



**City of Boiling Spring Lakes
Board of Commissioners Monthly Meeting
March 2, 2021
City Hall – 6:30 p.m.**

PLEASE TURN OFF CELL PHONES

1. Call to Order ~ Mayor Craig Caster

Mayor Caster called the meeting to order at 6:30PM.

2. Pledge of Allegiance – Mr. Dale Richardson

3. Attendance ~

Mayor Craig Caster
Commissioner Teagan Hall
City Manager Jeff Repp
Police Chief Greg Jordon

Commissioner Tom Guzulaitis
Commissioner Dana Witt
City Clerk Jane McMinn

4. Approval of Regular Agenda ~

A *motion* was made by Commissioner Hall, a *second* by Commissioner Guzulaitis to approve the Regular Agenda of the Board of Commissioners meeting of March 2, 2021.

Motion Carries ~ 5 ~ 0

5. Presentation ~ 2020 Annual Police Department Report ~ Chief Greg Jordon

Chief Jordan reviewed the Annual Report covering issues with respect to COVID19, annual budget, awards, calls received, training, investigations, animal services and many additional services and responsibilities the Police Department attends to on a daily basis.

That the 2020 Annual Police Department Report is hereby incorporated by reference and made a part of these minutes.

6. Presentation ~ Brunswick County Comprehensive Transportation Plan ~ Ms. Nicole Morgan

Ms. Morgan reviewed the Long-Range Transportation Plan and explained The Plan will assess existing and future needs, setting short term and long-term priorities and helping to

support local funding initiatives. Brunswick County is growing by 2.93% annually. The Steering Committee will be opening a survey on March 11, 2021 and we will be encouraging residents to take the survey. A link and further information will be provided.

That the Brunswick County Comprehensive Transportation Plan is hereby incorporated by reference and made a part of these minutes.

7. Public Comment ~

- a. No public comments were received.

8. Approval of Minutes ~

- a. A *motion* was made by Commissioner Guzulaitis, a *second* by Commissioner Witt approving the minutes of the Board of Commissioners Workshop of January 25, 2021.

Motion Carries ~ 5 ~ 0

- b. A *motion* was made by Commissioner Hall, a *second* by Commissioner Clark approving the Board of Commissioners Meeting of February 2, 2021.

Motion Carries ~ 5 ~ 0

- c. A *motion* was made by Commissioner Witt, a *second* by Commissioner Guzulaitis approving the Closed Session Meeting Minutes of February 2, 2021.

Motion Carries ~ 5 ~ 0

9. Consent Agenda ~

- a. Public Works
- b. Public Safety / Animal Control
- c. Parks & Recreation Department
- d. Finance Department
- e. Building Inspections / Code Enforcement / Zoning

A *motion* was made by Commissioner Hall, a *second* by Commissioner Guzulaitis approving the Consent Agenda for the Board of Commissioners meeting of March 2, 2021.

Motion Carries ~ 5 ~ 0

10. Committee / Board Reports and Minutes ~

- a. **Community Appearance Commission** ~ Ms. Ann Hollingsworth, Chair
Ms. Hollingsworth reported the residential property recognitions begin next month; we are asking our residents if you would like to nominate a property, please email one of our

Commission members or someone in City Hall or the Community Center with the property address. Our Commission would also like to thank Gary Wells, our custodian, for taking care of the room so well for all of us to use for our meetings.

b. Planning Board

Ms. Nicole Morgan reported the Planning Board did not meet in February.

c. Parks & Recreation Advisory Board, Sheryl Johnson, Vice Chair

Ms. Johnson reported our last meeting was held on February 27, 2021. Mary Green, Director of Parks & Recreation announced Chastity Rosebrock resigned, due to accepting another position out of the area. The Board discussed the COVID vaccinations now being offered by the New Hope Clinic. Also, we discussed the Learning Garden and the Eagle Scouts have begun working with Mr. Pennington on the Garden. Members walked the property parcel # 157FA010 on Shadow Lake and found it to be very wooded. The Board will revisit this property after more information is obtained. The fee schedule and budget for the department was reviewed, the meeting adjourned at 7:05 PM.

d. Special Events Committee ~ Commissioner Hall

Special Events will be holding a moratorium until future restrictions have been lifted. The Committee does plan to meet to discuss their budget.

e. Library Commission ~ Ms. Sherrie Kuzian, Chair

Ms. Kuzian reported the Commission did not meet in February; however, we did have a working meeting upstairs in City Hall working on inventory.

f. BSL Fire / Rescue ~ Chief Theresa Tickle ~

CeCe McConnell, Board Secretary, reported for Chief Tickle.

In the month of February, the department had 38 EMS calls and 16 fire calls. We received a Cascade System which was donated to us by Southport Fire Department. Ms. McConnell explained a Cascade System is a system that allows our air tanks to be refilled. The department assisted in the tornado rescue and recovery at the Ocean Ridge Planation; our crew was working for approximately 17 hours. We also had a CPR *save* last evening and we are very proud of our department for their efforts. It is our 50th anniversary and we will be working on something for the celebration.

11. City Manager's Monthly Report ~ City Manager Jeff Repp

That the City Manager's Monthly Report is hereby incorporated by reference and made a part of these minutes.

12. Old Business ~

a. No old business was reported.

13. **New Business ~**

a. **Offer to purchase ~ 421 Bordeaux Lane**

Mr. Repp explained, staff received an offer to purchase a property on Bordeaux Lane from a city resident. The assessed value of the property is \$4,000. The offer received by the city is \$1,800 for the purchase of the property. The city does not have to sell the property. It is up to the Board to decide. The Board was in agreement not to release the property for less than the assessed value, which is \$4,000.

14. **Discussion ~**

No discussion was heard.

