



Boiling Springs Town Council

The Council will be participating remotely

Meeting Agenda Packet May 5, 2020

New Meeting

Tue, May 5, 2020 6:30 PM - 9:00 PM (EDT)

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Town of Boiling Springs

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TOWN COUNCIL MEETING AGENDA MAY 5, 2020

ROUTINE BUSINESS

1. Mayor's Call to Order
2. Recognize Citizens Present & Public Comment
3. Minutes from April 7, 2020 Meeting3

REGULAR BUSINESS

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11. Adjournment

The Town Council desires all citizens have an opportunity to address the Council in an open and productive manner. Individuals not on the agenda but wishing to speak should register with the Clerk prior to the start of the meeting. During the Public Comment portion of the meeting speakers have three (3) minutes unless otherwise approved by the Council. Groups are urged to appoint a spokesperson. If you require additional time, we ask you be placed on the agenda for the next regularly scheduled meeting of the Council. This policy allows the Council members adequate time to familiarize themselves with an issue.

**Town of Boiling Springs
Town Council
Regular Meeting Minutes
April 7, 2020**

Meeting held via GoTo Meeting due to COVID-19

The Boiling Springs Town Council met April 7, 2020 at the Boiling Springs Town Hall. Present on site were: Mayor Bill Ellis and Councilmember Patrick Litton; Councilmembers Mary Ruth Dixon, Tommy Greene, Daniel Thomas, and Councilmember Marty Thomas via remote participation. Town Attorney John Schweppe, III was also present via remote participation. Staff members present on site: Town Manager Lucas Shires and Town Clerk Kimberly Greene. Those present wore face masks and followed the rules of social distancing. Mayor Ellis took attendance. All members of the Town Council and Attorney John Schweppe were present.

Others Present: Tyler Watts via remote participation.

AGENDA ITEM II
Recognition of Citizens Present & Public Comment

AGENDA ITEM III
Approval of Minutes

Councilmember Greene made the motion to approve the minutes of the March 10, 2020 regular meeting. Councilmember Litton seconded and the vote was unanimous.

AGENDA ITEM V
Approval of Closed Session Minutes

Councilmember Dixon made the motion to approve the minutes of the March 10, 2020 Closed Session. Councilmember Marty Thomas seconded and the vote was unanimous.

AGENDA ITEM V
Public Hearing | Zoning Text Amendment Petition

The Mayor reported the petitioner, Adam Smith, is requesting following zoning text amendments to the R-15TH (Townhomes) Zoning Classification:

1. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding minimum lot area square feet.
2. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding square feet per dwelling unit.

The Mayor reported text amendments to the zoning code require a public hearing. Mayor Ellis opened the public hearing at 6:47 p.m. There being no comments, Mayor Ellis closed the public hearing at 6:48 p.m.

AGENDA ITEM VI
Zoning Text Amendment Request | Schedule of Area, Yard, and Height Requirements

Mr. Shires reported Adam Smith is the applicant of the Autumn Glenn Subdivision. The text amendments will be in effect for all properties zoned R-15TH.

Staff recommendation:

Proposed Text Amendment #1

Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding minimum lot area square feet.

Currently, the minimum lot area square feet for all uses allowed in the R15TH Residential District is 15,000 square feet for the first two (2) units. This restriction prevents flexibility in housing options that are constructed in Boiling Springs and restricts a more varied housing inventory for residents.

A more appropriate minimum lot area would be 7,500 square feet for the first two units. By allowing a smaller minimum lot, the town will allow a higher density neighborhood that supports the creation of strong

downtown core and prevents sprawl. A smaller minimum lot area in the R-15TH Zoning District would allow for the development of more housing units and options for residents.

Proposed Text Amendment #2:

Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding square feet per dwelling unit.

Currently, the requirement for the square feet per dwelling unit is 7,500 square feet for each additional unit after the first two (2) units, referred to in Proposed Text Amendment #1. This restriction also reduces flexibility in the housing developments that are constructed in Boiling Springs and restricts a more varied housing inventory for residents.

A more appropriate requirement for the square feet per dwelling unit would be 5,000 square feet for each additional unit after the first two (2) units. This smaller minimum for the square feet per dwelling unit allows for developers and builders to construct smaller housing units that fit the needs of a wider demographic of residents. A smaller minimum for the square footage required per dwelling units in the R-15TH Zoning District would allow for the development of more housing units and options for residents.

Per the Land Use Plan (Goal 5: To ensure a variety of safe and quality housing option in Town, Objective 1: Increase housing types and options for residents), Staff finds the proposed zoning text amendments consistent with the Land Use Plan. In consideration of the details of the subject parcel, Staff recommends approval of these zoning text amendments.

Mr. Shires reviewed the staff report stating the proposed text amendments are consistent with the Land Use Plan. The text amendments will be in effect for all properties zoned R-15TH should it be approved.

Due to the COVID-19 outbreak, the Board of Planning and Adjustment was unable to meet to review the request to make a recommendation to the Town Council. The applicant/developer requested the application go before the Town Council this month. Per the statutes, the application is not required to go before the Planning Board.

Councilmember Marty Thomas inquired about the increase in density. Mr. Shires stated density would change from 6 units per acre to 9 units per acre which would be an appropriate density for the Town. Councilmember Litton asked if he and Planning and Zoning Consultant Sarah Kopkin find it to be consistent with the long-term master plan. Mr. Shires confirmed the amendments are consistent with the plan. Councilmember Marty Thomas expressed concern regarding density at the McBrayer Homestead Avenue location. Mr. Shires reported traffic at that point the Town does not require a TIA or TIS traffic study. Professional engineers will submit to the Town for review. Councilmember Greene asked if these changes would have eventually been made by the Town. Mr. Shires stated yes, this is something they have been researching. Councilmember Marty Thomas asked how the text amendment benefits the builder. Mr. Shires stated it provides flexibility in an effort to increase density. Councilmember Greene asked Mr. Shires if he recommends the amendments be approved. Mr. Shires stated he and Sarah Kopkin both recommend the text amendments be approved.

Councilmember Greene made the motion to refer this request back to the Board of Planning and Adjustment for a recommendation and continue this item until the next Town Council meeting on May 5, 2020 at 6:30 p.m. Councilmember Daniel Thomas seconded and the vote was unanimous.

AGENDA ITEM VII

Budget Ordinance Amendment | #BA200407.1

The Budget Ordinance Amendment is necessary to make changes in the Town's budget for the replacement of the Beaverdam Lift Station generator.

Section 1. Revenues

Transfer from reserve

Section 2. Expenditures

Increase
\$ 50,000

Sewer capital outlay	<u>Increase</u> <u>\$ 50,000</u>
----------------------	-------------------------------------

Councilmember Daniel Thomas made the motion to approve Budget Ordinance Amendment #BA200407.01. Councilmember Greene seconded and the vote was unanimous. A copy of the budget ordinance amendment is hereby incorporated into and made a part of the minutes of the meeting.

AGENDA ITEM VIII

Budget Ordinance Amendment | #BA200407.2

The Budget Ordinance Amendment is necessary to make changes in the Town's budget for recycling charges.

