



THE TOWN OF
BOILING SPRINGS
NORTH CAROLINA

The Town of Boiling Springs
Agenda Town Council Retreat
Shelby-Cleveland County Regional Airport
830 College Ave, Shelby, NC
3/19/2022

8:00 am to 8:30 a.m.	Breakfast and Welcome by Mayor Daniel Thomas
8:30 am to 9:00 am	Introduction of retreat. NC Local Government Overview Chris Aycock, facilitator.
9:00 am to 9:30 am	“The State of the Town” Justin Longino, Town Manager.
9:30 am to 10:15 am	Downtown Master Plan + Corridor Study: Discuss and prioritize items under 1. Parks 2. Streets and 3. Business Recruitment. The Town Council.
10:15 am to 11:30 am	Create consensus on priorities/goals for The Town of Boiling Springs The Town Council.
11:30 am to 12:00 pm	Lunch.
12:00 pm to 2:00 pm	Develop measurable objectives to meet the goals/priorities (with benchmarks, and links to budget) The Town Council.
2:00 pm	Adjourn

Dress is business casual. A light breakfast, snacks during the day, and lunch will be provided



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TOWN COUNCIL STRATEGIC PLANNING RETREAT MARCH 19, 2022

DISCUSSION AND PRIORITIZATION

Staff's goal is for the Council to have a productive discussion around specific items and hone-in on a prioritization that will help us achieve shared goals. Please look at these projects and approach this discussion separate from the budget. There is an unprecedented amount of funding available for a wide array of projects at the state and local levels. Because of this, our first discussion around priorities shouldn't be hindered by fiscal constraints. Staff will take the ranking and determine how we can best fund the priorities. These options will be discussed at the subsequent budget meetings. However, we will discuss toward the end of the day how to utilize our ARP funds (about \$1.4 million).

After ranking these projects, we will consider specific and measurable objectives to complete them. The result will be a short-term strategic plan that we work toward and refine as we make the plans a reality and seek funding for them in this order.



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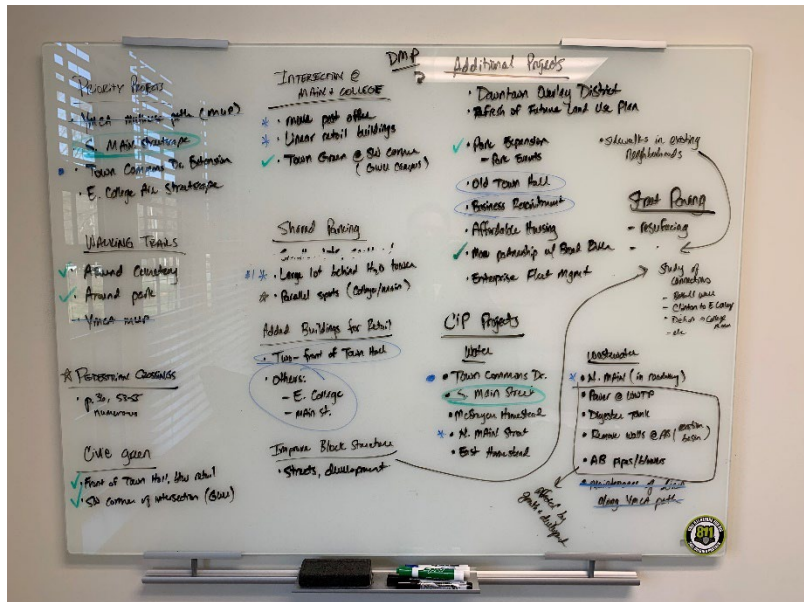
SUMMARY

The staff put together a comprehensive list of projects including adopted plans and plans discussed previously. Documents like the Downtown Master Plan lay out “Priority Projects,” (i.e., S. Main Streetscape) while also mentioning more conceptual projects (i.e., retail buildings in front of Town Hall). We have had discussions or suggestions for projects that are not in any plan but may all have a shared interest in (i.e., expanding the park). Because of this vast number of projects, staff set out to make a comprehensive list that is manageable to discuss and prioritize. The result of this initial grouping is in the following pages.

