



**City of Boiling Spring Lakes
Board of Commissioners Strategic Planning Retreat
March 13, 2020
City Hall – 8:30 a.m.**

PLEASE TURN OFF CELL PHONES

1. **Mayor Caster** welcomed everyone to the 2020 Board of Commissioner Strategic Planning Retreat

2. **Attendance ~**

Mayor Craig Caster
Commissioner Tom Guzulaitis
City Manager Jeff Repp
City Clerk Jane McMinn ~ Excused

Commissioner Steve Barger
Commissioner Teagan Hall
Commissioner Dana Witt ~ Excused

3. **Mr. Jeff Repp ~ City Manager**

Mr. Repp explained every two years after the election we hold the Planning Retreat to provide guidance to staff as to what Board's priorities will be for the next two to four years. There are always items that are continued from Board to Board; the Police Department is a prime example. One of the big priorities will be the discussion of the citywide sewer system.

The purpose of this retreat is to prioritize the five (5) or six (6) items the Board would like to implement and provide staff the direction on how to proceed working on those items as it pertains to budget and documents for Board approval.

That being said, Mr. Wes MacLeod of the Cape Fear Council of Government will moderate the discussion and lead you to the conclusions at the end.

4. **Facilitator ~ Mr. Wes MacLeod, Cape Fear Council of Governments**

Mr. MacLeod thanked the Board and City Manager for inviting him to lead this Planning Retreat and to put in place the specific direction of priorities. Without providing the direction, it is difficult to know what the Board would like to see for the next two years and for the long term. As part of this, we will be able to identify shared goals and the priorities this Board would like to accomplish.

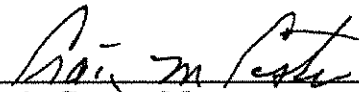
After reviewing the importance of city projects and prioritizing, the top five (5) were decided upon and are listed as the accomplishments the Board would like to see for the next two years and beyond as the City continues to expand and grow.

- Stormwater plan completion
- Pave new and existing roads
- Expand commercial development through a Business Advisory Committee and/or Economic Development Plan
- Implement pedestrian plan
- Rehabilitate parks and recreation facilities

The Strategic Planning Retreat Informational Sheet is hereby incorporated and made a part of these minutes.

5. Mayor Caster and the Board of Commissioners thanked Mr. MacLeod for his direction and review of the planning session for the City of Boiling Spring Lakes.

The Strategic Planning Retreat of March 13, 2020 was adjourned at 10:30a.m.

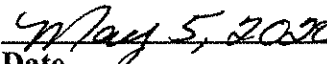


 Craig Caster, Mayor

ATTEST:



 Jane McMinn, City Clerk



 Date



2020 Board Retreat for the City of Boiling Spring Lakes

March 13, 2020

BOC WORKSHOP

WES MACLEOD

CAPE FEAR COUNCIL OF GOVERNMENTS



Outline

- Council – Manager Form of Government
- Community Profile Statistics
- Public Input Priorities
- Current BOC Goals and Status
- Updated Goals and Priorities
- Adjourn

Why a Retreat?

- Establishes the Direction of a Local Government
- Helps the Manager understand where they want to go and how to get there
- Identifies shared goals and priorities of the Board