<u>Section 1.</u>	Revenues	<u>Increase</u>
	Recycling Charges	<u>\$ 48,000</u>
<u>Section 2.</u>	Expenditures	<u>Increase</u>
	Sanitation – Contracted Services	<u>\$ 48,000</u>

Councilmember Daniel Thomas made the motion to approve Budget Ordinance Amendment #BA200407.2. Councilmember Dixon seconded and the vote was unanimous. A copy of the budget ordinance amendment is hereby incorporated into and made a part of the minutes of the meeting.

AGENDA ITEM IX

Council/Manager Reports

Mr. Shires, Town Manager, reported the following:

- COVID-19 update:

The Town Hall and Police Department offices are closed to the public. The staff is working staggered schedules, wearing masks and personal protective equipment as required. The Sanitation Department is continuing to collect garbage on schedule. Limb and leaf collection resumed Monday, April 6, 2020. There have been no layoffs and employees continue to be paid. The Sheriff's Department is patrolling the Broad River Greenway during this time. The staff continues to review Federal and State guidelines. The Town's website and Facebook page are being updated, telephones and emails are answered. Chief Phillips is working with Cleveland County Emergency Management Services. Mayor Ellis encouraged the Council to contact Mr. Shires with any questions or concerns. Councilmember Greene inquired about the Police Department non-emergency telephone number. Mr. Shires stated the Town Hall/Police Department telephone numbers are listed on the entrance doors, posted on Facebook and the Town website. Councilmember Marty Thomas inquired if there is enough PPE for employees. Mr. Shires confirmed there is enough for employees to work safely with an adequate amount of face masks. Fortunately, supplies were purchased before the shut-down.

- Mr. Shires and staff are continuing to work on the budget. He is waiting for word from the State to see if they are going to allow any flexibility as to when the budget has to be submitted.
- Encouraged Council to contact him if they have any questions regarding the Lattimore Sewer Agreement, the YMCA Agreement, or the W&S CIP.
- He has processed many zoning permits during this time.
- O'Reilly's would like to start construction May 1, 2020.
- Construction has started on the Highpoint Sidewalk Connector project which will connect the dead end at Richard Greene's residence to the Highpoint Subdivision.
- The yearly Paving Project has started and the crew is currently in the Ramsgate Subdivision.

Council Reports

Councilmember Tommy Greene reported the following:

- Attended the Gaston-Cleveland-Lincoln MPO (GCLMPO) meeting via GoTo Meeting. The GCLMPO is moving forward with submitting their projects which includes the modernization of Hwy 150 and the Bike/Pedestrian Project.

Councilmember Marty Thomas reported the following:

- Thanked Mr. Shires, the Mayor, and staff for being cautious during this time.

- Encouraged employees to use EAP services, especially the Police Offices. This an extremely stressful time.

Councilmember Daniel Thomas reported the following:

- Asked, in terms of the State of Emergency, if there have been any instances where an officer has had to enter a residence. Mr. Shires stated they have not.
- He has visited the Broad River Greenway almost daily and most citizens are respecting social distancing.
- He has not heard a single complaint about Town staff and services.

Councilmember Patrick Litton reported the following:

- He is glad the limb and leaf collection has resumed.
- Thank you to Mr. Shires, the Mayor, and staff for how this situation has been handled.

Mayor Bill Ellis reported the following:

- Thanked Mr. Shires and staff for taking care of the Town and its citizens.
- We have a tremendous Town Council.
- We are going to continue taking care of Town citizens.

Mr. Shires reported on the State of Emergency. He, the Mayor, and the Chief have not had impose any further restrictions. He has directed the Police Department to break up groups larger than ten people. The County published a map breaking down the number of confirmed cases. He thanked the staff for their comradery and moral. They are adhering to proper social distancing and using the PPE. The staff has stepped up to serve our Town.

Mr. Shires also thanked Attorney John Schweppe. He has been an incredible resource as he helped guide us through these legal challenges.

AGENDA ITEM X

Adjournment

There being no further business, Councilmember Greene made the motion to declare the meeting adjourned at 7:32 p.m. Councilmember Dixon seconded and the vote was unanimous.

Bill Ellis, Mayor

Kimberly Greene, Town Clerk



Town of Boiling Springs

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TOWN COUNCIL

AGENDA ITEM 4

MAY 5, 2020

PUBLIC HEARING

(Continued from the April 7, 2020 meeting after being sent the Planning Board for a recommendation.)

The Town has received a petition for a zoning text amendment. The petitioner, Adam Smith, is requesting an amendment to the R-15TH (Townhomes) Zoning Classification.

Proposed zoning text amendment:

1. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding minimum lot area square feet. **(WITHDRAWN)**
2. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding square feet per dwelling unit.

Amendment #1 of the petition was withdrawn by the Town Manager, with approval from the petitioner, prior to the April 21, 2020 Planning Board meeting. Planning Board agreed as well.

Please See Agenda Item 5 for additional information and materials.

SUMMARY

Action needed: Mayor to open and close Public Hearing.

MATERIALS PROVIDED

- See Agenda Item 5.



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TOWN COUNCIL

AGENDA ITEM 5

MAY 5, 2020

TEXT AMENDMENT | SCHEDULE OF AREA, YARD, AND HEIGHT REQUIREMENTS

The proposed zoning text amendment:

Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding square feet per dwelling unit.

SUMMARY

Motion needed: (1) Motion to approve/deny the text amendment request.

(2) Motion to adopt a Certified Statement.

MATERIALS PROVIDED

- Zoning Text Amendment Petition
- Staff Report
- Board of Planning and Adjustment Certified Recommendation
- Text Amendment Ordinance #TA20200505.01



Town of Boiling Springs

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ZONING TEXT AMENDMENT PETITION

CK# 1382
260.00
2/25/2020

GENERAL INFORMATION

This form is used to request a text amendment to the Town's Code of Ordinances. A consultation with planning and zoning staff is recommended prior to submitting this form.

- \$260 fee required to process Zoning Text Amendment Petitions
- Signature required on Page 2
- Zoning Text Amendments are considered by the Board of Planning & Adjustment and Town Council
- Town will give official Public Notice and hold a Public Hearing

SUBJECT PROPERTY (if applicable)		
Physical Address: 717 McBrayer Homestead Rd Shelby, NC 28152		
Land Area: 6.35 acres	Parcel No: 60328	PIN: 2506422760
Tax Map: 1175	Blk: 1	Lot: 62
Deed Book: 1666	Page: 2137	

PROPERTY OWNER (if applicable)	
Property Owner(s): Tillman Commercial Properties LLC	
Owner Mailing Address: PO Box 71 Shelby, NC 28151	
Owner Telephone: 704-472-6204	Owner Email:

APPLICANT	
Applicant Name: Adam Smith	
Applicant Mailing Address: PO Box 855 Boiling Springs, NC 28017	
Applicant Telephone: 704-473-9805	Applicant Email: adamsmith@gmail.com
Applicant Relation to Property: <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Developer <input type="checkbox"/> Legal Representative of Owner <input type="checkbox"/> Other	

ZONING TEXT AMENDMENT REQUESTED

REQUESTED TEXT AMENDMENT:

151.074 Schedule of Area, Yard, and Height Requirements

R-15 TH Minimum Lot Area -- Square Feet

Existing: 15,000 first 2 units

Proposed: 7,500 first 2 units

R-15 TH Square Feet per Dwelling Unit

Existing: 7,500 each additional unit after first 2 units

Proposed: 5,000 each additional unit after first 2 units

PETITIONER COMMENTS:

Consultation with Town Manager held on 2-19-20.