First, we made a list of every project in our plans (Downtown Master Plan, CIP) and then added in projects we’ve discussed over the past year. Second, we brainstormed how some of these projects could happen in tandem (i.e., a new sidewalk along N. Main street is put in over a new sewer line). We grouped these projects into five categories, shown on separate pages after this summary document:

1. Downtown Revitalization
2. Parks
3. Streets
4. Business Recruitment
5. CIP Projects

The projects in **bold** under each category are what we aim to prioritize. *Please read through this document first, then we will use the “Overview of Projects” pages for discussion.* A copy of the DMP and CIP will be available at the retreat. Each has been referenced as an appendix and has page numbers (additional page numbers have been added to the CIP document available at the retreat). A discussion of each category and more detail on the projects follows.



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Downtown Revitalization

This category is the core of the Downtown Master Plan. We utilized four ‘project areas’ for grouping which were:

- S. Main Street
- N. Main Street
- E. College Avenue
- Ancillary Projects

The projects (listed in **bold** in the *Overview of Projects* document) under these categories can be worked on in tandem. For example, if we are digging up a road and sidewalk for widening/expanding it makes sense to dig up the sewer/water line beneath those roads and repair/replace them.

There are some “Ancillary Projects” that are mentioned separately in the downtown master plan that coincide with some of these streetscape projects. They are listed in a separate category, but staff’s intent would be to incorporate these as part of the streetscape projects when able. These may also be additions that occur sooner when possible (i.e., University Commons crosswalk), but can still be kept in place when the streetscape project occurs.

Parks

Our current Community Park Master Plan was adopted in 2018. For the most part, the plan has been completed. There is a walking path that wraps around the baseball fields shown that has not been built, but the other amenities were added in 2019/2020.

We have talked a lot about changing the layout of some of the park (such as replacing the ball fields with an outdoor gathering space) and just recently we discussed the idea of a more defined walking path that connects to downtown. We have also talked about having more events in the park (possibly in conjunction with the YMCA and Gardner-Webb) and we even looked at a small addition of a community garden not too long ago.

The Downtown Master Plan calls for several walking trails in the park or in the general vicinity. There are also greenspaces highlighted in front of Town Hall and on the GWU corner of the intersection downtown.

Staff’s recommendation would be to go through another master planning process for the park and perhaps a more comprehensive Town-wide greenspace planning process. This could help identify more ‘linear parks’ (greenways/sidewalks) and even pocket parks. If Council agrees with that assessment, the decision for this meeting is to determine where this planning process would fall in the ranked order of all projects.



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Streets

Streets are an area we continually work on, but an area we've discussed improving and we have plans for certain streets in our Downtown Master Plan.

The resurfacing program is an on-going program that evaluates the condition of our town roads and recommends a subsequent schedule for reconditioning them. This is something staff plans to continue, we felt it important to reference this program during this section.

A topic we have had some outlying discussions on is around sidewalks and curb and gutter. Most neighborhoods in town do not have sidewalks or curb and gutter facilities. We have updated the Unified Development Ordinance to make this a requirement going forward, though we still hear complaints from residents about the lack of these amenities in their existing neighborhoods. Do we want to consider adding sidewalks or adding curb and gutter to streets as we look to resurface them?

The Downtown Master Plan speaks to adding some street connections to improve connectivity. Increasing the block structure in downtown would help to slightly alleviate traffic congestion and allows for easier travel from one point to another. Connections like Clinton St. to E. College or DeHart Dr. to College Manor Dr. allow residents to get to where they are going in a shorter distance.

Business Recruitment

We have talked a lot about business recruitment. Staff is finalizing a business recruitment packet to send to potential businesses and developers. We've started conversations about the future of the old Town Hall building and our Downtown Master Plan seeks to add some linear retail along Main St. and College Ave.

Additionally, we've talked about the addition of workforce housing and diversifying our housing options in town. These two often drive each other. Businesses will locate to an area, and it will cause an increase in a particular price point of housing. Also, with larger chain retail, they tend to look for existing "rooftops" before establishing in an area. We can work toward both, but if expanding our commercial tax base is the priority, we can chip away at that first.



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CIP Projects

Projects within the 20-year Water and Wastewater Capital Improvement Plan can be grouped into a few categories:

- Those that can be completed during streetscape projects
- Sewer Extensions
- Waterline Extensions
- Waterline Replacements
- Wastewater Treatment Plan (WWTP) Projects

The complimentary CIP/streetscape projects are listed above in that respective section.