Types of Government

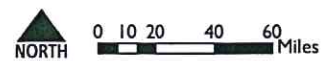
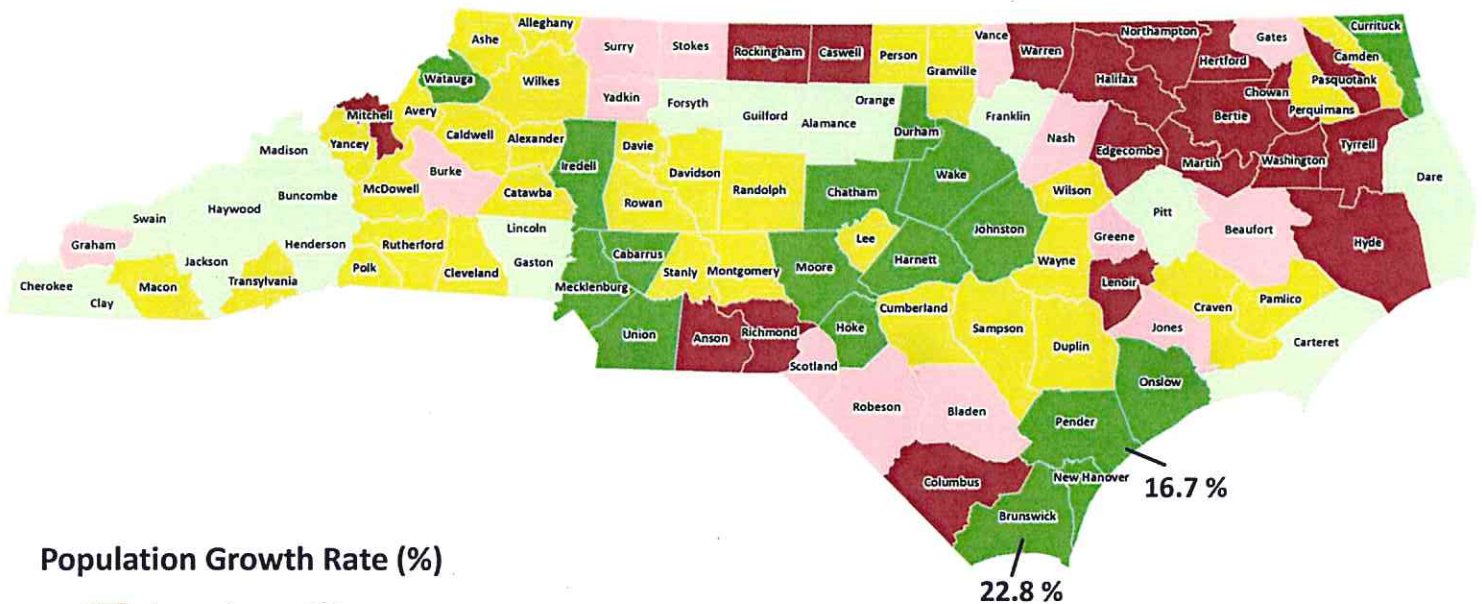
- **Mayor-Council**

- Administration is handled by Mayor
- Administrator provides oversight (optional if hired)
- Council retains authority for hiring and firing staff

- **Council-Manager**

- Manager oversight of city administration
- Hiring-firing authority over all employees not otherwise hired by council (city attorney) (160A-148)
- More complex services and staff
- Policy direction from council (commissioners)

Population Growth by County (2010-2017)