OWNER/APPLICANT SIGNATURES

Owner Signature: Eddie Tillman Date: 2-25-20

Print Name: Eddie Tillman

Applicant Signature: [Signature] Date: 2-19-20

Print Name: Adam Smith

*Petitions not made by or on behalf of the property owner require owner notification in accordance with state law.



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STAFF REPORT

To: Boiling Springs Planning and Adjustment Board
From: Sarah Kopkin, MPA - Planning and Zoning Consultant

Date: March 13, 2020
Meeting: March 17, 2020

SUBJECT PROPERTY*

Owner(s):	Tillman Commercial Properties, LLC	Applicant:	Adam Smith
Location:	717 McBrayer Homestead Road	Parcel Number:	60328
Acreage:	6.37 Acres +/-	Present Zoning:	R-15TH

***ALL PROPERTIES ZONED R-15TH WITHIN THE TOWN’S ZONING JURISDICTION WILL BE SUBJECT TO THE ZONING TEXT AMENDMENTS IF APPROVED BY TOWN COUNCIL.**

ANALYSIS

Town of Boiling Springs is experiencing moderate residential growth, working on a Land Use Ordinance overhaul, working on a Downtown Master Plan + Corridor Study, and working on various efforts to achieve respectful growth and meet evolving development trends. To promote good urban design and planning principles, correct discrepancies in the current ordinances, and offer a wider variety of housing types, Staff will be proposing various zoning text amendments in the next year. The following proposed text amendments were constructed with input from Staff and from the developer/applicant.

There are two (2) proposed zoning text amendments:

1. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding minimum lot area square feet. **(WITHDRAWN)**
2. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding square feet per dwelling unit.

RECOMMENDED TEXT AMENDMENTS

Proposed Text Amendment #1 (WITHDRAWN)

Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding minimum lot area square feet.

Currently, the minimum lot area square feet for all uses allowed in the R15TH Residential District is 15,000 square feet for the first two (2) units. This restriction prevents flexibility in housing options that are constructed in Boiling Springs and restricts a more varied housing inventory for residents.

A more appropriate minimum lot area would be 7,500 square feet for the first two units. By allowing a smaller minimum lot, the town will allow a higher density neighborhood that supports the creation of strong downtown core and prevents sprawl. A smaller minimum lot area in the R-15TH Zoning District would allow for the development of more housing units and options for residents.

Proposed Text Amendment #2:

Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding square feet per dwelling unit.

Currently, the requirement for the square feet per dwelling unit is 7,500 square feet for each additional unit after the first two (2) units, referred to in Proposed Text Amendment #1. This restriction also reduces flexibility in the housing developments that are constructed in Boiling Springs and restricts a more varied housing inventory for residents.

A more appropriate requirement for the square feet per dwelling unit would be 5,000 square feet for each additional unit after the first two (2) units. This smaller minimum for the square feet per dwelling unit allows for developers and builders to construct smaller housing units that fit the needs of a wider demographic of residents. A smaller minimum for the square footage required per dwelling units in the R-15TH Zoning District would allow for the development of more housing units and options for residents.

Attached to this report is the proposed amendment to the Schedule of Area, Yard, and Height Requirements as it would appear in the Ordinance.

STAFF COMMENTS

Per the Land Use Plan (Goal 5: To ensure a variety of safe and quality housing option in Town, Objective 1: Increase housing types and options for residents), Staff finds the proposed zoning text amendments consistent with the Land Use Plan. In consideration of the details of the subject parcel, Staff recommends approval of these zoning text amendments.

SCHEDULE OF AREA, YARD, AND HEIGHT REQUIREMENTS.

District	Minimum Lot Area -- Square Feet (d)	Square Feet per Dwelling Unit (d)	Lot Width at the Building Setback Line -- Feet (See Lot Width Definition)	Front Setback -- Feet	Side Setback -- Feet (a)	Rear Setback -- Feet	Maximum Height -- Feet
R-20 Single-family	21,780	21,780	100	40	20	30	35
R-15 Single-family	15,000	15,000	50	30	15	25	35
R-15TH Single-family Attached 2 or more units	15,000 7,500 first 2 units (WITHDRAWN)	7,500 5,000 each additional unit after first 2 units	20 each unit	10 Minimum 25 Maximum	15	25	35
R-10							
Single-family	10,000	10,000	80	30	15	25	35
Two-family	20,000	10,000	80	30	15	25	35
Multi-family	20,000 for first unit	6,500 for each additional unit after first unit	80	30	15	25	35
I-1	20,000	N/A	100	40	20	30	35
O&CS	N/A	N/A	N/A	20	20	30	35
B-1	N/A	N/A	N/A	20	(b)	(c)	35
B-2	N/A	N/A	N/A	20	20	30	35
M-1	N/A	N/A	N/A	50	25	25	35

- (a) Corner lots in all districts add five feet to each side. The side setback does not apply to units that are permitted to be attached.
- (b) No side yard is required in the B-1 District except where adjoining an R-20, R-15, R-15TH or R-10 District, in which case a rear yard of 20 feet shall be required.
- (c) No rear yard is required in the B-1 District except where adjoining an R-20, R-15, R-15TH or R-10 District, in which case a side yard of 20 feet shall be required.
- (d) The lot sizes required for the various districts in this section were drawn upon the assumption that adequate water supply and sewage disposal systems are available to this and every lot. The lack of adequate systems for one or both facilities may require larger lot areas, or in some instances, because of Health Department standards, may not permit development as intended.
- (e) No parking and/or driveways shall be permitted in any front setback that is less than twenty (20) feet in townhouse developments. In these situations, parking and/or driveways shall be located in the rear of the lot behind the principal structure.



The Crossroads of Opportunity

TOWN OF BOILING SPRINGS | NC

CERTIFIED RECOMMENDATION BOILING SPRINGS PLANNING AND ZONING BOARD MEETING HELD VIA GOTO MEETING DUE TO COVID-19

Case File: 20200505.01

Amendment: Section 151.074 Schedule of Area, Yard, and Height Requirements

Recommendation: The Planning and Adjustment Board recommends the Town Council approve the proposed zoning text amendment.

1. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding minimum lot area square feet. (WITHDRAWN)
2. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding square feet per dwelling unit.

Proposed Zoning Text Amendment TA20200505.01 is attached.

Motion: Ellen Humphries made the motion to recommend to the Town Council approval of the proposed zoning text amendments.

Second: Bill Daves seconded the motion.

Action: The motion passed unanimously.

Signatures: Lucas Shires
Town Manager/Zoning Administrator

Wayne Johnson
Planning & Adj. Board Chair

Signature on file _____

Date: 04/21/2020

Signature on file _____

Date: 04/21/2020

ORDINANCE #TA20200505.01
AMENDING CHAPTER 151.074: SCHEDULE OF AREA, YARD AND HEIGHT
REQUIREMENTS OF THE TOWN OF BOILING SPRINGS CODE OF ORDINANCES

BE IT ORDAINED by the Town Council of the Town of Boiling Springs, North Carolina assembled in Regular Session this 5th day of May, 2020,

Part 1. The Town of Boiling Springs Code of Ordinances Chapter 151.074 Schedule of Area, Yard, and Height Requirements is amended to allow a more appropriate minimum lot area square feet and a more appropriate requirement for the square feet per dwelling for townhomes and is hereby amended to read as follows:

[See Table on Page 2]

SCHEDULE OF AREA, YARD, AND HEIGHT REQUIREMENTS.