Sewer extensions are the Homestead, High Point, Highland Pines, etc. extensions that add sewer to neighborhoods currently on septic system. Staff is researching the possibility of a “sewer extension policy.” This would outline the parameters for a neighborhood to request sewer be extended to their area and homes. It would also outline a standard for how the project would be funded. Staff believe having a policy in place that places the request for sewer on the residents first and then sets a standard for all communities to be addressed the same way makes the process uniform.

These waterline extensions are basically loops increasing availability of water in the event of an outage and would increase the water flow/pressure in those areas as well.

Waterline replacements only include W. College Ave as the other replacements are included in streetscape activities.

These loops and replacements can be budgeted for and included in subsequent years’ budgets. As can the Wastewater Treatment Plant Projects list. Those projects are ranked and are in order of how staff recommends completing them.

MATERIALS PROVIDED

- **“Overview of Projects” pages**
- [Appendix A – Capital Improvement Project](#)
- [Appendix B – Downtown Master Plan](#)



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OVERVIEW OF PROJECTS

Downtown Revitalization

S. Main Street

- **Streetscape**
 - Appendix B – p. 50
- **Water line replacement**
 - Appendix A - WR4, p. 57

N. Main Street

- **Large parking lot behind water tower**
 - Appendix B – p. 37
- **Streetscape**
 - Appendix B – p. 39 & 40
- **Sewer replacement**
 - Appendix A – p. 38
- **Water line replacement**
 - Appendix A – p. 48
- **Retail building space / parking**
 - Appendix B – p. 37
- **Post Office – revitalized / relocation**
 - Appendix B – p. 22

E. College Avenue

- **Streetscape**
 - Appendix B – p. 44 & 45
- **Water line replacement**
 - Appendix A – p. 47
- **DOT has plans to widen this road from the Boiling Springs stoplight out to Lafayette St.*
 - *Staff recommends prioritizing this work to coincide with their widening. We can coordinate with DOT to make improvements as they do their work*

Ancillary Projects

- **Improve / add pedestrian crossings**
 - *These will be integrated into the projects above, but as we've already seen (University Commons, O'Reilly's crossing) we can add them intermittently*
- **Improve / add parking**
 - Appendix B – p. 37
 - *Parking can also be incorporated into streetscape projects unless Council wishes to prioritize higher/sooner*



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Parks

- **Park expansion**
- **Park events**
- **More involvement with Broad River Greenway**
- **Walking trails:** (Appendix B – p. 37)
 - Around cemetery
 - Around park
 - YMCA Multi-Use Path
- **Civic green space** (Appendix B – p. 21)
 - Front of town hall (between proposed buildings)
 - Explore partnership with GWU about the area in front of Webb Hall



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Streets

- **Resurfacing**
 - Study conducted/reviewed every few years
 - Program on-going
- **Adding sidewalks/curb and gutter in existing neighborhoods**
- **Town Commons Drive Extension** (Appendix B – p. 51)
 - Water line replacement
 - Appendix A – p.62
- **Improve connectivity and block structure in downtown residential**
 - Appendix B – p. 21
 - Recommend a study of current conditions to improve connectivity
 - i.e. make connections from Bethel Ave to Wall Ave, Clinton St. to E. College, DeHart to College Manor, etc.



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Business Recruitment

- **Proactively recruiting businesses**
- **Explore uses for Old Town Hall**
- **Add two commercial buildings in front of Town Hall**
 - Appendix B – p. 21
- **Adding additional small, linear retail buildings on E. College / Main St.**
 - Appendix B – p. 22
- **Housing**
 - Workforce housing
 - Incentives



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CIP Projects

Sewer Extensions

- Projects in CIP (High Point, Homestead, etc.)
 - Appendix A – p. 22, 24, 26, 28

Waterline Extensions

- McBrayer Homestead
 - Appendix A – p. 41
- East Homestead
 - Appendix A – p. 42

Waterline Replacements

- W. College Avenue
 - Appendix A – p. 50

Wastewater Treatment Plant Projects

1. Upgrade power
2. Expand digester tank
3. Remove walls at aeration basin
4. Update aeration basin pipes and blower replacement
 - *Aeration basin improvements should be accelerated as growth and development are accelerated*