



**TOWN OF HARRISBURG, NORTH CAROLINA
HARRISBURG TOWN HALL
TOWN COUNCIL MEETING**

**November 8, 2021
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. The Town Hall Council Chambers will be open with a total capacity of 25 persons. The public will be admitted on a first come, first served basis, and masks are required to be worn by the public during the meeting. The public may also join the meeting via the Zoom platform at the following link:

<https://us02web.zoom.us/j/86495004025?pwd=L1p3WU5Qb1JFTUY0UmZPclN4Ylhqdz09>

Meeting ID # 864 9500 4025

Passcode: 652107

Or join by phone:

301.715.8592

929.205.6099

- B. AGENDA ADOPTION

- C. INVOCATION

- D. PLEDGE OF ALLEGIANCE

- E. SPECIAL PRESENTATIONS

1. Veteran's Day Proclamation
2. Presentation of Certificates to Fall 2021 Citizens Academy Graduates
3. Youth Council Update
4. Audit Presentation - Fiscal Year 2021

- F. PUBLIC COMMENT - Anyone wishing to address the Town Council may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

- A. Consider the minutes of the October 4, 2021 Called Town Council Meeting

- B. Consider the minutes of the October 4, 2021 Closed Session
- C. Consider the minutes of the October 11, 2021 Town Council Meeting
- D. Consider the minutes of the October 11, 2021 Closed Session
- E. Consideration of FY2022 Budget Ordinance Amendments
- F. Consideration of Approval of the FY22 Waterline Replacement Design Contract with The Wooten Company
- G. Consideration of FY2022 Landscaping Contract for Harrisburg Park

3. COMMUNICATIONS

- A. TOWN MANAGER/FINANCE MONTHLY REPORT
- B. MAYOR'S COMMENTS
- C. COUNCIL COMMENTS

4. PUBLIC HEARINGS

5. OLD BUSINESS

- A. Consideration of Conditional Rezoning, Zoning Map Amendment and Annexation for McKinley Residential Subdivision off of Lower Rocky River Rd. (H2020-07 (R))
- B. Consideration of Conditional Rezoning and Zoning Map Amendment of Properties at the Corner of Rocky River Rd. and Hickory Ridge, Shoppes at Hickory Ridge (Blume Corner). (H2021-05 (R))
- C. Consideration of Amendment to the previously approved rezoning condition #15 for the Harrisburg Town Center project (H 2018-14 (R))

6. NEW BUSINESS

- A. Consideration of the construction of a new Pump Track cycling facility at Harrisburg Park
- B. Consideration of Sheriff's Department Offices Expansion and related ARPA Grant Ordinance and FY2022 Budget Ordinance Amendment
- C. Consideration of Interlocal Wastewater Agreement with Water and Sewer Authority of Cabarrus County

7. ACTION ITEMS

8. CLOSED SESSION

9. ADJOURNMENT

Town of Harrisburg's Vision Statement

Harrisburg will be the best small town in North Carolina based on low density housing, excellent economic opportunities, a safe living environment, and efficient and effective municipal services. Amenities such as excellent recreational programs, adequate open space, attractive shopping opportunities, a diversity of restaurants, and a

connected system of roadways, sidewalks, greenways, and bicycle lanes will continue to enhance the quality of life of the Town. These services and amenities will be provided while retaining reasonable tax rates and debt levels.



Veterans Day Proclamation

Whereas, since the birth of our Nation, American patriots have stepped forward to serve our country and defend our way of life; winning our independence, preserving our Union, and securing our freedom; and

Whereas, by answering the call of duty and risking their lives to protect their fellow countrymen, these patriots have inspired the Nation with their courage and dedication; and

Whereas, this day, and every day, we are reminded to pay tribute to America's sons and daughters who have answered our country's call and recognize the sacrifice of those who have been part of the finest fighting force the world has ever known and the loved ones who stand beside them; and

Whereas, we will never forget the heroes who made the ultimate sacrifice and all those who have not yet returned home; and

Whereas, with respect for and in recognition of the contributions our service members have made to the cause of peace and freedom around the world, Congress has provided that November 11 of each year shall be set aside as a legal public holiday to honor our Nation's veterans;

Now, Therefore I, Steven J. Sciascia, Mayor of the Town of Harrisburg, North Carolina, do hereby proclaim November 11, 2021 as

Veterans Day

and encourage the citizens of the Town of Harrisburg to recognize the valor and sacrifice of our veterans through appropriate public ceremonies and private prayers.

This the 8th day of November, 2021.