15. **Announcements ~**

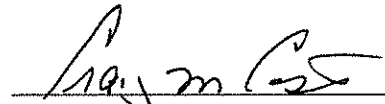
Mayor Caster informed our citizens there are openings for volunteer positions on the following committees: two for Community Appearance, two for the Library Commission, one for the Parks & Recreation Advisory Board and one for the ABC Board. Please check the city website for information and the application to apply.

16. **Adjourn ~**

A *motion* was made by Commissioner Witt, a *second* by Commissioner Hall to adjourn the Board of Commissioners meeting dated March 2, 2021.

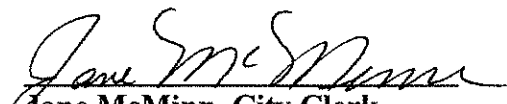
Motion Carries ~ 5 ~ 0

The Board of Commissioners meeting adjourned at 7:40 PM

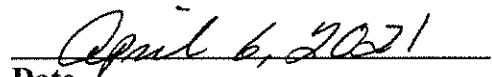


Craig M. Caster, Mayor

ATTEST:



Jane McMinn, City Clerk



Date





NORTH CAROLINA
Department of Transportation




Brunswick County Comprehensive Transportation Plan (CTP)

City of Boiling Spring Lakes


March 2, 2021


Brunswick County to Adopt CTP

Comprehensive Transportation Plan


 Long-Range Planning


 Local Needs

 Multimodal Maps

 Not Fiscally Constrained

 Time-Frame

 Participation

 Deficiencies and Improvements

 Facilitates Local Governments with Transportation Planning

 Recommendations are CONCEPTS

Brunswick County Growth Rate

- ✦ According to the Office of State Budget and Management (OSBM), Brunswick County is growing at 2.93% annually.
- ✦ The Brunswick Model also has used a 2.93% growth as a base for the whole county and adjusted per TAZ (transportation analysis zones). According to OSBM the 2020 population is 146,135.
- ✦ The State of North Carolina as a whole is growing at 0.9% annually.

Brunswick County Vision, Goals and Objectives Survey

The CTP will create a long-range vision, goals and objectives

- ✦ (VGO) as well as seeking guidance for the Brunswick County area

The CTP Steering Committee wants feedback from residents and

- ✦ visitors of the county to help create the VGO and guide the CTP process.

The Steering Committee has created a survey to help guide the

- ✦ CTP process. A link to the survey will be available on our website, once the survey opens. Hard copies will also be available at City Hall, as well as the Community Center.

- ✦ Survey will be open from March 11, 2021 through June 9, 2021

CONTACTS

Nicole Morgan

City of Boiling Spring Lakes Planning & Zoning Admin.

910.294.0996

nmorgan@cityofbsl.org

Patrick Flanagan

Cape Fear Council of Governments Regional Planner

910.395.4553 x 214

pflanagan@capefearcog.org

Chris Palsgrove

NCDOT Transportation Planning Division Engineer

919.707.0989

cdpalsgrove@ncdot.gov

Nazia Sarder

NCDOT Transportation Planning Division Engineer

919.707.0980

nsarder@ncdot.gov

INTEROFFICE MEMORANDUM

TO: MAYOR AND BOARD OF COMMISSIONERS
FROM: JEFFREY E. REPP, CITY MANAGER
SUBJECT: MARCH 2021 CITY MANAGER'S REPORT
DATE: FEBRUARY 22, 2021

This memorandum is the continuation of an ongoing written monthly report that will be submitted to the Board of Commissioner's in your council packet that will summarize major activities that have taken place since the last monthly board meeting, summarize major items on the upcoming meeting agenda and also provide observations as to what may be forth coming for the remainder of the fiscal year

FY 2022 Budget Time Table

BUDGET SCHEDULE FOR FISCAL YEAR 2022

<u>ACTIVITY</u>	<u>PARTICIPANTS</u>	<u>DATE</u>
Review of Recommended Budgets	City Mgr/Finance Director	March 22, 2021
Set Dates of Budget Workshops	Board of Commissioners	April 6, 2021
Printed Budgets to be delivered to the Board of Commissioners	City Mgr/Finance Mgr	April 16, 2021
Budget Hearing Notice to State Port Pilot	City Clerk	April 16, 2021
Budget Workshop #1	Board/City Mgr/Finance Mgr	April 23, 2021
Finalize Budget for Public Notificaton	City Manager	April 26, 2021
Public Review at City Hall	Public	April 26, 2021 to June 1, 2021
Public Hearing	Board/Public	May 4, 2021
Adoption of FY 2022 Budget	Board	June 1, 2021

Board of Commissioners Prioritized Worklist for 2020-2022

At the Boards workshop held on March 13, 2020 the Mayor and Commissioners adopted the four (4) issues below as their priority items that they wished to address during the current term of office of the sitting board. Below is an updated status of each item as of the date of this report:

1. *Pave new and existing roads*

The City has approximately 112 miles of city-maintained streets with 58 miles being unpaved/rock and 54 miles being paved. The Board's desire to prepare and adopt a plan that will prioritize which unpaved streets should be paved and which currently paved street should be eligible for resurfacing.

To pave one (1) mile of a street costs an estimated \$ 514,000. The total amount budgeted each year for street paving and maintenance is around \$ 725,000, including state-aid funds (Powell Bill) which total around \$ 310,000. Funds available for paving, either unpaved streets or overlaying existing paved streets has traditionally been around \$ 150,000 to \$ 200,000. It is not difficult to see the problem. Not enough dollars to undertake an extensive pavement program.

Of the 54 miles of currently paved streets the problem is that, the subsurface base on those streets is extremely poor. Therefore, any repaving effort on a much-traveled street does not last the normal 20-year life span of a street with proper base. In FY 2016 the City used a construction method called "reclamation" on Eden Road which essentially grinds up the existing asphalt and base material and injects a concrete solution into the product and relays the material back down to serve as the new base for the road. For .92 mile of road, the reclamation process cost \$ 138,671 and paving cost \$ 173,880 for a total of \$ 312,551.

