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## STAFF REPORTS

February 2020 Regular Meeting

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## Department News

Missy Rhodes has received the North Carolina Local Government Finance Officers' Certification. The certification is achieved through a combination of professional experience, continuing education requirements, and the successful completion of four examinations in the public finance field.

Mayor Bozeman, Councilmembers Carter and Campbell, as well as Ms. Sims and Ms. Reinhardt attended the Essentials of Municipal Government Course held by the UNC School of Government and the NC League of Municipalities in Wilmington on January 30, 2020.

IT staff worked with Public Safety software vendor, CentralSquare, to complete program training for the Police and Fire departments. Additional work priorities include coordinating with VC3 for the phased computer replacement for all staff by April 2020, working with Motorola to confirm the final installation of the infrastructure for the communication radio equipment once it has been delivered, and then coordinating the scheduling of staff training.

## Council Directive Updates

- Hearthstone Stormwater Update – Staff met with some residents on January 22, 2020 to review and clarify concerns. A group of residents in the front of the development want the water in the ponds in Phase 2 to be retained as long as possible. Another group of residents in the rear of the development want the water from the ponds to drain quickly and have the ponds maintain a constant level for aesthetics. The pond is not a regulated stormwater treatment device and the discharge rate can be determined by the developer. The developer has agreed to restore the outlet structure to the original permitted configuration, which is what the resident group has requested. The developer's engineer is drafting a letter to the resident group outlining improvements to be made, and they wish to coordinate the resolution of the outlet structure issue with the transfer of permits to the HOA. These improvements do not address the overall concerns of some residents in the neighborhood that the roadways and ditches do not drain quickly enough during heavy rain events and floods.
- Brunswick Forest: Drainage and Flood Assessment – Staff to provide options, including criteria and cost for a possible study of the Mallory Creek area for budget discussions. The recommendation of staff is for Council to consider studying the drainage area to establish an unregulated floodplain for the upper reaches of the Mallory

Creek headwaters. Staff noted in its presentation to Council that there was no reported property damage during the approximate 500-year flood event during Hurricane Florence and that this was the only reported time that the flooding overtopped the roadway at Low Country Boulevard.

- Roadway Directional Signage to Town Hall – DOT has provided a few options to add community wayfinding signage, which staff will continue to explore. Staff is also investigating vendors and potential sign locations. An encroachment agreement with NCDOT will likely be needed. A recommendation to Council will be presented by staff at a future meeting.
- Pine Harvest Stop Sign Update – Pedestrian signage has been installed. Accessory signage (arrows) is on order. Rumble strips are scheduled to be installed by the end of February. The HOA has also cut back some landscaping. Staff is also following up on the feasibility of installing a traffic mirror as suggested during the January Agenda meeting. No reported accidents have occurred at this location.
- Yard Waste Debris Drop Off Site – Staff will provide updates on costs for solutions that address the safety concerns and logistics of yard waste debris drop off at the Old Lanvale Road Public Works facility until construction begins on the proposed improvements. Staff has explored working with Brunswick County to provide a reduced rate at the Chappell Loop Road Convenience site. The land for the Chappell Loop Road site is owned by the County but it is operated by GFL Environmental Inc., and GFL officials stated they have serious concerns about the feasibility of a plan whereby different rates are charged for different user groups based on residency or special documentation, such as stickers on vehicles. These concerns are primarily logistical and would be difficult to overcome.

## Communications

### Social Media Update

- Facebook Highlights (January 1 – 31, 2020)
  - Page Views – 519
  - Post Engagement (Comments/Likes/Shares) – 3,164
  - Added 46 new followers
- Twitter Highlights (January 1 – 31, 2020)
  - Tweet Impressions (Number of times posts are viewed) – 4,099

- Profile Visits – 330 (Increase of about 242% from December)
- NextDoor Highlights (January 1 – 31, 2020)
  - Impressions – 9,152
  - Likes – 70
  - Comments – 28

## Website/Newsletter/Other

- *Business NC* Coverage
  - Worked with Charlotte-based magazine, *Business NC*, to provide Town-related photos and Town press releases for their spotlight on Leland, featured in the February print issue and currently on the magazine website's home page.
- Town Newsletter
  - Began the twice-monthly schedule for the Town newsletter. The newsletter will be sent to subscribers on the first and third Thursdays of every month and will allow events to be spread throughout both newsletters, giving more space to Town news and informational items. Adapted the format of the Town meeting schedule (previously a list of meetings and dates) to highlight an item on an upcoming Council or Committee agenda and provide a link to all agendas.
  - Next steps: Will continue regular newsletter features, including Leland in the News (highlighting positive media coverage of the Town) and FAQs on timely issues.
- Website
  - Worked with the website developer to fine tune home page re-design.
  - Worked to remap navigation of the website to be more user-friendly.
  - Completed photo shoot for headshots of Council members, Town Managers, and the Town Clerk to be included on the website.
  - Next steps: Launch new home page, add finalized headshots to the site along with brief bios for Council, Town Managers, and the Town Clerk. Reformat "Government" page to be more user-friendly and provide clearer navigation to meeting dates and agendas.

## Press Releases/Blogs

- [Second Brewery to Open in Leland](#)
- [Fire Department to Conduct Live Fire Training](#)
- [Town of Leland Selected as Finalist for 2020 Cape Fear CREW Award](#)
- [Town Seeks Applicants for Planning Board Seat](#)
- [Bike & Pedestrian Committee Seeks Leland Member](#)
- [FAQs: Roadside Litter](#)

## TDA Marketing

- At the LTDA January meeting, the Board approved a contract for the development of a new LTDA website with VC3, which currently provides IT services for the Town. Staff has begun discussions with VC3 regarding the development of the new site.
- Staff has fully transitioned for oversight and management of TDA marketing efforts, including social media.
- Staff published an RFQ for video and photography services to provide visual content on the new website, on social media channels, and in any advertising campaigns.

## Projects

### Public Services

#### Northgate Drive Realignment

- Purpose: To realign Northgate Drive and Lee Drive to create a signalized intersection at Village Road.
- Status: Construction complete. Contractor is completing punch list items. Final repair design will be completed and reviewed with NCDOT this month.
- Next Steps: Finalize and close out project.
- Concerns: None.

## Mallory Creek Drive Patching

- Purpose: To repair the street in 12 locations along Mallory Creek Drive. Work shall consist of full depth asphalt replacement of all failed locations along the approximate first mile of Mallory Creek Drive from River Road SE (Highway 133), stormwater system modifications, asphalt removal, subbase removal, testing, compaction, base replacement, asphalt replacement, striping, curb and gutter replacement, adjusting water and sewer utility appurtenances to match final grade, erosion control measures and stabilization of all denuded areas, and a submitted and approved traffic control plan including installation.
- Status: All construction work was substantially completed on December 18, 2019.
- Next Steps: Project is scheduled for close out by end of the month.
- Concerns: None.

## Brunswick Forest Intersection Improvement

- Purpose: To add a turn lane, an acceleration lane, and signalize the intersection of Brunswick Forest Parkway and Low Country Boulevard. The scope includes, the addition of approximately 1,019 square yards of new asphalt pavement, demolition and removal of approximately 267 square yards of existing asphalt pavement, the installation of signals, mast arms, foundations, and electronics, the installation of handicap ramps, signage, a pedestrian sanctuary island for increased pedestrian access, the relocation of underground utilities, light poles, and fire hydrants, as required, and the addition of approximately 1,700 linear feet of curb and gutter.
- Status: Project is currently on hold.
- Next Steps: Rebid the project once funding is appropriated.
- Concerns: High project cost, limited right of way availability, and the need for urgency today versus waiting until more need is justified by the complete build out of the development.

## Booster Pump

- Purpose: To construct a booster pump for the water system, in the vicinity of the existing meter vault, in order to allow the Town to better control the pressure within the system.
- Status: Pumps have been installed and final testing has occurred.

- Next Steps: Close out project by end of the month
- Concerns: None

## Highway 17 Forcemain/Lift Station #10 Upgrade

- Purpose: To help serve the developing areas along the Highway 17 Corridor with sewer by running 10” and 16” force mains, and to increase the available storage capacity for Lift Station #10 to 3,830 cubic feet, thus providing an additional safety factor to the operational integrity of the system, as well as the ability to better manage peak flows which are expected to result from planned growth in the service area.
- Status: Contract close out process is underway.
- Next Steps: Close out project by end of the month.
- Concerns: None.

## Lift Station #1 Upgrade (1240 Magnolia Village Way)

- Purpose: To reconstruct Lift Station #1 which has deteriorated due to significant sewage flow within the collection system.
- Status: Final design plans have been submitted and are pending approval by staff. Permit applications are being drafted for submittal to reviewing agencies.
- Next Steps: Obtain permits.
- Concerns: None.

## Lift Station #14 Relocation (159 South Navassa Road)

- Purpose: To relocate Lift Station #14 further away from Sturgeon Creek to mitigate environmental concerns and to provide additional space for the future Sturgeon Creek Park.
- Status: The purchase of the new lift station site was closed and recorded on January 13, 2020.
- Next Steps: A change order to amend the design and construction phase consulting fees is being prepared for consideration by Council.
- Concerns: None.

## Lift Station #3 Rehab (8991 Timber Lane)

- Purpose: To refurbish Lift Station #3, which has deteriorated due to significant sewage flow within the collection system.
- Status: Staff are meeting with the designer to review and finalize the remaining design and permitting schedule.
- Next Steps: Review draft design proposal.
- Concerns: Potential cost of rehab.

## Regional Pump Station #33 and Force Main Extensions (Formerly Hewett Burton Lift Station Project)

- Purpose: Construct a sewer lift station in Brunswick Forest to help serve the developing areas within Brunswick Forest and along the Highway 17 Corridor with sewer. Station will be designed to accept additional flow from other lift stations by force main.
- Status: The Local Government Commission approved financing for the project at its January 2020 meeting. Installation of lines along Highway 17 scheduled to begin this month.
- Next Steps: Begin construction.
- Concerns: Meeting delivery dates per the Development Agreements.

## Leland Highway 17 Sewer Expansion II Phase 1

- Purpose: To help serve the developing areas along the Highway 17 Corridor with sewer. The project will begin at Hewett Burton Road and end at Bishops Ridge on Hazels Branch Road. The force main will be designed to accept flow from around the area and also additional flow from other lift stations.
- Status: Pipe installation to begin this month.
- Next Steps: Begin construction with a scheduled completion date of July 2020.
- Concerns: Meeting delivery dates per the Development Agreements.

## Leland Highway 17 Sewer Expansion II Phase 2 (Formerly Old Town Creek Lift Station Project)

- Purpose: To help serve the developing areas along the Highway 17 Corridor with sewer. The project will begin at Bishops Ridge and end at Old Town Creek Road. The station on Old Town Creek Road will be



designed to accept gravity sewer flow from around the area and also additional flow from other lift stations by force main.

- Status: The purchase of the new site was recorded January 29. The Town's engineer is proceeding with completion of the site design work.
- Next Steps: Bid the project.
- Concerns: None.

## Old Fayetteville Road Multi-Use Path (STP-DA U-5534D)

- Purpose: To develop a roadside multi-use path along the north side of Old Fayetteville Road from Town Hall Drive to North Brunswick High School.
- Status: Encroachment agreements with NCDOT are being finalized.
- Next Steps: Bidding of the project is anticipated to take place in spring 2020.
- Concerns: Potential high cost of construction, funding, and traffic management.

## 2014 STP-DA Projects U5534 (I, J, K)

- Purpose: To construct a sidewalk along Old Fayetteville Road from Ricefield Branch to Leland Middle School, a multi-use path extension along Village Road from the Brunswick County Senior Center to Sturgeon Creek, and a sidewalk loop from Town Hall Drive down Village and Old Fayetteville Roads.
- Status: Staff met with AT&T staff to review potential utility impacts. Staff working to obtain remaining easement interest.
- Next Steps: Staff to begin scheduling construction bidding.
- Concerns: Potential high cost of construction, easement process, and traffic management.

## Operation Services

### Sturgeon Creek Park

- Purpose: The currently undeveloped Sturgeon Creek Park is intended to serve as Leland's second water access park. With potentially more than 78 acres, this park can become a destination facility both locally and

regionally for sportsman and water lovers wishing to gain access to Sturgeon Creek and the Brunswick River. Sitting on Sturgeon Creek, the focus for this facility will be boating access from a NC Fish and Wildlife boat ramp as well as environmental education, preservation, and nature-based activities.

- Status: The Town is in the process of securing the final key property on the banks of Sturgeon Creek. WithersRavenel presented a final master plan to the Parks and Recreation Board at their regular January meeting.
- Next Steps: Final master plan to be presented to Town Council in February.
- Concerns: Lack of funding to move forward once the master plan is complete.

## Founders Park Improvements

- Purpose: Founders Park serves as the flagship facility for a myriad of events and program throughout the year. The current design of the park provides a place for walkers and runners to remain physically active and the disc golf course is one of the most popular amenities in the park. The playground also provides enjoyment for youth ages 5-12 years old.
- Status: In January McGill Associates presented a draft plan to the Parks and Recreation Board that includes probable costs for construction and phasing options.
- Next Steps: Draft plan to be presented to Council in February.
- Concerns: The recently adopted Parks Recreation and Open Spaces Master Plan identifies a number of objectives related to Founders Park. The plan points out the urgency to move forward with park projects specifically calling out phases one and two of the Founders Park Plan, both of which are identified as short-term goals. Lack of funding is the largest concern preventing the Town from moving forward with these projects at this time.

## Cypress Cove Park Improvements

- Purpose: To construct a direct access road into Cypress Cove Park from Village Road and to make improvements to the park entrance and parking areas.
- Status: In engineering design.

- Next Steps: Complete engineering design. Explore potential land acquisition for right of way and stormwater improvements.
- Concerns: Lack of funding to move forward once park design is completed. Land acquisition will potentially be necessary.

## Leland Greenway

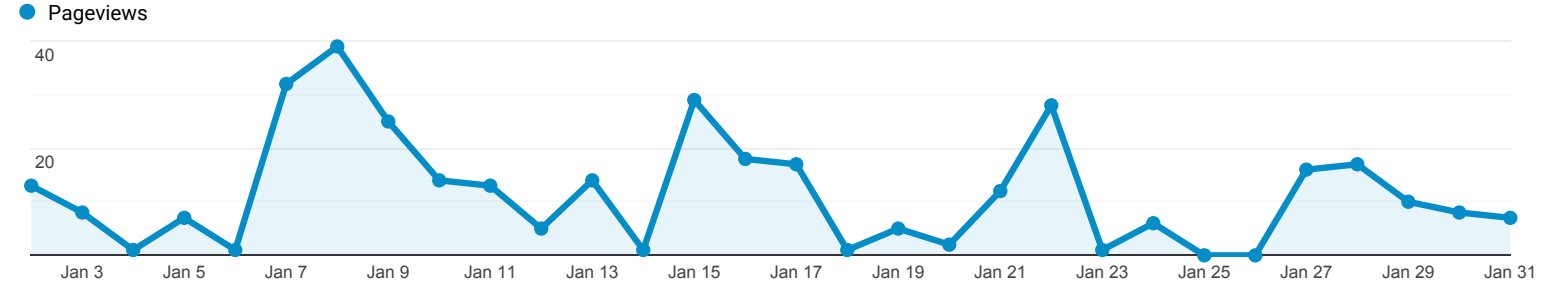
- Purpose: To construct a multi-use path connecting Westgate Nature Park to Brunswick Nature Park owned and operated by Brunswick County.
- Status: In the planning stage. Staff has engaged Paramounte Engineering, Inc. for this project. Town staff and staff with Brunswick County have been meeting with property owners to gauge their interest in the multi-use path crossing their property.
- Next Steps: Have engineer provide schematic design and greenway master plan including construction estimates.
- Concerns: Sections of greenway will cross private property and power line easements. Agreements will be crucial to make the necessary connections. Lack of funding to move forward once greenway design is completed.