Steven J. Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



HarrisburgNC
The right side of opportunity



BASIC FINANCIAL STATEMENTS & ACCOMPANYING INFORMATION

For Fiscal Year Ended June 30, 2021

TOWN COUNCIL MEMBERS

Steve Sciascia, Mayor

Ron Smith, Mayor Pro Tem

John Booth

Rodney Dellinger

Ian Patrick

Rick Russo

Troy Selberg

Diamond Staton-Williams

ADMINISTRATION & FINANCIAL STAFF

Lee Connor, Interim Town Manager

Rob Donham, Interim Assistant Town Manager,
Engineering & Public Works Director

Brian Lee, Finance Director



Town of Harrisburg, North Carolina

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Town of Harrisburg, North Carolina

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FINANCIAL SECTION

TOWN OF HARRISBURG, NORTH CAROLINA

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Independent Auditor's Report

The Honorable Mayor and
Members of Town Council
Town of Harrisburg, North Carolina

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Harrisburg, North Carolina (the "Town") as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of Harrisburg Community and Youth Association, Inc. and the Harrisburg Business Alliance were not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Town's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Town, as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, the Schedule of the Proportionate Share of the Net Pension Liability – Local Government Employees' Retirement System, and Schedule of Contributions – Local Government Employee's Retirement System, as listed in the Table of Contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The combining and individual fund financial statements, budget to actual comparisons, schedule of ad valorem taxes receivable, schedule of current tax levy, and the schedule of expenditures of state and federal awards as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and the State Single Audit Implementation Act, as listed in the Table of Contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements, budget to actual comparisons, schedule of ad valorem taxes receivable, schedule of current tax levy and schedule of expenditures of federal and state awards are the responsibility of management, and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements, budget to actual comparisons, schedule of ad valorem taxes receivable, schedule of current tax levy and schedule of expenditures of federal and state awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 29, 2021, on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.



Raleigh, North Carolina
October 29, 2021

TOWN OF HARRISBURG, NORTH CAROLINA

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Town of Harrisburg, North Carolina

Management's Discussion and Analysis

As management of the Town of Harrisburg (the "Town"), we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town of Harrisburg for the fiscal year ended June 30, 2021. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

Financial Highlights

- The assets and deferred outflows of resources of the Town of Harrisburg exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$71,641,848 (*net position*). Of this amount, \$22,355,805 (*unrestricted net position*) may be used to meet the Town's needs.
- The Town's total net position increased by \$5,207,341, due to increases in both the governmental and business-type activities net position.
- As of the close of the current fiscal year, the Town of Harrisburg's governmental funds reported combined ending fund balances of \$17,002,350, with a net increase of \$402,205 in fund balance. Approximately 65.03% of this total amount, or \$11,055,998, is non-spendable, restricted, committed or assigned.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$5,946,352, or 37.77%, of total General Fund expenditures for the fiscal year.
- The Town of Harrisburg's total long-term outstanding liabilities increased by \$2,535,657 (7.12%) during the current fiscal year. The key factor in this change was the issuance of the Town's first General Obligation Transportation Bonds for street, sidewalk, and intersection improvements and Water and Sewer Revenue Bonds for various waterline and sewer line capital projects.