Goal: Staff using County GIS information and our list of unpaved City streets will prepare a recommendation to the Board of Commissioners prioritizing streets that have a higher number of structures compared to empty lots. The more structures on the street the higher the ranking the street will receive.

Paving for FY 19/20 was completed on August 15, 2020 and included FEMA funded streets of Pine Lake Road, Nassau Road, Crystal Road and City funded streets of Blueberry and Beaufort at a total cost of \$ 1.265 million.

Paving for FY 20/21 will be undertaken in Spring 2021 with the Board using the Pavement Assessment & Management Plan prepared in 2020. <https://www.cityofbosl.org/pavement-assessment-management-plans>.

The plan recommends the following for FY 2021:

5 YEAR PAVEMENT MANAGEMENT FUNDING PLAN							
Fiscal Year	Roadway	REVENUE			EXPENSES		Annual Fund Balance
		Powell Bill Funding for Paving	Vehicle Tax Funding for paving	Powell Bill Funding for Rock Roads	Roadway Maintenance/Repairs Short-Term	Miscellaneous Costs Engineering, Soils Testing, Centerline Paint Stripping	
	PROJECTED ANNUAL	\$ 136,584.00	\$ 132,000.00	\$ 68,273.00			\$ 234,857.00
2021							
	Anton Lennon Dr (South of Dam)				\$ 35,530.00	\$ 10,000.00	\$ 223,034.00
	Fifty Lakes Dr (Hwy 87 - RR)				\$ 76,000.00	\$ 10,000.00	\$ 137,034.00
	South Shore Drive				\$ 130,000.00	\$ 10,000.00	\$ 7,866.00

2. *Rehabilitate parks and recreation facilities*

With a population, nearing 7,200 residents the Board listed updating and expanding parks and recreation services for the residents. Service demands have exceeded the space available at

the current Community Center. Most of the City's parks date back to when the City population was around 2,000.

An update to the 2009 Parks and Recreation Master Plan was funded in the FY 2018 budget with an estimated delivery date of March 2018. The Board will review the plan and hold a workshop regarding the plan and the police department facility in April 2018 to determine next steps.

The City was awarded a \$ 50,000 Bike/Pedestrian Planning Grant in March 2019 and work was completed in September 2020. The Board of Commissioners received a presentation on 11/4/20 and adopted the plan at that meeting.

CURRENT UPDATE –

A task order has been signed with McGill Associates to provide the necessary design and permitting for the Muse Park project. City is currently awaiting:

- Storm water management permit from NCDEQ – Projected 1/25/20
- Joint use Parking Agreement with Church
- Approval of Site Plan by Planning Commission – May 2020
- Project deferred due to COVID-19 until fall 2020.
- Go ahead given for project to begin on 10/23/20 due to better than expected revenues in FY 2021.
- *PHASE I*
 - *Phase I Bid to be awarded on 2/2/2021.*
 - *Notice to proceed issued by Purchase Order on 2/3/2021 with completion due within 30 days.*
 - *Lump sum price to remove existing playground structure, independent play items, 2 bay swing, 2 basketball posts/goals and all boarders, store off site for approximately 120 days until site contractor reaches substantial completion of the park site. Project lay down area will be made available by owner approximately 1 mile from site.*
- *PHASE II*
 - *Bids were opened on February 8, 2021. Only one bid was received and was approximately \$ 200,000 over budget. The City will be revising bid form and rebidding project with new bid opening date mid-March.*

3. *Expand commercial development through a Business Advisory Committee and/or Economic Development Plan*

It is the consensus of the Board that for commercial growth to take place in the City that additional “rooftops” will be needed. As such, the Board has agreed to create a special assessment district to extend water and sewer utilities in the area of Goldsboro/Fifty Lakes and collaborate with a developer to encourage additional residential development.

The recently adopted 2017 Land Use Plan and the soon to be adopted revised Uniform Development Ordinance both update and encourage commercial development.

The City will also collaborate with the Brunswick County government to develop a sewer master plan that will provide a plan going forward for the extension of the county’s sewer system into the residential areas of the City. The major question will be funding the extension of the sewer system.

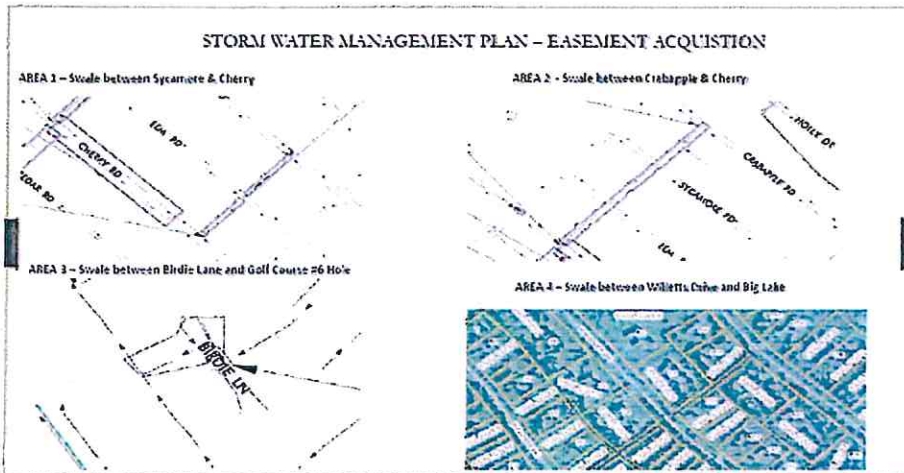
CURRENT UPDATE – In June, a project kickoff meeting was held between the County, City and the county selected contractor WK Dickson. A draft report was presented to the Brunswick County Board of Commissioners in March and then to the BSL Board shortly thereafter. The City has sent a letter to the County requesting specifics to costs associated with any potential Special Assessment District. The County has executed an agreement with WK Dickson for additional work in further refining the costs before responding to the City. The County has received the second report from WK Dickson and is currently reviewing the report to respond to the City’s questions to the County Commissioners.