## Projects Page Report

Jan 2, 2020 - Jan 31, 2020

**All Users**  
100.00% Pageviews

**Explorer**



This data was filtered using an **advanced filter**.

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Entrances	Bounce Rate	% Exit	Page Value
	<b>350</b> % of Total: 1.31% (26,660)	<b>234</b> % of Total: 1.09% (21,391)	<b>00:01:14</b> Avg for View: 00:01:41 (-26.81%)	<b>39</b> % of Total: 0.32% (12,092)	<b>58.97%</b> Avg for View: 41.41% (42.43%)	<b>14.86%</b> Avg for View: 45.36% (-67.24%)	<b>\$0.00</b> % of Total: 0.00% (\$0.00)
1. <a href="#">/services/town-projects</a>	<b>177</b> (50.57%)	<b>106</b> (45.30%)	00:00:25	<b>13</b> (33.33%)	38.46%	6.21%	\$0.00 (0.00%)
2. <a href="#">/projects/future-town-projects</a>	<b>108</b> (30.86%)	<b>82</b> (35.04%)	00:03:17	<b>25</b> (64.10%)	68.00%	35.19%	\$0.00 (0.00%)
3. <a href="#">/projects/mallory-creek-drive-patching-project</a>	<b>18</b> (5.14%)	<b>12</b> (5.13%)	00:00:58	<b>1</b> (2.56%)	100.00%	5.56%	\$0.00 (0.00%)
4. <a href="#">/projects/booster-pump-project</a>	<b>16</b> (4.57%)	<b>11</b> (4.70%)	00:01:30	<b>0</b> (0.00%)	0.00%	12.50%	\$0.00 (0.00%)
5. <a href="#">/projects/highway-17-forcemainlift-station-10-upgrade-project</a>	<b>14</b> (4.00%)	<b>10</b> (4.27%)	00:00:51	<b>0</b> (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
6. <a href="#">/projects/northgate-drive-realignment-project</a>	<b>14</b> (4.00%)	<b>10</b> (4.27%)	00:01:13	<b>0</b> (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
7. <a href="#">/news/council-identifies-top-projects-budget</a>	<b>1</b> (0.29%)	<b>1</b> (0.43%)	00:01:52	<b>0</b> (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
8. <a href="#">/search/google?search=no-results:Development projects&amp;cat=no-r results</a>	<b>1</b> (0.29%)	<b>1</b> (0.43%)	00:00:00	<b>0</b> (0.00%)	0.00%	0.00%	\$0.00 (0.00%)
9. <a href="#">/search/google/Development projects?search=Development projec ts</a>	<b>1</b> (0.29%)	<b>1</b> (0.43%)	00:00:04	<b>0</b> (0.00%)	0.00%	0.00%	\$0.00 (0.00%)

Rows 1 - 9 of 9

## Department News

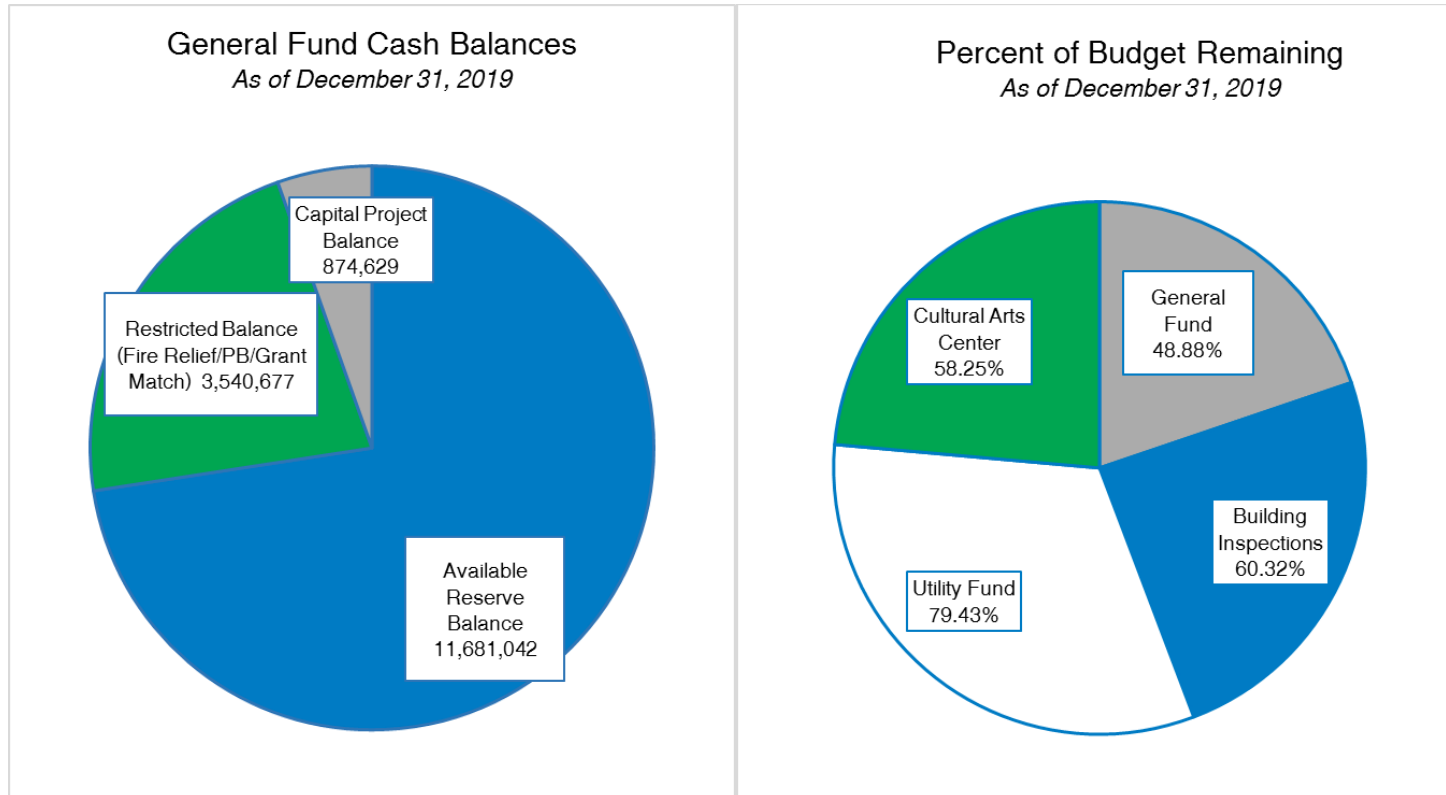
Ms. Friedman attended a grant writing course hosted by Grant Writing USA in Raleigh.

Ms. Lopez and Ms. Hagg are working on the Fiscal 2020-2021 Budget figures.

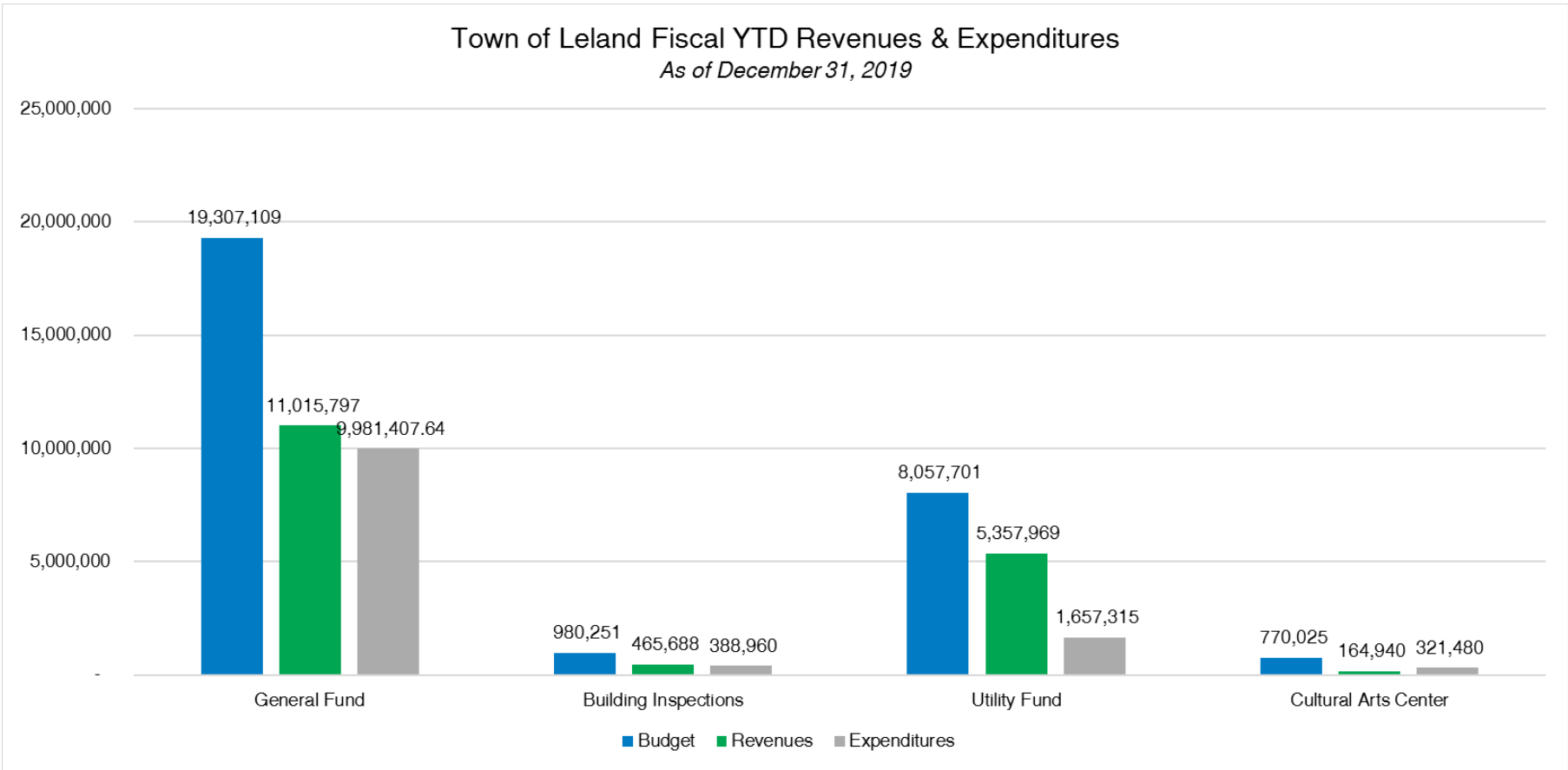
## Audit Committee Meeting Summary

The Audit Committee did not meet in January.

## Dashboard



Town of Leland Fiscal YTD Revenues & Expenditures  
*As of December 31, 2019*



## Financial Budget to Actual Report – December 31, 2019

REVENUE							
	Original Budget	Current Budget	Period Activity	Fiscal Activity	Encumbrances	Variance	Percent Remaining
General Fund	18,288,363.00	19,307,109.40	2,870,439.22	11,015,796.73	-	(8,291,312.67)	42.94%
Building Inspections	980,251.00	980,251.00	81,086.67	465,688.27	-	(514,562.73)	52.49%
Utility Fund	6,724,182.00	8,057,701.00	576,740.44	5,357,969.16	-	(2,699,731.84)	33.50%
Cultural Arts Center	770,025.00	770,025.00	15,280.85	164,939.66	-	(605,085.34)	78.58%
<b>Report Total</b>	<b>26,762,821.00</b>	<b>29,115,086.40</b>	<b>3,543,547.18</b>	<b>17,004,393.82</b>	<b>-</b>	<b>(12,110,692.58)</b>	<b>41.60%</b>

GENERAL FUND EXPENDITURES							
	Original Budget	Current Budget	Period Activity	Fiscal Activity	Encumbrances	Variance	Percent Remaining
Governing Body	448,567.00	448,567.00	26,295.60	284,698.70	22,495.84	141,372.46	31.52%
Administration	1,097,057.00	1,327,057.00	59,826.12	721,129.86	3,974.57	601,952.57	45.36%
Information Technology	1,070,173.00	1,148,630.40	93,082.58	502,466.46	104,450.28	541,713.66	47.16%
Human Resources	317,175.00	317,175.00	17,331.50	90,995.26	31,528.83	194,650.91	61.37%
Finance	437,241.00	437,241.00	41,410.90	202,801.48	4,131.80	230,307.72	52.67%
Building Inspections	980,251.00	980,251.00	57,531.55	349,274.85	39,685.43	591,290.72	60.32%
Planning	531,891.00	531,891.00	40,402.62	234,509.01	8,328.61	289,053.38	54.34%
Economic Development	164,734.00	164,734.00	10,404.58	66,397.86	82.04	98,254.10	59.64%
Parks & Recreation	413,377.00	413,377.00	2,224.86	179,531.05	16,734.53	217,111.42	52.52%
Grounds & Facilities	1,186,422.00	1,216,422.00	91,478.09	548,806.76	95,178.57	572,436.67	47.06%
Public Services	2,881,368.00	2,539,753.56	188,962.53	847,792.02	375,808.71	1,316,152.83	51.82%
Police	3,711,866.00	3,726,866.00	246,835.86	1,459,099.14	165,869.85	2,101,897.01	56.40%
Fire	3,521,314.00	4,186,603.00	206,078.59	2,061,526.19	440,290.58	1,684,786.23	40.24%
Debt Services	1,676,753.00	1,676,753.00	-	1,063,259.13	-	613,493.87	36.59%
Transfers	830,425.00	1,172,039.44	44,848.99	449,520.51	-	722,518.93	61.65%
<b>General Fund</b>	<b>19,268,614.00</b>	<b>20,287,360.40</b>	<b>1,126,714.37</b>	<b>9,061,808.28</b>	<b>1,308,559.64</b>	<b>9,916,992.48</b>	<b>48.88%</b>

UTILITY ENTERPRISE EXPENSES							
	Original Budget	Current Budget	Period Activity	Fiscal Activity	Encumbrances	Variance	Percent Remaining
<b>Utility Fund</b>	<b>6,724,182.00</b>	<b>8,057,701.00</b>	<b>262,595.08</b>	<b>1,429,981.26</b>	<b>227,333.56</b>	<b>6,400,386.18</b>	<b>79.43%</b>

CULTURAL ARTS CENTER ENTERPRISE EXPENSES							
	Original Budget	Current Budget	Period Activity	Fiscal Activity	Encumbrances	Variance	Percent Remaining
<b>Cultural Arts Center</b>	<b>770,025.00</b>	<b>770,025.00</b>	<b>37,387.76</b>	<b>294,437.04</b>	<b>27,042.93</b>	<b>448,545.03</b>	<b>58.25%</b>

## Intradepartmental and Interdepartmental Budget Transfers – December, 2019

There were no transfers.

