly named BSL Snapshot!! We hope you are enjoying the quarterly department spotlights. This quarter we focus on the Permit and Inspections Department.

We welcome your feedback on this newsletter so that we can make the newsletter informative, fun, and something the citizens will want to read.

How to Sign Up for the Newsletter and Emergency Notifications



On the bottom of the City's homepage www.cityofbsl.org, you will see the emblem for CodeRed. Click on the emblem which will bring you directly to our CodeRed page.

Create a Managed Account with a log-in and password, click continue.

Fill out the form with your name and address and choose how you want to be notified - there are 3 options (you can sign up for 1 option or all 3):

Phone

Text (be sure to click the box under phone number and add your phone service provider to receive text messages)

Email

As to alert types: Emergency is mandatory and will automatically be checked. General allows the City to send out alerts that are not necessarily emergency in nature but are a need to notify residents. **Clicking General will also allow you to receive our new newsletter – BSL Snapshot.**

Save and verify your information.

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Call City Hall if you have any problems setting up your CodeRed account 910-363-0025.

Building Permits & Inspections

The Building Permits and Inspections Department facilitates development within the City from project inception to completion. **Code Enforcement staff** investigate and work to resolve zoning, nuisance, and minimum housing violations (Code Enforcement will be spotlighted next quarter). **Building Inspections Staff** ensure public safety by administering compliance with applicable building codes and design requirements. **Permitting Staff** are responsible for receiving and processing applications for building permits, issuing permits, and scheduling inspections.



Building Permits & Inspections Cont.

Department Hours:

Monday through Friday ~ 8:00 AM - 4:30 PM

Permits issued between 8:00 am - 4:00 PM

Inspection requests must be submitted before 2:00 PM for next available day inspection.

Contact information:

Ruth Bek Chief Code Officer

Office 910-294-0996

Cell 910-880-2421

Email rbek@cityofbsl.org

Maggie Della Badia Permit Technician

Office 910-294-0996

Email mdellabadia@cityofbsl.org

See the City's website at:

<https://www.cityofbsl.org/building-permits-inspections> for the inspection forms

Building Permits & Inspections Forms

Burn Permit

<https://www.cityofbsl.org/burn-permit>

ALL INSPECTION REQUESTS MUST BE MADE ONLINE

Be sure to include parcel numbers when requested

Parcel Numbers Can be Found:

[Brunswick County GIS](#) Or [Brunswick County Tax Record Search](#)

Submit forms and questions to: permitting@cityofbsl.org

Building Permits & Inspections Fee Schedule:

<https://www.cityofbsl.org/fee-schedule/fee-schedule/fee-schedule-permits-inspections>

If you have not received an update on your application within 2 days of submitting it please contact our office at 910-294-0996 option 2 or permitting@cityofbsl.org

Building Permits & Inspections Forms

Permit Application Forms

New Home Construction

New Home Construction One and two Family Dwelling Building Permit Application

Onsite Built and Modular Home Checklist

Manufactured Home Checklist and Application

Building Permit

Building Permit Application

Trade Permits

If you do not receive an email notification that your trade permit is ready by the end of the next business day please contact our office.

All Trade Permits ~ Electrical / Mechanical / Plumbing and Fuel Gas

Temporary Main Power ~ \$55.00 Fee ~ Printable

Generator and Solar Panel Check Application Documents Check List

See <https://www.cityofbsl.org/building-permits-inspections/forms> for the above permit applications

Building Permits & Inspections Forms

Non- Residential Building

[Non Residential Building Permit Application](#)

[Appendix B 2018 - Building](#)

[Non - Residential Fire Permit Application](#)

Inspection Requests

[Inspections Request](#) ~ Permit already Issued

Inspection Requests must be submitted before 2:00PM for the next business day.

Inspection Requests submitted after 2:00 PM will be scheduled for second business day.