County staff will be presenting responses to June 2020 letter to County Commissioners on 1/25/2021 workshop. Board of Commissioners held workshop with County officials on January 25, 2021 and next step will be for Board to decide whether to pass resolution to County requesting creation of Special Assessment District to fund construction of City wide sewer system.

Storm water plan completion

On May 29, 2019, the Board of Commissioners authorized Sungate Design Group to complete a comprehensive storm water management plan for the City. The City was portioned into seven (7) phases. As of this date, the six of the seven phases have been completed and is available for review at <https://www.cityofbsl.org/stormwater-management-master-plan>. Upon completion of the seventh phase, a Board workshop will be held to review the full plan.

City staff have currently identified four (4) areas to begin the process of obtaining easements to allow for reconstruction of drainage swales to allow for ditching to occur along public roads.



Current Projects:

Windermere Ditch Cleaning

Fifty Lakes Drainage Project

4. *Implement pedestrian plan*

The Board established the implementation of the Bike and Pedestrian Plan as a goal for this Board. I would encourage anyone interested in this goal to go to the Consent Agenda part of the meeting and turn to the information supplied by the Parks and Recreation Director as the most up-to-date information on this item.

The Board of Commissioners formally adopted the plan at their November 4, 2020 public meeting.

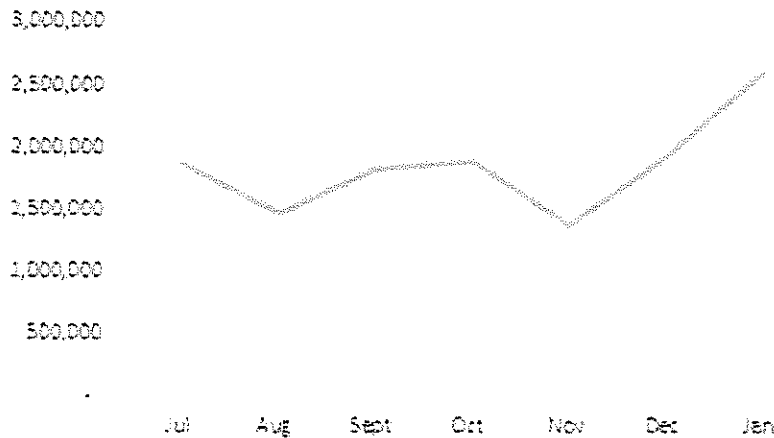
FINANCIAL INFORMATION

Undesignated Reserve – The best and most useful guide to the financial health of a community is its money that it has in reserve both on an annual and cumulative basis. Law prohibits the City from adopting a budget where the undesignated reserve exceeds 5% in any one fiscal year.

The accumulated ending fund balance for FY 2020 was \$ 3,901,368 or 62% of actual expenditures. The ending fund balance for FY 2019 was \$ 2,407,495, which is 38% of current expenditures, including hurricane related revenues/expenses. NC statutes do not mandate a specific amount to be carried in the cumulative fund balance but the Local Government Commission (LGC) recommends at a minimum that 8% of budgeted expenditures be maintained. Local governments in NC maintain various amounts with some adopting actual policies that provide staff guidance as to what that amount should be. Typically, the smaller the government the higher the percentage that is maintained. The LGC will analyze the financial statements of NC municipalities from FY 2016 when they are received and will perform an analysis based on the population size of governments and issue “warning” letters to those municipalities that in their opinion are maintain insufficient fund balances. Best guess at this point is that for a city, our size that number would be in the 20%-24% range at a minimum and we are well above that number.

The adopted ending fund balance for FY 2021 was \$ 3,481,606 or 63% of anticipated expenditures. The current projected fund balance is \$ 3,029,706 or 47% of anticipated expenditures including hurricane revenues & expenditures. The current projected fund balance is \$ 3,336,219 or 58% of anticipated expenditures excluding hurricane revenues & expenditures.

Cash/Investments Balance – Approximately 77% of undesignated fund balance is available cash and investments that City has in financial institutions. As of January 31, 2021 the table below represents the City’s cash/investment balance:



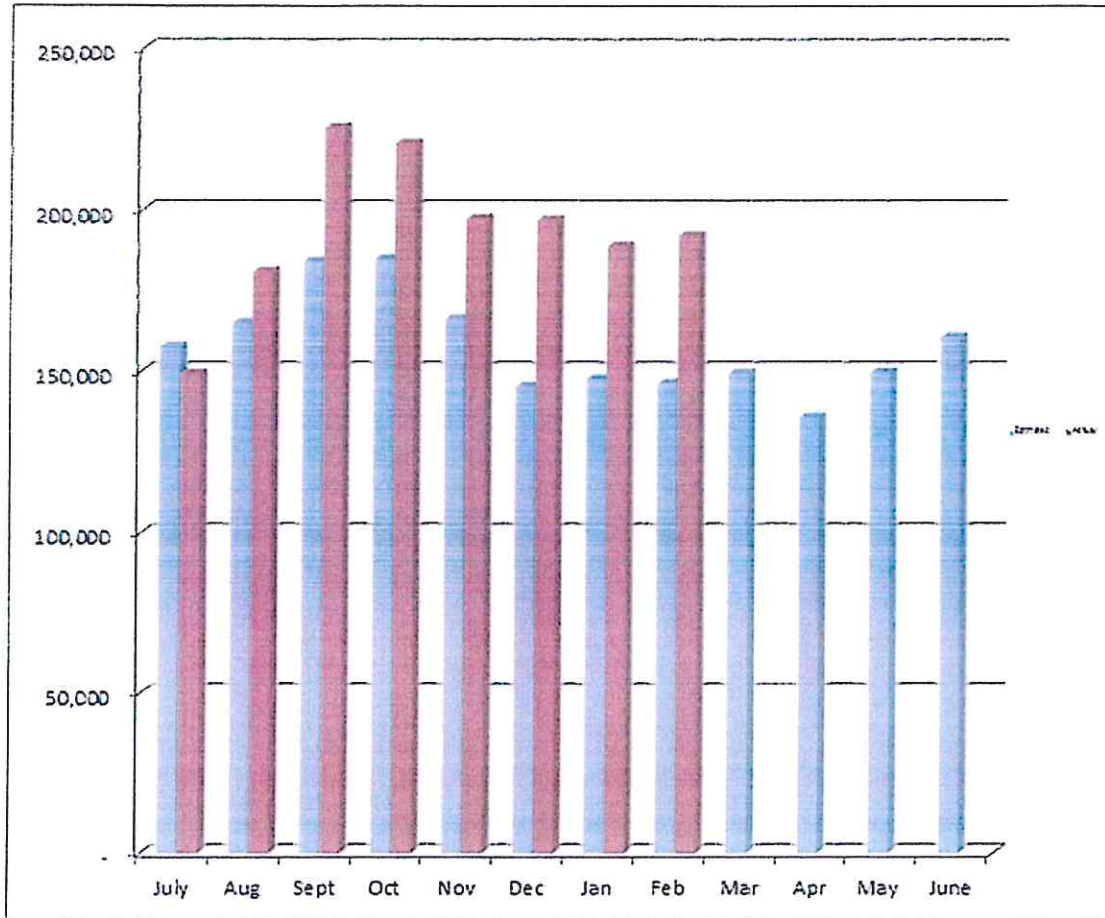
The table below summarizes the balances for the past six (6) months by account:

	Jul	Aug	Sept	Oct	Nov	Dec	Jan
Accounts	7/31/2020	8/31/2020	9/30/2020	10/31/2020	11/30/2020	12/31/2020	1/31/2021
GF Checking Account	27,333	114,960	159,134	183,128	77,972	38,840	66,699
GF Savings Account	291,092	125,695	117,700	172,761	118,104	595,958	1,249,795
PB Savings Account	381,976	373,360	513,386	489,802	481,045	606,302	596,515
GF Debt Setoff	581,603	581,787	582,072	582,298	582,434	582,439	582,449
FSA Account	8,496	4,993	3,951	3,564	2,958	2,958	2,632
Library Committee	866	902	902	902	915	915	932
P/R Reserve Fund	4	4	4	4	4	4	4
Spillway Reserve Fund	-	-	-	-	9,997	9,997	-
PD Equipment Fund	2,509	3,649	3,649	3,649	3,649	3,649	3,649
Capital Reserve Fund	30,083	30,083	30,083	30,083	30,083	30,083	40,080
NCORR Loan Proceeds	555,066	250,164	426,055	426,055	77,544	77,544	77,544
Spec Events Donations	2,618	3,168	3,158	3,158	3,158	3,158	3,158
Total	1,881,646	1,488,765	1,840,094	1,895,404	1,387,863	1,951,847	2,623,457

Revenues – On a monthly basis, the revenue source that I monitor with great interest is the sales tax revenue the City receives. Sales tax revenue (44%) and property tax revenue (32%) represent over 76% of the total revenues that operate the city’s general fund. Since sales tax, revenue is significantly dependent on the strength of the local economy of Brunswick County both in terms of visitors enjoying the areas recreational opportunities but also the housing market in terms of new construction, which leads to increased buying of materials.

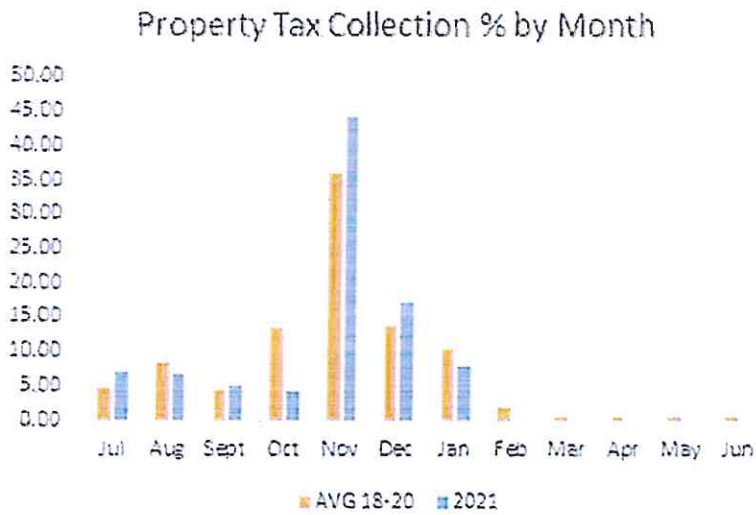
Sales Tax Revenue - The chart below shows based on historical data the revenues the City should expect to receive in any particular month to achieve the \$ 1,843,403 that is estimated in the FY 2021 as compared to actual revenues received. With the completion of the past fiscal year, the City collected

\$ 2,037,154. The City is projecting \$ 1,834,403 in FY 2021 due to a slowdown in tax revenues due to COVID-19 and after seven (8) months is 23.6% (\$ 294,749) ahead of schedule.

