



Town Manager's Report

July 6, 2023

Welcome and Introductions – The past few weeks have been busy meeting with various citizens, employees, council members and stakeholders in the community. I appreciate the Mayor, Council, and staff for acclimating me to the community. This month I met with HagerSmith and reviewed progress on the performance stage and we are hopeful for Council action to help move the park master plan forward once grant funds are received. I met with Scott Schroyer and received a great overview of SGWASA’s plans for the sewer upgrade project. It is encouraging to see a portion of the necessary funds committed to this project and plans in place to obtain the remaining funds. I look forward to seeing this project over the next few years. *For Your Information.*

Development Finance Initiative (DFI) Meeting – This month we held our kickoff meeting with the UNC Development Finance Institute (DFI). DFI has had success in North Carolina partnering with local governments to attract private investment for transformative projects by providing specialized finance and development expertise. The primary focus of DFI’s work is to assess the development potential for the Butner Gateway as well as the improvements it could spur for the Town Center/Central Avenue area. We are looking to schedule a session with DFI and the Council at an upcoming meeting. During the kickoff meeting DFI presented data from their initial community scan. Some of the notable data points were as follows:

- The Town has experienced an 8% increase in population the last five years (600+ new residents)
- The Town is losing population in the 20-29 age range but gaining population in the 40+ age range.
- Two-thirds of the population are homeowners with one-third being renters.
- There has been a 34% increase in home values in the Town the last five years which outpaces a 26% increase in North Carolina during this same time period.
- More than 90% of our residents commute out of Town for work – most are travelling to Durham and Wake Counties. The median commute time for these residents is 20-24 minutes.
- Of the 4,400 jobs within the Town limits 57% commute less than 24 miles and 43% commute 25 miles or more.
- Butner has experienced a significant increase in household median incomes the last 5 years (36% increase) that far outpaces the other municipalities within Granville County.

Over the next two months DFI will be assessing the demand for retail, residential, office and hospitality in Butner and will be evaluating the financial feasibility of various development scenarios for the Town. Their scope of work is anticipated to take six months with final recommendations to be provided in late 2023/early 2024. *For Your Information.*

Sports Arena Internet Update – The FY22-23 budget includes \$10,000 for bringing internet/Wi-fi service to the Soldier’s Memorial Sports Arena. Staff has been waiting on Spectrum and just recently Spectrum completed their work to bring service to the building. We are now working with our vendors to have the necessary wiring and equipment installed in the building to allow service to be activated. We anticipate this work being completed within the next 30-45 days and budgeted funds will need rolled forward into the FY23-24 budget. *For Your Information.*

Upper Neuse River Basin Association (UNRBA) – The UNRBA is working to provide input to the state division of water resources (DWR) for their 20-year update to the Nutrient Management Strategy for Falls Lake. The Falls Lake Nutrient Strategy (also known as the Falls Lake Rules) was originally developed in 2006 and was implemented in 2011 to reduce nutrient inputs to the lake from wastewater discharges, stormwater runoff from new and existing development, and agricultural sources. During the UNRBA board meeting this month it was mentioned that significant reductions in nutrient loading have been achieved from the baseline data in 2006 although the standard for Chlorophyll-a is not being met. It was mentioned there was not a realistic way to meet the Chlorophyll-a standard. UNRBA is developing an input document (referred to as consensus principles) and they anticipate seeking approval from all member governments in October or November. *For Your Information.*

Replacement Software for GoGov – Staff has evaluated options for replacing the GoGov (Butner Connect App) for keeping the public informed and taking service requests. Due to the low utilization and higher cost of GoGov staff recommends and intends to revert to manual logging for service requests and using the existing website for email subscriptions. We anticipate text subscription service will be available in the future with our existing website. *For Your Information.*