District	Minimum Lot Area -- Square Feet (d)	Square Feet per Dwelling Unit (d)	Lot Width at the Building Setback Line -- Feet (See Lot Width Definition)	Front Setback -- Feet	Side Setback -- Feet (a)	Rear Setback -- Feet	Maximum Height -- Feet
R-20 Single-family	21,780	21,780	100	40	20	30	35
R-15 Single-family	15,000	15,000	50	30	15	25	35
R-15TH Single-family Attached 2 or more units	15,000 first 2 units	7,500 <u>5,000</u> each additional unit after first 2 units	20 each unit	10 Minimum 25 Maximum	15	25	35
R-10							
Single-family	10,000	10,000	80	30	15	25	35
Two-family	20,000	10,000	80	30	15	25	35
Multi-family	20,000 for first unit	6,500 for each additional unit after first unit	80	30	15	25	35
I-1	20,000	N/A	100	40	20	30	35
O&CS	N/A	N/A	N/A	20	20	30	35
B-1	N/A	N/A	N/A	20	(b)	(c)	35
B-2	N/A	N/A	N/A	20	20	30	35
M-1	N/A	N/A	N/A	50	25	25	35

- (a) Corner lots in all districts add five feet to each side. The side setback does not apply to units that are permitted to be attached.
- (b) No side yard is required in the B-1 District except where adjoining an R-20, R-15, R-15TH or R-10 District, in which case a rear yard of 20 feet shall be required.
- (c) No rear yard is required in the B-1 District except where adjoining an R-20, R-15, R-15TH or R-10 District, in which case a side yard of 20 feet shall be required.
- (d) The lot sizes required for the various districts in this section were drawn upon the assumption that adequate water supply and sewage disposal systems are available to this and every lot. The lack of adequate systems for one or both facilities may require larger lot areas, or in some instances, because of Health Department standards, may not permit development as intended.
- (e) No parking and/or driveways shall be permitted in any front setback that is less than twenty (20) feet in townhouse developments. In these situations, parking and/or driveways shall be located in the rear of the lot behind the principal structure.

Part 2. This Ordinance shall become effective upon its adoption by the Town Council of the Town of Boiling Springs, North Carolina.

ADOPTED this the 5th day of May, 2020.

Bill Ellis, Mayor

ATTEST:

Kim Greene, Town Clerk



brian
baker
design

3301 raynor court
wilmington, nc 28409
910.297.3624
brianbakerdesign@me.com
www.brianbakerdesign.com

BOILING SPRINGS
Townhouse Community
Boiling Springs, NC

date 02.07.20
revisions date

SITE PLAN
RENDERING

SP-001



Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017

Phone 704-434-2357 | Fax 704-434-2358

www.BoilingSpringsNC.net

TOWN COUNCIL

AGENDA ITEM 6

MAY 5, 2020

FINAL PLAT REVIEW | JAMES LOVELACE ROAD

Town Code defines subdivisions which involve more than five lots as a Major Subdivision. Major Subdivisions require Preliminary Plat approval by the Planning Board and Final Plat approval by the Town Council.

The Town has received a Preliminary Plat for the subdivision of parcels 2174 and 2176 located along James Lovelace Road in the Town's ETJ. The Subdivision Administrator and Planning Board find this plat in agreement with all regulations of the Code of Ordinances and recommends Preliminary Plat approval. This a straight-forward division of land along an existing public street.

SUMMARY

Motion needed: Approve/Deny Final Plat

MATERIALS PROVIDED

- Preliminary Plat
- Satellite Photo of Area



Major Subdivision Certificate of Approval:

Approved for recording by the Boiling Springs Town Council on this the ____ day of ____ 20____ pursuant to Town of Boiling Springs N.C. Subdivision Ordinance. Must be recorded within thirty (30) days of this date.

Town Clerk _____

Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein, that the property is within the Subdivision Jurisdiction of the Town of Boiling Springs and that I (we) hereby adopt the plan of subdivision with my (our) free consent.

Owner _____

Date _____

Certificate of Final Approval

Approved for recording by the Board of Commissioners of the Town of Boiling Springs, NC on this day ____ day of ____ 20____ pursuant to authority of Article II of the Subdivision Ordinance. Must be recorded within thirty (30) days of this date.

Town Clerk _____

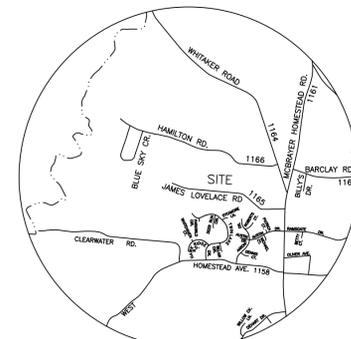
LINE	BEARING	DISTANCE
L1	N 84°13'20" W	122.57
L2	N 84°13'20" W	159.61
L3	N 83°50'50" W	57.43
L4	N 83°50'50" W	100.00
L5	N 83°50'50" W	50.79
L6	N 83°45'00" W	75.13
L7	N 83°45'00" W	74.84
L8	N 85°49'40" W	31.29
L9	N 85°49'40" W	105.56
L10	N 85°49'40" W	72.11
L11	N 86°26'20" W	32.72
L12	N 86°26'20" W	103.93
L13	N 86°26'20" W	102.99
L14	N 86°26'20" W	30.64
L15	N 84°54'40" W	71.63
L16	N 84°54'40" W	101.58

State of North Carolina
County of Cleveland

I, _____ Review Officer of Cleveland County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