### Grant News

#### **Grants Awaiting Notification**

- Governor's Crime Commission – Byrne JAG Grant: Digital Evidence Collection/Analyzing System, Active Shooter Gear & Shields. No match required. (Submitted 7/31/2019)
- Spirit of the Blue: Level IV Ballistic vests (40) for all full-time sworn officers \$16,000.00. No match required. (Submitted 11/15/2019)
- EDA Disaster Supplement: E&CD Village Road Utility Conversion Project \$400,000.00 with a 20% match for \$80,000.00. (Submitted 11/25/2019)
- 2020 DPR Region 3: Mobile Broadband Kit \$10,000.00. No match required. Has been approved regionally but pending State approval. Expected notification late Fall 2020. (Submitted 10/4/2019)
- 2020 Bicycle Helmet Initiative: Bike helmets for distribution to citizens. (Submitted 1/6/2020)

#### **Grants Awarded**

- Grassroots 2019 (Brunswick Council of Arts): Youth Day LCAC - \$2,200.00

#### **Grants Not Awarded**

- AED Superstore – AED device (valued at \$2,000)

#### **January Follow-up**

- Pre-Disaster Mitigation Program – FEMA: *Update on application*



Chief Grimes and Ms. Friedman reviewed the requirements, eligibility, and deadline of this grant. Staff does not feel we have enough time to apply this year. As a Town, we have to apply as a subgrantee through the State which has to have reviewed, approved, and accepted the project. The deadline was January 31, 2020. Ms. Friedman will continue to follow the updates in case another window of opportunity arises, and Chief Grimes stated that he and Chief Hayes would work together to have a plan in place for future dates.

## Hurricane Dorian

Staff is working on the process for Public Assistance for reimbursement for Category B expenses.

## Department News

The pay study data has been received and HR staff is in the process of analyzing and reviewing the information.

Staff is currently working on several projects including an employee recognition program, as well as, an employee education incentive program.

An Employee Engagement Survey was sent out to all staff, with additional information on the results coming soon.

Christina Failing has received her SHRM-CP certification.

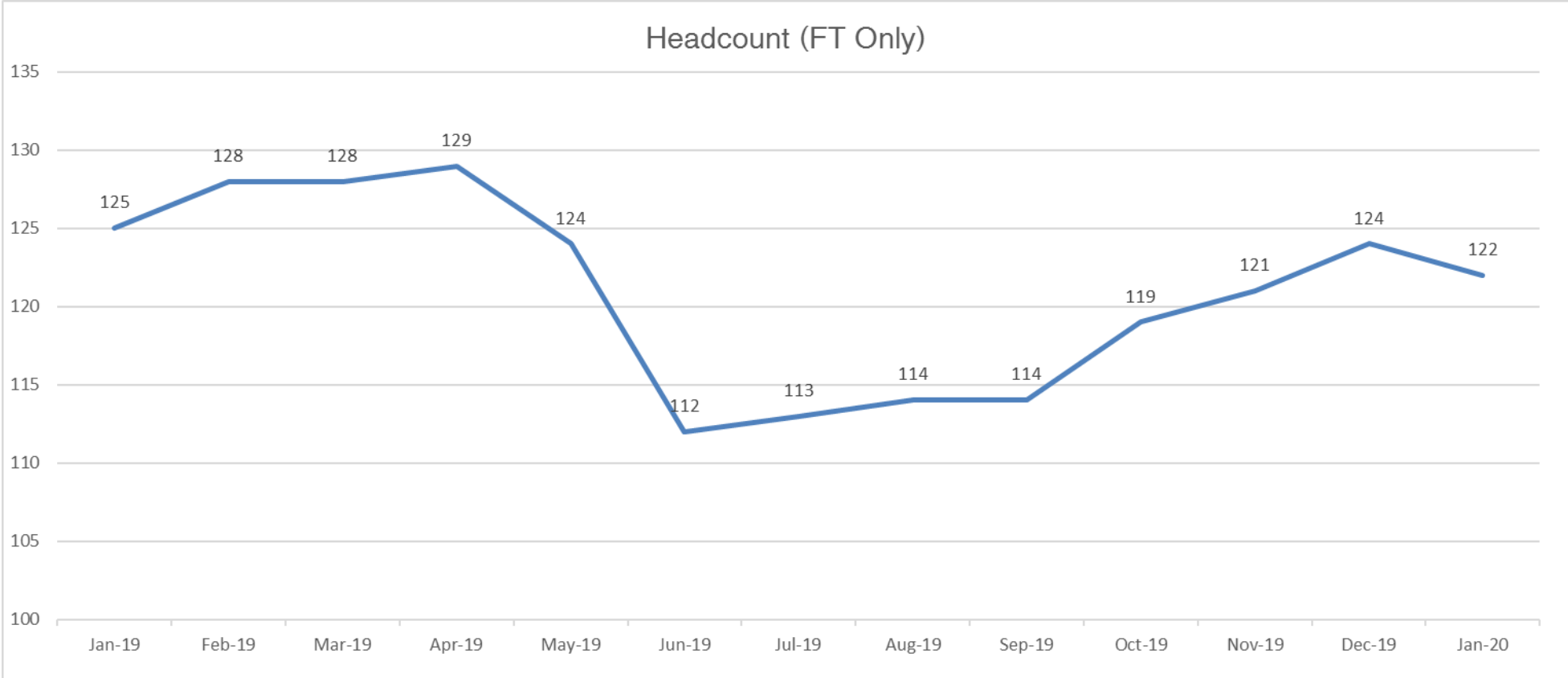
## Personnel Updates

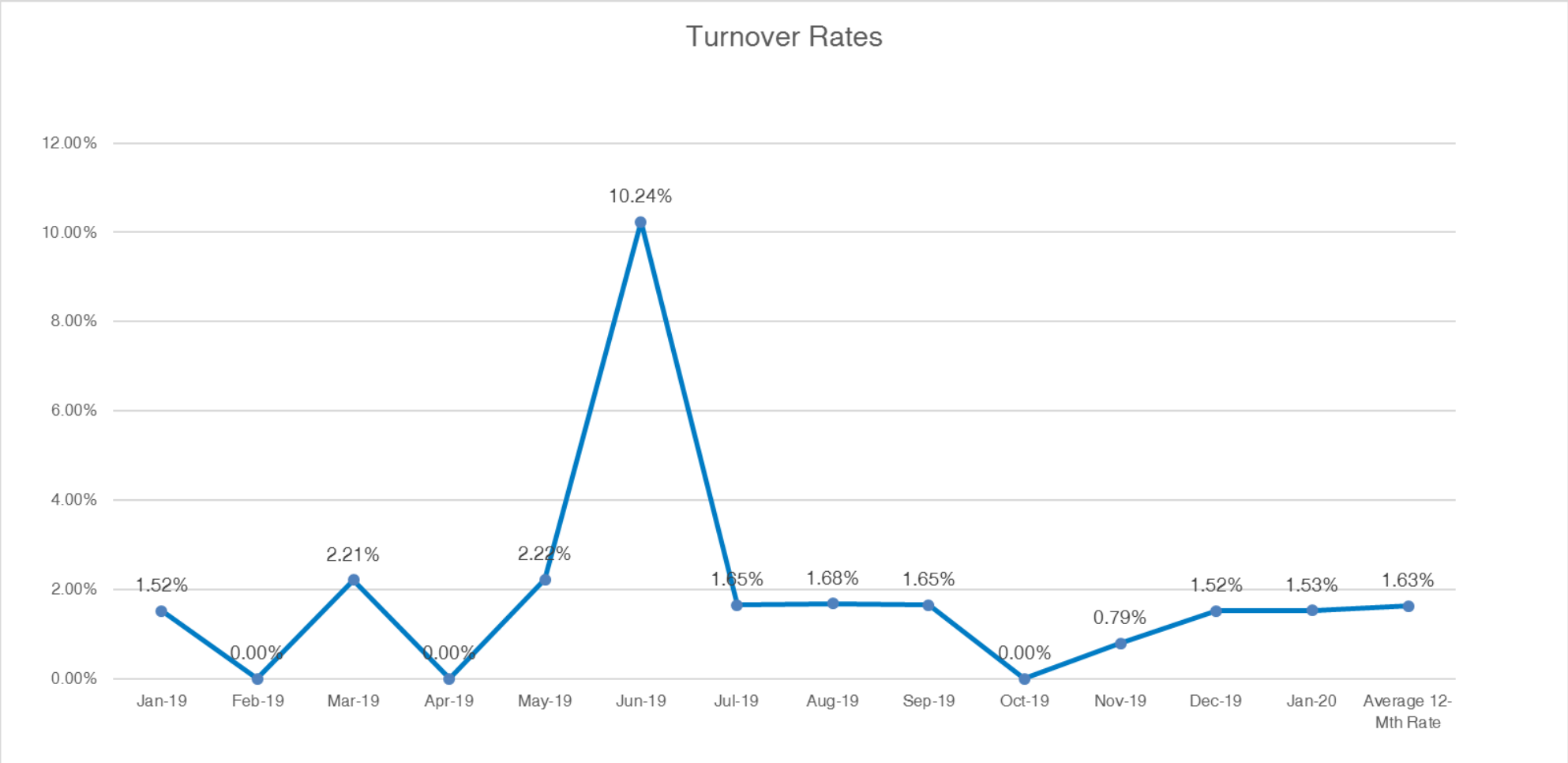
Name of Employee	Department	Type of Change	Date of Change	Position Title	From Position	To Position
Gerald Clarida	Operation Services	Separation	1/11/2020	Maintenance Attendant		
Cody Piniewski	Police	New Hire	1/21/2020	Police Officer		
Brian Williamson	Fire/Rescue	Reclassification	1/23/2020		Fire Apparatus Engineer (FT)	Firefighter (PT)
Samuel Purvis	Police	Promotion	1/25/2020		Police Officer	Police Corporal
Lynn Roberts	Planning and Inspections	Separation	1/27/2020	Permit Technician		
Mike James	Police	Retirement	1/31/2020	Chief of Police		

## Workers Comp Data

Number of Incidents	Loss Time (Y or N)	Brief description of Incident and Injury/Illness
4	N	Finger Injury, Lip Injury, puncture wound to leg, ankle injury

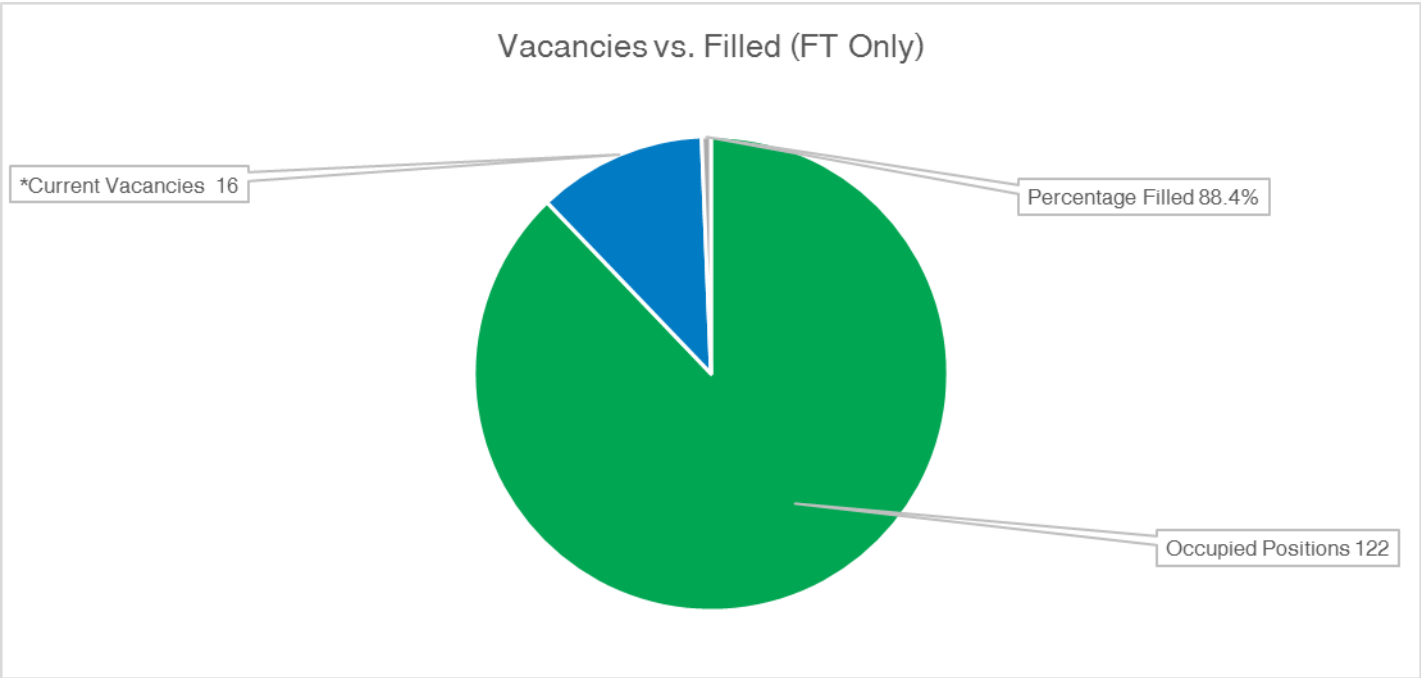
Dashboard





## Vacancies

Department	Position	Employment Type	Phase/Status
Fire/Rescue Department	Firefighter	Part Time	Scheduling/Conducting Interviews
Fire/Rescue Department	Firefighter	Part Time	Scheduling/Conducting Interviews
Fire/Rescue Department	Firefighter	Full Time	Scheduling/Conducting Interviews
Fire/Rescue Department	Firefighter	Full Time	Scheduling/Conducting Interviews
Fire/Rescue Department	Firefighter	Full Time	Scheduling/Conducting Interviews
Fire/Rescue Department	Fire Apparatus Engineer	Full Time	Accepting/ Reviewing Applications
Fire/Rescue Department	Administrative Coordinator	Full Time	Accepting/ Reviewing Applications
Operation Services	Custodian	Full Time	Accepting/ Reviewing Applications
Planning & Inspections	Permit Technician	Full Time	Accepting/ Reviewing Applications
Police	Police Officer	Full Time	Offer Accepted
Police	Police Officer	Full Time	Scheduling/Conducting Interviews
Police	Police Officer	Full Time	Scheduling/Conducting Interviews
Police	Police Officer	Full Time	Scheduling/Conducting Interviews
Public Safety	Public Safety Director	Full Time	Scheduling/Conducting Interviews
Public Services	Town Engineer	Full Time	Accepting/ Reviewing Applications
Public Services	Streets Maintenance Worker	Full Time	Scheduling/Conducting Interviews
Public Services	Utilities Maintenance Worker	Full Time	On Hold
Public Services	Project Manager	Full Time	Scheduling/Conducting Interviews



## Public Safety Committee Meeting Summary

The Public Safety Committee met on January 14, 2020 and discussed the following items:

- Setting the 2020 meeting dates.
- Brief updates were provided by staff regarding the Public Safety Director position, the Kay Todd Road fire station, grants, electronic speed sign placements, and the CentralSquare software conversion.
- Other discussion items included pothole maintenance and the status of the Brunswick Forest Intersection Improvement.

The next meeting is scheduled for March 10, 2020 at Town Hall.