Fire Inspection Requests

[Fire Inspection Request Form](#)

See <https://www.cityofbsl.org/building-permits-inspections/forms> for the above permit applications

Building Permits & Inspections Checklist

Building Permits Checklist

Electrical Permits

Solar Panels

- ▶ Site Plan
- ▶ Plans
- ▶ Ground Mounted – Zoning Permit
- ▶ Plus, Building Permit with Structural Letter

Generator

- ▶ Site Plan
- ▶ Load Calculations

Building Permits

Accessory Use

- ▶ Zoning Permit
- ▶ Drawing with dimensions and building materials
- ▶ Storage Building – Wind Verification – 150 MPH
- ▶ Pools - Specification Information

Building Permits & Inspections Checklist

Cont.

New Home / Addition

- ▶ Zoning Permit
- ▶ Wastewater Authorization to Construct / Sewer Verification Issued by Brunswick County Environmental Health Department 910-253-2250
- ▶ Floor Plan with Dimensions and Room Use
See Residential Plan Review Requirements
- ▶ Lien Agent Information – Construction Cost over \$30,000.00
- ▶ Proof of Workman's Compensation Insurance or Workman's Comp Affidavit
- ▶ Truss Plans as Soon as Available

New Home Construction Notes:

Work site address must be posted and visible from the street at the footing foundation inspection.

Must be built to 2018 Residential Building Code Requirements

Building Permits & Inspections Cont.

All subcontractors must get their own permit before starting work.

Zoning Department - Foundation and Final surveys are required

Silt fence must be up and temporary toilets must be screened

Schedule your final site zoning and final driveway inspections when ready through online inspection request form

Construction debris must be contained

Additional Information for a Certificate of Occupancy – New Home / Addition

Zoning Compliance Certificate

Wastewater Operational Permit – Issued by Brunswick County Environmental Health

Sewer Properties with Grinder - Final inspection - Contact Brunswick County Utilities 910-253-2860

Building Permits & Inspections Cont.

Sec- 9.90 Certain noises expressly prohibited.

(8) The erection, construction (including excavation), demolition, alteration or repair of any building or structure in a residential or business district other than between the hours of 7:00 AM to 8:00 PM

Sec. 4-26. General requirements for new construction projects.

All new construction projects located within the jurisdiction for the city shall comply with the following:

(1) Temporary toilet facilities. All temporary toilet facilities shall be located on the property they serve and not on public street rights-of-way. The facility will be installed on the property as follow:

- a. With the door facing away from the public street or if a corner lot, at a forty-five (45) degree angle;
- b. Away from the construction access point: and
- c. Enclosed on three (3) sides by lattice secured to twelve (12) foot 4 × 4 post installed a minimum of three (3) feet in the ground. (Res. No. 2008-08, § 2, 3-4-08).

Building Permits & Inspections Cont.

Resource Links

Building Code Information

<https://codes.iccsafe.org/codes?category=North%20Carolina>

You will need to select the year you would like to view.

Current Building Code is **2018**

<https://codes.iccsafe.org/codes/north-carolina>

<https://www.ncosfm.gov/codes/codes-current-and-past>

<https://www.liensnc.com/>

<https://nc811.org/>

<https://www.cityofbsl.org/building-permits-inspections/resource-links>

Construction of New Police Department Building



Groundbreaking for the new police department took place on Friday, August 5, 2022. Even though it was raining it could not dampen the spirit of the individuals who were there to celebrate this event.

The renovation is expected to be complete by December 2022.

Welcome to our new City Manager!!

The City of Boiling Spring Lakes is happy to announce the hiring of its new City Manager, Gordon Hargrove, who was appointed as City Manager by the Board of Commissioners on September 20, 2022 effective October 31, 2022.

Mayor Winecoff said the City considered several qualified candidates for the position from across the country. Mr. Hargrove's strong service-oriented approach in working with residents, staff and the business community made him our number one candidate. He has the vision and strategic approach to position the City for growth in the future and is obviously committed to the City's vision and mission.

Mr. Hargrove comes to Boiling Spring Lakes after having been City Manager for the City of Southport for a little over two years. Mr. Hargrove began his career as Town Manager for the Town of Lake Waccamaw from 2018 through 2020. Before that he worked as a Specialty Trades Supervisor for North Carolina State University in Raleigh and for many years prior to that owned and operated a home appliance center in Cary, North Carolina.

