



**CITY OF SOUTHPORT
BOARD OF ALDERMEN
REGULAR AGENDA REVIEW AND WORKSHOP**

113 W. Moore Street

August 4, 2023

9:00 AM

Agenda

Please turn off all cell phones

Meetings are open to the public. Face masks and social distancing may be used at the discretion of each individual. The Board of Aldermen reserve the right to make changes to this policy, as needed to help prevent the spread of the Coronavirus.

If you are not able to attend the Board of Aldermen meetings in person, the meeting will be available for you to watch via live-stream on the City of Southport website (<https://cityofsouthport.com/board-of-aldermen-meetings/>), Facebook page, and YouTube channel.

A. Call to Order

B. Invocation

C. Pledge of Allegiance

D. Approval of Agenda

E. Agenda

1. Presentation by Habitat for Humanity (Carlo Montagano, Executive Director)
2. Discussion about Homeless Population (Ms. Learned, Brunswick Partnership for Housing)
3. Presentation by Wilmington Metro Planning Organization (Mike Kozlosky, Executive Director)
4. Presentation by the Rural Planning Organization (Sam Boswell, Director)
5. Presentation of the Electricity Cost of Service Study (Mark Beauchamp)
6. Discussion about Political Signs in the City (Alderman Davis, T. Henley)
7. Review of Agenda for August 10, 2023 Board of Aldermen Meeting

F. Adjourn



BOARD OF ALDERMEN AGENDA ITEM SUMMARY

DATE: July 31, 2023

PRESENTED BY: Carlo Montagano, Executive Director, Habitat for Humanity

ITEM SPONSORED BY: Bonnie Therrien, City Manager, Southport

ITEM/TOPIC: Habitat for Humanity

COST: N/A

BUDGET LINE ITEM: N/A

JUSTIFICATION: Executive Director Montagano will be at your Workshop to discuss the County's Habitat for Humanity Agency, their goals, challenges and how Southport can assist them with future housing opportunities.

CITY MANAGER COMMENTS: I have met with Carlo at one of his sites on Oak Island and was very impressed with all that this agency is doing in the County and the challenges they are facing with the high price of real estate and the need for more affordable housing for our residents. I asked him to come and speak to you at one of your Workshops on how we can assist this agency with reaching their goals here in Southport.

ATTACHMENTS: He will be passing out materials at your Workshop meeting.

REQUESTED ACTION: None at this time.

PROPOSED MOTION: None needed.



**Michelle's
Build Day**

Who We Are

- A nonprofit, affordable housing provider, and a Christian ministry.
- A licensed construction company,
- A retailer, and a mortgage lender.

Who We Serve

- All races, ethnicities & religions
- All who live, work or worship in Brunswick County, earning between 35%-70% of the Area Median Income, who demonstrate a need for safe, decent, affordable housing, and are willing to partner and complete 300-500 Sweat Equity Hours.

Our families in need of affordable housing are:

- An Office Assistant for a heavy equipment company
- A Public Works Specialist at a local municipality
- A Retail Associate for an eye care company
- A Contractor at a construction company
- A Caregiver at a retirement home
- A CNA at an assisted living community
- An Assembler at an automobile operations company
- A Crew member at a fast-food restaurant
- A Security Guard in a residential community



**Germaine & Christine's
Closing**



**Debbie's
Dedication**



Melissa's Family Ground Breaking

What We Build

- Homes, Communities & Hope. This is our mission.
- 2-, 3-, and 4-bedroom new construction homes with 1 or 2 baths.
- Features like Fortified™, hurricane resilient roofs, landscaping, and ADA accessible amenities, when needed.
- Home ownership, equity, and wealth accumulation.
- Community partnerships that make for a stronger county

How It Works

- Anyone can apply. We review applications based on income, need, and willingness to partner.
- Our underwriters present families to the Board for approval.
- Partner families sign an agreement, go through homeowner education, establish a budget, save \$3,000 to fund their escrow, and start working hundreds of hours of sweat equity.
- Partner families then apply for downpayment assistance programs and below market interest rate loans.
- We build new homes with both staff & volunteers.
- When homes are complete, we schedule a closing, & hand over the keys (and a mortgage) to the family.
- We fund our program through donations, grants, and the generosity of the community, particularly with donations to our ReStore thrift stores in Leland, Southport, and Ocean Isle.



GFL Volunteer Day

Ways That Local Government Can Support Affordable Housing Efforts

1. Take a leadership role in Community Engagement & Education on Affordable Housing

Form a task force, include residents, businesses & community leaders; join existing groups like Cape Fear Housing Coalition; Help break down NIMBY barriers.

2. Reimburse Permitting Fees for projects that obtain a Certificate of Occupancy (Brunswick County currently does this for Habitat)

3. Find ways to Waive, Reduce or Defer tap/impact fees: (*Currently ~\$12,000 for the County, ~\$18,000 for Southport*)

Water, a basic need that comes with a cost: CFPUA's role in the affordable housing crisis

<https://portcitydaily.com/local-news/2019/03/07/water-a-basic-need-that-comes-with-a-cost-cfpuas-role-in-the-affordable-housing-crisis/>

State of Florida uses SHIP monies to pay impact fees for affordable housing.

<https://www.floridahousing.org/programs/special-programs/ship---state-housing-initiatives-partnership-program>

4. Donate Town-owned land

City of Wilmington donates land to Cape Fear Habitat for Humanity for affordable housing

<https://www.wwaytv3.com/city-of-wilmington-donates-land-to-cape-fear-habitat-for-humanity-for-affordable-housing/>

5. Provide flexibility in zoning to optimize affordable housing neighborhoods.

Land rezoning in northern New Hanover brings more homes to new subdivision. Habitat for Humanity to build affordable subdivision in New Hanover.

<https://www.starnewsonline.com/story/news/2021/04/14/habitat-humanity-build-affordable-subdivision-new-hanover/7187125002/>

Council OKs rezoning, incentives for Habitat for Humanity subdivision near Daytona Beach

<https://www.news-journalonline.com/story/news/local/volusia/2023/07/13/volusia-county-to-get-new-affordable-housing-development/70407431007/>

6. Invest in the infrastructure of neighborhoods where Affordable Housing is likely to emerge.

- *Properties currently under Habitat review in Southport lack fully accessible water, sewer, roads & drainage, which will likely be the builder's expense.*
- *Recent Habitat property purchases have included properties containing broken down campers, RV's and uninhabitable homes and mobile homes. Consider incentivizing or rewarding those affordable housing entities who are replacing blighted properties with new homes.*



BOARD OF ALDERMEN

AGENDA ITEM SUMMARY

DATE: July 31, 2023

PRESENTED BY: Bonnie Therrien, City Manager and Major Tony Burke, Police

ITEM SPONSORED BY: Bonnie Therrien, City Manager, Southport

ITEM/TOPIC: Homelessness in Southport

COST: NA

BUDGET LINE ITEM: NA

JUSTIFICATION: We have been receiving many calls, emails and texts from residents concerning the presence of homeless people in Southport, which we have not had in such large numbers before in the City. Concerns have been raised by residents on how to handle this situation and asking what we are going to do about the situation.

IMPACT IF NOT APPROVED: Not applicable.

CITY MANAGER COMMENTS: The Chief feels we have about a dozen homeless people in Southport which is a higher number than we have seen in the past. Some of that may be because of the changes in the rules and ordinances in Wilmington and because there are definitely many more economic and mental health challenges facing people today. We would like to give you an overview of the issue and discuss current laws on this topic.

There are laws and State Statutes governing what we can and cannot do with people who have no where to live. If they are sleeping in the parks after dusk, we can tell them they must leave but Waterfront Park has no restrictions. There is also House Bill 300 which governs how those without housing should be treated.

On Wednesday, the Chief and I are going to the Felton-Russell House to speak to the Executive Director, Sally Learned, about the changes in population and what services are available to assist these people. Ms. Learned has agreed to be at your Workshop to give an overview and answer questions you may have on this subject.

ATTACHMENTS: None

REQUESTED ACTION: None at this time.

PROPOSED MOTION: None needed.



The Wilmington Urban Area Metropolitan Planning Organization (WMPO) was created in 1978 when the Wilmington urbanized area reached a population of 50,000 people, the federally mandated threshold for creation of a Metropolitan Planning Organization (MPO).

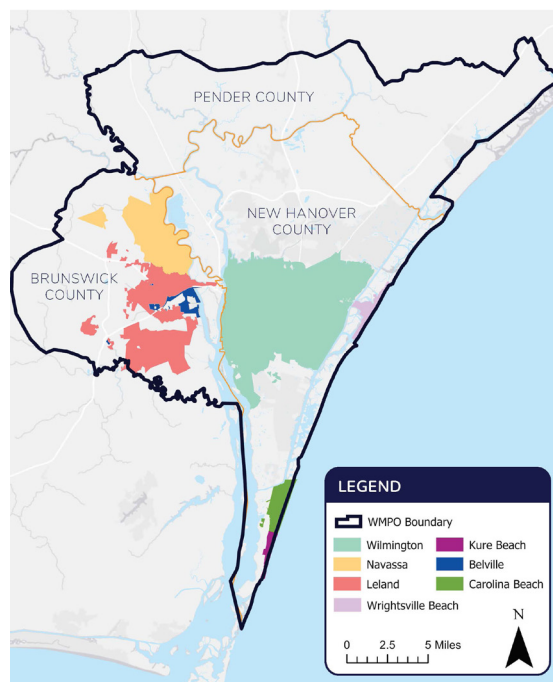
As a federally mandated and federally funded entity, the WMPO provides a regional transportation planning process that serves as the basis for expenditure of federal transportation funds in the Wilmington area. The WMPO is required to perform many federal requirements in the MPO's planning area.

WMPO MEMBERS

The WMPO's current planning area boundary encompasses 494 square miles and contains the following member jurisdictions:

- New Hanover County
- City of Wilmington
- Town of Wrightsville Beach
- Town of Carolina Beach
- Town of Kure Beach
- Brunswick County
- Town of Belville
- Town of Leland
- Town of Navassa
- Pender County

Elected officials from each of these jurisdictions comprise the WMPO board, in addition to an elected official serving on the Cape Fear Public Transportation Authority's Board and a member of the North Carolina Board of Transportation appointed by the governor. The WMPO Board sets policy direction and approves all WMPO plans, projects, and proposals. A Technical Coordinating Committee (TCC) consists of staff from each of the member agencies and acts as an advisory board to the WMPO Board.



The WMPO boundary in southeastern North Carolina.

THE MISSION OF THE WMPO IS...

To create and execute continuing, cooperative, and comprehensive regional long-range planning efforts that proactively drive transportation decisions to improve safety, connectivity, economic development, and quality of life in the Wilmington region.