## Police Updates

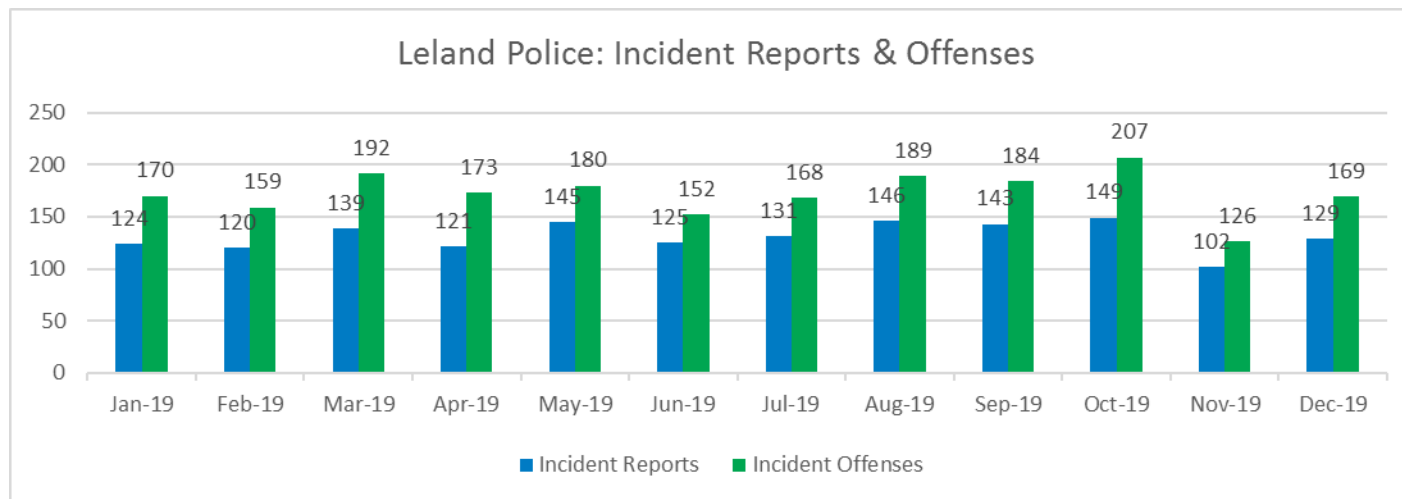
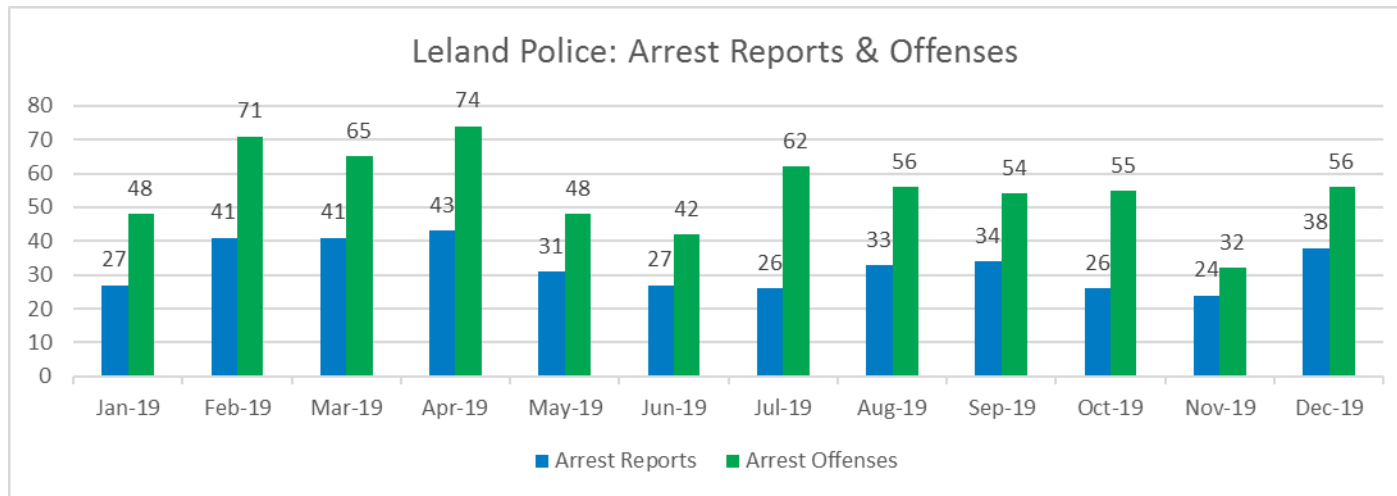
### Department News

Detective Leighton attended Interview and Interrogation training at the North Carolina Justice Academy. Corporal Baughman and Corporal Payne attended First Line Supervision which was hosted by the Wilmington Police Department and taught by the North Carolina Justice Academy. Corporal Payne also attended a Field Training Officer course at the North Carolina Justice Academy. Corporal Baughman, Officer Guy, and Officer Yeager attended Advanced Roadside Impaired Driving Enforcement (A.R.I.D.E) hosted at the Leland Police Department and taught by the Forensic Alcohol Branch. Detectives Britton, McCabe, Hager, Leighton, and Sergeant Warren attended Raise the Age Training at Cape Fear Community College. Officers McElroy, Roberts, Barbery, Yeager, Guy, and Corporal Payne also attended this training. The purpose of the course was to educate law enforcement about the recent changes to law on how to handle juveniles now that the age for juveniles encompasses all juveniles up to 17 years of age. Records Technician II Ollie Collins attended Data Criminal Information (D.C.I) training in Jacksonville.

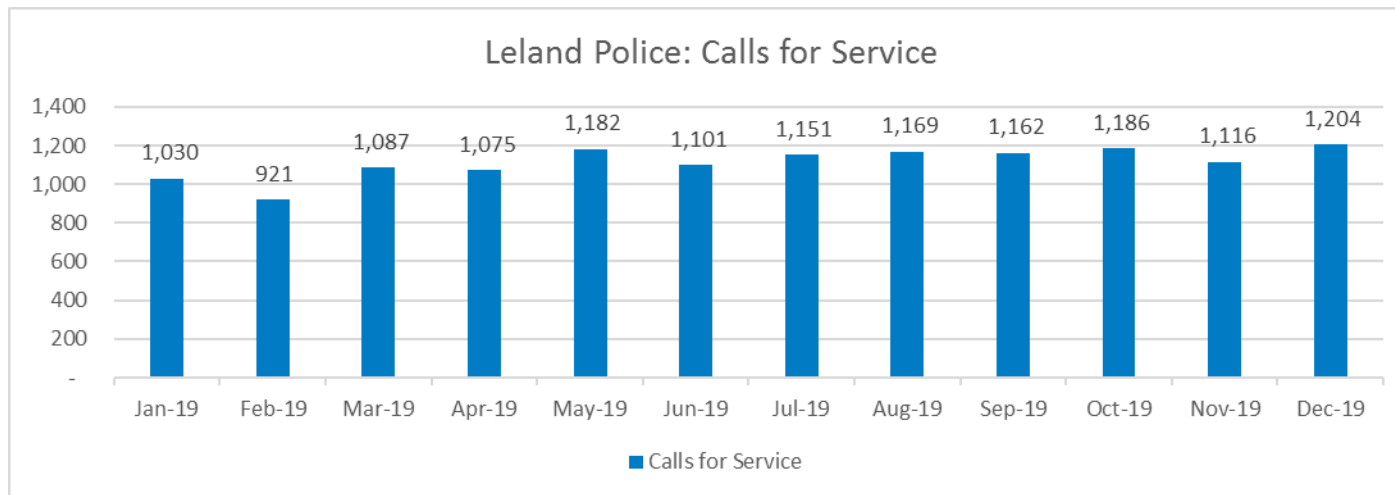
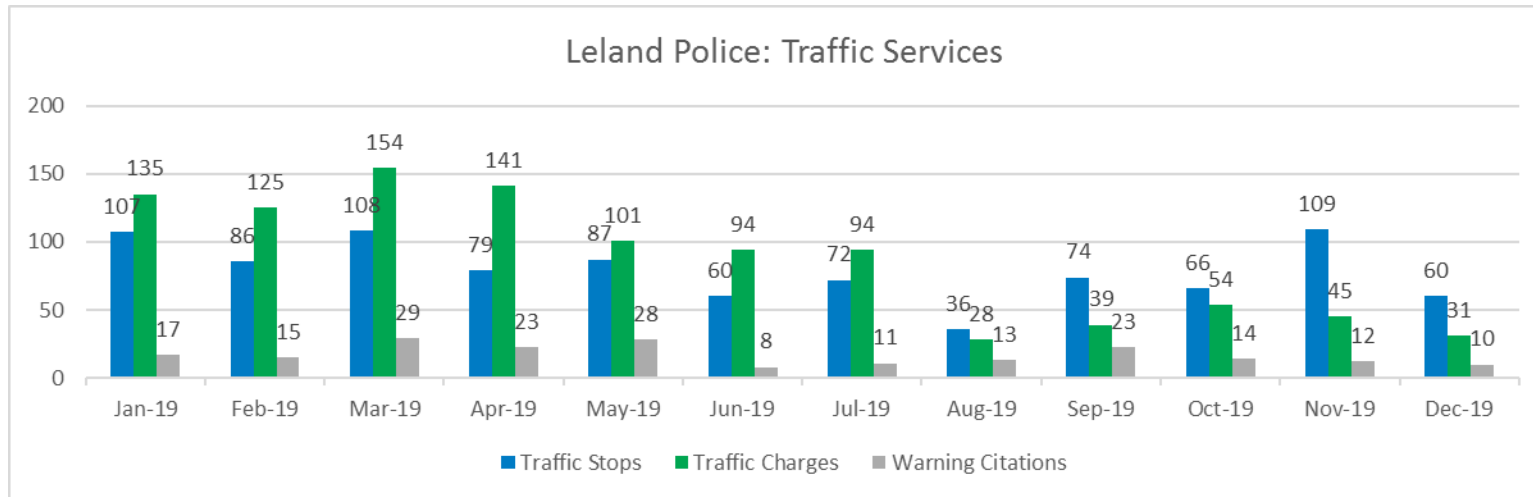
Chief Shirley, Lieutenant Humphries, and Lieutenant Almond attended the ribbon cutting ceremony for the new training facility built by the City of Wilmington for Wilmington Police and Fire Departments. This facility will also be available for Leland Police staff to utilize as needed and includes an indoor firing range and driving simulator.

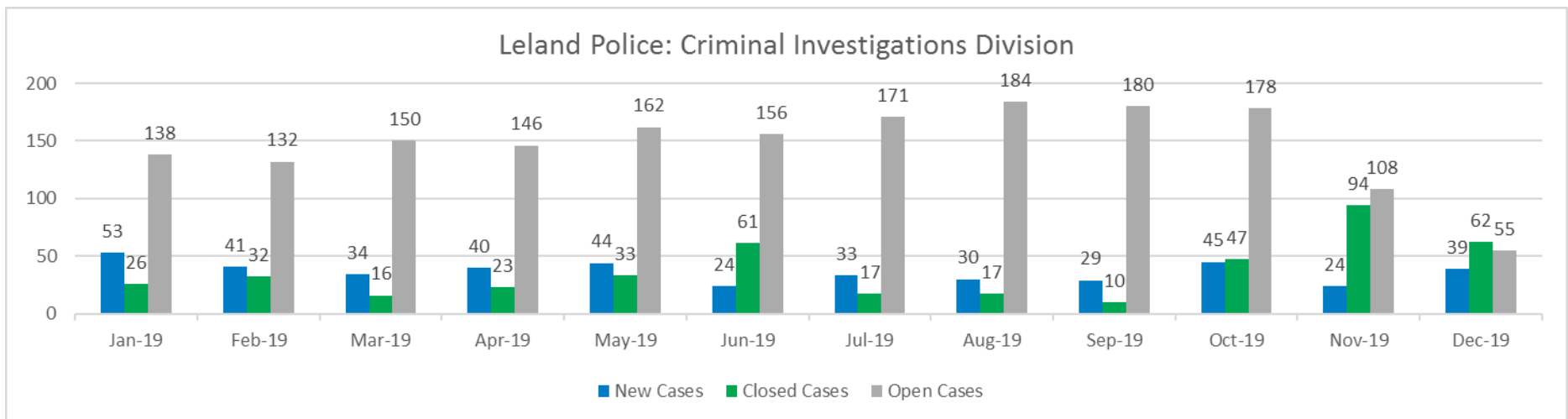
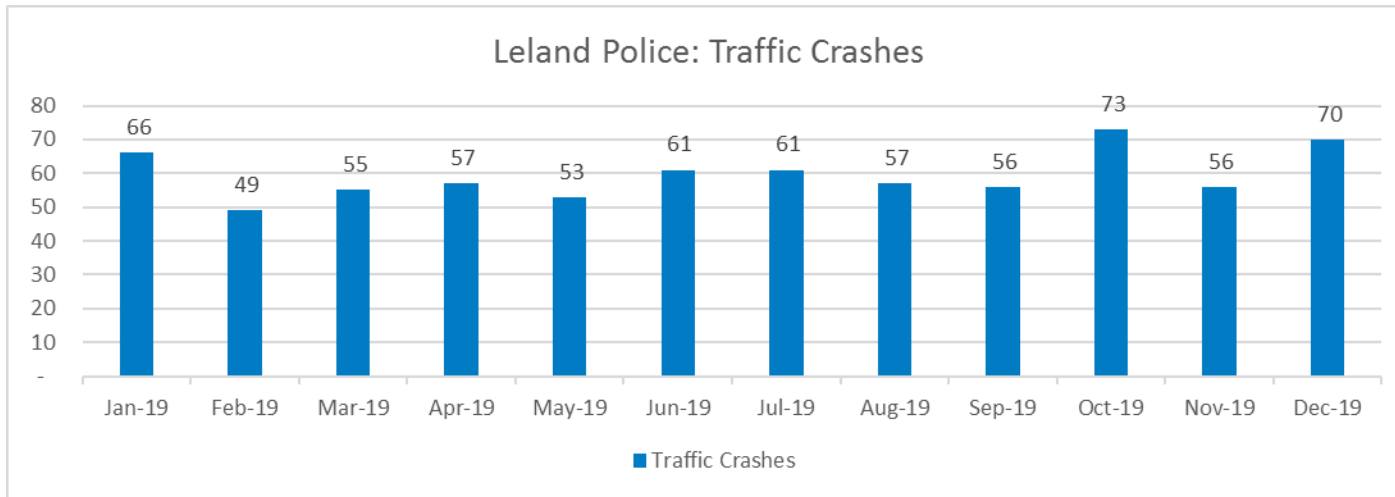
Deputy Police Chief Brad Shirley was sworn in as the new Police Chief on January 31, 2020 in light of Mike James retirement which was effective February 1, 2020.

Dashboard









## Investigations Significant Activities

Detective Windy Hager was hired and assigned to the Street Crimes Unit (SCU).

Detective Berry investigated an Armed Robbery (home invasion) on Moss Court. He performed interviews leading to four arrests, the seizure of 22 bags of heroin, and two pellet pistols.

Detective Britton investigated an elder abuse (caretaker) resulting in 69 felony charges being issued. The investigation involved examining bank records including each bank transaction. The suspect frauded the elderly victim out of \$15,000 over the period of a year.

Detective Kazee completed an investigation that began in October 2019 after a spike of larcenies from unlocked vehicles. The investigation revealed that multiple firearms, check books, and debit cards were removed from vehicles. He partnered with the BCSO on the investigation and charged two individuals with felony B&E from incidents in Leland. BCSO charged a third person in connection.