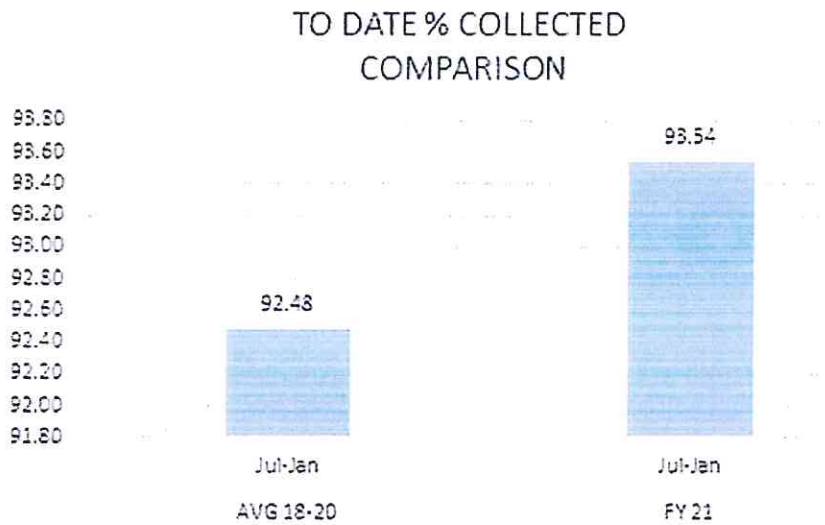


Real Property Tax Revenue & Collections – The two charts below show (1) the revenue collections by dollar amounts thru *January 31, 2021* by Brunswick County and (2) the percentage collection rate by year. *These numbers are based on the expected gross amount expected to be collected not the budgeted amount which is typically 5% less than the gross amount billed by the County.*

PROPERTY TAX COLLECTIONS BY DOLLAR AMOUNT



PROPERTY TAX COLLECTIONS BY COMPARABLE TIME PERIOD



New Home Construction – The table below provides a snap shot of the new home construction in the City. The City budgeted for 50 new homes to be constructed in FY 2020 and

actually issued permits for 56 new homes. The FY 2021 budget was prepared projecting fifty (50) new homes to be constructed.



If you have any questions about this monthly Manager's report, please do not hesitate to contact me.

	ACTUAL FY 2020	ADOPTED FY 2021	REVISED FY 2021
REVENUES			
AD VALOREM			
Current Year	\$ 1,213,462	\$ 1,213,856	\$ 1,222,756
Prior Year	\$ 157,894	\$ 167,200	\$ 173,200
Penalties & Interest	\$ 8,384	\$ 10,000	\$ 10,000
Sub-Total	\$ 1,379,740	\$ 1,381,056	\$ 1,405,956
OTHER TAXES			
Code Enforcement Penalty	\$ 860	\$ 800	\$ 800
Dog Tax	\$ 785	\$ 875	\$ 875
Sub-Total	\$ 1,645	\$ 1,675	\$ 1,675
TOTAL - TAXES	\$ 1,381,385	\$ 1,382,731	\$ 1,407,631
UNRESTRICTED INTERGOVERNMENTAL			
Local Option Sales Tax	\$ 2,022,702	\$ 1,834,403	\$ 2,054,531
Franchise Tax	\$ 289,684	\$ 290,000	\$ 290,000
Telecommunications Sales Tax	\$ -	\$ -	\$ -
Video Programming Tax	\$ -	\$ -	\$ -
Beer/Wine Excise Tax	\$ 30,047	\$ 26,000	\$ 28,000
ABC Profit Distribution	\$ 25,000	\$ 25,000	\$ 25,000
Sub-Total	\$ 2,367,433	\$ 2,177,403	\$ 2,397,531
RESTRICTED INTERGOVERNMENTAL			
Grant Revenue	\$ 549	\$ 284,200	\$ 284,200
Driveway Culvert Fees	\$ -	\$ 41,000	\$ 41,000
Powell Bill	\$ 315,460	\$ 293,830	\$ 293,830
Parks & Lake Grant	\$ -	\$ -	\$ -
FEMA Reimbursement	\$ 958,998	\$ -	\$ 956,438
USDA/NRCS	\$ -	\$ -	\$ 131,400
COVID-19	\$ 87,289	\$ -	\$ 103,743
NC DOT Right of Way	\$ 4,581	\$ 4,143	\$ 4,143
Police Equipment Grant	\$ -	\$ 900,000	\$ 1,200,000
ABC Revenue for Police	\$ 1,603	\$ 1,244	\$ 2,902
Sub-Total	\$ 1,358,490	\$ 1,524,417	\$ 2,415,423
PERMITS & FEES			
Building Permits & Insp Fees	\$ 117,327	\$ 141,625	\$ 145,236
Planning/Code Enforcement Fees	\$ 13,135	\$ 16,400	\$ 16,640
Impound Fees	\$ 200	\$ -	\$ -
Animal Control Fees	\$ 640	\$ 200	\$ 200
Street License Fees	\$ -	\$ -	\$ -
PERMIT & FEES-TOTAL	\$ 131,302	\$ 167,225	\$ 162,276
SALES & SERVICES			
Rents & Concessions	\$ 21,425	\$ 180,000	\$ 180,000
Planning Fees	\$ -	\$ -	\$ -
Water Assessment Interest	\$ 11,151	\$ 10,000	\$ 12,000
Transfer Special Assessment Fund	\$ 604,685	\$ -	\$ -
Transfer Capital Project	\$ 9,997	\$ -	\$ -
Transfer Capital Reserve	\$ 859	\$ -	\$ -
NCORR Transfer	\$ 340,299	\$ -	\$ -
Def Rev Tap Fees	\$ 268,370	\$ -	\$ -
Assessment - Tax lien	\$ -	\$ -	\$ -
Community Ctr Revenue	\$ -	\$ -	\$ -
Programs & Rentals	\$ 78,631	\$ 80,650	\$ 80,650
Memberships	\$ 13,960	\$ 16,500	\$ 16,500
Gifts & Donations	\$ 17,798	\$ 18,000	\$ 18,000
SALES & SERVICES-TOTAL	\$ 1,367,375	\$ 305,250	\$ 307,250
INVESTMENT EARNINGS			
Powell Bill	\$ -	\$ -	\$ -
Other	\$ 1,836	\$ 780	\$ 780
INVESTMENT-TOTAL	\$ 1,836	\$ 780	\$ 780
MISCELLANEOUS REVENUE			
Sales & Gas Tax Refunds	\$ 15,100	\$ 18,099	\$ 18,099
Sale/Fixed Assets	\$ -	\$ 25,000	\$ 25,000
Xpress Pay Income	\$ 1,944	\$ 1,800	\$ 2,687
Advertising Fees	\$ -	\$ -	\$ -
Bike Runs	\$ -	\$ -	\$ -
Spring Fling	\$ -	\$ -	\$ -
Small Fry Fishing Tour.	\$ -	\$ 2,000	\$ 2,000
Burning Violations	\$ -	\$ -	\$ 160
BC Senior Resource	\$ -	\$ -	\$ 858
Fitness on Demand	\$ -	\$ -	\$ -
Audit Adjustment	\$ (2,499)	\$ -	\$ -
Contributions	\$ -	\$ -	\$ -
Miscellaneous	\$ 6,417	\$ 6,000	\$ 6,000
MISCELLANEOUS REVENUE-TOTAL	\$ 20,962	\$ 62,899	\$ 64,774
REVENUES-TOTAL	\$ 6,638,783	\$ 6,690,675	\$ 6,746,636