305 Chestnut Street, 4th Floor
PO Box 1810
Wilmington, NC 28402

Phone: (910) 341-3258
Fax: (910) 341-7801
www.wmpo.org

WMPO RESPONSIBILITIES

The Wilmington Urban Area Metropolitan Planning Organization (WMPO) facilitates a transportation planning process for expenditure of federal transportation funds for streets, highways, bridges, public transit, and bicycle and pedestrian facilities.

The WMPO also works to develop a Metropolitan Transportation Plan (MTP) that is multi-modal, fiscally constrained, and has a minimum of a 20-year planning horizon, and is updated every 5 years.

Other responsibilities of the WMPO:

- Working with NCDOT to develop the Metropolitan/State Transportation Improvement Program (MPO TIP/STIP) that establishes the funding and schedule for transportation projects for the WMPO.
- Assisting local governments with development review and Traffic Impact Analysis (TIA) coordination and approval
- Managing contracted transportation planning projects
- Congestion management and transportation demand management (TDM)
- Administration of Direct Attributable (DA) program
- Traffic count program
- Collector streets plans and bicycle/pedestrian plans
- Corridor studies and other short and long range transportation plans
- Adoption of Federal Functional Classification System

WMPO COMMITTEES

Technical Coordinating Committee (TCC)

The TCC consists of staff from each of the member governmental agencies and acts as an advisory board to the WMPO Board. The TCC meets monthly.

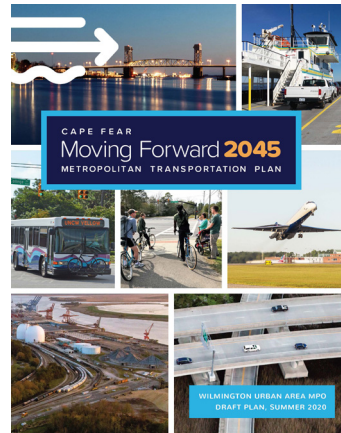
Bicycle/Pedestrian Advisory Committee (BPAC)

The BPAC advises the WMPO Board regarding bicycle and pedestrian programs, projects, policies, and safety. The committee meets bimonthly.

Go Coast Committee

Representatives from the WMPO's member jurisdictions and local employers work to advance alternative transportation through the WMPO's Go Coast program. The committee meets quarterly.

METROPOLITAN TRANSPORTATION PLAN (MTP)



Federal law requires the WMPO to adopt a Metropolitan Transportation Plan (MTP) that is multi-modal, fiscally constrained, has a minimum 20-year planning horizon, adheres to the adopted public involvement policy, and uses growth forecasts consistent with the latest local land use plans. The MTP must be

adopted every 5 years. The MTP also defines which projects can be programmed into the Metropolitan/State Transportation Improvement Program (MPO TIP/STIP). The current MTP, Cape Fear Moving Forward 2045, was adopted on November 18, 2020.

Some key elements of the MTP are:

- A technical analysis of transportation resources within the WMPO area
- A roadway, bicycle/pedestrian, aviation, freight/rail and public transportation needs assessment
- Identification of transportation infrastructure investment necessary prior to the planning horizon (2045)
- A financial element addressing existing and projected financial resources

MTP Advisory Committee

The MTP Advisory Committee is composed of staff from member agencies, planning partners, and modal subject matter experts who guide and oversee the development of the MTP. The committee meets only during plan development cycles.

Citizen Advisory Committee (CAC)

The CAC is composed of individuals appointed to assist MPO staff in public engagement during the development of the MTP. This committee meets only during plan development cycles.



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An Introduction to the Wilmington Urban Area Metropolitan Planning Organization

City of Southport

Mike Kozlosky, Executive Director

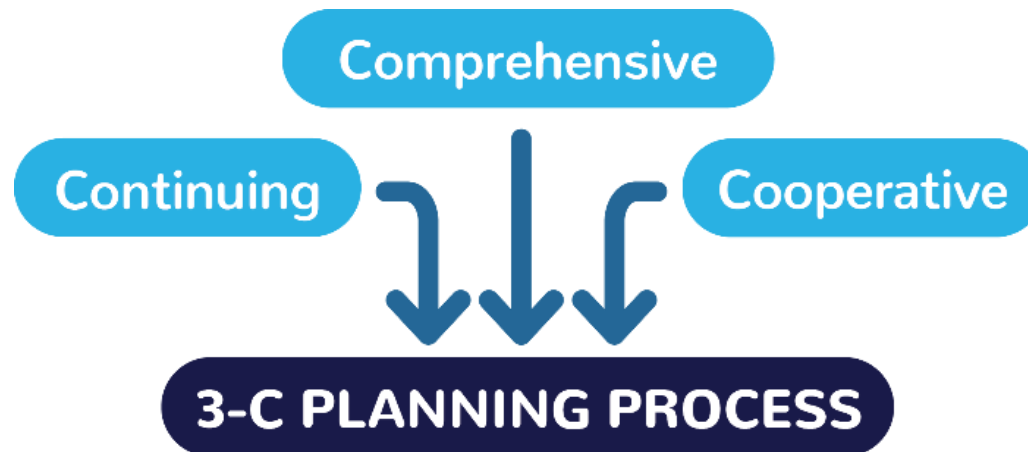
Presentation Overview

- Metropolitan Planning Organizations
- About the Wilmington Urban Area Metropolitan Planning Organization
- Federal Requirements
- WMPO Board Directed Responsibilities
- Ongoing Process of Evaluating Current Boundary, Governance, and Structure



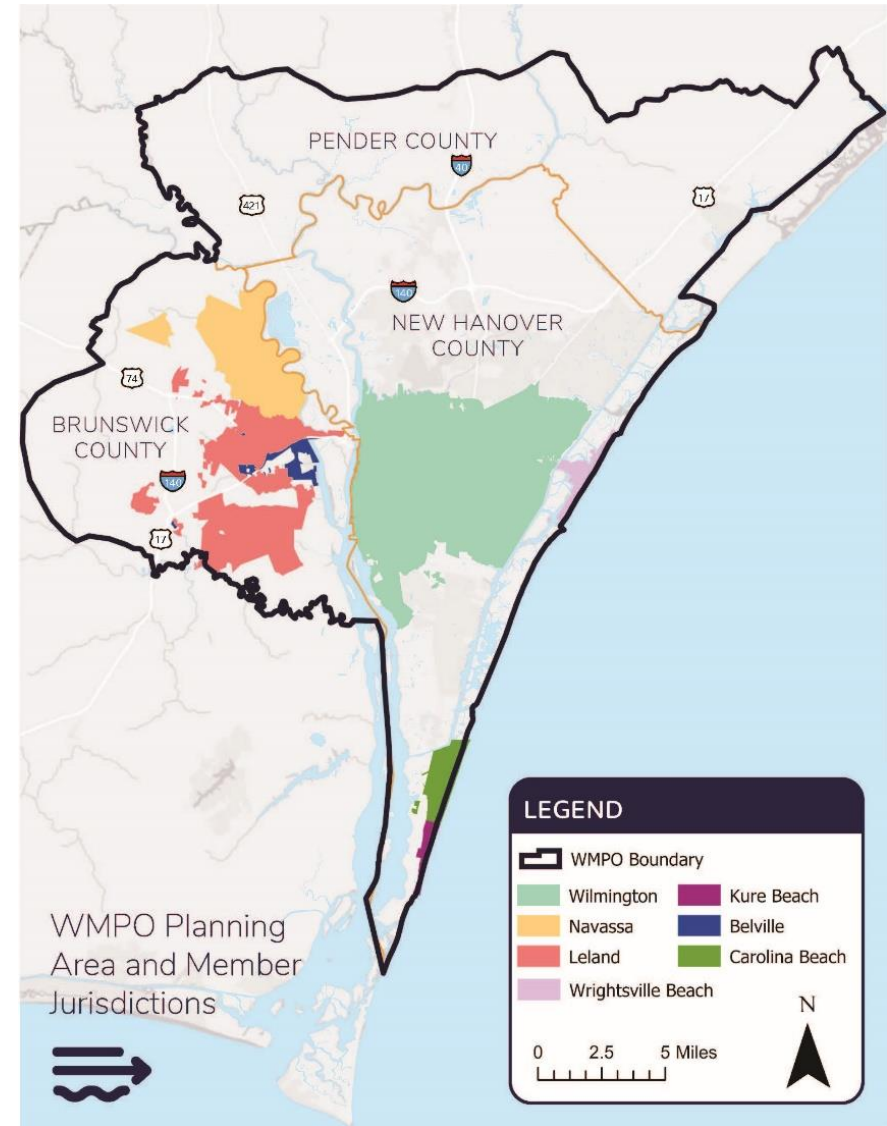
Metropolitan Planning Organizations

- Introduced in Federal Highway Act of 1962
- Federally funded
- Required when Urban Areas (UAs) meet/exceed 50,000 in population per decennial census
- Intended to ensure regional collaboration and that current and future transportation infrastructure investments are made using the 3-C planning process



The Wilmington Urban Area Metropolitan Planning Organization (WMPO)

- Established in 1978
- Current Planning Area:
 - 10 Member Jurisdictions
 - Population approx. 300,000
 - 494 mi²
- 13-Member Board directs policy and priorities of organization



The 2023 WMPO Board



Hank Miller, Chair



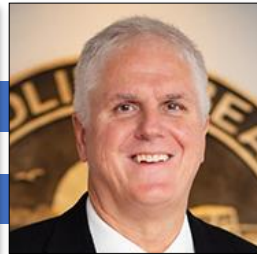
**Luke Waddell, Vice
Chair**



Mike Allen



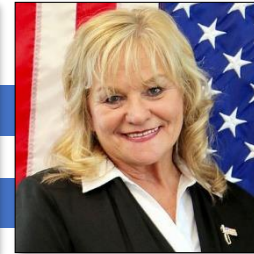
Neil Anderson



Lynn Barbee



Jonathan Barfield



Brenda Bozeman



John Ellen



Wendy Fletcher-Hardee



Dane Scalise



Frank Williams



Eulis Willis



Landon Zimmer

Federal Requirements

- Metropolitan Transportation Plan
- MPO/State Transportation Improvement Program
- Congestion Management Process and Plan
- Distribution of Annual Federal Direct Attributable Funds
- Functional Classification System Adoption
- Local Transportation Planning Assistance