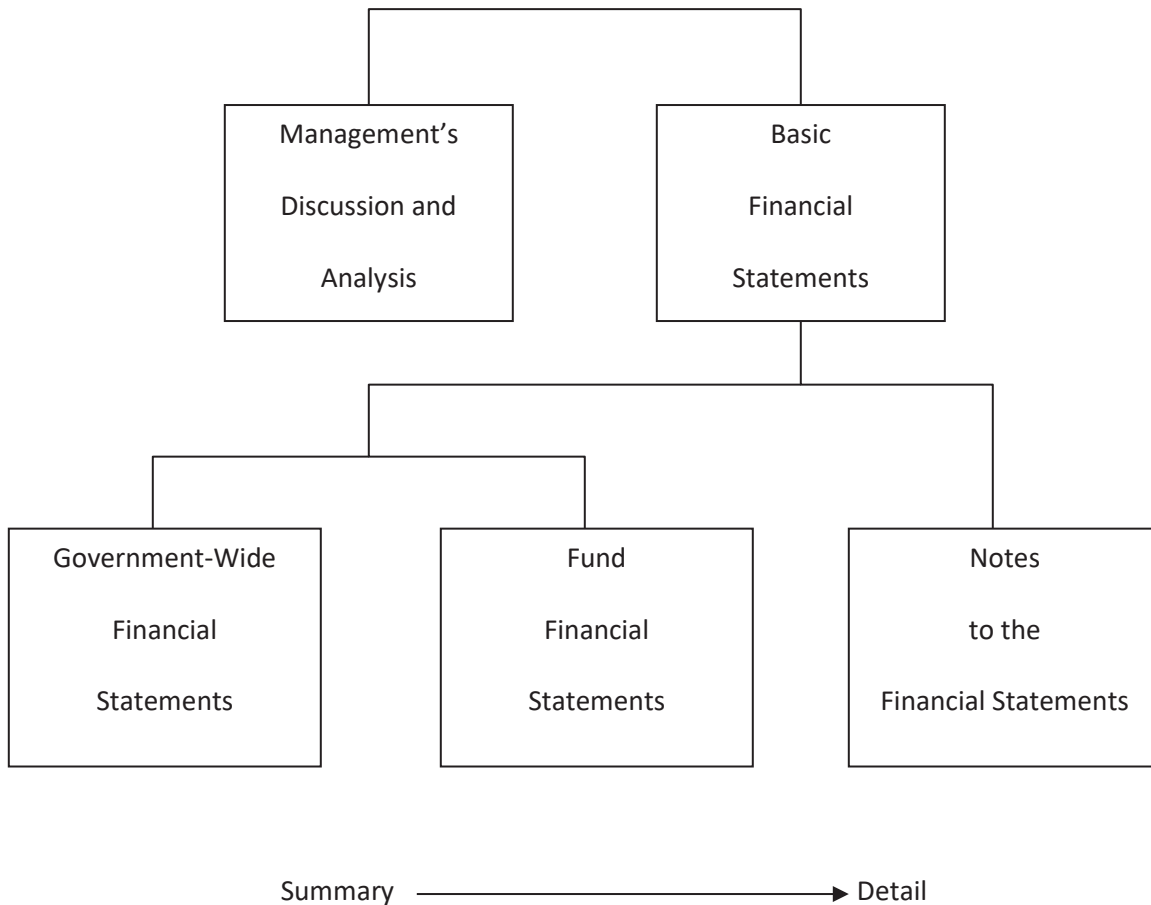
Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Town of Harrisburg's basic financial statements. The Town's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the Town of Harrisburg.

Town of Harrisburg, North Carolina

Management's Discussion and Analysis (continued)

Required Components of Annual Financial Report
Figure 1



Basic Financial Statements

The first two statements (Exhibits A and B) in the basic financial statements are the **Government-Wide Financial Statements**. They provide both short and long-term information about the Town's financial status.

The next statements (Exhibits C through H) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town's government. These statements provide more detail than the government-wide statements. There are three parts to the fund financial statements: 1) the governmental funds statements; 2) the budgetary comparison statements; and 3) the proprietary fund statements.

The next section of the basic financial statements is the **Notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **Supplemental Information** is provided to show details about the Town's individual funds. Budgetary information required by the General Statutes also can be found in this part of the statements.

Town of Harrisburg, North Carolina

Management's Discussion and Analysis (continued)

Government-Wide Financial Statements

The government-wide financial statements are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole.

The two government-wide statements report the Town's net position and how it has changed. Net position is the difference between the Town's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the Town's financial condition.

The government-wide statements are divided into two categories: 1) governmental activities and 2) business-type activities. The governmental activities include most of the Town's basic services, such as general government, planning and zoning, public safety, transportation, environmental protection, and cultural and recreational. Property taxes and State-collected local taxes and utility franchise taxes finance most of these activities. The business-type activities are those that the Town charges customers to provide. This includes the water and sewer and storm water services offered by the Town of Harrisburg.

The government-wide financial statements are Exhibits A and B of this report.

Fund Financial Statements

The fund financial statements (see Figure 1) provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Harrisburg, like all other governmental entities in North Carolina, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. All of the funds of the Town of Harrisburg can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the Town's programs. The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The Town of Harrisburg adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Town Council about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the Town Council; 2) the final budget as amended by the Town Council; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges. To account for the difference between the budgetary basis of accounting and the modified accrual basis, a reconciliation showing the differences in the reported activities is shown at the end of the budgetary statement.

Town of Harrisburg, North Carolina

Management's Discussion and Analysis (continued)

Fund Financial Statements (continued)

Proprietary Funds – The Town of Harrisburg has only one type of proprietary fund. *Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town of Harrisburg uses enterprise funds to account for its water and sewer activity, along with its storm water activity. These funds are the same as those functions shown in the business-type activities in the Statement of Net Position and the Statement of Activities.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are on pages 24-61 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the Town of Harrisburg's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found beginning on page 61 of this report.