## Fire/Rescue Updates

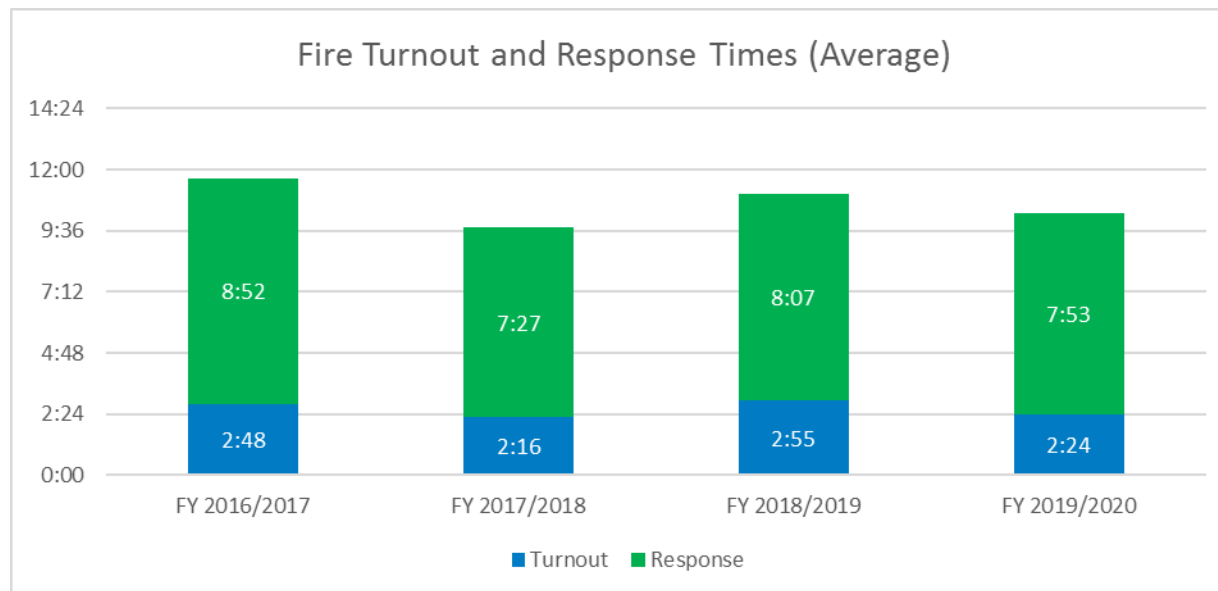
### Department News

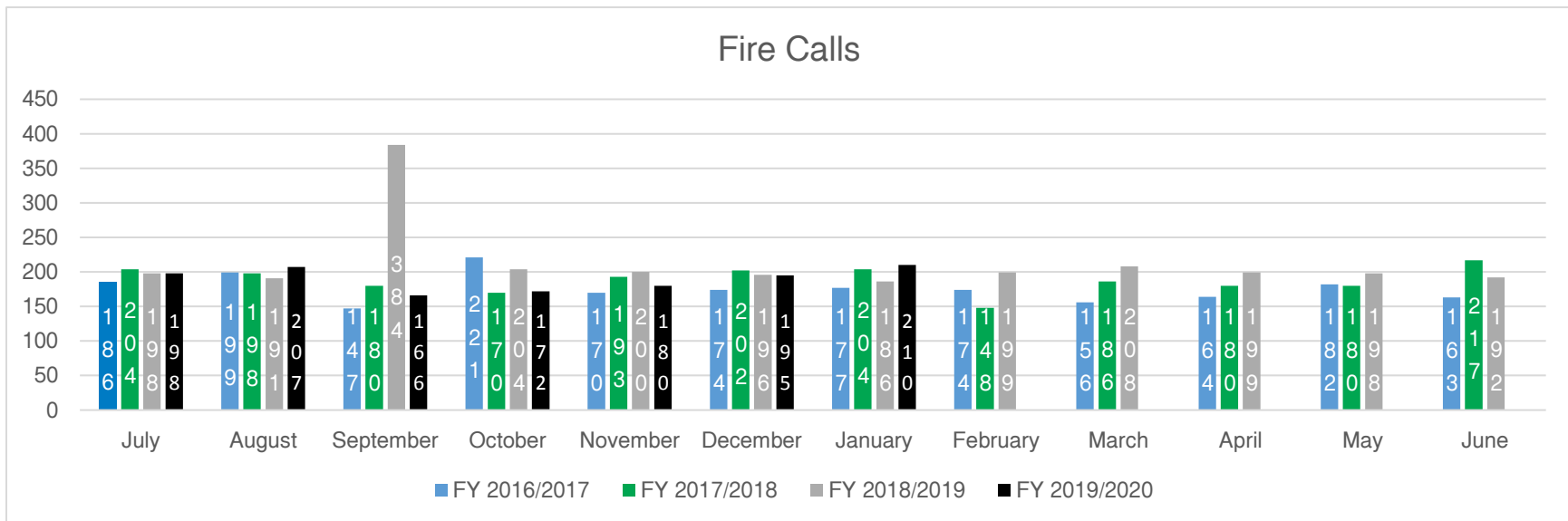
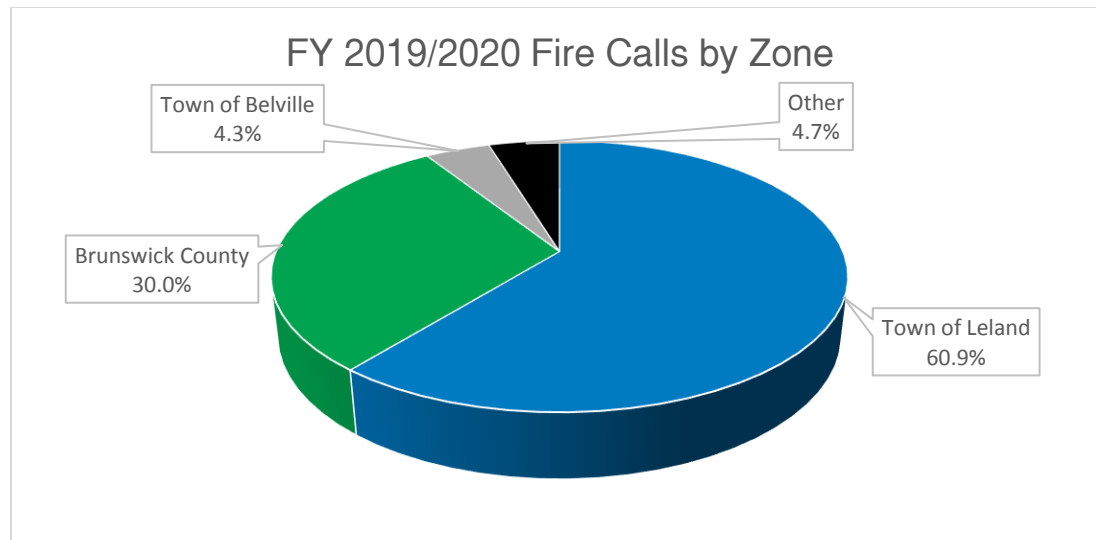
Staff took part in a live burn exercise on January 18, 2020. These types of exercises are important, as they allow many in our volunteer academy classes to have their first exposure to real fire conditions.

Department goals include continuing to build on company level proficiency, and as such, committee work has begun on improving department policies, guidelines, and practices.

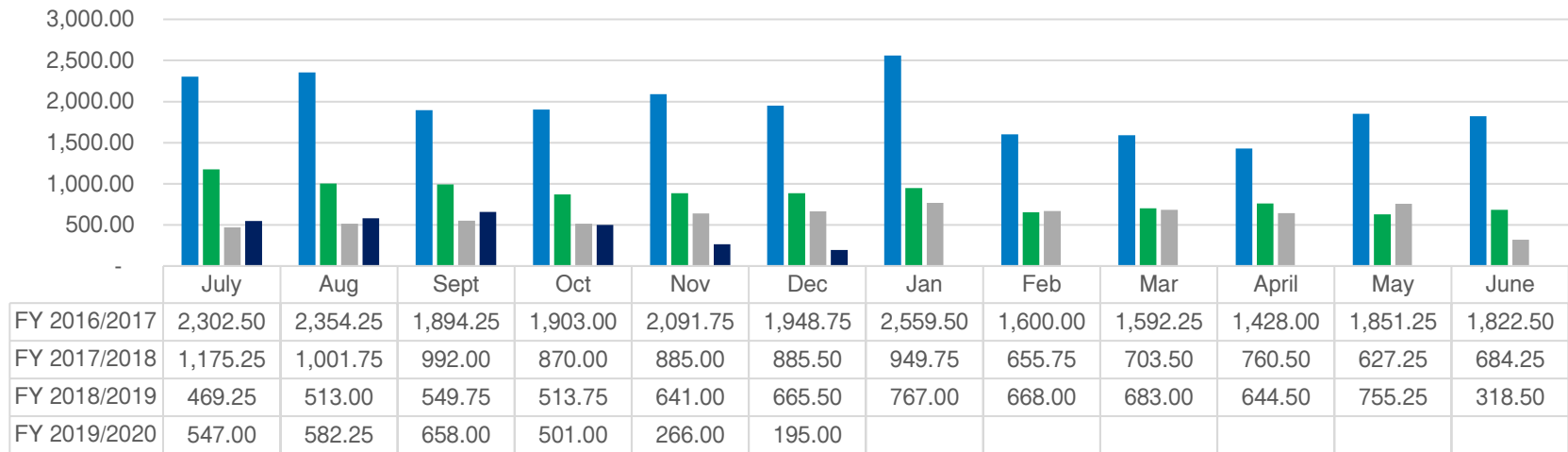
The station committee has also met to accumulate some of the basic facility functionality requests of staff for the Kay Todd Road station.

### Dashboard





### Volunteer Hours



■ FY 2016/2017 ■ FY 2017/2018 ■ FY 2018/2019 ■ FY 2019/2020

## Department News

A Custodian position is currently being advertised after a recent vacancy at the LCAC. There is also a vacancy for the part-time Recreation Specialist position.

## Parks and Recreation Board Summary

The January Parks and Recreation Board meeting included the following topics:

- Introduction/oath new member - Art Dietrich
- Founders Park Master Plan: The Plan was presented by Staff and the Board made a recommendation to Council to adopt the master plan and to fund the first phase of the project.
- Leland in Lights recap
- 2020 meeting dates
- Sturgeon Creek Park Master Plan: McGill and Associates presented a draft master plan for Founders Park. This presentation included an update for phase one of the master plan and a cost of probable opinion.

## Grounds/Facilities Updates

### Work Priorities

- Fall/winter mulch application.
- Landscape improvements on Village Road medians.

### Projects Completed

- Repaired garage door on Parks and Recreation shed.
- Replaced door lock and handle on little free library at Westgate Nature Park.
- Replaced rotten board at outdoor classroom at Westgate Nature Park.
- Repaired front door actuator at LCAC.
- Replaced electric outlet in HVAC cage at Town Hall.

### Major Purchases

No major purchases occurred in January.

### Event/Program Attendance Reports

Event/Program	Date	Event/Program Fee (R/NR)	Attendance	Gross Sales	Contracted Costs	Net Sales	Overhead Costs	Profit/Loss
Artist Reception - Student Showcase	01/09/20	-	65	-	-	-	1,656.43	(1,656.43)
Master Gardeners Pruning Workshop	01/11/20	10.00	23	230.00	210.00	20.00	71.70	(52.30)
Concert - Gabriel Russo	01/17/20	10.00	186	1,860.00	1,200.00	660.00	1,656.43	(996.43)

### Upcoming Events/Programs

- February 12, 2020 – Leland We Don’t Know Tour 9 AM-12 PM – Sold Out
- February 20, 2020 – Leland We Don’t Know Tour 9 AM-12 PM – Sold Out
- February 20, 2020 – Birding in Brunswick
- February 27, 2020 – Birding in Brunswick
- February 29, 2020 – Campfire @ the Cove
- March 5, 2020 – Birding in Brunswick

### LCAC Updates

Registration for all spring and summer programs opened on February 1, 2020 at 9 AM.

LCAC Art Gallery Exhibition by Joseph Bardani titled “One Man Show” will be on display through the end of February.

Early voting begins on February 12, 2020 and will run through February 29, 2020.

The LCAC has been approved for a Brunswick Arts Council Grassroots grant award in the amount of \$2,200.00 for our Youth Arts Day event.



## Department News

Brandon Eaton, Code Enforcement Officer, attended a two-day Unmanned Aerial Vehicle (UAV) workshop presented by UNCW. At the workshop, Mr. Eaton learned basic UAV laws, regulations, and safety, the basics of photogrammetry, UAVs, and sensory technology, mission planning and field data collection, and how to process imagery, analyze and visualize data, and create final products. The workshop poised Mr. Eaton to take the Part 107 certification test and utilize drone technology in code enforcement, disaster recovery, and a variety of other scenarios.

Liz Galloway, GIS Analyst/EnerGov Administrator, facilitated upgrading EnerGov to the newest version at the end of January. This upgrade was a necessary step in implementing the Customer Self Service (CSS) portal, which will improve customer service delivery by enabling customers to apply for permits, schedule inspections, and check on the status of permits and inspections through an online portal.

## Planning Board Meeting Summary

The Planning Board met on January 28, 2020 and heard the following items:

1. Initial Zoning Recommendation – The Planning Board recommended R-6 zoning for Parcel No. 0460006004, a 33.12-acre parcel proposed to be voluntarily annexed into the Town.
2. Initial Zoning Recommendation – The Planning Board recommended C-1 zoning for Parcel No. 04600039, a 0.660-acre parcel proposed to be voluntarily annexed into the Town.
3. Initial Zoning Recommendation – The Planning Board recommended C-1 zoning for a 0.110-acre portion of Parcel No. 0460003901, a portion of a 1.02-acre parcel proposed to be voluntarily annexed into the Town.
4. Text Amendment – The Planning Board heard staff-proposed language to amend the ordinance to align definitions for building and dwelling units with the recently adopted definitions in the North Carolina General Statutes. The Planning Board recommended approval of the amendment.
5. Text Amendment – The Planning Board heard staff-proposed language to amend the ordinance to condense, relocate, and clarify zoning regulations and performance development standards for the R-6 Medium Density zoning district. The amendment would also relocate the PUD building setback, height, and building separation

regulations found in Sec 66-313(c), and move them to the area, yard, and height requirement table for all other zoning districts found in Section 66-163. The Planning Board recommended approval of the amendment.

6. Text Amendment – The Planning Board heard staff-proposed language to amend the ordinance to streamline the review process for the creation of public utility lots. Planning Board recommended approval of the amendment.
7. Master Plan Update and Site Specific Plan – The Planning Board approved a site specific plan and update to the Magnolia Greens PUD master plan for 18 townhome lots for Magnolia Cottages.

The Planning Board's next meeting is on February 25, 2020 at 6PM.

## Board of Adjustment Meeting Summary

The Board of Adjustment did not meet in January due to a lack of agenda items.

## Transportation Oversight Committee Meeting Summary

The Transportation Oversight Committee did not have a meeting scheduled for January.