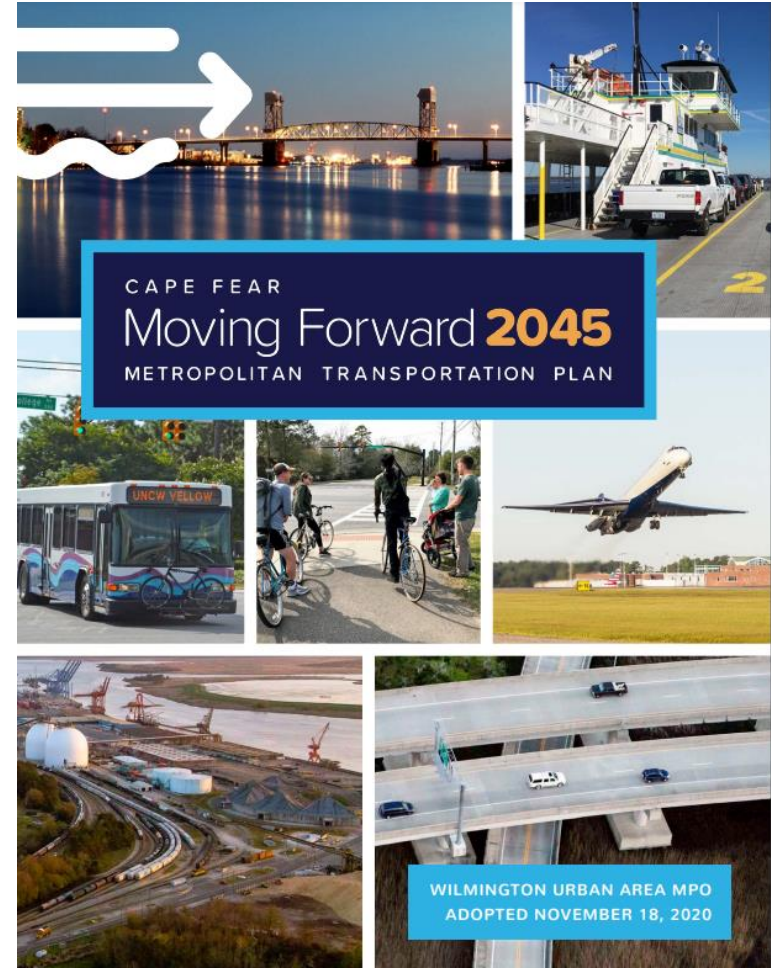
Metropolitan Transportation Plan

Federally required of all MPO's

- WMPO required to develop every 5 years

Federally stipulated elements of the MTP:

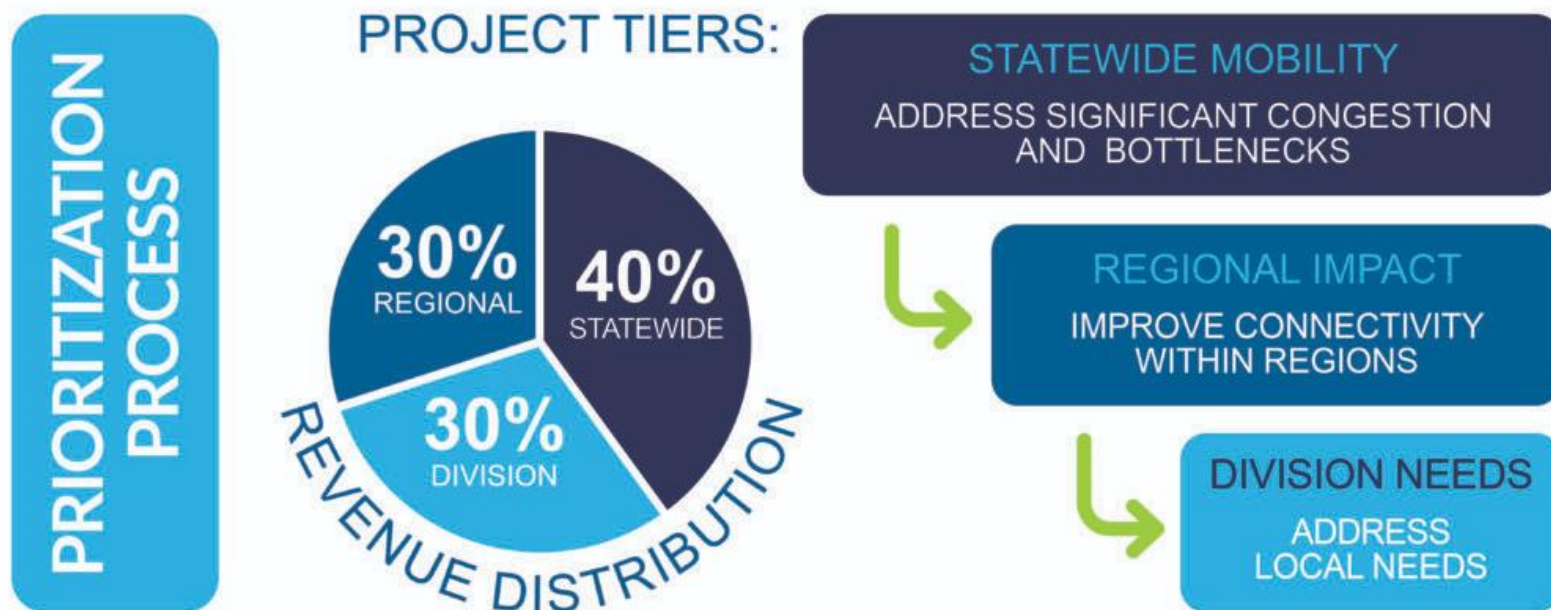
- Multimodal
- Minimum 20-year planning horizon
- Incorporation of federal planning factors
- Plan must be fiscally constrained



MPO/State Transportation Improvement Program – Selecting Projects

Strategic Transportation Investments Process (Prioritization)

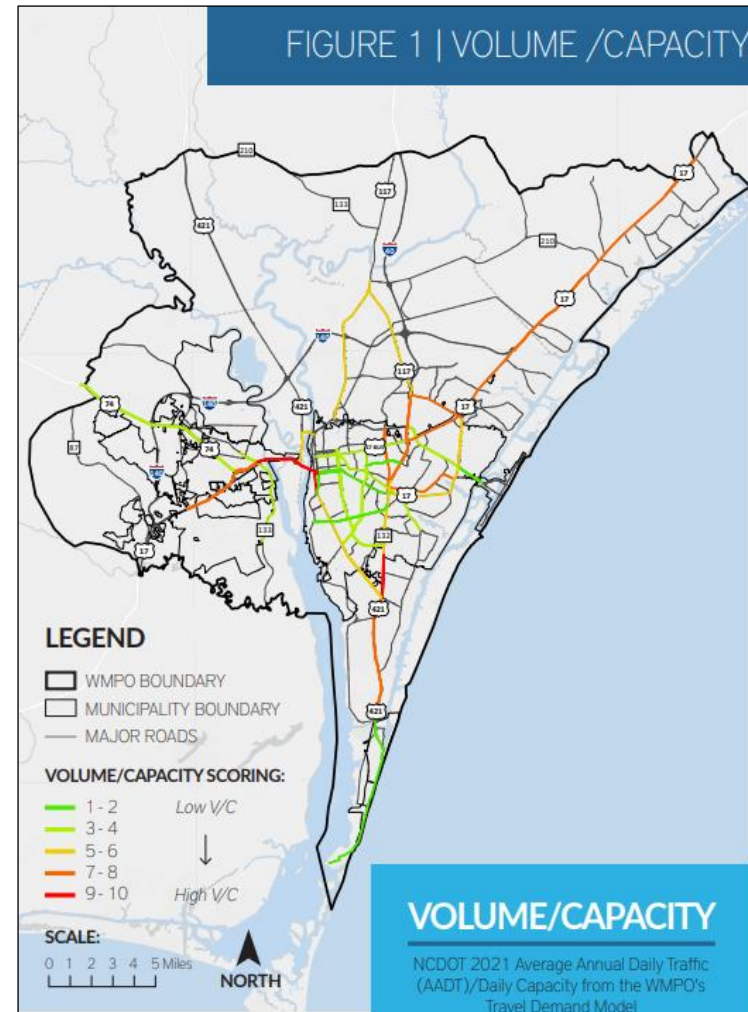
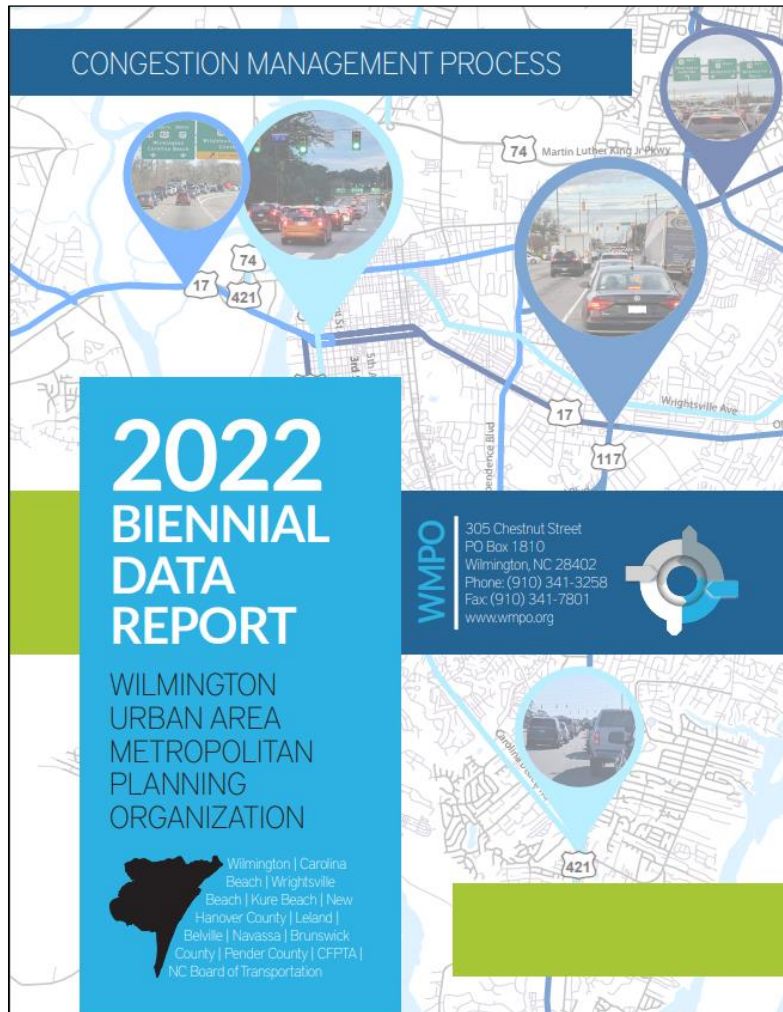
- Based on 2013 Strategic Transportation Investments (STI) Law



MPO/State Transportation Improvement Program – Programming Projects

[illegible]

Congestion Management Process and Plan



Distribution of Direct Attributable Funds

FY 2022:

- Fort Fisher Blvd & K Avenue Pedestrian Safety Improvements (BL-0059) *Planning*
- CFPTA (Wave Transit) Passenger Amenity Upgrades (TC-0021)** *Planning*
- Downtown Trail Phase I (BL-0045) *Planning*

FY 2021:

- NC Port Authority (NCPA) Port of Wilmington North Gate Design & NEPA Work (HL-0040) *Design*
- Middle Sound Loop and Walmart Connector (BL-0040) *Planning*
- **CFPTA (Wave Transit) Automatic Passenger Counters (TL-0017)***

FY 2020:

- US421/Lake Park Blvd & Hamlet Avenue Intersection Improvements (U-6233) *Design*
- St Joseph Street Bike Lanes (EB-6039) *Design*
- Wilmington Multi-modal Transportation Center Phase 1B (U-6234) *Construction*
- Wilmington/New Hanover County Traffic Signal Preemption Phase II (U-6235)** *Design*

FY 2019:

- Middle Sound Greenway Ogden Park Connector (EB-6027) *ROW*
- 21st Street at Market Street HAWK Signal (EB-6028) *Design*
- Clarendon Avenue MUP (EB-6029) *Design*

FY 2017:

- Belville Elementary MUP (EB-6026) *Design*
- Rice Hope MUP (EB-6025) *Design*

FY 2016:

- Navassa Park MUP (U-5534U) *ROW*

FY 2015:

- South College Road at Holly Tree Road Crosswalks (U-5534Q) *Construction*

FY 2014:

- Hooker Road MUP (U-5534G) *ROW*
- Hinton Avenue MUP (U-5534H) *ROW*
- Old Fayetteville Loop Road Pedestrian Loop (U-5534J) *Construction*
- Village Road MUP Extension (U-5534I) *Construction*
- Leland Middle School Sidewalk (U-5534K) *Construction*
- **Coral Drive Sidewalks (U-5534S)**

FY 2013:

- Wrightsville Avenue/Greenville Avenue to Hinton Avenue Intersection and Multi-modal Improvements (U-5534C) *ROW*
- **Park Avenue MUP Phase II (U-5534F)**
- **Old Fayetteville Road MUP (U-5534D)**

NOT SHOWN:

Project and Status
TC-0021 (multiple locations)
TL-0017 (equipment)
U-6235 (multiple locations/citywide)

LEGEND

Project Status:

- Planning
- ROW Acquisition
- Construction
- Completed, FY 2021-2022

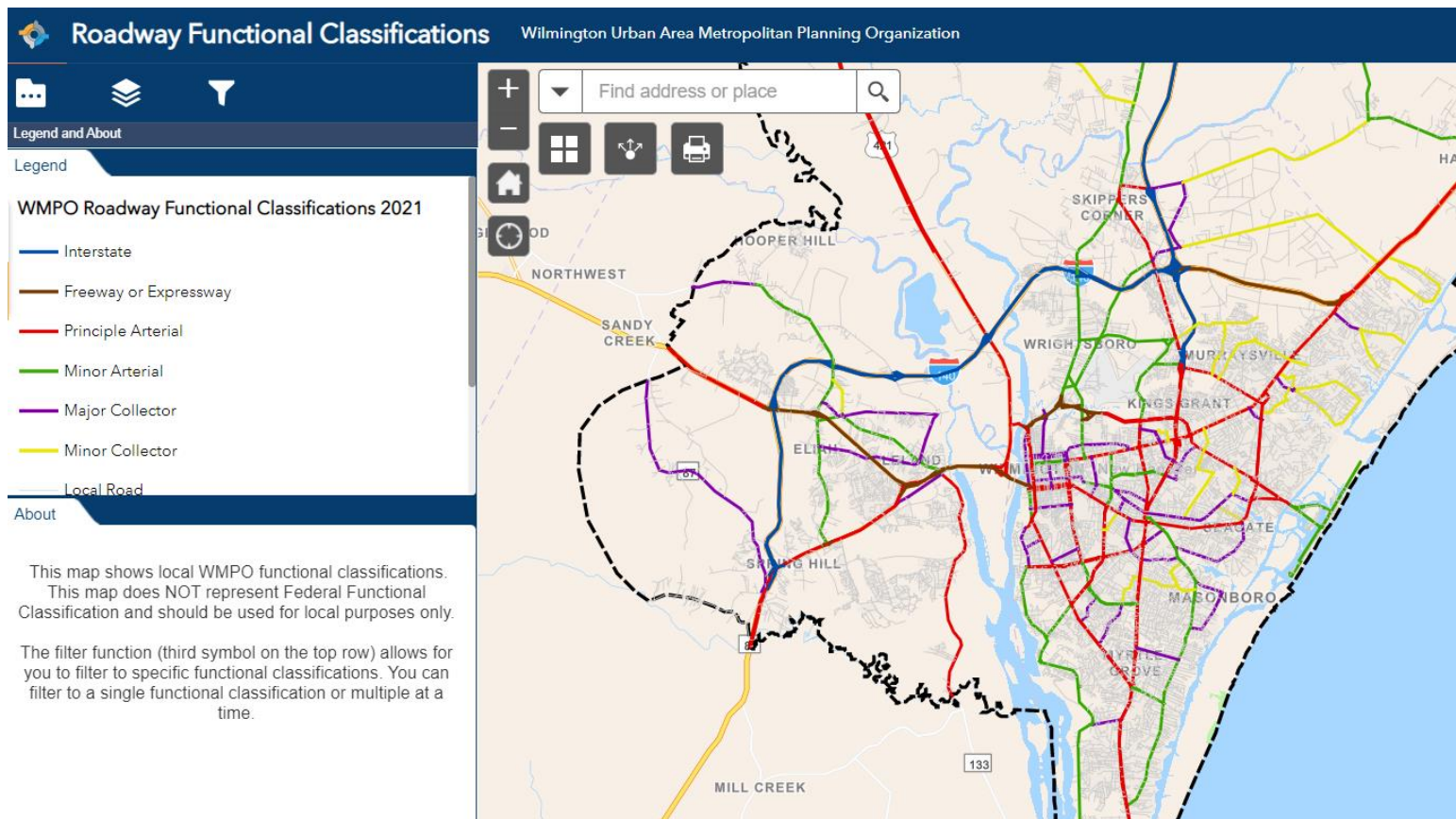
Scale:

0 1 2 Miles

Federal Functional Classification System

Federal funding is based on a roadway's functional classification

- Facilities grouped into classes according to the type of service they provide or will provide



Local Transportation Planning Efforts



AN UPDATE TO THE
2016 PENDER COUNTY COLLECTOR STREET PLAN

Navassa Collector Street Plan

August 2022



Town of
Navassa

AECOM

Kure Beach Bicycle & Pedestrian Plan



Prepared for the Town of Kure Beach and the Wilmington
Urban Area Metropolitan Planning Organization (WMPO)
Prepared by Alta Planning + Design | 2022



Wilmington Pedestrian Plan Update | 2023

Prepared for the City of Wilmington, North Carolina, in partnership with the
Wilmington Urban Area Metropolitan Planning Organization (WMPO) and
the NCDOT Integrated Mobility Division

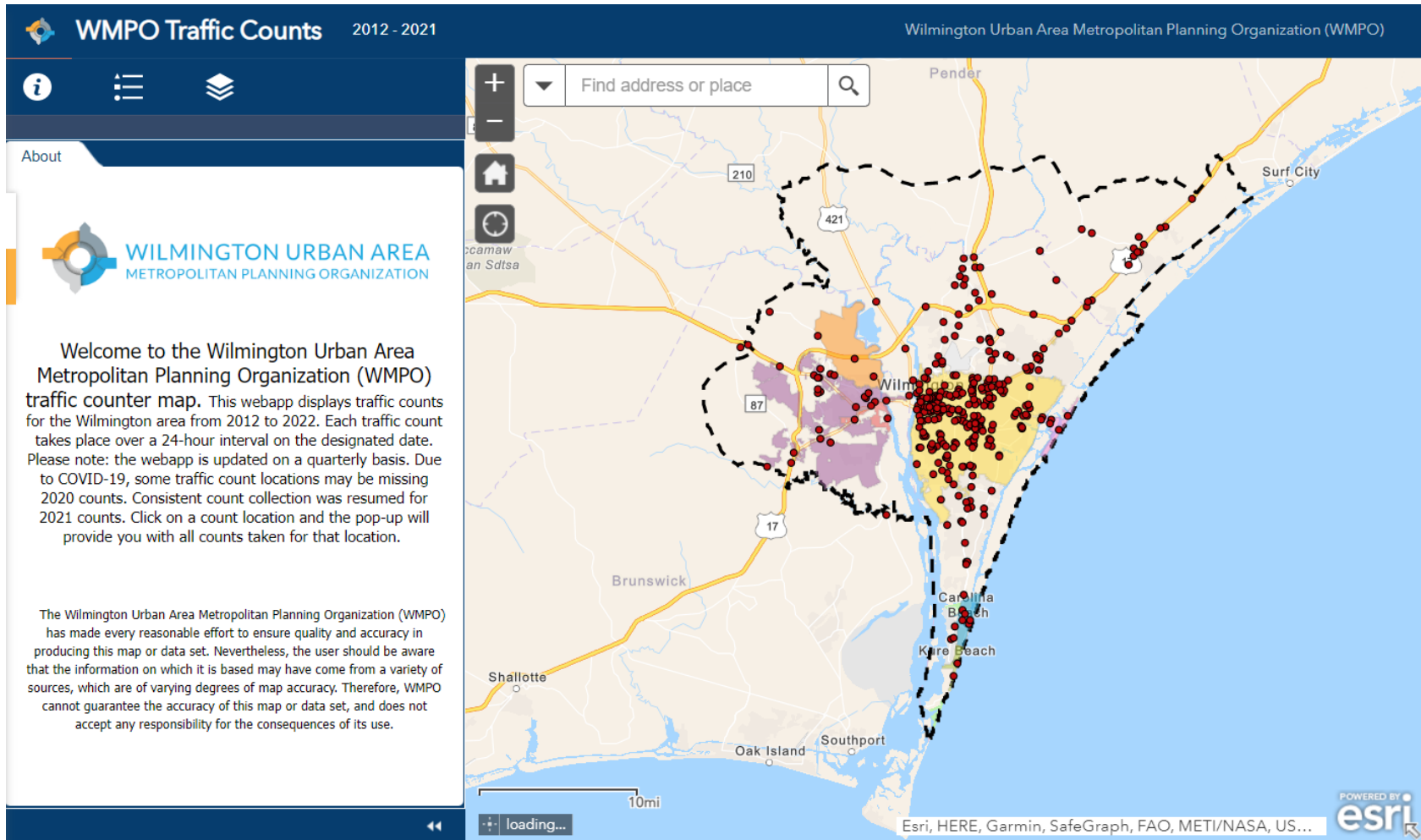
Prepared by Alta Planning + Design

Board Directed Responsibilities

- Vehicular and BikePed Count Program
- Site Development Review
- Traffic Impact Analysis (TIA) Coordination
- Transportation Demand Management (TDM) “Go Coast” program