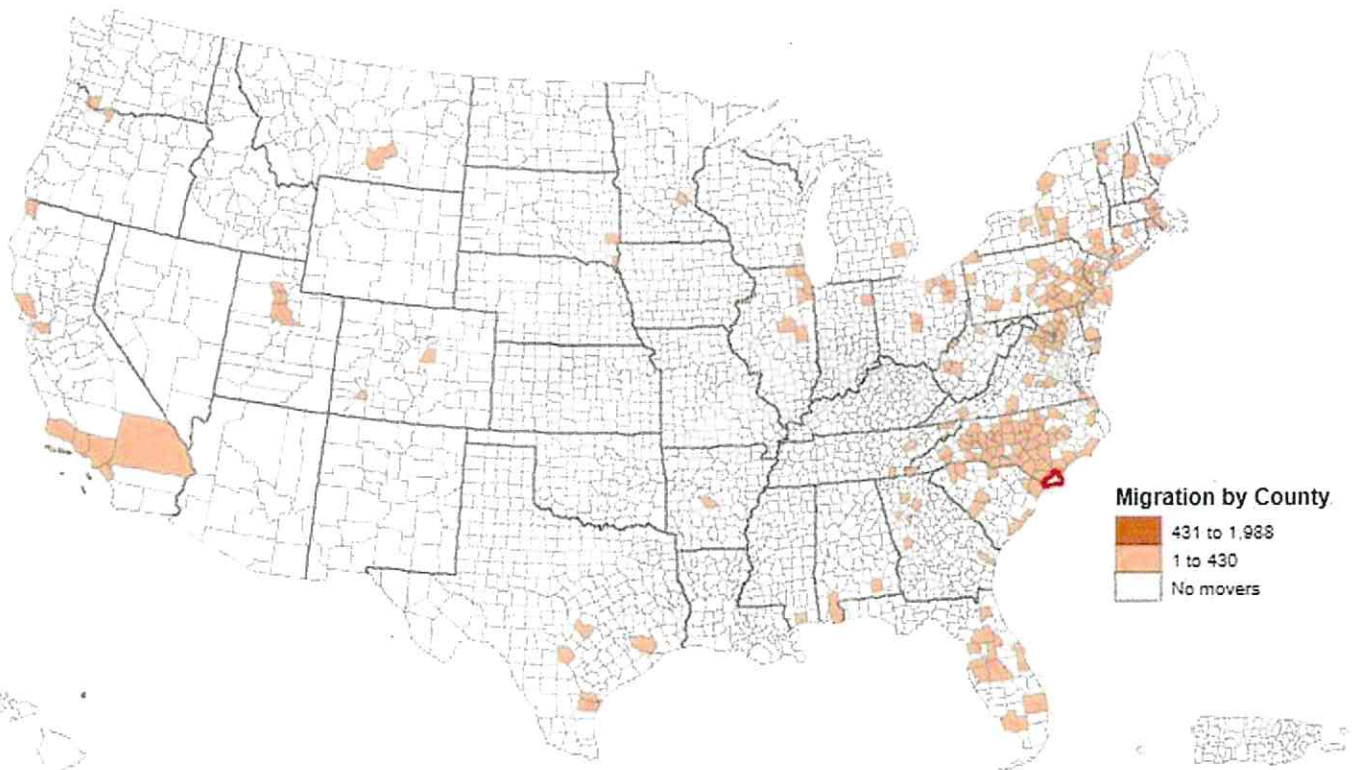


Population: 2010 to 2017

County	Total Population		Population Change		Components of Change		
	April 2010 Estimate Base	July 2017 Estimate	Numeric	Percent	Natural Increase	Net Migration	% Migration
Brunswick	107,431	131,887	24,456	22.80%	-1,606	26,062	106.57%
Mecklenburg	919,650	1,074,596	154,946	16.80%	61,566	93,380	60.27%
Wake	901,059	1,052,120	151,061	16.80%	55,858	95,203	63.02%
Pender	52,198	60,905	8,707	16.70%	745	7,962	91.44%
Cabarrus	178,086	205,204	27,118	15.20%	6,503	20,615	76.02%

Source: NCOSBM

Total Inbound Migration Flows for Brunswick County, North Carolina



Migration by County

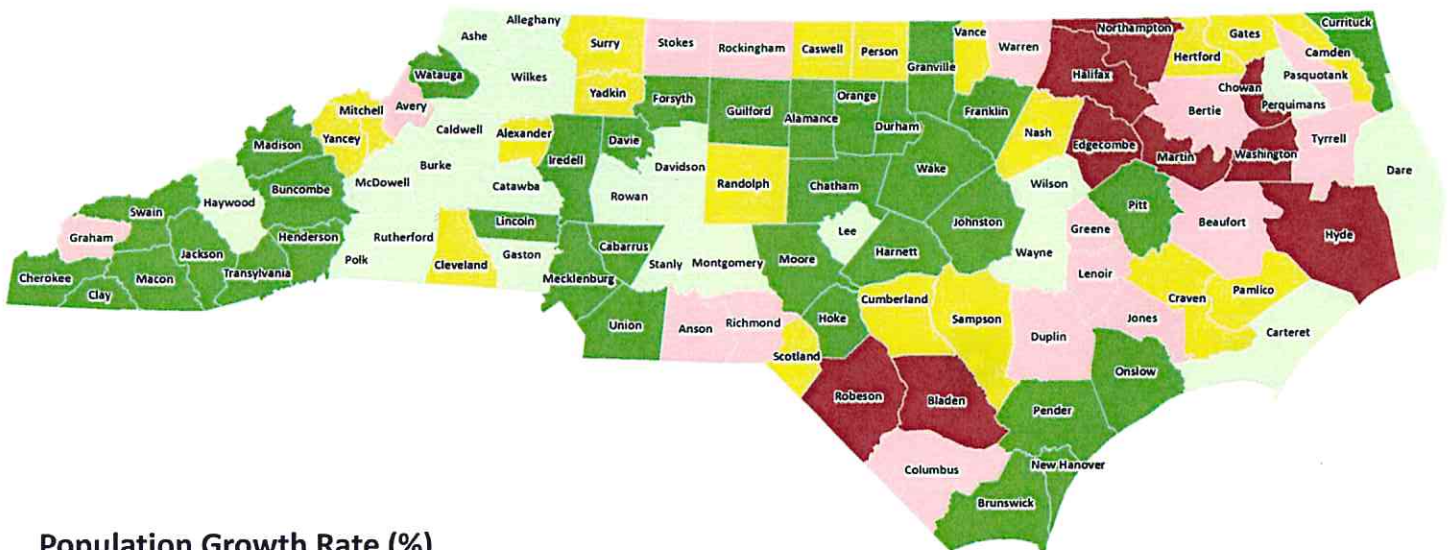
Dark Orange	431 to 1,988
Light Orange	1 to 430
White	No movers