EXPENDITURES		ACTUAL FY 2020	ADOPTED FY 2021	REVISED FY 2021
GENERAL GOVERNMENT				
	Governing Body	\$ 75,236	\$ 62,827	\$ 63,270
	Administration	\$ 2,761,394	\$ 662,433	\$ 1,562,797
	Planning	\$ -	\$ 86,569	\$ 86,735
	Public Building	\$ 255,707	\$ 264,616	\$ 246,601
GENERAL GOVERNMENT-TOTAL		\$ 3,092,337	\$ 1,076,445	\$ 1,959,402
PUBLIC SAFETY				
	Police	\$ 1,377,258	\$ 2,221,820	\$ 2,234,785
	Code Enforcement	\$ 142,816	\$ 68,019	\$ 67,680
	Animal Control	\$ 4,321	\$ 10,350	\$ 10,350
	Inspections	\$ 176,541	\$ 190,548	\$ 191,247
PUBLIC SAFETY-TOTAL		\$ 1,700,936	\$ 2,490,737	\$ 2,504,062
TRANSPORTATION				
	Streets	\$ 578,852	\$ 559,236	\$ 529,309
	Powell Bill	\$ 137,840	\$ 291,917	\$ 285,190
TRANSPORTATION-TOTAL		\$ 716,692	\$ 851,153	\$ 814,499
ENVIRONMENTAL PROTECTION				
	Sanitation	\$ -	\$ -	\$ -
HEALTH AND WELFARE				
	Mosquito Control	\$ 3,880	\$ 5,900	\$ 5,900
CULTURE AND RECREATION				
	Community Center	\$ 471,830	\$ 864,912	\$ 865,053
	Parks and Recreation/Special Eve	\$ 4,858	\$ 10,100	\$ 10,100
	Community Appearance	\$ 646	\$ 1,000	\$ 1,000
	Library CommissioIn	\$ 2,117	\$ 2,000	\$ 2,000
	Dams and Lakes	\$ 39,871	\$ 74,800	\$ 106,000
CULTURE AND RECREATION-TOTAL		\$ 519,322	\$ 952,812	\$ 984,153
DEBT SERVICE				
	Principal	\$ 101,396	\$ 101,930	\$ 101,930
	Interest	\$ 31,003	\$ 27,211	\$ 27,211
DEBT SERVICE-TOTAL		\$ 132,399	\$ 129,141	\$ 129,141
TOTAL EXPENDITURES		\$ 6,165,566	\$ 6,506,188	\$ 6,397,157
BALANCE				
		\$ 473,217	\$ 94,488	\$ 349,478
OTHER FINANCING SOURCES/USES				
	Proceeds/Capital Lease	\$ -	\$ -	\$ -
	Transfer from Spillway	\$ (859)	\$ -	\$ -
	PD Loan Reimbursement	\$ -	\$ 300,000	\$ -
	NCORR Loan Proceeds	\$ -	\$ -	\$ -
	Contingency Fund	\$ (43)	\$ -	\$ -
	Transfer from SAD Fund	\$ (229,685)	\$ 123,750	\$ -
	Transfer from Capital Reserve	\$ (9,997)	\$ 27,615	\$ 40,100
	Transfer to Spillway Cap Proj	\$ -	\$ -	\$ -
OTHER FINANCING TOTALS		\$ (240,584)	\$ 451,365	\$ 40,100
EXCESS/DEFICIT		\$ 232,633	\$ 545,853	\$ 389,578
Beginning Fund Balance				
		\$ 2,407,495	\$ 2,640,128	\$ 2,640,128
Ending Fund Balance				
		\$ 2,640,128	\$ 3,185,980	\$ 3,029,706
% of Total Expenditures		43%	58%	47%

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND
[Consult "Guidelines" (Form 12G) for guidance in completing this form]

NOTE: This contract is intended for unimproved real property that Buyer will purchase only for personal use and does not have immediate plans to subdivide. It should not be used to sell property that is being subdivided unless the property has been platted, properly approved and recorded with the register of deeds as of the date of the contract.

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. TERMS AND DEFINITIONS: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Seller": City of Boiling Spring Lakes

(b) "Buyer": Carlos Junior Dorsey

(c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon.