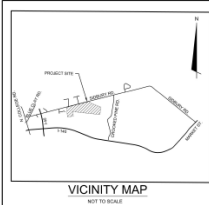
Traffic Count Program



372 Annual Vehicular Counts, 131 Special Request Vehicular Counts completed in FY 2022.

Site Development Review

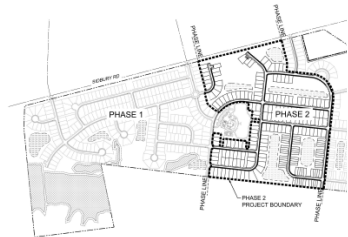
998 Development Reviews completed by WMPO Staff in FY 2022



SIDBURY STATION NEW HANOVER CO APRIL 29, 2022 TECHNICAL REVIEW COMMITTEE

COUNTY AND AGENCY CONTACTS

- A. New Hanover County Planning
Planning and Land Use
230 Government Center Drive, Suite 110
Wilmington, NC 28403
(910) 798-7165
- B. New Hanover County Engineering
230 Government Center Drive, Suite 160
Wilmington, NC 28402-1810
(910) 798-7051
- C. New Hanover County
Sediment and Erosion Control
230 Government Center Drive, Suite 160
Wilmington, NC 28403
(910) 798-7432
- D. Cape Fear Public Utility Authority
235 Government Center Drive
Wilmington, NC 28403
(910) 332-6628



VICINITY MAP
P-100P

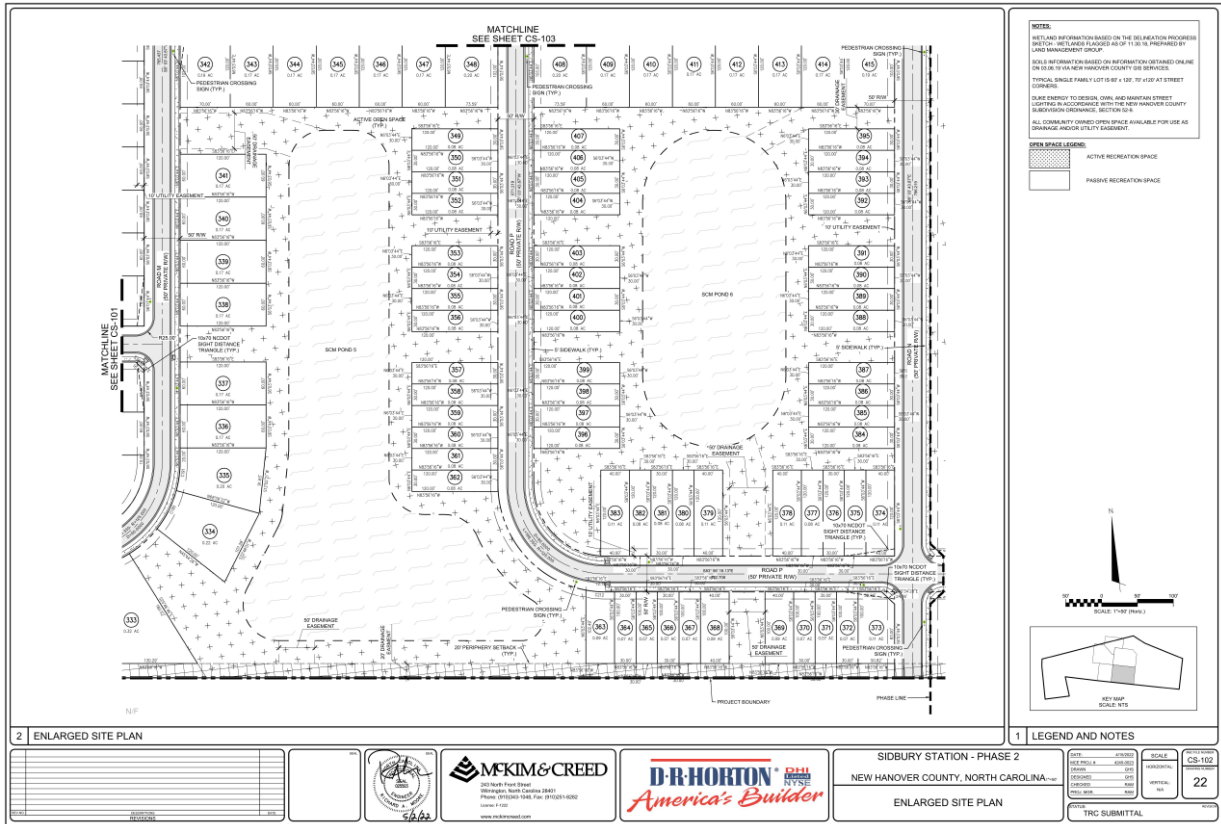
PROJECT DATA

NAME OF PROJECT:
SIDBURY STATION - PHASE 2
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER:
D. R. HORTON
131 RACINE DRIVE, SUITE 201
WILMINGTON, NC 28403

DEVELOPER:
D. R. HORTON
131 RACINE DRIVE, SUITE 201
WILMINGTON, NC 28403
CONTACT: IAN FLANNERY

PREPARED BY:
MCKIM & CREED, INC.
243 NORTH FRONT ST
WILMINGTON, NC 28401
PHONE: (910) 343-1048
FAX: (910) 251-8282
CONTACT: RICHARD A. MOORE, PE
EMAIL: RAMOORE@MCKIMCREED.COM



Traffic Impact Analysis Coordination

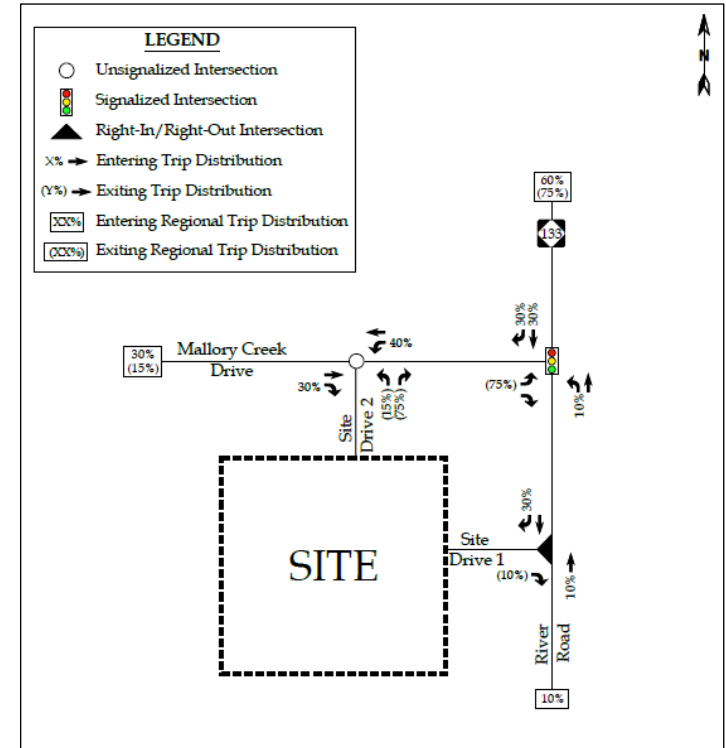
Table 3: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Day Care Center (565)	160 Students	654	66	59	59	67

Table 5: Analysis Summary of NC 133 (River Road) and Mallory Creek Drive

ANALYSIS SCENARIO	LANE GROUP	S T O R A G E	Weekday AM Peak Hour					Weekday PM Peak Hour				
			Queue 95 th / Max (ft)	Lane LOS	Delay (sec)	Approach (sec)	Overall (sec)	Queue 95 th / Max (ft)	Lane LOS	Delay (sec)	Approach (sec)	Overall (sec)
2021 Existing	EBL	-	190 / 195	B	15	B (14)	B (15)	88 / 110	C	20	B (19)	A (9)
	EBR	100'	13 / 49	A	6			8 / 31	A	8		
	NBL	225'	5 / 30	A	9	B (15)		19 / 55	A	5	A (6)	
	NBT	-	113 / 95	B	15			88 / 98	A	7		
	SBT	-	155 / 104	C	22	B (18)		132 / 105	B	14	A (9)	
	SBR	200'	14 / 31	A	2			56 / 74	A	4		
2023 No- Build	EBL	-	253 / 246	B	19	B (17)	B (18)	140 / 188	C	26	C (23)	B (13)
	EBR	100'	22 / 175	A	6			23 / 78	A	10		
	NBL	225'	29 / 59	C	28	B (17)		76 / 116	C	27	B (11)	
	NBT	-	158 / 138	B	16			128 / 124	A	7		
	SBT	-	180 / 170	C	25	B (20)		216 / 159	B	18	B (12)	
	SBR	200'	17 / 49	A	2			94 / 95	A	5		
2023 Build	EBL	-	337 / 235	C	23	C (22)	B (20)	184 / 186	C	26	C (24)	B (15)
	EBR	100'	23 / 146	A	7			24 / 82	A	10		
	NBL	225'	35 / 62	C	29	B (16)		90 / 130	C	31	B (13)	
	NBT	-	157 / 148	B	15			155 / 133	A	9		
	SBT	-	193 / 176	C	27	C (21)		257 / 186	C	22	B (13)	
	SBR	200'	20 / 62	A	3			100 / 119	A	5		

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.