Seasonal Population: Three-County Region

Seasonal Population Estimates	
Factor	Population
Brunswick Seasonal Housing Units (26,173)	209,384
New Hanover Seasonal Housing Units (7,086)	56,688
Pender Seasonal Housing Units (3,972)	31,776
Total Seasonal House Population Estimate	297,848
Hotel Stay Estimate (NHC = 6,521; BC = 1,350; PC = 226)	16,194
Permanent/Year-Round Population	422,293
Total Seasonal Population (permanent + seasonal overnight + hotel visitors)	
736,335	

Source: US Census Bureau, Cape Fear Council of Governments

Population Projections by County (2017-2035)

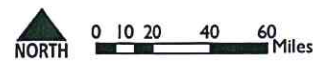


Population Growth Rate (%)

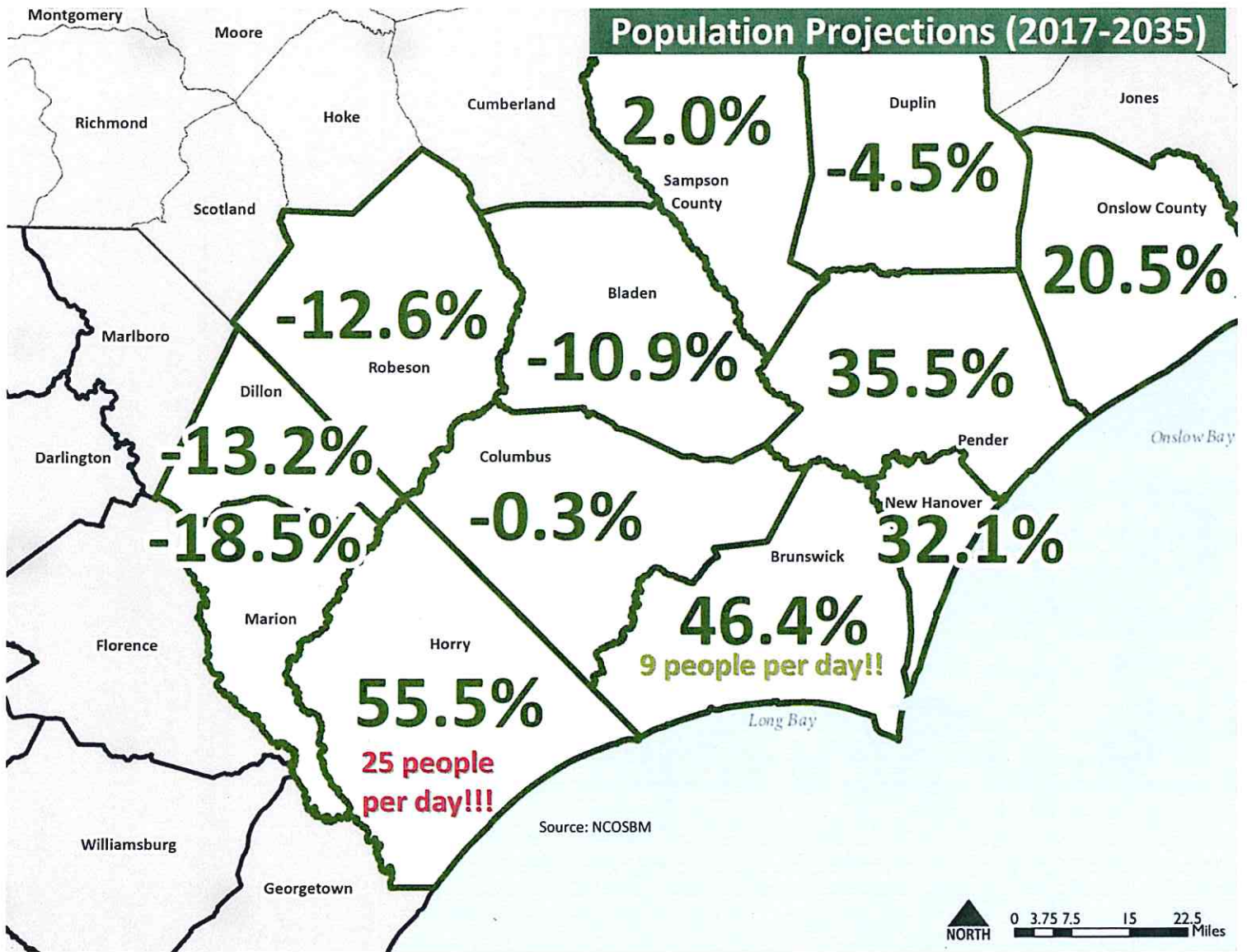
- Less than -5%
- 5% — 0%
- 0% — 5%
- 5% — 15%
- Greater than 15%