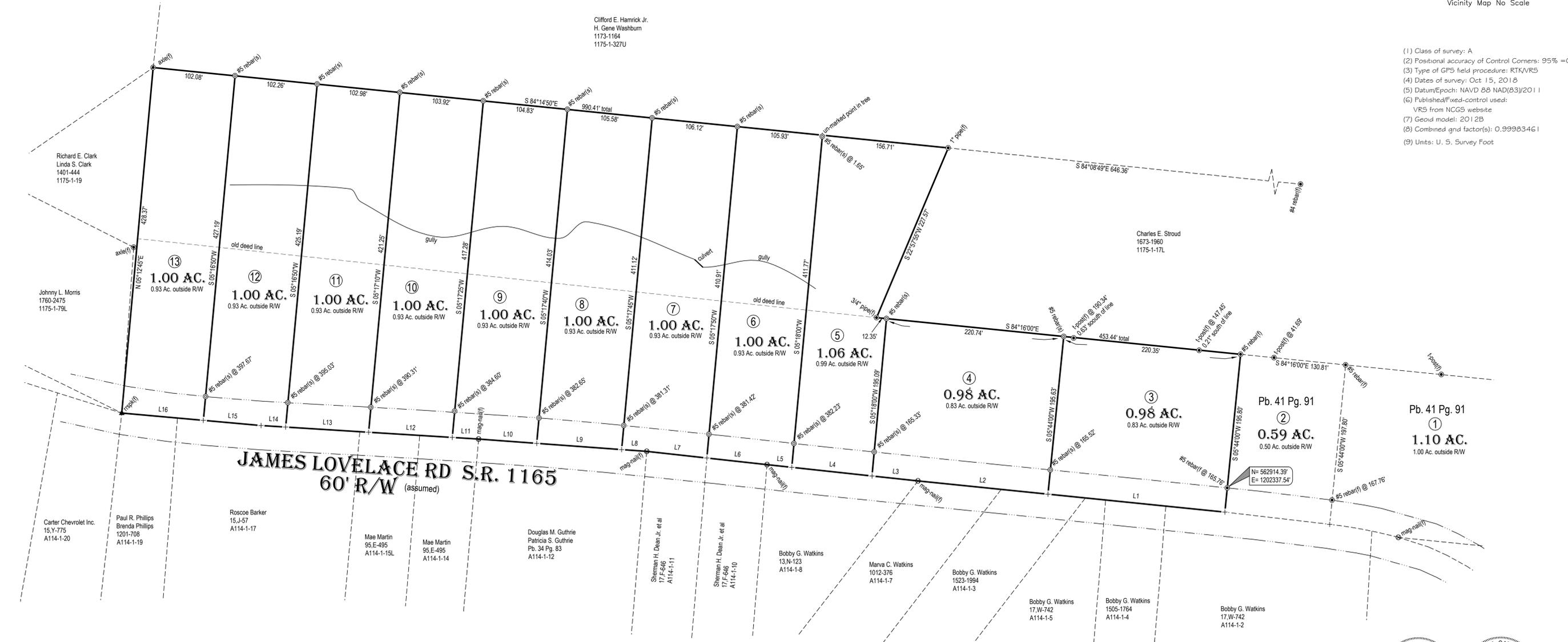
Review Officer _____

Date _____



Vicinity Map No Scale

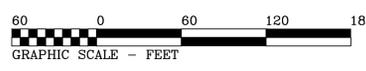
- (1) Class of survey: A
- (2) Positional accuracy of Control Corners: 95% = 0.10'
- (3) Type of GPS field procedure: RTK/VRS
- (4) Dates of survey: Oct 15, 2018
- (5) Datum/Epoch: NAVD 88 NAD(83)/2011
- (6) Published/Fixed-control used: VRS from NCGS website
- (7) Geoid model: 2012B
- (8) Combined grid factor(s): 0.99983461
- (9) Units: U. S. Survey Foot



JAMES LOVELACE RD S.R. 1165
60' R/W (assumed)

PRELIMINARY PLAT
NOT FOR SALES OR CONVEYANCES

Owner: Daniel J. Wagner
Property Address: James Lovelace Rd.
Owner Address: 170 Rutledge Rd.
Fletcher, NC 28732
Deed Ref: 1691-59
Tax Map Ref: 1175-1-16 & 18
Township: No. 2
County: Cleveland
State: North Carolina
Plat Prepared: Dec. 12, 2019
Scale: 1" = 60'



GENERAL NOTES

- NO TITLE SEARCH BY LATTIMORE AND PEELER SURVEYING.
- PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- NO FEATURES LOCATED OTHER THAN THOSE SHOWN.
- NO DOT R/W'S ARE APPROXIMATE UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE IT IS NOT VALID.
- THIS MAP IS FOR THE EXCLUSIVE USE OF THE ORIGINAL PURCHASER OF THIS SURVEY AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS.

LEGEND

—	SURVEYED BOUNDARY LINES	○	NEW IRON PIN (NIP)
- - - -	BOUNDARY LINES NOT SURVEYED	●	EXISTING IRON PIN (EIP)
—	RIGHT OF WAY LINE	+	UNMONUMENTED POINT
—+—+—	FENCE LINE	—	MAG. NAIL
—E—E—	ELECTRIC LINE	⊗	CONCRETE MONUMENT
—B—B—	BURIED ELECTRIC LINE	▲	R.R. SPIKE SET
—W—W—	WATER LINE	⊙	R.R. SPIKE FOUND
—G—G—	GAS LINE	(F)	FOUND
—S—S—	SANSEWER LINE	(S)	SET
—T—T—	TELEPHONE LINE	(S)	STONE
⊙	HYDRANT	(T)	TREE
⊠	GAS METER	(W)	WELL
⊠	WATER METER		
⊠	POWER POLE		
⊠	TELEPHONE BOX		

Building Setbacks as follows:
Zoning: R20
From street r/w 40'
From side lot line 20'
From rear lot line 30'

Site Data
Acreage to be subdivided: 11.02 Ac.
Acreage in Right of way: 0.95 Ac.
Total Number of lots: 11
Average Lot size: 1.00 Ac
Water System : Cleveland County Water
Sewer System: Individual septic tanks
All interior lot lines subject to a 20' (10' either side)
drainage easement and or utility easement
All lots subject to a 10' drainage easement where natural
drainage occurs

I, D. Dobbins Lattimore, Professional Land Surveyor No. L-3336 certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land and a certification of approval is required by Cleveland County before the plat is presented for recordation and also certify to the following: Certificate of Survey and Accuracy I, D. Dobbins Lattimore, certify that this plat was drawn under my supervision from an actual survey made under my supervision deed description recorded in Book 1691, Page 59; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1691, Page 59 and the surveys reference above ; that the ratio of precision as calculated is 1:12,000; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, License number and seal this 12th day of December A.D., 2019. License Number is L-3336

Surveyor
LATTIMORE & PEELER SURVEYING
105 LONDON ROAD (704) 538-3443
LAWDALE, NORTH CAROLINA 28090
D.F. # 1175116, lots
C.F. # 1175116
DRAWING #19-241C



Site Aerial



Source: Cleveland County GIS



Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017

Phone 704-434-2357 | Fax 704-434-2358

www.BoilingSpringsNC.net

TOWN COUNCIL

AGENDA ITEM 7

MAY 5, 2020

3RD QUARTER FINANCIALS

SUMMARY

Action needed: none

MATERIALS PROVIDED

- Summary of 3rd Quarter 2019-2020 Financial Statements
- Statement of Revenue and Expenses to Budget – General Fund
- Statement of Revenue and Expenses to Budget – Water Sewer Fund

Town of Boiling Springs
Summary of 3rd Quarter 2019-2020 Financial Statements

General Fund:

Revenue:

- Property tax received to date is consistent with prior years collection.
- Utilities Tax revenue is for 2 quarters in FY 2019-2020. We should reach the budgeted amount by the last distribution for the year. The next distributions are in June and September.
- COVID-19 will have an obvious effect on sales tax revenue for the rest of this year.
- Beer and wine tax revenue hasn't come in yet but should come in by the end of May.
- I overestimated the revenue on recycling when I did the budget ordinance amendment in February. I think I used the number of solid waste customers. Recycling revenue and the related contract expense will be lower than what is budgeted.

Expenses:

- Telephone budgets are over in both funds due to an increase after the contract ended. We are supposed to get credited in the next month or two. The projection is not discounted in case the credit does not come in before our year end.

Water/Sewer Fund:

Expenses:

- Water line contracted services includes major repair on East Homestead that cost \$8,000.
- Water line capital outlay includes valve rebuildings and replacements and fire hydrant replacements. These will not be done this year and will be included in the 2020-2021 budget requests.
- Sewer line capital outlay consists of the WWTP expansion and the Holland Drive sewer line. We will likely need to do a project ordinance for the WWTP expansion in June. The Holland Drive sewer project has not been started and may be added to the 2020-2021 budget requests.