67 TIA Reviews
completed by WMPO
Staff in FY 2022

Transportation Demand Management



Cape Fear Change
in Motion 2020

Short-Range TDM
Plan 2021-2025

TDM has two primary goals

- Mitigate congestion
- Diversify mode choice



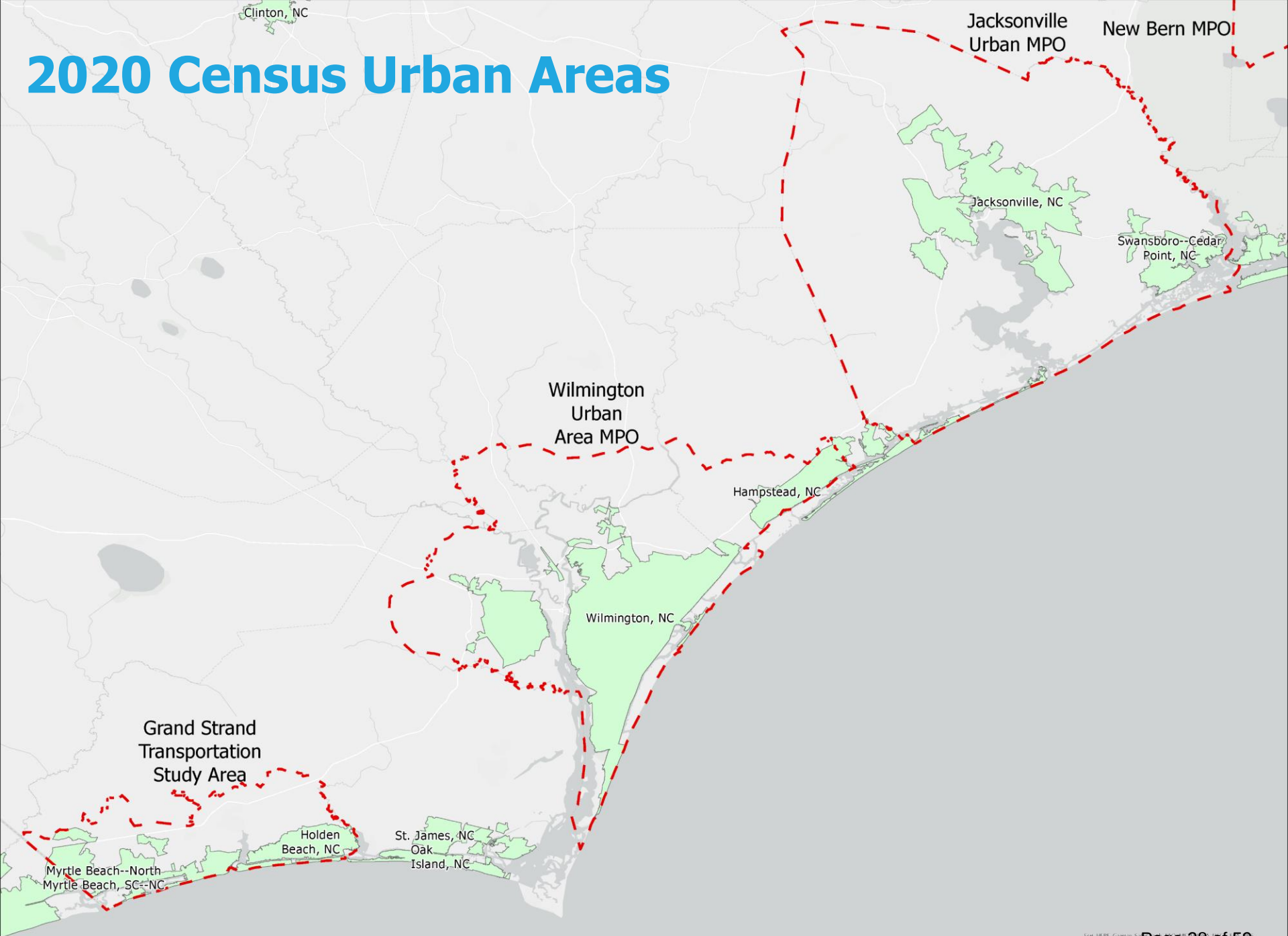
WMPO Boundary, Governance, and Structure Evaluation

CFR § 450.312 Metropolitan Planning Area boundaries

(i) The MPO (in cooperation with the State and public transportation operator(s)) shall review the MPA boundaries after each Census to determine if existing MPA boundaries meet the minimum statutory requirements for new and updated urbanized area(s), and shall adjust them as necessary. As appropriate, additional adjustments should be made to reflect the most comprehensive boundary to foster an effective planning process that ensures connectivity between modes, improves access to modal systems, and promotes efficient overall transportation investment strategies.



2020 Census Urban Areas



WMPO Boundary, Governance, and Structure Evaluation

CFR § 450.312 Metropolitan Planning Area boundaries

(a) The boundaries of a metropolitan planning area (MPA) shall be determined by agreement between the MPO and the Governor.

(1) At a minimum, the MPA boundaries shall encompass the entire existing urbanized area (as defined by the Bureau of the Census) plus the contiguous area expected to become urbanized within a 20-year forecast period for the metropolitan transportation plan.

(2) The MPA boundaries may be further expanded to encompass the entire metropolitan statistical area or combined statistical area, as defined by the Office of Management and Budget.



WMPO Boundary, Governance, and Structure Evaluation

CFR § 450.312 Metropolitan Planning Area boundaries

(c) An MPA boundary may encompass more than one urbanized area.

(d) MPA boundaries may be established to coincide with the geography of regional economic development and growth forecasting areas.



WMPO Boundary, Governance, and Structure Evaluation

- WMPO Board has appointed a subcommittee to evaluate MPA, board governance, and organizational structure
- WMPO Board directed staff to gauge interest from jurisdictions identified in scenarios
- WMPO Board set a July 31st date for any formal interest in potentially joining WMPO
- WMPO staff reviewing future land use plans and modeling future population growth scenarios
- MPA changes must be finalized and agreed upon prior to adoption of WMPO's 2050 MTP (due November 18, 2025)



Questions?

If you would like additional information please contact

Mike Kozlosky

Executive Director

Wilmington Urban Area Metropolitan Planning Organization

or visit

www.wmpo.org



Cape Fear RPO

Brunswick County ❖ **Columbus County** ❖ **Pender County**

CITY OF SOUTHPORT

AUGUST 4, 2023



Outline



WHAT IS A RURAL
PLANNING
ORGANIZATION?



WHO IS THE CAPE
FEAR RPO?



HOW A PROJECT
GETS BUILT

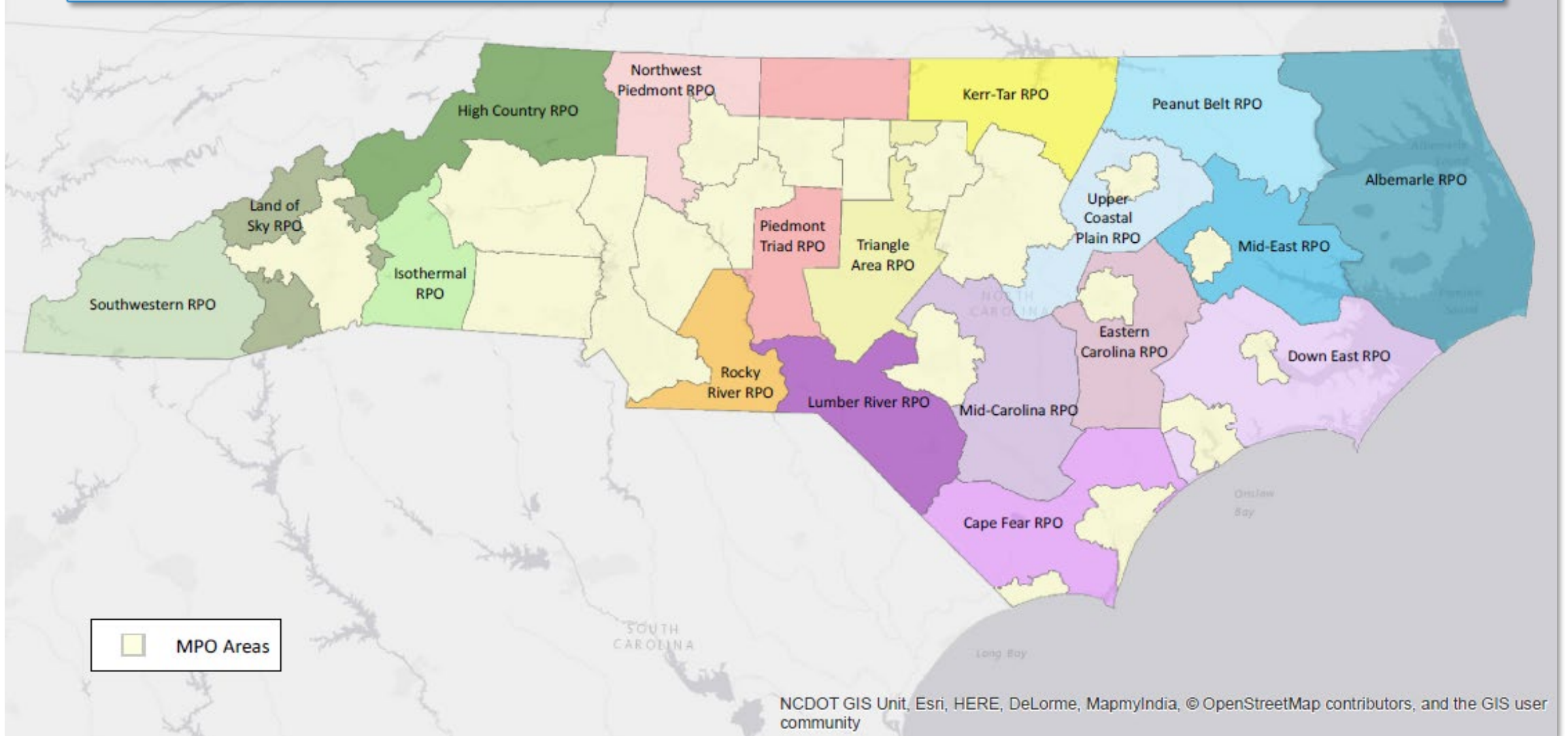


NCDOT'S
PRIORITIZATION
PROCESS

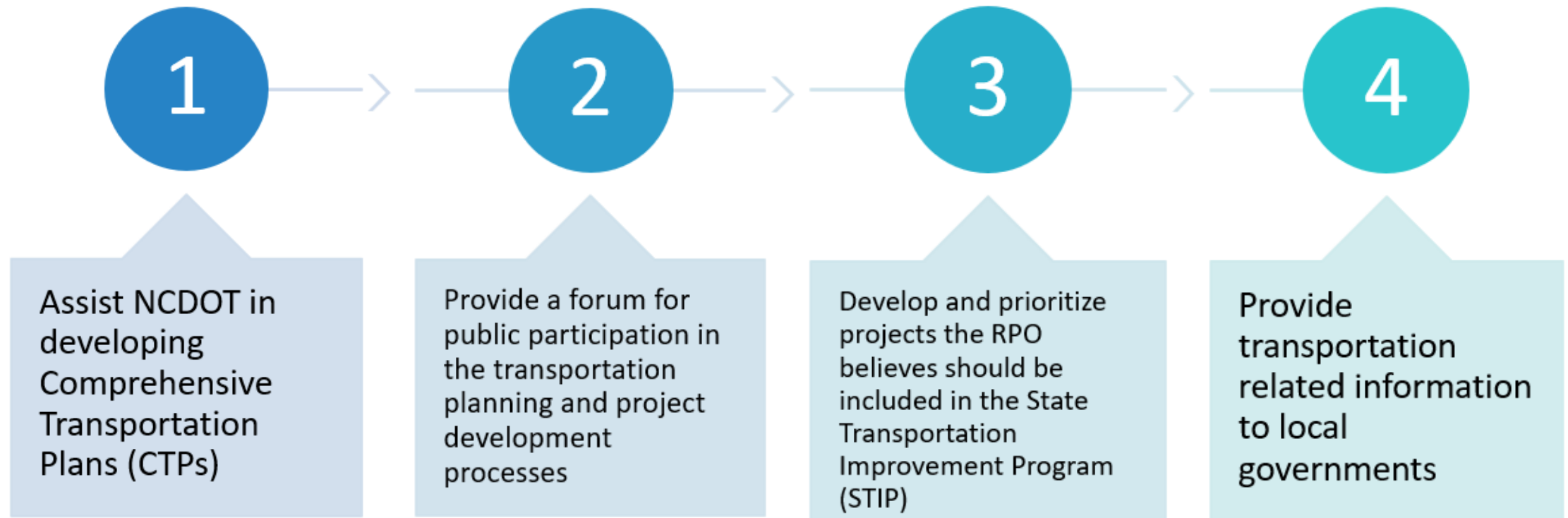


QUESTIONS

What is a Rural Planning Organization?