State average: 13.5%

Source: NCOSBM



Population Projections (2017-2035)



Local Population Growth

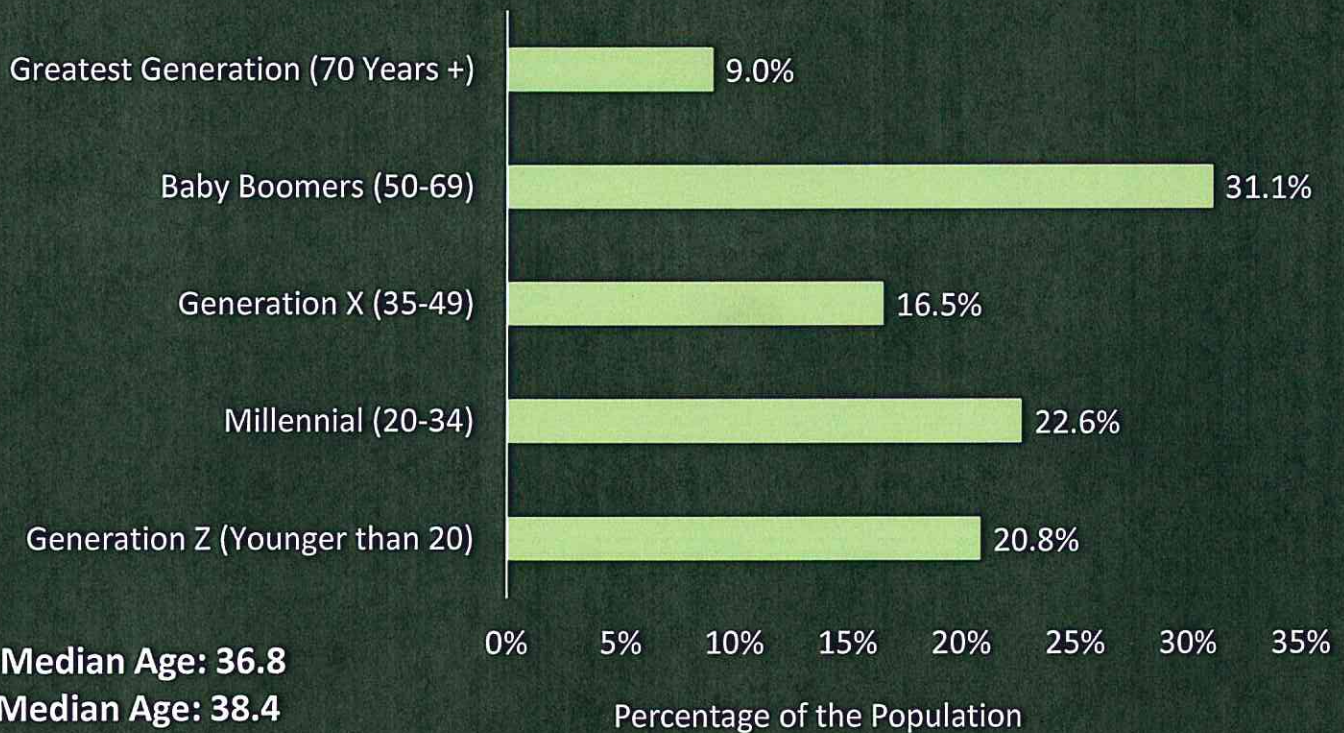
Population	Boiling Spring Lakes, NC		Shallotte, NC		Southport, NC	
1970 Pop.	245	% Change	597	% Change	2,220	% Change
1980 Pop.	998	307.4%	680	13.9%	2,824	27.2%
1990 Pop.	1,650	65.3%	965	41.9%	2,369	-16.1%
2000 Pop.	2,972	80.1%	1,381	43.1%	2,351	-0.8%
2010 Pop.	5,372	80.8%	3,675	166.1%	2,833	20.5%
2014 Pop.	6,001	11.7%	3,766	2.5%	3,267	15.3%
2018 Pop.	6,928	15.4%	4,827	28.2%	3,515	7.6%
Population Change 1970-2018	2,728%		708%		58%	