Mr. Hargrove received his Bachelor of Arts degree at North Carolina State University in 1984 and in 2018 a Master's of Public Administration from the same university. He also received Certificates in Municipal and County Administration in 2020, Planning and Development Regulation in 2021, Zoning Official in 2020 and Local Government Finance in 2019 all from the University of North Carolina, School of Government. He received a Certified Public Manager certificate from The University of Georgia, Carl Vinson Institute of Government in May 2022.

Welcome to our new City Manager!!



Mr. Hargrove is currently a member of the North Carolina City County Managers Association and the North Carolina Association of Zoning Officials.

Mr. Hargrove's other accomplishments include successfully managing the budgets of both the City of Southport and the Town of Lake Waccamaw. He developed strategic plans for both Southport and Lake Waccamaw as well, in addition to emergency management responsibilities during Hurricanes Florence and Isaias. His strengths are project, long range and financial management.

The City of Boiling Spring Lakes Board of Commissioners and city staff look forward to working with Mr. Hargrove to continue the work started by the current administration.

New Employees

Scott Turbeville, Building Codes Enforcement Officer



Recent Projects

Public Works recently completed some projects.

This is the boring project under Sunny Point Railroad Track.



Recent Projects Cont.

This project stripped the existing stone from Drayton Road to prepare for paving.



Recent Projects Cont.

Drayton Road cont. This project has now been completed, only striping remains.



Recent Projects Cont.

Shamrock Environmental Recently Started the Streambed Restoration Project.



Recent Projects Cont.

Began test mowing of the Lakebed. The City's new excavator is expected soon



Dams Frequently Asked Questions

1. It seems as if we have all the money needed for the Dam Reconstruction, why do we need the referendum to pass?

Answer: When it was thought that the City would need to borrow \$15 million, the Local Government Commission (LGC) required the City to hold the referendum because it would have increased the tax rate for the citizens. The LGC wanted to ensure the citizens had a say. The City will still need to borrow money for cash flow purposes because FEMA pays on a reimbursement basis. We have to initially pay the contractors for their work, submit for repayment from FEMA and wait sometimes up to six months for reimbursement. There also is a chance that there will be cost escalations or problems during construction that may arise and have not been included in the current estimates. That being said, the amount needed will be a lot less than \$20 million. It is anticipated that amount may be approximately \$5 million. Please keep in mind, taxes would only increase **IF** we borrow funds and the amount of funds we actually borrow would determine the amount of any tax increase.

2. Why does the referendum still have the \$20 million amount?

Answer: When the ballots were sent to be printed in August, we needed to ask for \$20 million. The ballot is now set and cannot be changed.

3. Why should I approve the \$20 million if the City will only need \$5 million?

Answer: A yes vote for the referendum is showing support for the City to rebuild the dams. The LGC will not let the City borrow more money than we need, as shown by construction budgets and estimates. The City also doesn't want to borrow any more than is needed. As stated above, it is anticipated the amount needed will be approximately \$5 million.

Dams Frequently Asked Questions Cont.

4. What is the breakdown of the funds expected to be received?

Answer: The potential funding scheme, as listed in the recent McGill presentation, is as follows:

Funds expected to be received from FEMA	\$19,945,000
Funds already received from NC Legislature	14,000,000
Funds to be received from Brunswick County (over 4 years)	3,000,000
Funds to be received from DCIP Grant	14,900,000
Potential General Obligation Bond	<u>5,000,000</u>
TOTAL ANTICIPATED FUNDS	\$56,845,000

Dams Frequently Asked Questions Cont.

5. What is the anticipated tax impact of borrowing \$5 million?

Answer: The tax implication may be \$.05 tax increase (an 18% increase). If the City is able to get additional funding, that will be a bonus; and the additional funding can be used to pay down the debt the City is incurring.