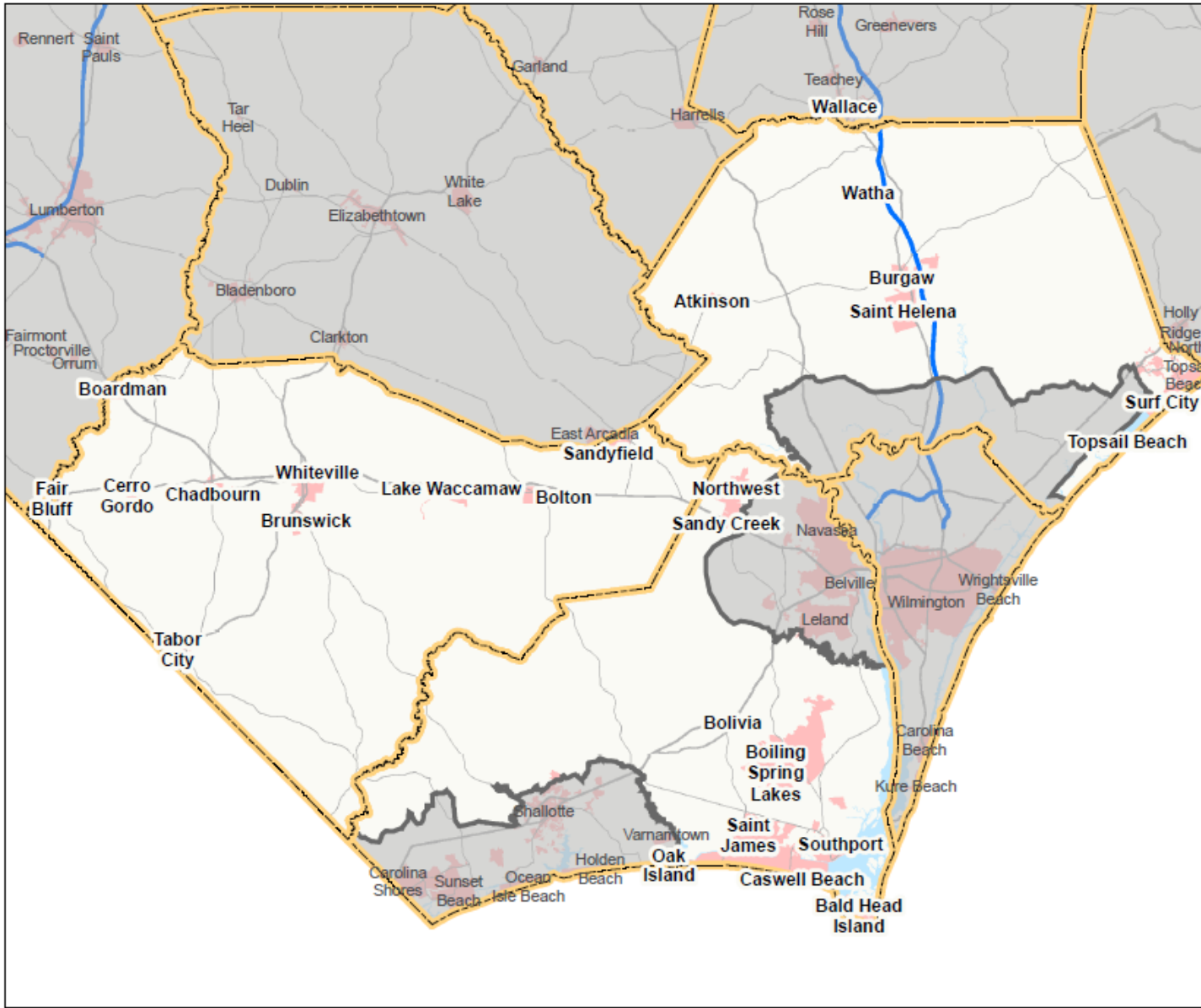
What does a Rural Planning Organization do?



Cape Fear Rural Planning Organization

Brunswick County Municipal Members

- Bald Head Island
- **Boiling Spring Lakes**
- Bolivia
- Caswell Beach
- Northwest
- **Oak Island**
- **Saint James**
- **Sandy Creek**
- **Southport**



Recent Cape Fear RPO (CFRPO) Activities

Collecting traffic counts and other transportation-related data:

- Surf City (2022)
- Boiling Spring Lakes (2023)
- Oak Island (2023)

Comprehensive Transportation Planning, addressing future growth:

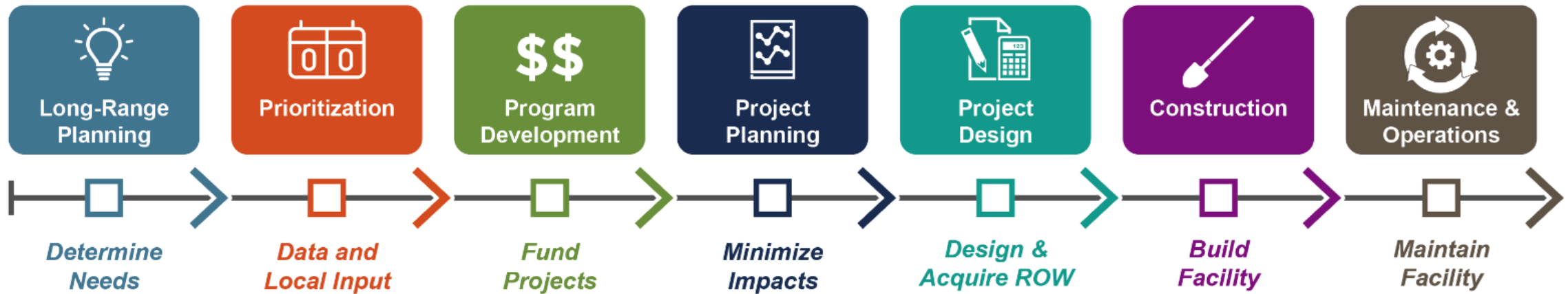
- Brunswick County – *final edits, adoption late 2023*
- Columbus County – *final edits, adoption late 2023 / early 2024*
- Pender County – *starting soon, kick-off late 2023 / early 2024*

East Coast Greenway Feasibility Studies:

- ECGA route in Brunswick County along **NC 211** (2021)
- ECGA route in Pender County along **NC 210** (2023)

Regional & local multimodal transportation plans:

- Southport Pedestrian Plan (2014)
- Cape Fear Regional Bike Plan (2017)
- Boiling Spring Lakes Pedestrian Plan (2020)



How a Project Gets Built

NCDOT's Prioritization Process

The main goal is to provide a transparent, data-driven process to address critical transportation needs.

- Prioritization = assigning data and scores to projects
- Programming = process of assigning funding and schedules to projects

Final product: 10-year long-range plan called the **State Transportation Improvement Program (STIP)**

- Updated every 2-3 years
- The main source of significant capital improvement projects for ALL modes of transportation

P7.0 Project Submittal Window Open July 10-Sept 29

Questions?

Contact Info

Sam Boswell

Cape Fear Council of Governments

Cape Fear RPO Director

sboswell@capefearcog.org

(910) 395-4553



BOARD OF ALDERMEN

AGENDA ITEM SUMMARY

DATE: 07/31/2023 **DEPARTMENT:** Finance and Public Services

PRESENTED BY: Mark Beauchamp, Utility Financial Solutions President

ITEM SPONSORED BY: Electrical Division of Public Services

ITEM/TOPIC: Findings from the Cost of Service Study performed by ElectriCities and Utility Financial Solutions firm. The City signed the engagement letter back in March 2023.

COST: n/a **BUDGET LINE ITEM:** n/a

JUSTIFICATION: This is just a review of the findings from the study. The City can make any appropriate changes on the electric rates as they see fit. The study includes a 5-year financial projection and rate design recommendations.

IMPACT IF NOT APPROVED: No immediate impact; Electric rates would stay the same.

If any rates change based on the findings of the study, the fees would be adopted at a later date..

DEPARTMENT HEAD COMMENTS: This was an in depth study and I look forward to the presentation

This study was started several months ago and was developed by our City staff and representatives of Utility Financial Solutions.

CITY MANAGER COMMENTS: The Board of Aldermen approved funding for this study on March 9th

Since then, they have been collecting information from our staff and we have been meeting every other week via zoom to make sure all of their projections and numbers were accurate. They would now like to present their preliminary findings.

ATTACHMENTS: Preliminary Findings

REQUESTED ACTION: Review and discussion only

PROPOSED MOTION: None. Review and discussion only.

Southport Electric Department Draft Results

Financial Projection and Cost of Service Studies

Mark Beauchamp, President
Utility Financial Solutions, LLC

Objectives

- Review Financial Projection
 - Debt Coverage Ratio (no Debt)
 - Minimum Cash
 - Target Operating Income
- Review Cost of Service Analysis
- Rate Adjustment Plan

Major Assumptions

Fiscal Year	Inflation	Growth	Purchase Power Change	Capital Improvements Plan
2024	5.0%	5.00%	-7%	\$ 3,530,000
2025	3.0%	5.00%	3%	1,990,000
2026	3.0%	5.00%	-4%	1,683,260
2027	3.0%	5.00%	2%	1,500,000
2028	3.0%	5.00%	1%	1,546,790

COS Summary Financial Results

Fiscal Year	Projected Rate Adjustments	Capital Improvements Plan	Adjusted Operating Income	Target Operating Income	Projected Cash Balances	Recommended Minimum Cash
2024	0.0%	\$ 3,530,000	\$ 872,638	\$ 681,177	\$ 4,846,030	\$ 3,371,811
2025	0.0%	1,990,000	\$ 821,300	742,867	\$ 4,259,370	3,551,563
2026	0.0%	1,683,260	\$ 1,097,188	795,048	\$ 4,325,870	3,510,675
2027	0.0%	1,500,000	\$ 1,063,062	841,548	\$ 4,605,501	3,506,589
2028	0.0%	1,546,790	\$ 1,054,681	889,499	\$ 4,892,296	3,490,335