## Current Planning Update

### TRC Report

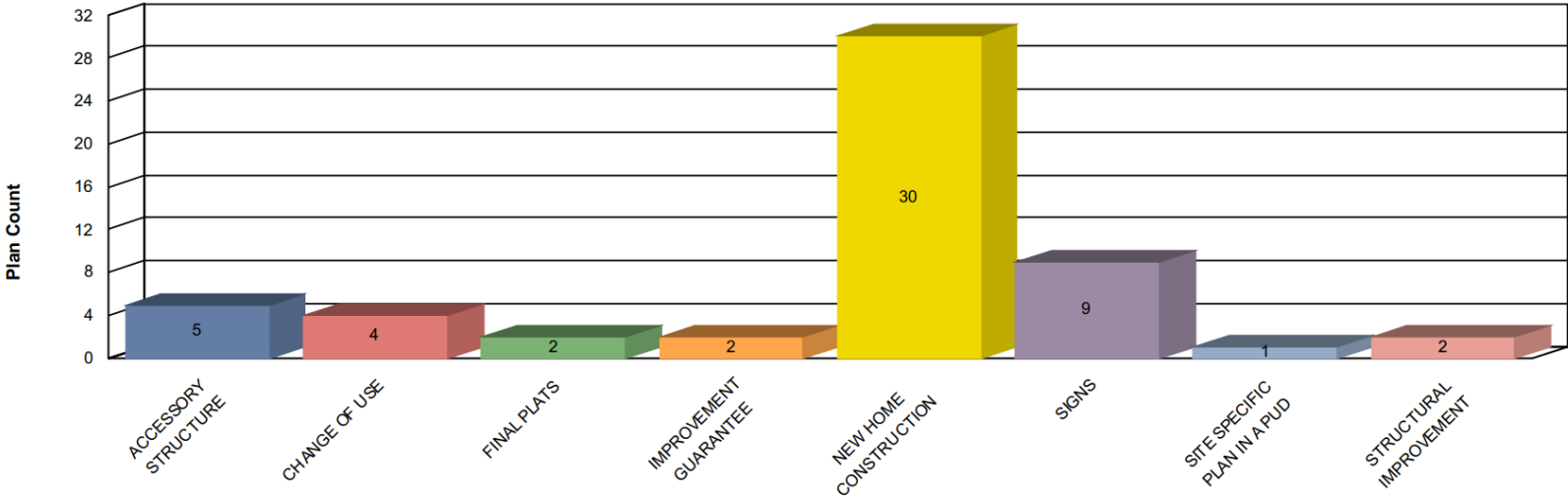
The Technical Review Committee (TRC) met on January 21, 2020 and discussed the following items:

1. Tractor Supply Store – 19,097 sq. ft. retail store at the 7900 block of US Highway 17.
2. Brunswick Beer and Cider – 12,000 sq. ft. brewery and restaurant at the 1300 block of Brunswick Village Boulevard

Plan and Plat Reviews



PLANS COMPLETED BY TYPE (01/01/2020 TO 01/31/2020)  
FOR TOWN OF LELAND



Other Information

Improvement Guarantees

Subdivision	Number of Agreements	Total per Agreement Type	Change from Previous Month
<b>Adair Park</b>			
Cash Bonds	1	\$188,258.13	\$0.00
<b>Brunswick Forest</b>			
Letters of Credit	25	\$7,290,967.45	\$0.00
<b>Grayson Park</b>			
Letters of Credit	0	\$0.00	-\$30,952.50
Cash Bonds	3	\$50,860.15	\$43,453.89
Surety Bonds	3	\$108,062.50	\$0.00
<b>Lanvale Forest</b>			
Letters of Credit	1	\$50,082.81	\$0.00
<b>Mallory Creek</b>			
Letters of Credit	2	\$168,250.00	\$0.00
Cash Bonds	6	\$600,557.75	-\$830,427.55
Surety Bonds	2	\$292,492.70	\$0.00
<b>Sessoms Way</b>			
Letters of Credit	1	\$55,505.00	\$0.00
<b>Skylars Cove</b>			
Surety Bond	1	\$70,876.00	\$0.00
<b>Tara Forest</b>			
Cash Bonds	1	\$10,840.00	\$0.00
<b>Waterford</b>			
Surety Bonds	1	\$244,281.25	\$0.00
Total Letters of Credit	29	\$7,564,805.26	-\$30,952.50
Total Cash Bonds	11	\$850,516.03	-\$786,973.66
Total Surety Bonds	7	\$715,712.45	\$0.00
Total Performance Guarantee Sureties	47	\$9,131,033.74	-\$817,926.16

### Long Range Planning Update

Staff continues to brainstorm on the Leland 2040 Comprehensive Plan project, including innovative ways to gauge input for the plan.

### Transportation Planning Update

WMPO Transportation Coordinating Committee – Staff attended the WMPO TCC meeting on January 15, 2020. Items of discussion included the 2020-2029 STIP/MPO Transportation Improvement Program and a model E-bicycle ordinance.

Staff continues working on the Street Design Manual and is finalizing the cross sections proposed in the current draft. Additionally, staff is editing the document for brevity and clarity.

The Town still is in need of a citizen to serve as the representative for the WMPO Bicycle and Pedestrian Committee. The committee works to identify and prioritize needs for bicycle and pedestrian improvements and investments from state and federal funding, as it becomes available. The WMPO BikePed Committee meets at 2PM once per month, typically the second Tuesday of the month, in downtown Wilmington. Interested applicants may visit [www.wmpo.org/agendas-minutes/](http://www.wmpo.org/agendas-minutes/) to view prior meeting agendas and discussions and apply at this link: <https://townofleland.civicweb.net/Portal/CitizenEngagement.aspx>

### GIS Update

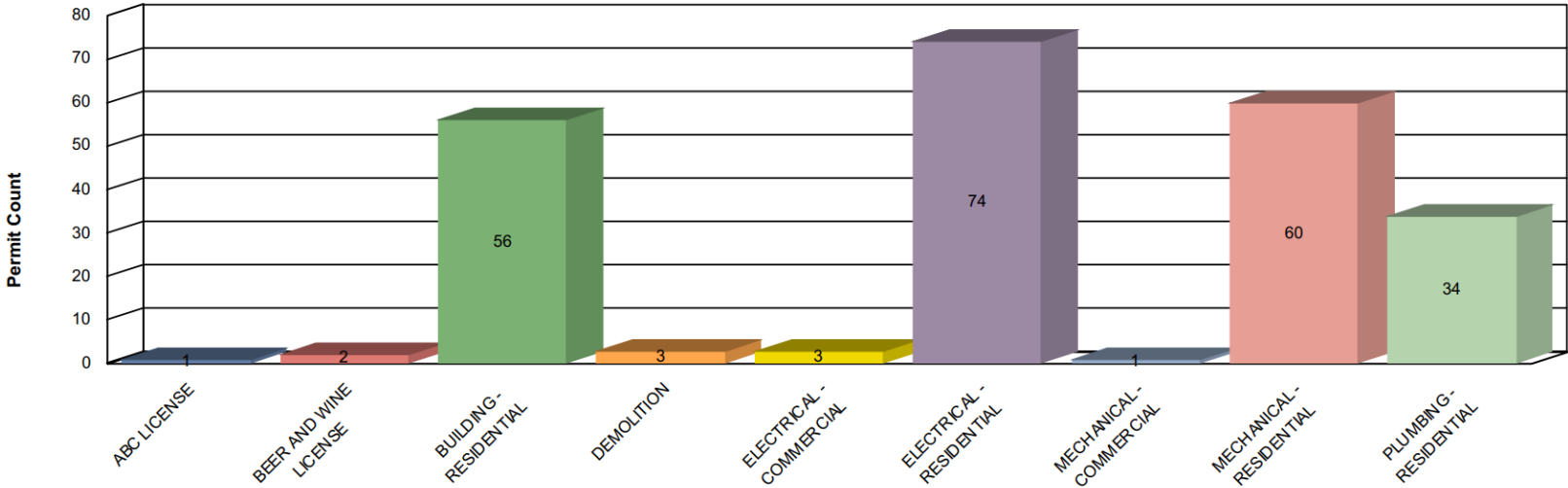
In January, GIS staff fulfilled 10 map requests: Four (4) for Economic and Community Development, four (4) for Public Services, one (1) for Fire/Rescue, and one (1) for a local media request.

### Building Inspections Update

Total Permits Issued	Total Inspections	Total Value of Construction	Total New Square Footage Permitted
234	1,370	\$7,864,934	95,620

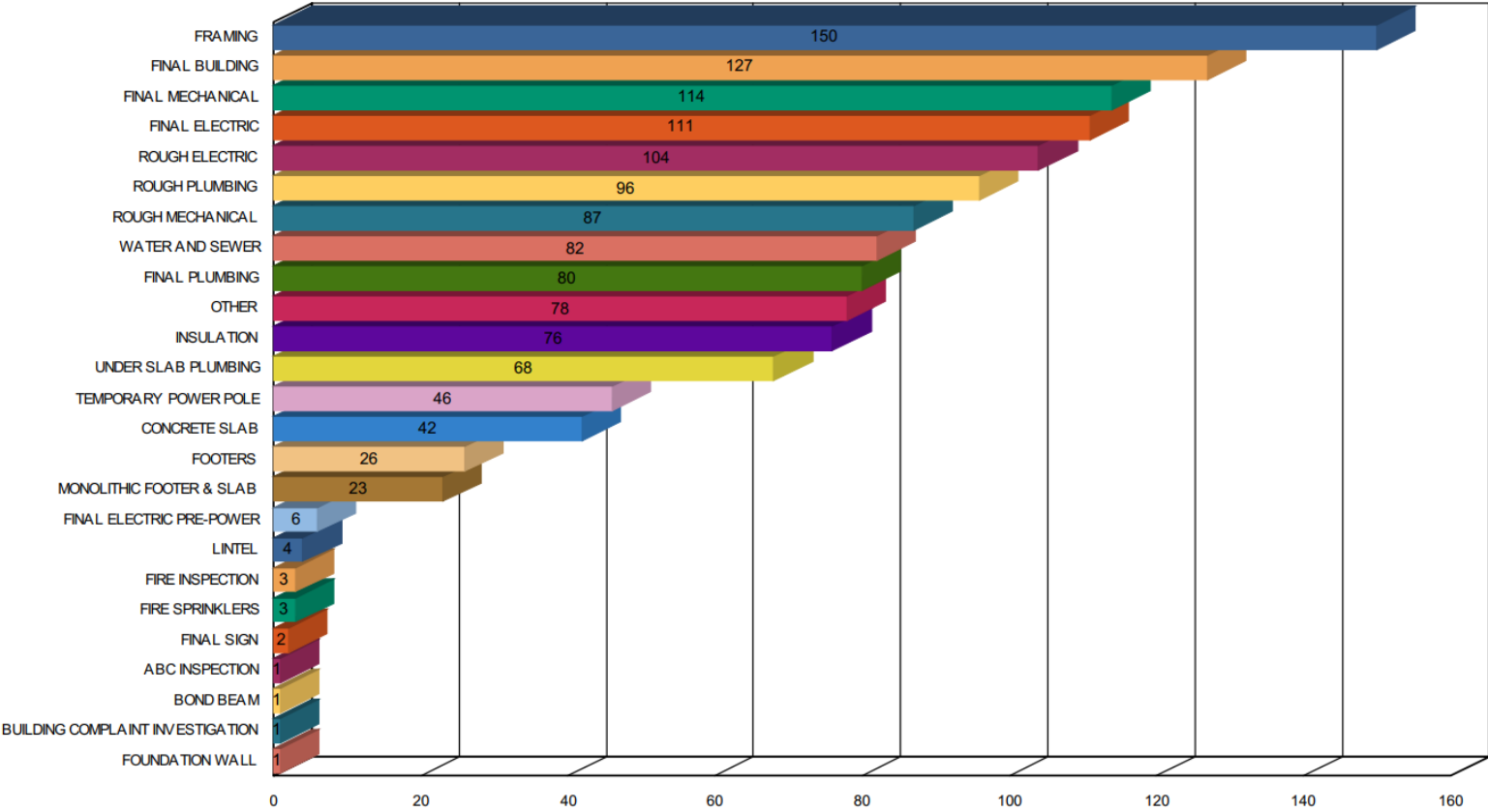


PERMITS ISSUED BY TYPE (01/01/2020 TO 01/31/2020)  
FOR TOWN OF LELAND





COMPLETED INSPECTIONS BY ACTUAL START DATE BY INSPECTION TYPE (01/01/2020 TO 01/31/2020) FOR TOWN OF LELAND



Code Enforcement Update

In January, Code Enforcement opened 3 zoning cases, 4 environmental cases, and 2 minimum housing cases. Additionally, 5 environmental cases, 7 minimum housing cases, and 1 zoning case was closed. Currently, there are 19 environmental, 1 vehicle, 7 minimum housing, 1 stormwater, and 13 zoning cases open.

## Department News

Cape Fear CREW announced that the team that put together the Harrington Village Development Agreement between the Town of Leland and Harrington Village Developers LLC was a finalist for a Crew Award of Excellence in the Dealmaker Award category. New this year, the Dealmaker category recognizes a person or team who demonstrated excellence, resourcefulness, collaboration, and industry best practices while working on a successful transaction. Last year, the Harrington Village project was selected by Cape Fear CREW as a finalist in the Economic and Community Enhancement category. The annual awards, which focus on the rapidly growing commercial real estate sector, recognize excellence and leadership in commercial real estate in the Cape Fear Region. The award event will be held on February 27, 2020 at the Wilmington Convention Center.

Staff is waiting to hear the results for the Town's grant application for the 2019 U.S. Department of Commerce Economic Development Association (EDA) Disaster Supplemental Notice of Funding Opportunity. The grant would fund the engineering and preparation of construction plans for the burial of overhead utilities along a nearly one-mile section of Village Road.

Mr. Vidmar is overseeing the annexation process that is taking place for the voluntary annexation of three parcels totaling approximately 34 acres.

## New Construction/Development

- Mr. Vidmar continued working with the Public Services Department on preparing the four STBG-DA multi-use path projects for bidding. Staff anticipates getting approval from NCDOT to advertise the projects for bids very soon.
- Mr. Vidmar is working with the Public Services Department to coordinate the engineering and preparation of bidding documents for the extension of Brunswick Village Boulevard and installation of water and sewer lines and a multi-use path along Kay Todd Road in connection with a Development Agreement between the Town and Funston Land and Timber, LLC.
- Site construction is underway for the **Hawthorne at Waterside** apartment community located near the corner of Highway 17 and Hewett-Burton Road. Phase 1 of this project will include 11 buildings with 276 one-, two-, and three-bedroom apartment units, a clubhouse, swimming pool, and additional amenities. The Town plans to



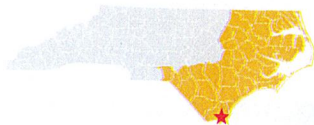
construct a new public street through **Hawthorne at Waterside** in the future that will provide another connection from Highway 17 into Brunswick Forest by way of the extension of Brunswick Village Boulevard.

- Site construction continued at the **Ibis Landing** development located at the corner of Carol Lynn Drive and Highway 17. This project is planned to have 11 residential buildings with 123 townhomes on approximately 19 acres, and 6 commercial outlots on approximately 10 acres.
- At Leland Town Center, fit-up construction is underway for the **Starbucks, Heartland Dental, Firehouse Subs, and AT&T** spaces in the building next to Chick-fil-A.
- Construction continued on the 120-unit **Leland Station** apartment community in the Waterford Commercial Village across from Goodwill. Tenants have begun moving into some of the units.

### Economic Development Committee Meeting Summary

Ms. Heather McWhorter was the featured speaker at the January Economic Development Committee meeting. Ms. McWhorter is the North Carolina Small Business & Technology Development Center (SBTDC) Regional Director at the University of North Carolina Wilmington. She spoke to the group about the mission of the SBTDC and the support and assistance it provides to small businesses in Brunswick County and New Hanover County.

+ TALKING POINTS



LELAND

**22,070**  
ESTIMATED POPULATION

**1989**  
YEAR LELAND  
WAS INCORPORATED

**"LIFE IS GOOD  
HERE"**  
TOWN MOTTO

**\$66,996**  
MEDIAN HOUSEHOLD  
INCOME

**10**  
MILES NORTHWEST  
OF WILMINGTON

**30**  
YEARS LELAND HAS  
HOSTED ITS FOUNDERS  
DAY CELEBRATION

# YOUNG TOWN, OLD SOUL

A new arts center, top-notch golf courses and lots of new residents shape the identity of Brunswick County's biggest town.



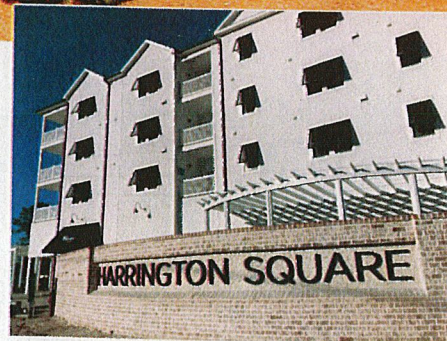
BY BRYAN MIMS

**T**he winter afternoon is warm, even by coastal standards, and Cape Fear National Golf Course in Leland is teeming with tee-offs. Shorts and polo shirts are abundant here at one of the most renowned golf courses on the North Carolina coast.

"This is a chamber of commerce day!" enthuses Mike McGowan, 64, a player's assistant at the 7,217-yard, par-72 course. The Buffalo, N.Y., native didn't understand the oxymoron "warm winter afternoon" till he migrated down south. When faced with the prospect of an empty nest up north — his son was close to finishing college and his daughter, high school — he said to his wife, "We need to move when they graduate. We need to start looking."

