

**Town of Boiling Springs
Council
Regular Meeting Minutes
May 02, 2023**

ROUTINE BUSINESS

Call to Order

Mayor Thomas called the meeting to order at 6:30 p.m.

PRESENT

Mayor Daniel Thomas
Councilmember Caleb Edwards
Councilmember Marty Thomas
Mayor Pro-Tem Patrick Litton
Councilmember Tommy Greene
Councilmember Tonya Gantt

STAFF

Town Manager Justin Longino

Town Clerk Noah Saldo

Program Support Specialist Tracy Holland

Public Works Director Mike Gibert

Police Chief Nathan Phillips

Public Works Supervisor Billy Fields

Wastewater Treatment Plant Supervisor Todd Humphries

Sgt. Johnathan Gantt

Adoption of Agenda

Action: Upon a motion by Councilmember Thomas, Seconded by Councilmember Edwards, it was unanimously voted to pull the Rural Transformation Grant from the consent agenda and place it under the Regular Agenda, include the YMCA presentation after the Gardner-Webb update and approve the remaining agenda as presented.

Public Comment

There was no public comment.

Gardner-Webb University Update

Nate Evans, VP of Advancement, gave an update including the success of Webbstock and the upcoming graduation.

YMCA Presentation

Barbara Fitch provided an update from the YMCA and the upcoming report.

CONSENT AGENDA

Action: Upon a motion by Councilmember Edwards, Seconded by Councilmember Greene, it was unanimously voted to approve the following consent items:

Minutes of the April 4, 2023, Regular Town Council meeting

Resolutions to Accept Funding from DEQ for AIA Grant Funding

Resolution Approving the Water Shortage Response Plan

Surplus of Dodge Charger

Proclamations for Police and Public Works Weeks

REGULAR BUSINESS

Rural Transformation Grant

Town Manager Longino presented the Rural Transformation Grant. The Council was asked to approve a resolution in support of the grant, which would be used to fund the downtown courtyard.

Action: Upon a motion by Councilmember Greene and Seconded by Councilmember Edwards, it was voted 4-1 with Councilmember Thomas in dissent to approve the resolution as presented.

System Development Fee Study Presentation

Eric Medaugh with Gavel & Dorn Engineering presented the System Development Fee Study.

Zoning Map Amendment Petition for Parcel 44091 from R15 to R10.

Mayor Thomas opened the public hearing at 7:06 p.m.

Town Manager Longino presented the proposed rezoning.

Mayor Thomas closed the public hearing at 7:08 p.m.

Action: Upon a Motion made by Councilmember Greene and Seconded by Councilmember Thomas, it was unanimously voted to approve the rezoning as presented as it is consistent with the land use plan and surrounding area.

Zoning Text Amendment to Section 8.10 of the Unified Development Ordinance

Mayor Thomas opened the public hearing at 7:10 p.m.

Town Manager Longino Presented the proposed UDO text amendment:

These standards shall apply to all nonresidential buildings ~~in the B-1, B-2, and O&CS districts, as well as any other nonresidential building~~ located on NC Highway 150, SR 1003, or SR 1161, that are constructed or altered following the effective date of this ordinance. The alteration of existing buildings shall be subject to the nonconforming architectural features standards of this ordinance.

Mayor Thomas closed the public hearing at 7:12 p.m.

Action: Upon a Motion made by Councilmember Greene and Seconded by Councilmember Edwards, it was voted 4-1 with Councilmember Litton in dissention to approve the UDO text amendment as presented.

Park Master Plan Agreement with Cole, Jenest, & Stone

Action: Upon a Motion made by Mayor Pro-Tem Litton and Seconded by Councilmember Gantt, it was unanimously voted to approve the Park Master Plan Agreement with Cole, Jenest, & Stone and the budget amendment.

2023-2024 Boiling Springs Strategic Plan

Action: Upon a Motion made by Councilmember Thomas and Seconded by Councilmember Greene, it was unanimously voted to approve the FY23-24 Town strategic plan as presented.

Discussion Items

Regulation of Recreational Vehicles

Town Manager Longino presented on the concern around RV's in town.

The consensus of Council was to have staff further look into policies to address this issue.

Downtown Parking Lot Closure

Town Manager presented options for Council to consider as well as the activities in the parking lot over the last month.

Action: Upon a Motion made by Councilmember Greene and Seconded by Mayor Pro-Tem Litton, it was voted 4-1 with Councilmember Thomas voting in dissention to leave the parking lot closed and paint addition parking on street and add signage.

Mayor, Council, & Manager Reports

Town Manager Longino:

- Town Council set a Budget Meeting for May 23 at 6:30 p.m.
- Met with Chamber president
- Municipal Clerk Week
- Legislative breakfast upcoming
- GWU Commencement upcoming
- May 18th land use plan and park public meeting
- May 20th Music on Main

Councilmember Gantt:

- Thanks to Nate and Barbara for their presentations as well as local businesses for their attendance.

Councilmember Litton:

- Raleigh trip
- NCLM COLA and merit survey was released

Councilmember Greene:

- Thanks expressed for the calls and concern following knee surgery
- Good council discussion
- Thanks police and public works

Mayor Thomas:

- Thanked Town Manager and staff for their professionalism and excellence
- Webstock event
- Teachers and schools

- Town and gown relationship with GWU
- Council consistency, streetscape

Mayor Thomas declared the meeting adjourned at 8:03 p.m.