Projected Rate Track

Fiscal Year	Projected Rate Adjustments	Capital Improvements Plan	Adjusted Operating Income	Target Operating Income	Projected Cash Balances	Recommended Minimum Cash
2024	-2.0%	\$ 3,530,000	\$ 719,345	\$ 681,177	\$ 4,692,737	\$ 3,371,811
2025	0.0%	1,990,000	\$ 660,342	742,867	\$ 3,944,352	3,551,563
2026	0.0%	1,683,260	\$ 928,182	795,048	\$ 3,840,270	3,510,675
2027	0.0%	1,500,000	\$ 885,605	841,548	\$ 3,940,017	3,506,589
2028	0.0%	1,546,790	\$ 868,352	889,499	\$ 4,037,154	3,490,335

Minimum Cash Reserves

Description	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028
Minimum Cash Reserve Allocation					
Operation & Maintenance Less Depreciation Expense	12.3%	12.3%	12.3%	12.3%	12.3%
Purchase Power Expense	11.4%	11.4%	11.4%	11.4%	11.4%
Historical Rate Base	1%	1%	1%	1%	1%
Current Portion of Debt Service Payment	83%	83%	83%	83%	83%
Five Year Capital Improvements - Net of bond proceeds	20%	20%	20%	20%	20%
% Plant Depreciated		32%	32%	33%	34%
Calculated Minimum Cash Level					
Operation & Maintenance Less Depreciation Expense	\$ 278,719	\$ 287,081	\$ 295,693	\$ 304,564	\$ 313,701
Purchase Power Expense	541,608	583,100	585,570	626,814	667,828
Historical Rate Base	219,735	239,635	256,467	271,467	286,935
Five Year Capital Improvements - Net of bond proceeds	2,331,749	2,441,747	2,372,945	2,303,743	2,221,872
Minimum Cash Reserve Levels	\$ 3,371,811	\$ 3,551,563	\$ 3,510,675	\$ 3,506,589	\$ 3,490,335
Projected Cash Reserves	\$ 4,846,030	\$ 4,259,370	\$ 4,325,870	\$ 4,605,501	\$ 4,892,296

Target Operating Income

Description	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028
Target Operating Income Determinants					
Net Book Value/Working Capital	\$ 14,866,260	\$ 16,298,450	\$ 17,350,435	\$ 18,155,495	\$ 18,946,409
Outstanding Principal on Debt	-	-	-	-	-
System Equity	\$ 14,866,260	\$ 16,298,450	\$ 17,350,435	\$ 18,155,495	\$ 18,946,409
Debt:Equity Ratio	0%	0%	0%	0%	0%
Target Operating Income Allocation					
Interest on Debt	0.00%	0.00%	0.00%	0.00%	0.00%
System Equity	4.58%	4.56%	4.58%	4.64%	4.69%
Target Operating Income					
Interest on Debt	\$ -	\$ -	\$ -	\$ -	\$ -
System Equity	\$ 681,177	\$ 742,867	\$ 795,048	\$ 841,548	\$ 889,499
Target Operating Income	\$ 681,177	\$ 742,867	\$ 795,048	\$ 841,548	\$ 889,499
Projected Operating Income	\$ 872,638	\$ 821,300	\$ 1,097,188	\$ 1,063,062	\$ 1,054,681
Rate of Return in %	4.6%	4.6%	4.6%	4.6%	4.7%

COS Summary Results

Customer Class	Projected			
	Cost of Service	Rate Revenue	% Change	
PrePay (SPRE0)	\$ 91,418	\$ 87,825	4.1%	
PrePay (SPRE1)	10,919	10,656	2.5%	
PrePay (SPRE2)	6,916	5,886	17.5%	
PrePay (SPRE3)	22,017	18,254	20.6%	
PrePay (SPRE4)	5,463	4,434	23.2%	
Residential (SR0)	3,071,133	3,066,714	0.1%	
Residential (SR1)	334,684	318,523	5.1%	
Residential (SR2)	375,625	324,657	15.7%	
Residential (SR3)	853,307	652,512	30.8%	
Residential (SR4)	121,032	83,825	44.4%	

COS Summary Results (continued)

Customer Class	Cost of Service	Projected	
		Rate Revenue	% Change
Commercial (SC0)	1,018,351	1,206,391	-15.6%
Commercial (SC1)	69,161	66,347	4.2%
Commercial (SC2)	40,013	38,282	4.5%
Commercial (SC3)	59,224	46,902	26.3%
Commercial (SC4)	2,496	2,356	5.9%
Security Lights	49,188	54,011	-8.9%
Street Light	96,507	104,587	-7.7%
Commercial Demand (30kW-100kW)	584,829	721,752	-19.0%
Large Commercial Demand (100kW-300kW)	701,525	850,771	-17.5%
Total	\$ 7,513,808	\$ 7,664,685	-2.0%

Monthly Customer Charges

Customer Class	COS Customer Charge	Current Average Customer Charge
PrePay	\$ 22.93	\$ 26.00
Residential	18.83	23.00
Commercial	29.08	25.50
Commercial Demand (30kW-100kW)	175.41	75.00
Large Commercial Demand (100kW-300kW)	261.88	75.00





BOARD OF ALDERMEN AGENDA ITEM SUMMARY

DATE: 08/04/2023

DEPARTMENT: Board of Aldermen

PRESENTED BY: Alderman Lowe Davis

ITEM SPONSORED BY: Alderman Lowe Davis

ITEM/TOPIC: Political Signs

COST: N/A

BUDGET LINE ITEM: N/A

JUSTIFICATION: Political signs are regulated by several different entities, including from a zoning perspective by the City of Southport UDO. Among regulations contained within, political signs are permitted on State rights-of-way (such as NC 211, E. Leonard Street, W. West Street) but are not permitted within any City right-of-way. An excerpt from the UDO Section 3.19 covering political signs is attached to this cover sheet.

IMPACT IF NOT APPROVED: Current ordinance remains in effect.

DEPARTMENT HEAD COMMENTS: Staff requests direction from the Board as to a potential text amendment. Note that, if the Board desires a text amendment, the traditional review and approval process used by other cases of the same type would result in the final vote on the adoption of the proposal not occurring until after this year's election. The proposal would be presented to the Planning Board in August, and assuming they provide a recommendation to the Board at that meeting, it would be presented to set a public hearing in September, for October, and the Board would consider a vote in November. If the Planning Board does not provide a recommendation at the first instance of presentation to them, the process would be further delayed.

CITY MANAGER COMMENTS: Alderman Lowe is questioning the UDO and whether changes need to be made so she will be leading the discussion.

ATTACHMENTS: Excerpt from Section 3.19 of the UDO covering Political Signs

REQUESTED ACTION: Discussion and if necessary, provide direction to Staff as to a potential text amendment.

PROPOSED MOTION: N/A

3.19.C: Signs Exempt from Permit Requirements

Unless otherwise prohibited hereinafter the following signs are exempt from permit requirements but subject to the provisions provided herein:

18. Political Signs. On private property, one (1) sign shall be permitted per lot, not exceeding eight (8) square feet in area per display face, and two (2) faces per sign. Within NCDOT right-of way, sign placement and duration shall be in accordance with NCGS 136-32 during the period beginning on the 30th day before the beginning date of "one-stop" early voting under NCGS 163-227.2 and ending on the 10th day after the primary or election day, subject to the following provisions. A person must obtain the permission of any property owner of a residence, business, or religious institution fronting the right-of-way where a sign would be erected. Signs must be placed in accordance with the following:
 - a. No sign shall be permitted in the right-of-way of a fully controlled access highway.
 - b. No sign shall be closer than three (3) feet from the edge of the pavement of the road.
 - c. No sign shall obscure motorist visibility at an intersection.
 - d. No sign shall be higher than 42 inches above the edge of the pavement of the road.
 - e. No sign shall be larger than 864 square inches.
 - f. No sign shall obscure or replace another sign.
 - g. No sign shall be located in the city's right-of-way.



**CITY OF SOUTHPORT
BOARD OF ALDERMEN
REGULAR MEETING AGENDA**
223 E. BAY STREET
August 10, 2023
6:00 PM

Agenda

Please turn off all cell phones

Meetings are open to the public. Face masks and social distancing may be used at the discretion of each individual. The Board of Aldermen reserve the right to make changes to this policy, as needed to help prevent the spread of the Coronavirus.

If you are not able to attend the Board of Aldermen meetings in person, the meeting will be available for you to watch via live-stream on the City of Southport website (<https://cityofsouthport.com/board-of-aldermen-meetings/>), Facebook page, and YouTube channel.

ETHICS STATEMENT:

"If any members know of any conflict of interest or the appearance of a conflict of interest concerning matters on the agenda, please so state at this time."

- A. Call to Order**
- B. Invocation**
- C. Pledge of Allegiance**
- D. Public Comment**
- E. Approval of Agenda**
- F. Approval of the Consent Agenda**
 - 1. Budget Amendment #1 (Reimbursement for Street Lights)
 - 2. Minutes of the Board of Aldermen Agenda Review and Workshop July 7, 2023
 - 3. Minutes of the Board of Aldermen Special Public Meeting June 28, 2023
 - 4. Minutes of the Regular Board of Aldermen Meeting July 13, 2023
- G. Special Recognition**
 - 1. Forestry Committee: Tree Champion Award
- H. Public Hearings**
 - 1. Public Hearing: Text Amendment-Signage and Illumination (M. Meehan)
 - 2. Public Hearing: Map Amendment (Rezoning)-605 W. Brown Street (M. Meehan)
- I. Presentations**

1. Presentation and Update by Up Your Arts (B. Bray, J. Keiffer)

J. Agenda

1. W K Dickson Sewer Update Presentation and Contract Amendment (C. Hubbard, T. Zilinek)
2. Discussion and Board Vote: Conditional Zoning Text Amendment (T. Henley, D. Dutton, B. Therrien)
3. Call for Public Hearing: Text Amendment for Short Term Vacation Rental Ordinance (T. Henley)
4. Finance Policy: Internal Controls (P. Gross)
5. ABC Appointment (Mayor Hatem, D. Dutton)
6. Stabilization of W. Bay Street (T. Stanley)
7. Discussion of Homeless in Southport
8. Selection of Contractor for Cemetery Maintenance (T. Zilinek, D. Dutton, T. Stanley)

K. Committee Reports

1. Beautification Committee
2. ABC Board
3. Planning Board
4. Board of Adjustment
5. Historic Preservation Commission

L. Manager's Report

M. Mayor's Comments

N. Staff Reports

1. Fire Department
2. Police Department
3. Community Relations
4. Parks and Recreation
5. Public Services
6. Planning and Inspections
7. Animal Protective Services
8. Finance Department

O. Board Comments

Closed Session N.C.G.S. 143-318.11 (a) (5). To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

P.

Closed Session: Per § 143-318.11 (6). The Board of Aldermen will meet in Closed Session to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee. Final action making an appointment or discharge or removal by a

Q.

public body having final authority for the appointment or discharge, or removal shall be taken in an open meeting.

R. Adjourn