Town of Boiling Springs
Statement of Revenue and Expenses to Budget - General Fund
As of 3/31/2020

Revenue:

	<u>3/31/2020</u>	<u>Projection</u>	<u>Budget</u>	<u>Remaining</u>	<u>% Spent</u>
Ad valorem taxes:					
FY 2019-2020	1,039,993.74	1,099,993.74	1,098,000	(1,993.74)	100.2%
Prior years	18,821.79	20,821.79	6,500	(14,321.79)	320.3%
Tax penalties (less discounts)	(1,794.64)	205.36	1,000	794.64	20.5%
Total taxes	1,057,020.89	1,121,020.89	1,105,500	(15,520.89)	101.4%
Other income:					
Court costs-fees-charges	495.00	660.00	1,000	340.00	66.0%
Library donations	10,668.00	12,000.00	12,000	-	100.0%
LEO grants				-	0.0%
SPR Grant				-	0.0%
Powell Bill funds	125,141.50	125,141.50	123,900	(1,241.50)	101.0%
Solid waste disposal tax	2,653.51	3,538.01	3,000	(538.01)	117.9%
Utilities tax	109,143.32	218,286.64	225,000	6,713.36	97.0%
Beer & wine tax		30,000.00	30,000	-	100.0%
Local option sales tax	292,204.08	400,000.00	436,300	36,300.00	91.7%
Recycling	73,355.00	97,806.67	112,740	14,933.33	86.8%
Solid waste	165,634.70	220,846.27	215,370	(5,476.27)	102.5%
Investment earnings	7,525.59	10,034.12	12,000	1,965.88	83.6%
Powell Bill investment earnings	5,231.16	6,974.88	7,000	25.12	99.6%
Profit/(loss) on sale of assets	4,250.00	4,250.00	-	(4,250.00)	0.0%
Zoning	3,145.00	4,000.00	2,500	(1,500.00)	160.0%
Cleveland Co recreation grant	60,814.29	86,085.72	86,300	214.28	99.8%
CC Schools SRO grant	68,000.00	68,000.00	68,000	-	100.0%
Shop With A Cop donations	8,521.00	8,521.00	5,000	(3,521.00)	170.4%
Donations & fundraising				-	0.0%
Miscellaneous income	13,822.46	13,822.46	12,000	(1,822.46)	115.2%
Transfer from fund balance	247,000.00	247,000.00	247,000	-	100.0%
Transfer from Powell Bill reserve	145,000.00	145,000.00	145,000	-	100.0%
Total other income	1,342,604.61	1,701,967.27	1,744,110	42,142.73	97.6%
Total revenue	2,399,625.50	2,822,988.16	2,849,610	26,621.84	84.2%

Expenses:

	<u>3/31/2020</u>	<u>Projection</u>	<u>Budget</u>	<u>Remaining</u>	<u>% Spent</u>
Administration:					
Salary & wages	163,281.73	211,823.35	216,700	4,876.65	97.7%
Commissioners' salaries	6,300.00	8,400.00	8,400	-	100.0%
401(k)	7,348.00	10,592.00	10,700	108.00	99.0%
Payroll taxes	12,424.99	16,847.09	17,300	452.91	97.4%
Retirement	13,085.29	19,212.38	19,500	287.62	98.5%
Group insurance	18,087.68	24,116.91	27,000	2,883.09	89.3%
Maintenance & repairs-building	8,279.66	11,039.55	16,000	4,960.45	69.0%
Departmental supplies	8,818.99	9,878.99	10,000	121.01	98.8%
Training	2,111.78	2,815.71	6,000	3,184.29	46.9%
Telephone	5,575.01	7,433.35	6,250	(1,183.35)	118.9%
Utilities	7,090.73	9,454.31	11,000	1,545.69	85.9%
Postage	1,029.90	1,373.20	1,400	26.80	98.1%
Maintenance & repairs-equipment	967.25	967.25	1,000	32.75	96.7%
Advertising	4,547.57	6,063.43	8,000	1,936.57	75.8%
Dues & subscriptions	19,645.16	19,645.16	20,000	354.84	98.2%
Professional services	13,593.87	15,593.87	15,000	(593.87)	104.0%
Property tax collection	23,548.50	24,548.50	23,100	(1,448.50)	106.3%
Contracted services	23,294.38	31,059.17	50,000	18,940.83	62.1%
Insurance & bonds	79,272.00	79,272.00	78,000	(1,272.00)	101.6%
Contingency	-	-	-	-	0.0%
Miscellaneous	4,673.52	4,673.52	5,000	326.48	93.5%
Capital outlay	10,300.00	10,300.00	62,000	51,700.00	16.6%
Noncapital equipment	7,442.79	9,923.72	12,200	2,276.28	81.3%
Transfer to CPF	30,000.00	30,000.00	30,000	-	100.0%
Debt service	29,279.26	29,279.26	58,300	29,020.74	50.2%
Total Administration	499,998.06	594,312.70	712,850	118,537.30	70.1%
Police:					
Salary & wages	348,075.34	450,075.34	461,100	11,024.66	97.6%
401(k)	16,538.00	22,504.00	23,100	596.00	97.4%
Payroll taxes	27,558.98	35,874.29	37,000	1,125.71	97.0%
Group insurance	49,710.52	64,972.00	67,500	2,528.00	96.3%
Reserve wages	5,021.95	6,695.93	10,000	3,304.07	67.0%
Separation allowance	9,364.40	12,173.72	12,200	26.28	99.8%
LEO retirement	31,274.58	43,657.31	44,800	1,142.69	97.4%
Maintenance & repairs-building	892.75	1,190.33	1,500	309.67	79.4%
Maintenance & repairs-vehicles	15,859.13	16,859.13	14,000	(2,859.13)	120.4%
Departmental supplies	7,077.09	9,436.12	15,000	5,563.88	62.9%
Training	552.62	736.83	2,000	1,263.17	36.8%
Telephone	5,878.68	7,838.24	7,500	(338.24)	104.5%
Utilities	5,124.58	6,832.77	6,000	(832.77)	113.9%
Maintenance & repairs-equipment	1,815.18	1,915.18	2,000	84.82	95.8%
Gasoline	15,826.01	21,101.35	22,000	898.65	95.9%
Contracted services	24,662.58	29,662.58	30,000	337.42	98.9%
Shop With A Cop expenses	7,927.94	7,927.94	5,000	(2,927.94)	158.6%
Fundraising expenses	-	-	-	-	0.0%
Miscellaneous	-	-	1,000	1,000.00	0.0%
Capital outlay	44,129.04	44,129.04	72,000	27,870.96	61.3%
Equipment (non-capital)	90,368.45	113,574.93	122,100	8,525.07	93.0%
Total Police	707,657.82	897,157.03	955,800	58,642.97	74.0%
Fire:					
Contracted services	189,000.00	252,000.00	252,000	-	100.0%
Total Fire	189,000.00	252,000.00	252,000	-	100.0%