NOTE: If the Property will include a manufactured (mobile) home(s), Buyer and Seller should consider including the Manufactured (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.

Street Address: - 421 Bordeaux Lane, (Lot 694 on Bordeaux)
City: Southport, NC Zip: 28461
County: Brunswick, North Carolina

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Legal Description: (Complete ALL applicable)
Plat Reference :Lot/Unit 694, Block/Section S-3 S-7, Subdivision/Condominium BSL Area
as shown on Plat Book/Slide Unique ID at Page(s) 33994
The PIN/PID or other identification number of the Property is: PID # 156DA042 PIN # 218009164784
Other description: Legal Per Tax Notice: L-694 S-3 S-7 BSL
Some or all of the Property may be described in Deed Book 901 at Page 1034

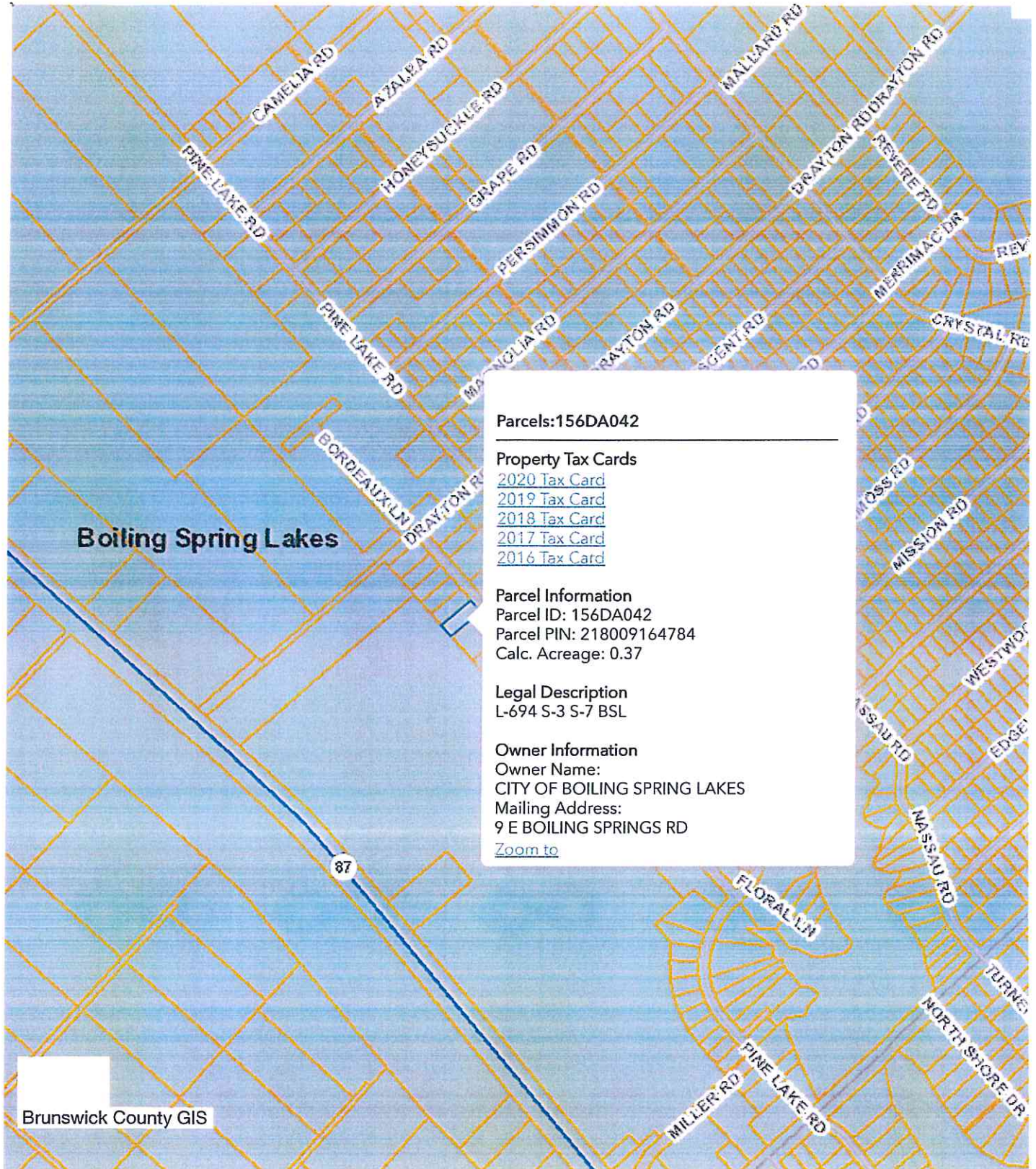
(d) "Purchase Price":
\$ 1,800.00 paid in U.S. Dollars upon the following terms:
\$ n/a BY DUE DILIGENCE FEE made payable and delivered to Seller by the Effective Date.
\$ 200.00 BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by [X] cash [] personal check [] official bank check [] wire transfer, [] electronic transfer, EITHER [] with this offer OR [X] within five (5) days of the Effective Date of this Contract.
\$ n/a BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by cash, official bank check, wire transfer or electronic transfer no later than 5 p.m. on *(Deposit By Money Order, Not Cash)*, TIME BEING OF THE ESSENCE.
\$ n/a BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum (Standard Form 2A6-T).
\$ n/a BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).
\$ 1,600.00 BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan).

This form jointly approved by:
North Carolina Bar Association
North Carolina Association of REALTORS®, Inc.



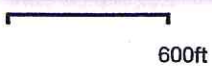
STANDARD FORM 12-T
Revised 7/2020
© 7/2020

Buyer initials [Signature] Seller initials _____



Brunswick County GIS Data Viewer

▼ 156DA042



-78.038 34.044 Degrees