Not counting properties that are only land or commercial property, Boiling Spring Lakes has approximately 400 properties valued less than \$100,000, about 1,500 properties between \$100,000 and \$199,999, approximately 625 properties between \$200,000 and \$299,999, and about 175 properties over \$300,000.

The possible tax implications of a .05 tax increase by house value are:

Home valued at \$122,970, an increase of \$61.48 or \$5.12 per month

Current tax bill: fire district	137.50	increased tax bill:	137.50
BSL tax .282	346.78	BSL tax .332	408.26
County tax .485	<u>596.40</u>	County tax .485	<u>596.40</u>
Total tax bill	1,080.68	Total tax bill	\$1,142.16

Home valued at \$184,960, an increase of \$92.48 or \$7.71 per month

Current tax bill: fire district	137.50	increased tax bill:	137.50
BSL tax .282	521.59	BSL tax .332	614.07
County tax .485	<u>897.06</u>	County tax .485	<u>897.06</u>
Total tax bill	1,556.15	Total tax bill	\$1,648.63

Home valued at \$216,780, an increase of \$108.39 or \$9.03 per month

Current tax bill: fire district	137.50	increased tax bill:	137.50
BSL tax .282	611.32	BSL tax .332	719.71
County tax .485	<u>1,051.38</u>	County tax .485	<u>1,051.38</u>
Total tax bill	\$1,800.20	Total tax bill	\$1,908.59

Home valued at \$335,550, an increase of \$167.78 or \$13.98 per month

Current tax bill: fire district	275.00	increased tax bill:	275.00
BSL tax .282	946.25	BSL tax .332	1,114.03
County tax .485	<u>1,627.42</u>	County tax .485	<u>1,627.42</u>
Total tax bill	\$2,848.67	Total tax bill	\$3,016.45

Dams Frequently Asked Questions Cont.

6. When would the tax increase begin?

Answer: The bond referendum will enable the City to start the bid process and get the project started. The City will continue to attempt to secure alternate funding at the State level in the meantime. If received, those alternate funds will ensure no tax increase is realized as a result of the dam reconstruction. If a tax increase would be needed, it would not begin until construction is complete.

Dams Frequently Asked Questions Cont.

7. Who are our representatives for Boiling Spring Lakes?

Answer:

David Rouzer
Member of Congress
7th District North Carolina
Bolivia NC Office
Chance.Lambeth@mail.house.gov
310 Government Center Drive, Unit 1
Bolivia, NC 28422
Main: 910-253-6111
Fax: 910-253-6114

Thom Tillis
United States Senate
7th District North Carolina
Raleigh Office
Adam.Caldwell@tillis.senate.gov
310 New Bern Ave, Suite 122
Raleigh, NC 27601
Main: 919-856-4630
Fax: 919-856-4053

Dams Frequently Asked Questions Cont.

7. Who are our representatives for Boiling Spring Lakes?

Answer Cont.:

Charlie Miller
House Representative
District 19 Brunswick County
Raleigh Office
Rachel.Capen@ncleg.gov
16 West Jones St, Room 2219
Raleigh, NC 27601-1096
Main: 919-733-5830
Fax: 919-715-7586

Bill Rabon
Senate Representative
District 8 Brunswick County
Raleigh Office
Paula.Fields@ncleg.gov
16 West Jones St, Room 2010
Raleigh, NC 27601-1096
Main: 919-733-5963
Fax: 919-715-7586

Reminder from Code Enforcement

Chapter 4-Buildings and Building Regulations

Sec.4-178 Display of assigned number

Every property owner of improved property, SHALL purchase and display in a conspicuous place on the property the number assigned, with the number at least three (3) inches in height.

Failure to do so could result in a civil penalty to cover the cost of enforcing this ordinance.

This ordinance was enacted to assist Police, Fire and EMS in locating your property in an emergency.

Thank you for your attention to this very important matter!



COUGAR COUNTRY DISC GOLF COURSE

Held its Grand Reopening on September 17th after its recent renovation. Our new layout and course improvements have been highly praised by disc golfers who have played the course. Since reopening we have had over 100 groups register their visit! The course is located at 1 Leeds Rd.