Neither had any desire for Florida — too far south, too muggy, too crowded. "You can get nice warm weather in other places," he says. "We wanted a nice place where we could live comfortably without the oppressive heat."

The southeastern coast of North Carolina looked optimal. Midway to Florida, it offered



▲ Harrington Village and Harrington Square broke ground in 2017. The \$45 million development will include apartments and commercial and retail space.

tee-time winters without the long summer swelter. So in 2006, they settled in Westport, one of many master-planned subdivisions across the sprawling southern reaches of Leland, a town whose population has grown fivefold in the last two decades. In 2000, it had 4,125 residents; its population is now estimated at more than 22,000.

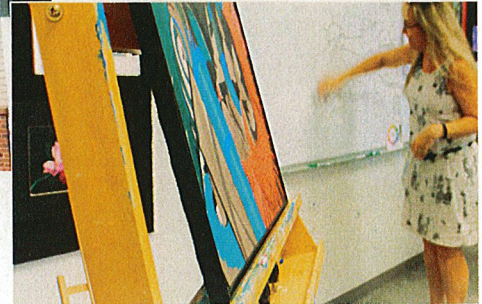
New development and annexation has increased to accommodate the growing population. In 2004, Leland added the Brunswick Forest community developed by Jeff Earp. It's home to Cape Fear National, a golf

COURTESY OF TOWN OF LELAND





► *The Leland Cultural Arts Center offers courses and programs in a variety of art forms including theater, dance, pottery, painting and jewelry-making. It also features a 225-seat multipurpose performing-arts space.*



course open to the public and designed by Sunset Beach architect Tim Cate. Brunswick Forest spreads across 4,500 acres and is speckled with bungalows, townhomes, houses, canoe and kayak trails, walking and biking paths, and wooded parks. It's tailored mostly to retirees, and *Where to Retire* magazine consistently ranks Brunswick Forest among the nation's top retirement communities.

Located across the Cape Fear and Brunswick rivers from Wilmington — and a short drive from a long strand of beach communities — Leland is a Shangri-La for transplants. "I don't really want to deal with all that stuff in Wilmington because it's a big city, even though it has a small-town feel," says Burl Penton, a transplant from New England who lives in Brunswick Forest. "Over here, it's the best of both worlds."

That sentiment crystallizes Leland's allure: It's close to the fine restaurants, theaters and the moss-draped history of Wilmington but is striving to become an entity unto itself, replete with an arts center and parks that rival those across the bridge.

Leland didn't exist as an incorporated town until 1989, though the community traces its origins to the 1890s. Back then — at the spot where Village Road crossed the Wilmington, Columbia and Augusta Railroad — a small community had taken root. Joseph Gay and some other residents successfully petitioned to have a post office established here. The area became known as Leland, named for Gay's nephew, Leland Adams.

Historical markers outside Leland's 44,000-square-foot town hall, which opened in 2015, offer a thumbnail sketch of its emergence. On Sept. 12, 1989, the 12-member Leland Charter Commission made it official: Leland, with a little more than 1,000 residents, was now a municipality.

More than 30 years later, Leland, despite its growth, still lacks

a true downtown. Brunswick Forest boasts its own commercial center — The Villages at Brunswick Forest bustle with retail, dining, medical offices and other professional services — but the equivalent hasn't existed for the town.

The traditional nucleus of Leland is along Village and Old Fayetteville roads, populated with a Food Lion, Piggly Wiggly, fast-food restaurants and a hodgepodge of other familiar franchises. In the last 20 years, Leland's commercial development has boomed along U.S. 17, with the Shoppes at Westgate — anchored by a Walmart Supercenter — serving as a hub.

Asked whether Leland has a downtown, Mayor Brenda Bozeman says, "No, but we are creating one." She's referring to the Gateway District along Village Road, designated to spur the development of homes, shops and restaurants. In 2011, the town adopted a plan to foster a walkable, livable downtown. The Gateway District puts "parking lots in the back so you can walk the sidewalks and walk from one store to another," Bozeman says.

The first major project under the ordinance, Harrington Village luxury apartments and its commercial component, Harrington Square, broke ground in 2017. When build-out is complete, town officials say, the \$45 million, mixed-use development will include 333 apartments and 30,000 square feet of commercial and retail space. Harrington Village is now leasing units with monthly rates ranging from \$895 to \$1,475.

The town is also landing its first brewery, expected to open in late 2020. 7twenty6 Brewing Co. will tap into 5 acres in the Gateway District and feature a taco-stand-style eatery and outdoor concert stage. The brewery would also be a first for northern Brunswick County. "Whenever I frequent any of the Wilmington breweries, there are always people there who have come from Leland," brewery partner Chris LaCoe said in a press release. "With the town's continued growth, I think it is a







▲ Leland's town hall, bottom, opened in 2015. The town is home to several parks and recreation facilities, top, including Westgate Nature Park, Founders Park and Sturgeon Creek Park.

perfect place to bring in a nice hangout spot that is convenient to residents and is family-friendly.”

Gary Vidmar, the town's economic and community development director, said the brewery will help establish Leland's image as a destination rather than a bedroom community of Wilmington. “The craft-brewery industry in Wilmington and the entire region has been growing rapidly but until now, Leland has not been part of the mix,” Vidmar says. “As a result, Leland and Brunswick County residents must travel to Wilmington and surrounding areas to enjoy their favorite brews.”

Leland and Brunswick County residents used to also have to visit Wilmington to enjoy an art studio or live-theater performance. But in 2015, the Leland Cultural Arts Center opened along Magnolia Village Way, occupying 18,000 square feet of space in a building the town had bought in foreclosure. “That was my dream,” Mayor Bozeman says. “That Cultural Arts Center is awesome. We have people come from Wilmington [who] like our Cultural Arts Center better than they do the arts center in Wilmington.”

The town has invested about \$2.5 million in the center, and it offers an impressive array of classes to the public: oil and watercolor painting; sculpting; jewelry-, quilt- and basket-making; writing; photography; and even ballroom, tap and belly dancing. The center also features a 225-seat multipurpose performing-arts space for hosting shows that often pack the house. Recent sold-out acts included Johnny Cash and Frank Sinatra tribute bands. “It stays busy all the time,” Bozeman says.

With the cultural center, Leland has enhanced its arts scene, but rapid population growth, if not smartly directed, has a tendency to erode the natural scene. Leland is laced with cypress-shaded wetlands and tidal creeks — prime backdrops for Leland's several parks, including a new, 78-acre tract called Sturgeon Creek Park. The town is now soliciting ideas for how to develop the park while protecting as much of the natural environs as possible.

Right across the street from Leland Town Hall is Founders Park, formerly Leland Municipal Park, an 8-acre spread with a playground, benches, a paved trail and disc golf. On a balmy winter afternoon, Deron Webb and his two sons, Erickson, 11, and Langston, 8, are hurling discs at targets. Webb designed the disc course himself and worked with the town to put it in. “It's a good mix of everything in this town,” he says.

To be sure, Leland often fits the Chamber of Commerce idyll: Tee times and T-shirts in February and a short drive to long walks on the beach. Wilmington, a city nearly 300 years old, is just across the bridge, and Leland is inextricably linked to the Port City. But the water is wide and this town is still young enough to shape its own identity. ■



Bryan Mims is a writer and reporter at WRAL-TV in Raleigh.





## Finalists announced for commercial real estate awards

By Cece Nunn, posted Jan 17, 2020 on WilmingtonBiz.com

Cape Fear CREW (Commercial Real Estate Women) announced the finalists and achievement award winners Friday for the Cape Fear CREW second annual Awards of Excellence.

The awards recognize excellence and leadership in the local commercial real estate industry, a news release stated

"We received a remarkable number of excellent submissions this year for our second annual Awards of Excellence," said Elise Rocks, CREW member and chairwoman of the selection committee. "The judges were very impressed with the innovation and commitment to excellence of the companies that are shaping the future of our quickly growing region.

"We congratulate all of them and look forward to announcing the winners on Feb. 27."

Rocks said last year, about 250 people attended the inaugural awards program, while this year Cape Fear CREW expects at least 400.

The event will be held at 11 a.m. Feb. 27 at the Wilmington Convention Center and will be open to the public.

The finalists are:

### DEALMAKER AWARD

(Below are descriptions from nomination materials)

#### **GLOW (Girls Leadership Academy of Wilmington)**

[http://www.wilmingtonbiz.com/restaurants/2020/01/16/celebrity\\_chef\\_challenges\\_local\\_food\\_trucks\\_for\\_glow\\_event/19851](http://www.wilmingtonbiz.com/restaurants/2020/01/16/celebrity_chef_challenges_local_food_trucks_for_glow_event/19851))

**new campus financing**

#### **Term debt with New Markets Tax Credit**

##### **Sandy Spiers, SunTrust now Truist**

New Markets Tax Credits (NMTC) are federal, dollar-for-dollar tax credits to assist in the funding of neighborhood changing and/or job creating commercial real estate projects located in low-income census tracts. Effective use of New Markets Tax Credits Solution helped GLOW maximize tax benefits and create more value in the project and benefit for the surrounding community.



#### **Harrington Village development agreement**

##### **Development agreement between the town of Leland and Harrington Village Developers LLC**

**Gary Vidmar, economic and community development director for the town of Leland and Logan Developers, Inc.**

To shape the character of the town and create a downtown business district, Leland officials enacted form-based zoning code standards in 2011, and, in 2013, rezoned an area identified as the Gateway District to a Flexcode zoning district.

The Gateway District Infill Plan was later adopted establishing a vision for an urban, mixed-use residential and business district along the Village Road corridor and surrounding neighborhoods.

One of three "catalyst sites" identified in the Gateway Plan was 20 acres located north of Village Road and bounded by Lee Drive to the west and Fairview Road to the east. It was previously occupied by a mobile home park and an ad hoc flea market. In the Gateway District Infill Plan, town officials envisioned commercial uses along Village Road and a mixed-use retail village on the remaining portion of the site.

The town anticipated that the proper development of this site, along with the planned extension of Baldwin Drive, would generate future economic development, increase property values, provide jobs and improve traffic flow in the Gateway District.

As a result, [Harrington Village and Harrington Square](http://www.wilmingtonbiz.com/real_estate_-_commercial/2018/03/12/two_more_tenants_revealed_for_harrington_square_in_leland/172)

[http://www.wilmingtonbiz.com/real\\_estate\\_-\\_commercial/2018/03/12/two\\_more\\_tenants\\_revealed\\_for\\_harrington\\_square\\_in\\_leland/172](http://www.wilmingtonbiz.com/real_estate_-_commercial/2018/03/12/two_more_tenants_revealed_for_harrington_square_in_leland/172) comprise a \$50 million mixed-use project built on the site.

#### **Pacon Manufacturing relocation**

**The Cress Group at Coldwell Banker Commercial Sun Coast Partners/Economic development partners/Pacon Manufacturing relocating from New Jersey to Navassa**

[Pacon Manufacturing](#)

[http://www.wilmingtonbiz.com/more\\_news/2019/05/03/pacon\\_navassa\\_a\\_successful\\_match/18883](http://www.wilmingtonbiz.com/more_news/2019/05/03/pacon_navassa_a_successful_match/18883)), currently headquartered in Somerset, New Jersey, was looking to relocate its manufacturing and headquarters to the southeast region of the U.S. because of high business costs, weather and standard of living. Compared to other coastal towns in the southeast, Pacon determined the Wilmington area provided the greatest value based on the combined business, educational, cultural and lifestyle amenities.

#### ECONOMIC & COMMUNITY ENHANCEMENT

##### **GLOW Academy**

**Live Oak Bank commercial solar installation**

**Pine Valley Library**

##### BEST INTERIOR

**Tails Piano Bar**

**Darla Hamby, design**

**Mark Gansor, decorative artist**

**Nest Realty Office**

**Julia Jacobsen, Interior Designer**

**Bryan Kristof, Craftspace Design**

##### **WHQR Renovation**

**Natalie Lentz Blake, Big Sky Design**

#### CAREER ADVANCEMENT FOR WOMEN

**Judy Girard, founder, Girls Leadership Academy of Wilmington or GLOW)**

**Dr. Justine Reel, the University of North Carolina Wilmington's College of Health & Human Services, who is organizing a women's leadership program to promote diversity and inclusion among rising leaders across UNCW**

**Stephanie Lanier, founder of Inspiration Lab**

#### PLACEMAKING

##### **ARRIVE Wilmington**

**[http://www.wilmingtonbiz.com/real\\_estate\\_-\\_commercial/2019/05/16/downtown\\_hotel\\_owners\\_propose\\_new\\_building\\_with\\_4/](http://www.wilmingtonbiz.com/real_estate_-_commercial/2019/05/16/downtown_hotel_owners_propose_new_building_with_4/)**  
**a boutique hotel in downtown Wilmington**

**Atlantic View, condominiums in Wrightsville Beach**

**Flying Machine Brewing Co. on Randall Parkway in Wilmington**

Additionally, the Cape Fear Board of Directors has named the winners of the individual achievement awards:

**IMPACT AWARD WINNER: Cape Fear Commercial**

**BETH QUINN EXCELLENCE AWARD WINNER: Nancy Guyton (Kincaid & Associates PLLC)**

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## New brewery and cidery slated for Leland

By Allison Ballard

Posted at 10:07 AM

### Wrightsville Beach Brewery plans to bring Brunswick Beer & Cider Company to area

LELAND -- Jud Watkins, a co-owner at Wrightsville Beach Brewery, said he's been looking for the right spot for a sister company. Now, plans are proceeding for Brunswick Beer & Cider Company to come to Brunswick Forest in Leland.

It will be a larger location than the first, according to a release from the town, and it's the second brewery coming to Leland. Officials announced plans for the 7twenty6 Brewing Co. in December.

Watkins said the proposed 12,000-square-foot site will include a brewery, cidery, onsite restaurant, bar and event venue located near the New Hanover Regional Medical Center facility in Brunswick Forest. He hopes to hire about 100 people. Construction could begin in late spring or early summer.

Watkins said that Leland offered an ideal spot for his company to grow, while still being relatively close to the current brewery headquarters at 6201 Oleander Drive in Wilmington.

**Brunswick News. Your Inbox: Sign up today for our free weekly Brunswick Today email newsletter.**

“We have been fortunate to see early success at Wrightsville Beach Brewery and can’t help but notice all of the growth in northern Brunswick County,” he said. “Having grown up in the area and canoeing on Town Creek together, (co-owner Will Cameron) and I are really excited for the opportunity to be working in the area.”

“It’s exciting to see successful, established businesses like Wrightsville Beach Brewery opting to expand into the Town of Leland,” said Gary Vidmar, Leland’s Economic and Community Development Director. “It’s further proof that Leland is attracting attention from many local and regional businesses of all types that are looking to capitalize on our rapidly growing population.”

Wilmington-based businesses, such as Islands Fresh Mex Grill and Eternal Sunshine Café, have also recently opened locations in Leland.

Southeastern North Carolina is home to 18 breweries. Only two of those are in Brunswick County, Makai Brewing in Ocean Isle Beach and Red Hare Brewing in Shallotte.

“The craft beer industry is maturing here and I think this will be a nice addition,” Watkins said.

“I’m really looking forward to the cider,” he added. “And we don’t have a cidery on this side of the state.”

He wants to source his apples from the Southern U.S., including North Carolina. Wrightsville Beach Brewery has also released two gluten free beers recently. Based on the success of that process, they are looking at a dedicated gluten-free facility at the new site.

Watkins said that he will also include lots of local Brunswick culture in the names and options at the brewery, which could open later this year or early 2021.