Local Population Projections

Year	Brunswick County	Boiling Spring Lakes
2010	108,085	5,372
2015	121,581	6,043
2020	146,135	7,263
2025	162,995	8,101
2030	179,854	8,939
2035	196,715	9,777

Estimated population projections anticipate the City adding **more than 2,500 people** over the next 15 years or more than **160 new residents a year** (more than three each week) for the next 15 years. Need one new housing unit each week.

Population by Age



Top 10 Public Input Priorities

1. Expand commercial and retail opportunities such as a grocery store and/or drug store.
2. Enhance stormwater management and flood control measures in the City.
3. Expand the repaving program to ensure more City streets are paved.
4. Increase code enforcement efforts to address dilapidated, derelict, and unkempt residential areas.
5. Determine feasibility of sewer expansion and respective costs associated with the expansion. The survey indicated mixed opinions regarding sewer expansion.
6. Maintain the City's small-town character in light of increasing growth pressures.
7. Provide sidewalks along major roads.
8. Provide more walking paths, multi-use trails (greenways), bike routes, and pedestrian-scaled lighting.
9. Encourage the reestablishment of a City of Boiling Spring Lakes Post Office.
10. Make a final decision regarding implementation of a City-wide Habitat Conservation Plan. Determine costs to be placed on property owners and the City and survey all residents to gauge public opinion prior to a final decision.

BOC Prioritized Worklist 2018-20

- 1. Paving and Resurfacing Program**
- 2. Parks and Recreation Development**
- 3. Commercial District Development/Sewer Master Plan**

BOC Goals 2020

What are the five things you want to see accomplished by the end of your term?

Thank You!

Wes MacLeod, AICP, ASLA
Local Government Services Director
Cape Fear Council of Governments
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Email: wmacleod@capefearcog.org



City of Boiling Spring Lakes:
Board of Commissioners Retreat
March 13, 2020

What are the five things you want to see accomplished by the end of your term?

- Stormwater plan completion
- Rehabilitate parks and recreation facilities
- Complete pedestrian plan
- Continue City-wide Sewer Discussion
- Pave new and existing roads
- Implement pedestrian plan
- Debris pick-up vs. open burning
- Expand commercial development through a Business Advisory Committee and/or Economic Development Plan
- Rehabilitate the Police Department for Community Center Expansion

Based on the list developed, what are the top five things you want to see accomplished by the end of your term?

1. Stormwater plan completion
2. Pave new and existing roads
3. Expand commercial development through a Business Advisory Committee and/or Economic Development Plan
4. Implement pedestrian plan
5. Rehabilitate parks and recreation facilities