Street lighting:	<u>3/31/2020</u>	<u>Projection</u>	<u>Budget</u>	<u>Remaining</u>	<u>% Spent</u>
Departmental supplies	156.23	156.23	1,000	843.77	15.6%
Street lighting	27,941.28	37,255.04	45,000	7,744.96	82.8%
Contracted services				-	0.0%
Street signs	548.15	548.15	1,000	451.85	54.8%
Total Street Lighting	28,645.66	37,959.42	47,000	9,040.58	60.9%
Powell Bill:	<u>3/31/2020</u>	<u>Projection</u>	<u>Budget</u>	<u>Remaining</u>	<u>% Spent</u>
Maintenance & repairs-streets	410.00	410.00	9,000	8,590.00	4.6%
Maintenance & repairs-vehicles				-	0.0%
Departmental supplies	441.21	588.28	1,000	411.72	58.8%
Maintenance & repairs-equipment				-	0.0%
Gasoline				-	0.0%
Professional services				-	0.0%
Contracted services	22,081.25	237,531.15	262,900	25,368.85	90.4%
Insurance & bonds	4,099.62	4,099.62	3,000	(1,099.62)	136.7%
Capital reserve				-	0.0%
Total Powell Bill	27,032.08	242,629.05	275,900	33,270.95	87.9%
Sanitation:	<u>3/31/2020</u>	<u>Projection</u>	<u>Budget</u>	<u>Remaining</u>	<u>% Spent</u>
Salary & wages	66,548.42	86,478.02	88,700	2,221.98	97.5%
Part-time wages	18,818.94	25,091.92	25,000	(91.92)	100.4%
401(k)	2,643.00	3,643.00	5,700	2,057.00	63.9%
Payroll taxes	6,530.50	8,535.10	6,800	(1,735.10)	125.5%
Retirement	4,736.93	6,536.93	8,100	1,563.07	80.7%
Group insurance	9,592.08	12,983.52	13,500	516.48	96.2%
Uniforms	4,284.94	5,713.25	3,760	(1,953.25)	151.9%
Maintenance & repairs-building	370.96	494.61	500	5.39	98.9%
Maintenance & repairs-vehicles	17,034.12	22,712.16	28,000	5,287.84	81.1%
Departmental supplies	11,220.89	11,920.89	12,000	79.11	99.3%
Telephone	2,967.07	3,956.09	2,500	(1,456.09)	158.2%
Utilities	566.67	755.56	800	44.44	94.4%
Maintenance & repairs-equipment	2,312.14	3,082.85	5,000	1,917.15	61.7%
Gasoline	10,991.33	14,655.11	16,000	1,344.89	91.6%
Contracted services	105,523.20	140,697.60	151,000	10,302.40	93.2%
Capital outlay		-	-	-	0.0%
Equipment (non-capital)	6,776.45	6,776.45	7,500	723.55	90.4%
Debt service		-	-	-	0.0%
Capital reserve-trash truck		-	-	-	0.0%
Total Sanitation	270,917.64	354,033.07	374,860.00	20,826.93	94.4%

Parks & recreation:	<u>3/31/2020</u>	<u>Projection</u>	<u>Budget</u>	<u>Remaining</u>	<u>% Spent</u>
Salary & wages	60,545.60	78,363.60	79,200	836.40	98.9%
401(k)	3,025.00	3,919.00	4,000	81.00	98.0%
Payroll taxes	4,631.65	5,994.82	6,100	105.18	98.3%
Retirement	5,325.53	7,107.58	7,200	92.42	98.7%
Group insurance	5,102.46	6,798.18	6,800	1.82	100.0%
Uniforms	1,105.92	1,474.56	1,000	(474.56)	147.5%
Maintenance & repairs-building	800.95	1,067.93	12,000	10,932.07	8.9%
Maintenance & repairs-vehicles	1,348.37	1,797.83	2,000	202.17	89.9%
Departmental supplies	527.27	703.03	2,000	1,296.97	35.2%
Telephone	1,918.87	2,558.49	2,000	(558.49)	127.9%
Utilities	890.28	1,187.04	1,000	(187.04)	118.7%
Maintenance & repairs-equipment	1,883.99	1,983.99	1,500	(483.99)	132.3%
Gasoline	1,113.16	1,484.21	2,500	1,015.79	59.4%
YMCA	44,700.00	59,600.00	59,600	-	100.0%
Contracted services		-		-	0.0%
Miscellaneous	1,985.68	2,647.57	8,000	5,352.43	33.1%
Greenway requests	2,720.99	3,627.99	7,800	4,172.01	46.5%
Library expenses	19,500.00	23,500.00	23,500	-	100.0%
Museum expenses			-	-	0.0%
Capital outlay				-	0.0%
Equipment (non-capital)			5,000	5,000.00	0.0%
Total Parks & Recreation	157,125.72	203,815.82	231,200	27,384.18	88.2%
Total Expenses	1,880,376.98	2,581,907.09	2,849,610	267,702.91	90.6%
Net income/(loss)	519,248.52	241,081.07	-	(241,081.07)	

Town of Boiling Springs
Statement of Revenue and Expenses to Budget - Water-Sewer Fund
As of 3/31/2020

Revenue:	<u>3/31/2020</u>	<u>Projection</u>	<u>Budget</u>	<u>Remaining</u>	<u>% Spent</u>
Reconnections	22,255.00	22,255.00	36,000	13,745.00	61.8%
Taps & connections	5,360.00	5,360.00	10,000	4,640.00	53.6%
Water charges	717,920.45	967,227.27	1,003,600	36,372.73	96.4%
Sewer charges	429,784.72	573,046.29	565,000	(8,046.29)	101.4%
Lattimore sewer charges	40,017.82	53,357.09	56,000	2,642.91	95.3%
Investment earnings	5,029.27	6,705.69	5,400	(1,305.69)	124.2%
Lattimore reimbursement		-	10,000	10,000.00	0.0%
Profit/(loss) on sale of assets	27,503.40	27,503.40	-	(27,503.40)	0.0%
Transfer from retained earnings		-	50,000	50,000.00	0.0%
Miscellaneous income	14,566.00	19,421.33	20,000	578.67	97.1%
Total revenue	1,262,436.66	1,674,876.08	1,756,000	81,123.92	95.4%

Expenses:	<u>3/31/2020</u>	<u>Projection</u>	<u>Budget</u>	<u>Remaining</u>	<u>% Spent</u>
Water-Sewer Administration:					
Salary & wages	103,996.64	135,973.88	145,400	9,426.12	93.5%
401(k)	4,909.00	6,799.00	7,300	501.00	93.1%
Payroll taxes	7,955.59	10,402.00	11,600	1,198.00	89.7%
Retirement	8,609.21	12,332.83	13,200	867.17	93.4%
Group insurance	14,131.00	15,826.72	20,300	4,473.28	78.0%
Maintenance & repairs-building	3,201.33	4,268.44	5,500	1,231.56	77.6%
Departmental supplies	5,593.04	7,457.39	9,000	1,542.61	82.9%
Training	13.24	13.24	1,000	986.76	1.3%
Telephone	3,596.32	4,795.09	4,500	(295.09)	106.6%
Utilities	3,957.71	5,276.95	6,500	1,223.05	81.2%
Postage	6,904.78	9,206.37	11,000	1,793.63	83.7%
Maintenance & repairs-equipment	1,748.48	2,248.48	2,500	251.52	89.9%
Advertising	-	-	500	500.00	0.0%
Dues & subscriptions	3,854.48	4,854.48	5,000	145.52	97.1%
Professional services	5,000.00	6,000.00	6,000	-	100.0%
Contracted services	14,031.71	18,708.95	20,000	1,291.05	93.5%
Insurance & bonds	48,460.13	48,460.13	48,000	(460.13)	101.0%
Contingency				-	0.0%
Miscellaneous			350	350.00	0.0%
Capital outlay				-	0.0%
Equipment (non-capital)	2,279.00	2,279.00	2,500	221.00	91.2%
Transfer to capital project fund				-	0.0%
Debt service	15,765.75	31,355.71	34,000	2,644.29	92.2%
Total Water-Sewer Administration	254,007.41	326,258.66	354,150.00	27,891.34	92.1%