You can serve your community by joining one of our committees seeking new members:

Library Commission ~

One (1) open position for full member and two (2) openings for 1st and 2nd Alternate—all for a term of three (3) years beginning at appointment by the Board of Commissioners

Community Appearance Commission ~

Four (4) open positions: One with unexpired term ending in 2026 and three (3) for a term of four (4) years beginning at appointment by the Board of Commissioners

Grants Committee ~

One (1) open position for a term of two (2) years ending May 3, 2024.

Planning Department ~ One (1) position with an unexpired term ending February 2023

See City Website for applications:
www.cityofbsl.org/administration/appointment-boards-committees

FOCUS ON PARKS & RECREATION:

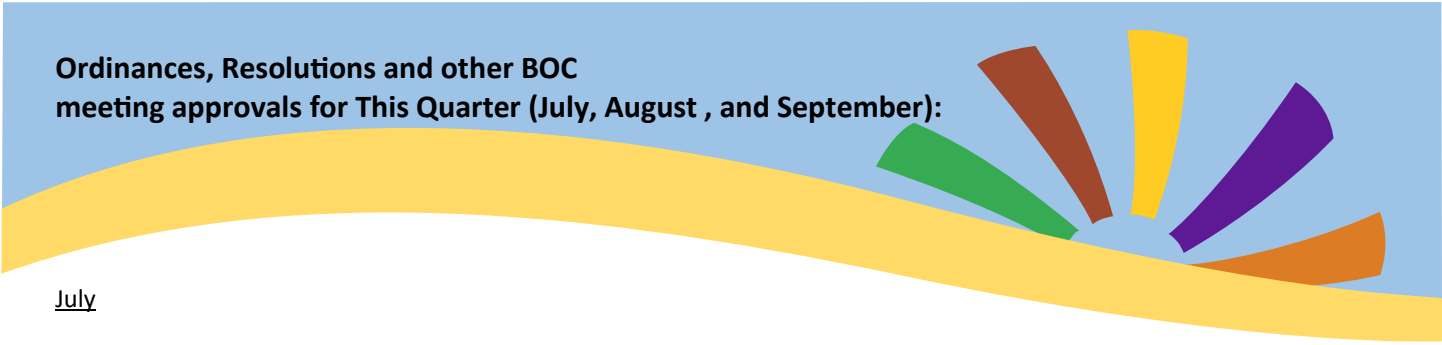
Upcoming Events:

Halloween Movie Festival 10/29 all day
 How the Garden Grows—Native Plants 11/7
 Family Movie Night 11/18
 Pancake Breakfast with Santa 12/3

Details on all of our programs is available
 on RecDesk :

<https://bsl.recdesk.com/Community/Home>

Sign on and create your family account today!



Ordinances, Resolutions and other BOC meeting approvals for This Quarter (July, August , and September):