## Wrightsville Beach Brewery plans facility in Leland

By Jessica Maurer, posted Jan 15, 2020 on WilmingtonBiz.com

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Jud Watkins, owner of Wrightsville Beach Brewery, has announced plans for a sister brewery, Brunswick Beer and Cider Company, to open in Leland.

In partnership with longtime friend Will Cameron, Watkins said the facility will be the Cape Fear region's first cidery.

"We're really excited to announce that we'll be breaking ground on this new project in late winter at Brunswick Forest," Watkins said. "We have 18 breweries in the area, but no cideries."

Watkins explained that for a cider to be labeled as such, it must be made from 51% fruit, as opposed to beer, which must be at least 51% grain. He and Cameron plan to use mostly apples in their cider, as well as pears, with a focus on those grown throughout the Southeast.

The process of making cider is slightly different from that of making beer because sugar is already present in the fruit and does not have to be extracted, as it does from grain. But it does still need to ferment, similar to the way the juice from grapes is fermented during the winemaking process.

One of the benefits of cider is that it's naturally gluten-free. Wrightsville Beach Brewery currently serves two certified gluten-free beers, both of which have been very well received, according to Watkins.

"It was a very painstaking process that required months of research on the part of our headbrewer, Kevin Zelnio," Watkins said. "Not only did we have to find a gluten-free malt house, but we also had to be meticulous about cross-contamination. In the end, the beers cost us about five times as much to make."

Watkins said that once the new facility is open, they will be able to expand their capacity for brewing gluten-free beer because there will be dedicated equipment where issues such as cross-contamination will be resolved.

As far as the location, Watkins said that not only is Leland growing, but with a high population of retirees, the brewery will tap into the market of one of the fastest growing craft beer consumers – baby boomers.

"This is the logical next step," Watkins said.

Brunswick Beer and Cider Company is expected to open by late 2020 to early 2021.

**Have a tip for Restaurant Roundup? Email us at: [restaurant@wilmingtonbiz.com](mailto:restaurant@wilmingtonbiz.com)**  
(<mailto:restaurant@wilmingtonbiz.com>)

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## Tractor Supply Co. store coming to Leland, bringing jobs

By Christina Haley O'Neal, posted Jan 10, 2020 on WilmingtonBiz.com

Tractor Supply Co. has plans to open in Leland this year, bringing several jobs.

The company is slated to build about 19,000 square feet on more than 3 acres in Ibis Landing, a new development planned at Carol-Lynn Drive and U.S. 17 in Leland, said Gary Vidmar, the town's economic and community development director.

Tractor Supply Co. is a retail chain that offers home improvement, agriculture, lawn and garden, livestock and other products, according to its website.

Officials with Tractor Supply said its Leland store is expected to open in the fall of this year.

"The store will provide about 15 new jobs to the area, with at least half of those being full-time positions," a Tractor Supply spokesperson stated in an email. The Leland store is one of more than 70 stores that will open this year.

"With over 1,800 stores, Tractor Supply is always seeking the right opportunity to grow the retailer's footprint nationwide," the spokesperson said.

The firm has one other location in the area, in Rocky Point.

The Ibis Landing project, developed by Buster Development LLC, is slated to be built on land voluntarily annexed last August. The development is planned to include 123 townhome units on just over 19 acres. Commercial space is planned for nearly 10 acres.

Site work for the Ibis Landing development is underway, Vidmar said.

"This is the first new commercial-retail development that will take place in any of these annexed areas that have taken place over the last year or so," Vidmar said.

Other annex developments include the Hawthorne at Waterside and the Bishops Ridge developments.

The Tractor Supply business and the Ibis Landing development builds on the town's goals outlined in its [2020 master plan](https://www.townofleland.com/sites/default/files/uploads/planning/leland_2016_master_plan_update_m18.pdf) ([https://www.townofleland.com/sites/default/files/uploads/planning/leland\\_2016\\_master\\_plan\\_update\\_m18.pdf](https://www.townofleland.com/sites/default/files/uploads/planning/leland_2016_master_plan_update_m18.pdf)), which was adopted in 2016.

"Ibis Landing and Tractor Supply are two of the numerous projects in the town that have gone a long way to accomplish many of the action goals setout in the Town of Leland 2020 Master Plan. Others include Harrington Village, Leland Town Center, Westgate Marketplace, Comet Westgate Apartments, EmergeOrtho, Wilmington South Medical Building, WWAY, Leland Station Apartments, along with several other new residential communities, businesses and restaurants," Vidmar said.

Between the tax year 2016-17 and 2018-19, the town's property valuation increased from nearly \$2.4 billion to just over \$2.7 billion, according to numbers released by the town.

During the same period, the ad valorem tax revenue increased from just over \$4.4 million to more than \$5.7 million. And between the same period, sales and use tax revenue increased from more than \$4.4 million to nearly \$5.4, according to the numbers.

"It's the goal of the town to grow and increase its tax base and tax revenue. So the annexations itself accomplish that. And in addition to that, one of the goals is to attract new national and regional retailers, so Tractor Supply in particular achieves that goal for the town," Vidmar said.

As the town comes to the end of its 2020 plan, Vidmar said, a new plan will take its place, and the planning department aims to get funds in the 2020-21 budget year for development of new master plan.



# Leland's Newest Luxury Apartment Community Installs SemaConnect Smart Electric Vehicle Charging Stations

*Wilmington-area Leland Station Apartments adds high-tech, luxury amenity for new residents with electric vehicles*

WILMINGTON, N.C., U.S.A., February 10, 2020 /EINPresswire.com/ -- Leland Station Apartments<sup>3</sup>, located in Leland, North Carolina and managed by Brown Investment Properties, has installed two energy-efficient SemaConnect<sup>1</sup> electric vehicle charging stations for residents. These two new Series 6 smart EV charging stations<sup>2</sup> are the newest addition to the recently-opened luxury apartment community that boasts smart apartment technology, Amazon Hub package lockers, and units with direct private access to personal garages.

Leland Station is the third BIP community to receive SemaConnect charging stations, following on the heels of Charlotte's Riverbend Apartments in December 2019. While completing construction at the new luxury development, Brown Investment Properties contacted SemaConnect about adding two new smart stations for future residents of the community.

"When looking for a new home, our residents want the very best," said Lance Ramsey, development manager at Brown Investment Properties. "That is why Brown Investment Properties has made smart technology, convenient living, and SemaConnect charging stations an integral part of our new developments. We are excited to support our new residents with electric vehicles, and we look forward to showing future tenants our latest amenities at Leland Station."

**Our residents want the very best. That is why Brown Investment Properties has made smart technology, convenient living, and SemaConnect charging stations an integral part of our new developments."**

— Lance Ramsey,  
development manager at  
Brown Investment Properties

"After working with Lance to provide charging stations to other BIP communities, I was thrilled to receive his call about Leland Station," said Joseph Inglis, sales manager at SemaConnect. "EV drivers are looking for homes where they can come home and plug in their vehicles. Brown Investment Properties is setting an example for developers and luxury communities looking for new ways to serve residents and stand out from the competition."

The two new SemaConnect smart EV charging stations at Leland Station Apartments are mounted on a dual pedestal near the community amenities. In addition to the durable aluminum casing, cable management system, and interactive LED lights, the Series 6 charging stations offer connectivity to the SemaConnect Network. Using the SemaConnect Network, station owners can manage station access, set custom pricing, and view sustainability reports. Residents at Leland Station can view live station status and manage their SemaConnect accounts using the SemaConnect mobile app.

**About Leland Station Apartments:**

Located in the bustling Waterford community, Leland Station Apartments offers maximum convenience. Shopping, dining, and entertainment are easily accessible, Wilmington and Wrightsville Beach are a short drive away. Leland Station offers luxurious one and two bedroom apartments with an attached garage and Smart Apartment technology! Amenities are abundant in the quaint community, amenities include top of the line fitness room, expansive club room for gathering, sparkling pool, large grilling and fire pit area, fenced dog park with sod and agility equipment, gardening plots, and EV Charging stations. Visit <https://www.lelandstation.com/>.

**About Brown Investment Properties:**

Brown Investment Properties, Inc. is a family owned commercial real estate firm located in Greensboro, North Carolina which incorporated in 1960. Brown Investments Properties is proud of its director's and senior management's 185 collective years of experience. And, with its team, having designations of Certified Commercial Investment Member (CCIM), Certified Property Manager (CPM), Certified Public Accountants (CPA), Society of Industrial and Office Realtors® (SIOR®), and Certified Leasing Specialist (CLS), Brown Investment Properties is recognized among the experts in commercial real estate. Visit <https://www.bipinc.com/>.

**About SemaConnect:**

SemaConnect is the leading provider of electric vehicle amenities to the North American commercial and residential property markets. A complete EV support partner, SemaConnect delivers a truly modern property experience through innovative, elegantly designed charging stations and a robust and open network. The company has helped maximize property value and appeal through thousands of successful Class A deployments since its founding in 2008, for companies such as CBRE, JLL, Hines, Greystar, Cisco Systems and Standard Parking. SemaConnect remains the preferred charging solutions partner of municipal, parking, multifamily, hotel, office and retail customers across the United States and Canada. For more information, visit <https://www.semaconnect.com/>.

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[Facebook](#)

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[LinkedIn](#)

<sup>1</sup> <https://semaconnect.com/>

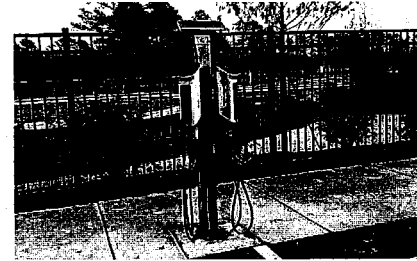
<sup>2</sup> <https://semaconnect.com/charging-stations/series6/>

<sup>3</sup> <https://www.lelandstation.com/>

This press release can be viewed online at: <http://www.einpresswire.com>

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SemaConnect smart EV charging stations at Leland Station Apartments

## Streets Updates

### Department News

Duke Energy is performing streetlight change outs to LED fixtures in Magnolia Greens. Phase 1 includes 150 lights and will be complete in late February. The remainder will follow with an exact schedule to be determined.

### Work Priorities

- Complete purchase of streets division dump truck.
- Complete drainage and driveway repair on Grandiflora Drive.
- Construction bidding for Old Fayetteville Road Multi Use Path project.
- Street sweeping along Village Road from Town Hall Drive to US 17 Interchange.
- Kickoff meeting for Lanvale Forest street improvement project.
- Planning for NCDOT Spring Litter Sweep with Operation Services.

### Projects Completed

- New yield signs installed on Old Regent Way roundabout.
- Pedestrian warning signs installed on Pine Harvest Drive.
- Adjusted the timing for the Old Regent/Old Waterford traffic signal.
- Infrastructure Committee meeting held January 7, 2020.

### Major Purchases

- None in January.

## Utilities Updates

### Department News

Staff hosted the quarterly NE Brunswick Wastewater Participants meeting on January 15, 2020.

### Work Priorities

- Complete contract execution and hold construction kick off meetings for the Regional Pump Station #33 and Force Main Extensions and the Leland Highway 17 Sewer Expansion II, Phase 1 projects.
- Complete final contractor payment for Lift Station #10.
- Construction bidding for Lift Station #1 replacement.
- Design for Lift Station #14 relocation.
- Perform scheduled and unannounced construction inspections of development project sites.
- Ongoing – repair infiltration of sewer manholes and valve vaults within ten days of initial report.
- Ongoing – annual sewer line cleaning (10% of system cleaned annually).

### Projects Completed

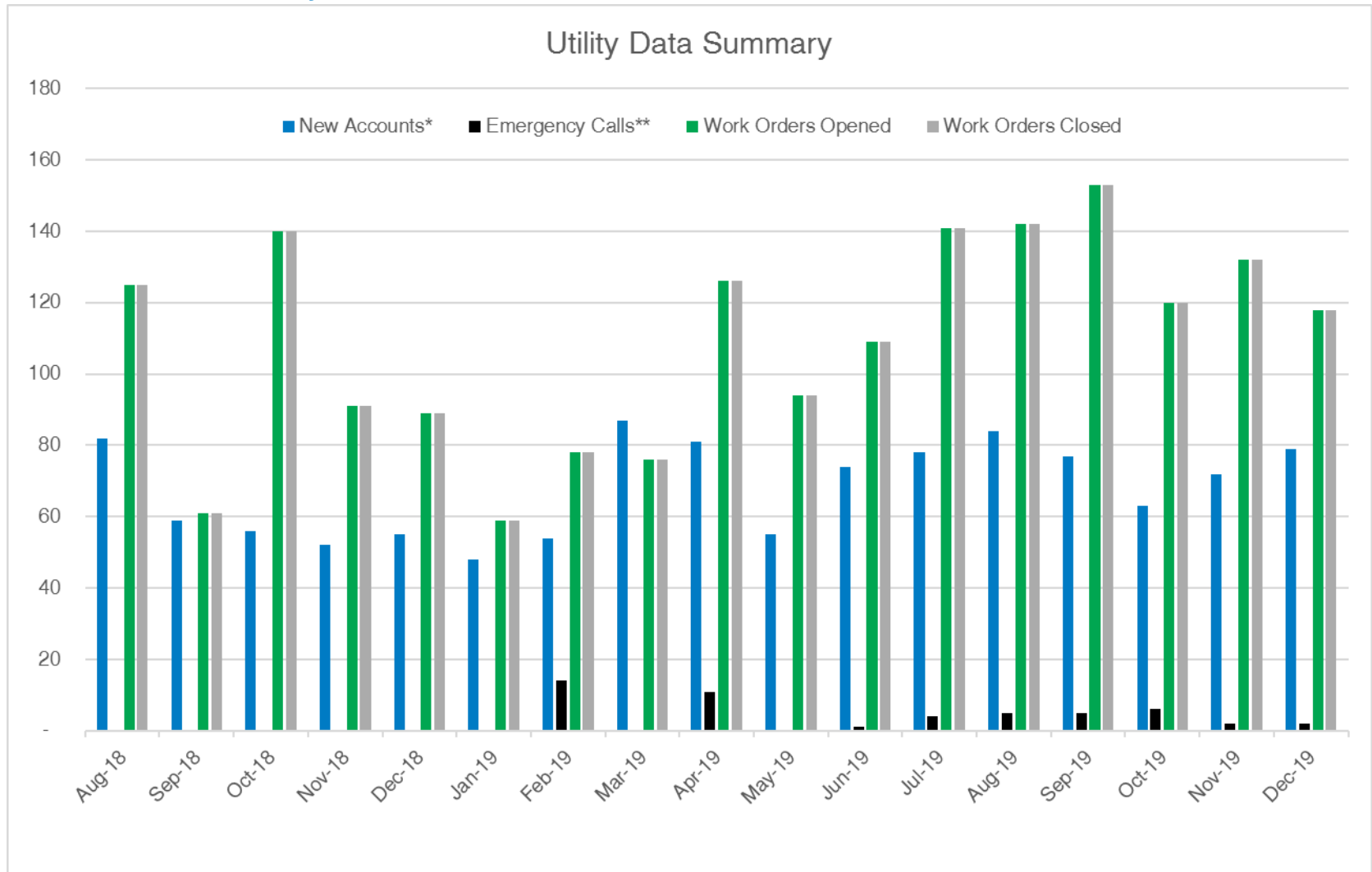
- Preconstruction meetings for the Highway 17 Sewer Expansion and Lift Station #33 projects.
- Requisition approved for annual line cleaning and inspection.
- Final designer change order for Lift Station #10 was approved.
- Booster pump full operational testing and acceptance completed.

### Major Purchases

- None in January.



Water/Sewer Summary



\*New accounts are based on the billing cycle period of the 7<sup>th</sup> each month.  
 \*\*Emergency call counts were not being tracked until the month of February