Water Line:	<u>3/31/2020</u>	<u>Projection</u>	<u>Budget</u>	<u>Remaining</u>	<u>% Spent</u>
Salary & wages	58,604.19	73,604.19	73,800	195.81	99.7%
401(k)	2,938.00	3,681.00	3,700	19.00	99.5%
Payroll taxes	4,483.26	5,630.72	6,100	469.28	92.3%
Retirement	5,219.42	6,675.90	6,700	24.10	99.6%
Group insurance	10,162.80	13,554.24	13,500	(54.24)	100.4%
Uniforms	2,556.61	3,408.81	3,000	(408.81)	113.6%
Maintenance & repairs-building		-	2,000	2,000.00	0.0%
Maintenance & repairs-vehicles	4,222.89	4,522.89	4,000	(522.89)	113.1%
Departmental supplies	24,603.39	28,603.39	28,800	196.61	99.3%
Water purchases-City of Shelby	254,844.72	339,792.96	350,000	10,207.04	97.1%
Training	665.00	665.00	700	35.00	95.0%
Telephone	1,737.24	2,316.32	1,600	(716.32)	144.8%
Utilities	2,017.74	2,690.32	2,000	(690.32)	134.5%
Maintenance & repairs-equipment	2,151.19	2,868.25	4,000	1,131.75	71.7%
Gasoline	5,984.75	7,979.67	8,000	20.33	99.7%
Contracted services	60,989.58	62,989.58	60,000	(2,989.58)	105.0%
Capital outlay	40,398.79	40,398.79	41,500	1,101.21	97.3%
Equipment (non-capital)	2,275.00	2,275.00	8,650	6,375.00	26.3%
Capital outlay-water lines			38,000	38,000.00	0.0%
Capital reserve-water tank maint				-	0.0%
Water debt service	44,270.91	88,541.82	88,600	58.18	99.9%
Total Water Line	528,125.48	690,198.85	744,650	54,451.15	92.7%

Sewer Line:	<u>3/31/2020</u>	<u>Projection</u>	<u>Budget</u>	<u>Remaining</u>	<u>% Spent</u>
Salary & wages	82,272.11	107,172.11	109,600	2,427.89	97.8%
Part-time wages			-	-	0.0%
401(k)	3,341.50	5,359.00	5,500	141.00	97.4%
Payroll taxes	6,294.01	8,198.67	9,100	901.33	90.1%
Retirement	5,957.26	9,720.51	10,000	279.49	97.2%
Group insurance	19,211.36	25,994.24	27,000	1,005.76	96.3%
Uniforms	3,596.36	4,795.15	4,000	(795.15)	119.9%
Maintenance & repairs-building	1,719.88	2,293.17	2,500	206.83	91.7%
Maintenance & repairs-vehicles	4,956.21	5,456.21	5,000	(456.21)	109.1%
Departmental supplies	23,490.99	31,321.32	27,000	(4,321.32)	116.0%
Sewer line maintenance	3,342.55	4,456.73	9,000	4,543.27	49.5%
Training	3,306.85	3,306.85	2,500	(806.85)	132.3%
Telephone	7,826.73	10,435.64	6,500	(3,935.64)	160.5%
Utilities	48,366.91	64,489.21	62,000	(2,489.21)	104.0%
Maintenance & repairs-equipment	10,096.41	13,461.88	18,000	4,538.12	74.8%
Gasoline	4,778.54	6,371.39	6,000	(371.39)	106.2%
Contracted services	16,563.44	22,084.59	26,000	3,915.41	84.9%
Capital outlay	12,900.00	12,900.00	30,350	17,450.00	42.5%
Equipment (non-capital)	1,467.86	1,467.86	1,500	32.14	97.9%
Capital outlay-sewer lines	14,829.07	14,829.07	176,050	161,220.93	8.4%
Debt service	5,139.12	70,430.94	71,900	1,469.06	98.0%
Total Sewer Line	279,457.16	424,544.54	609,500	184,955.46	69.7%
Lattimore Sewer Line:	<u>3/31/2020</u>	<u>Projection</u>	<u>Budget</u>	<u>Remaining</u>	<u>% Spent</u>
Salary & wages	19,778.95	25,721.29	26,500	778.71	97.1%
401(k)	993.50	1,287.00	1,400	113.00	91.9%
Payroll taxes	1,513.00	1,967.68	2,200	232.32	89.4%
Retirement	1,760.71	2,332.92	2,500	167.08	93.3%
Maintenance & repairs-building				-	0.0%
Departmental supplies	352.39	469.85	500	30.15	94.0%
Sewer line maintenance	563.00	750.67	1,000	249.33	75.1%
Telephone	6,528.15	8,704.20	5,800	(2,904.20)	150.1%
Utilities	5,765.50	7,687.33	6,800	(887.33)	113.0%
Maintenance & repairs-equipment			1,000	1,000.00	0.0%
Equipment (non-capital)	4,935.00	-		-	0.0%
Capital outlay-sewer lines				-	0.0%
Total Lattimore Sewer Line	42,190.20	48,920.94	47,700	(1,220.94)	102.6%
Total Expenses	1,103,780.25	1,489,923.00	1,756,000	266,077.00	84.8%
Net income/(loss)	158,656.41	184,953.08	-	(184,953.08)	



Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017

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TOWN COUNCIL

AGENDA ITEM 8

MAY 5, 2020

LIBRARY ADVISORY BOARD APPOINTMENT

Shirley Lail and Karen Bell wish to serve another term on the Library Advisory Board as representatives of the Town of Boiling Springs. Karen Bell previously served as a YMCA representative.

SUMMARY

Motion needed: Motion to reappoint Shirley Lail and Karen Bell with terms expiring October 31, 2022.

MATERIALS PROVIDED

- Library Advisory Board Roster



The Crossroads of Opportunity

TOWN OF BOILING SPRINGS | NC

Library Advisory Board

Town of Boiling Springs

- (1) Shirley Lail
- (2) Vacant

Cleveland County

- (1) Kerri Melton

YMCA

- (1) Jerry Ruppe
- (2) Matt McNeary

Ex-Officio Members

YMCA

Daniel St. Amand

Town of Boiling Springs

Lucas Shires



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TOWN COUNCIL

AGENDA ITEM 9

MAY 5, 2020

BUDGET DISCUSSION

General discussion regarding the upcoming Budget to provide the Manager with initial input and priorities of the Council.

Motion needed: None

MATERIALS PROVIDED



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TOWN COUNCIL COUNCIL/MANAGER REPORTS MAY 5, 2020

TOWN MANAGER | LUCAS SHIRES

TOWN ATTORNEY | JOHN SCHWEPPE III

COUNCILMEMBER TOMMY GREENE

COUNCILMEMBER MARY RUTH DIXON

COUNCILMEMBER MARTY THOMAS

COUNCILMEMBER DANIEL THOMAS

COUNCILMEMBER PATRICK LITTON

MAYOR BILL ELLIS