July

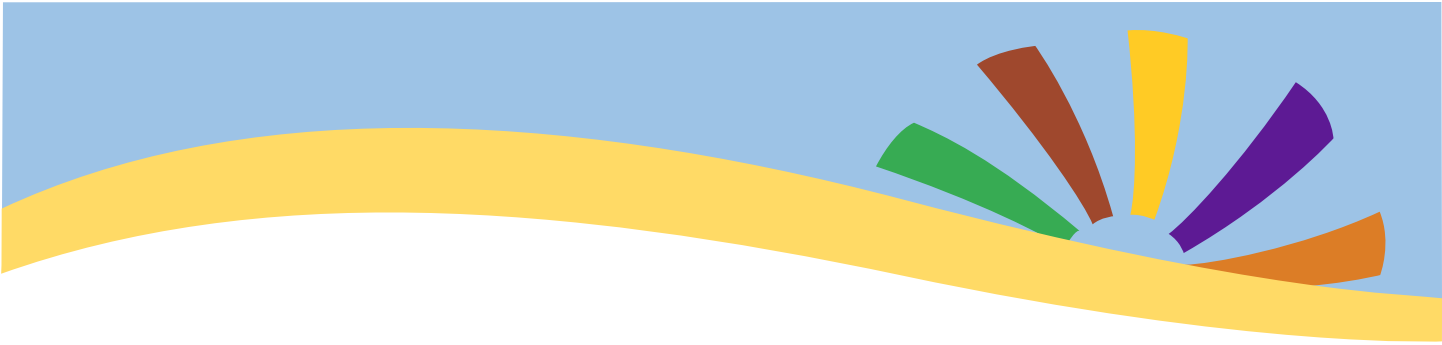
- Adopted Bond Order Authorizing The Issuance of General Obligation Bonds for Dam Restoration in The Maximum Amount of \$20,000,000, Subject to Voter Approval – this will enable the Bond Referendum to appear on the November 8 Ballot.
- Resolution 2022-28 - Setting Public Hearing on Bond and Authorizing Filing of Debt Statements – this set the public hearing for the bond referendum for August 2nd.
- Resolution 2022-29 - Providing Final Board Approval for Financing Up to \$2,000,000 for the Police Station Renovation Project – this allowed interim construction financing and to execute a deed of trust for \$2 Million.
- Approved Proposed Fee Schedule for Parks and Recreation – this recommended an updated fee schedule for Parks and Recreation for the FY 2022-2023.
- Resolution 2022-30 - Providing the City of Boiling Spring Lakes to become a member of the American Flood Coalition – the BOC members agreed to become members of the American Flood Coalition a non-partisan organization.
- Resolution 2022-31 – Authorizing Defense Community Infrastructure Program (DCIP) Grant Application
- Approved Request for Modification to Brooke Ridge Lane Major Subdivision Plan – this allows the developer to record the final plat before installing the streets.

August

- Public Hearing and Adopt Final Bond Order Authorizing the Issuance of General Obligation Bonds For Dam Restoration in the Maximum Amount of \$20,000,000, Subject to Voter Approval – this allowed citizen comment on the GO Bond Referendum before the BOC voted to adopt the final bond order.
- Resolution 2022-32 – Regarding Publication of Bond Order and Details for Bond Referendum - this stated when the publication of the bond order will take place in the newspaper.
- Resolution 2022-33 - Authorizing a Contract for Portable Restroom Services for the City of Boiling Spring Lakes – this allowed the contract for a new vendor to the Porta johns in the park.
- Resolution 2022-34 - Award Bid for Drayton Road Paving – this awarded the bid for the Drayton Road paving to be awarded to Coastline Construction.

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- Resolution 2022-35 - Authorizing the Grants Committee to Seek Grants to Cover the Cost of a City Center Master Plan – this authorized the Grants Committee to seek out grant applications for funding to prepare the City Center Master Plan.
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 - Ordinance 2022-17 - Amend Chapter 10 - Parks and Recreation of the Code of Ordinances – this allowed a very extensive review and revision of the Parks and Recreation ordinance by the Parks and Recreation Board.
 - Approved Employment Agreement with Mike Hargett – presented the employment contract for the interim manager.

September

- Ordinance 2022-18 - Amend the FY 2022-2023 Budget for the City of Boiling Spring Lakes (police radios) – there was a markup on the police radios.
- Ordinance 2022-19 - to amend the FY 2022-23 Budget for the City of Boiling Spring Lakes (Carry over budget amendment) – quarterly budget amendment. *
- Ordinance 2022-20 - Amend the FY 2022-2023 Budget for the City of Boiling Spring Lakes (port-a-john vendor change from last month) – this was the budget amendment for the porta john contract approved at August BOC meeting.
- Approve Interlocal Agreement with Brunswick County to Support Boiling Spring Lakes Dam Restoration - this confirmed the agreement with Brunswick County to supply the City with \$3 Million over four years for the dams.
- Approved Purchase of Trail King Tag Trailer on North Carolina State Contract – the BOC approved the purchase of a trailer for bush hogging equipment to be used on lakebed.
- Proclamation for Constitution Week from September 17 through September 23, 2022.
- Resolution Declaring September 2022 as "Preparedness Month" in Boiling Spring Lakes
- Police Department Renovation Construction Update – this is for the BOC to approve the contract with ECS Southeast for construction materials testing and for a change order to keep the flooring consistent throughout the police building.

Upcoming BOC meetings (all meetings begin at 6:30 p.m. at City Hall):

November 1, 2022

December 6, 2022

December 15, 2022 (Citizens Forum)

January 3, 2023



CONTACT US:

You can contact City staff directly with questions or concerns for departments through this website:

<https://www.cityofbsl.org/report-concern>



UPCOMING HOLIDAY SCHEDULE:

City buildings and offices will be closed on the following days:

Nov 11—Veterans Day

Nov 24-25—Thanksgiving Holidays

Dec 23, 26 & 27—Christmas Holidays

Jan 2— New Years Day

Important numbers:

811 call before you dig or online <https://call811.com/811-In-Your-State/Map/State/North-Carolina>

Emergency — 911

Fire Department 845-2818

Community Center 363-0018

Duke Energy Outages – 800-419-6356

Brunswick County Tax Department 253-2729

River Road/Dosher Cutoff Recycling Center 457-9484

ATMC 754-4311

South Brunswick Middle School 845-2771

Dosher Memorial Hospital 457-3800

Police Department non-emergency 363-0011

City Hall Main 363-0025

Duke Energy – Customer Service 800-452-2777

Brunswick County Public Utilities 253-2655

Brunswick County Landfill 253-8101

Waste Industries 253-4177

Bolivia Elementary 253-6516

South Brunswick High School 845-2203

Novant Health Brunswick 721-1000



Boiling Spring Lakes Special Events Committee

FALL FESTIVAL

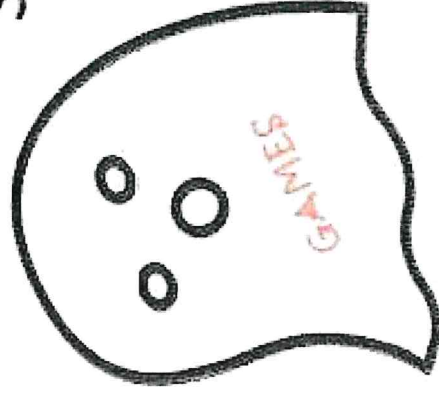
Saturday October 22, 2022
4:00 p.m. – 8:00 p.m.

BSL Community Center
1 Leeds Road, BSL

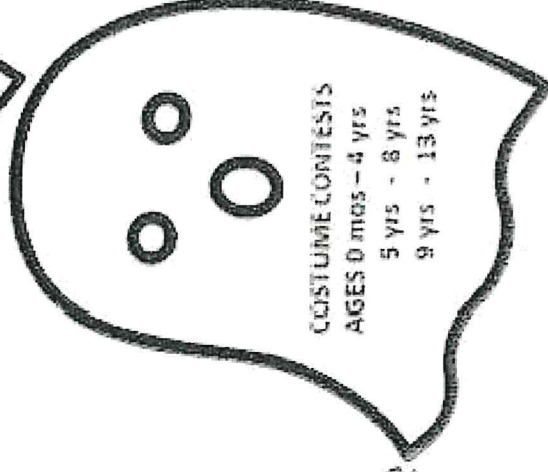
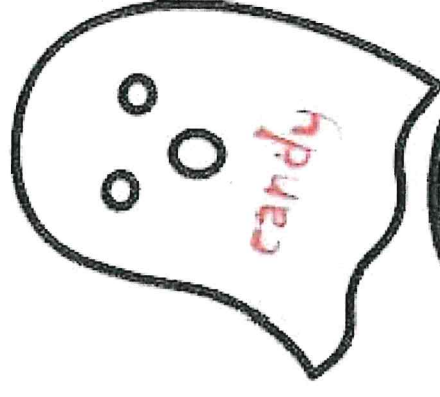
come one, come all!


Register your group
to set up (spooky) scenes...
first prize winner will receive

\$250!!!



For spooky scene
information:
Contact Lucille
910.351.0351





The next Snapshot will be
published in January 2023