Interdependence with Other Entities – The Town depends on the financial resources flowing from, or associated with, both the federal government and the State of North Carolina. Because of this dependency, the Town is subject to changes in specific flows of intergovernmental revenues based on modifications to federal and State laws and federal and State appropriations. It is also subject to changes in investment earnings and asset values associated with U.S. Treasury Securities because of actions by foreign governments and other holders of publicly held U.S. Treasury Securities.

Government-Wide Financial Analysis

**The Town of Harrisburg's Net Position
Figure 2**

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 18,426,035	\$ 18,146,757	\$ 14,400,194	\$ 14,695,422	\$ 32,826,229	\$ 32,842,179
Capital assets	38,818,656	34,262,786	39,221,263	36,491,339	78,039,919	70,754,125
Deferred outflows of resources	1,333,383	1,108,972	444,041	369,238	1,777,424	1,478,210
Total assets and deferred outflows of resources	58,578,074	53,518,515	54,065,498	51,555,999	112,643,572	105,074,514
Long-term liabilities outstanding	21,676,527	19,951,840	16,477,634	15,666,666	38,154,161	35,618,506
Other liabilities	1,530,216	1,650,045	1,100,109	1,203,415	2,630,325	2,853,460
Total liabilities	23,206,743	21,601,885	17,577,743	16,870,081	40,784,486	38,471,966
Deferred inflows of resources	153,796	117,376	63,442	50,665	217,238	168,041
Net position:						
Net investment in capital assets	21,149,372	19,869,015	26,383,856	23,648,421	47,533,228	43,517,436
Restricted	2,343,621	4,836,603	933	933	2,344,554	4,837,536
Unrestricted	11,724,542	7,093,636	10,039,524	10,985,899	21,764,066	18,079,535
Total net position	\$ 35,217,535	\$ 31,799,254	\$ 36,424,313	\$ 34,635,253	\$ 71,641,848	\$ 66,434,507

Town of Harrisburg, North Carolina

Management's Discussion and Analysis (continued)

Government-Wide Financial Analysis (continued)

As noted earlier, net position may serve, over time, as one useful indicator of a government's financial condition. The assets and deferred outflows of resources of the Town of Harrisburg exceeded liabilities and deferred inflows of resources by \$71,641,848 as of June 30, 2021. The Town's net position increased by \$5,207,341 for the fiscal year ended June 30, 2021. However, the largest portion (66.35%) reflects the Town's net investment in capital assets (e.g. land, buildings, machinery, and equipment). The Town of Harrisburg uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town of Harrisburg's net investment in capital assets is reported net of the outstanding related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities. An additional portion of the Town's net position, \$2,344,554, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$21,764,066, may be used to meet the Town's ongoing obligations to citizens and creditors.

Several particular aspects of the Town's financial operations positively influenced the total unrestricted governmental net position:

- Continued diligence in the collection of property taxes by maintaining a current levy collection percentage of 99.63%.
- Growth in the tax base, particularly in new residential growth combined with strong collection rates helped strengthen the Town's financial position.
- New residential and commercial growth positively impacted water and sewer receipts.

The Town of Harrisburg Changes in Net Position
Figure 3

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues:						
Program revenues						
Charges for services	\$ 811,381	\$ 829,787	\$ 11,075,622	\$ 10,471,988	\$ 11,887,003	\$ 11,301,775
Operating grants and contributions	2,314,923	1,773,157	-	-	2,314,923	1,773,157
Capital grants and contributions	321,994	1,367,320	108,102	294,800	430,096	1,662,120
General revenues:						
Property taxes	9,974,708	8,332,068	-	-	9,974,708	8,332,068
Grants and contributions not restricted to specific programs	4,106,247	3,811,990	-	-	4,106,247	3,811,990
Other	658,945	815,609	38,357	179,830	697,302	995,439
Total revenues	<u>18,188,198</u>	<u>16,929,931</u>	<u>11,222,081</u>	<u>10,946,618</u>	<u>29,410,279</u>	<u>27,876,549</u>
Expenses:						
General government	1,645,562	1,381,532	-	-	1,645,562	1,381,532
Planning and zoning	632,164	452,240	-	-	632,164	452,240
Public safety	6,544,748	5,937,056	-	-	6,544,748	5,937,056
Transportation	1,788,246	1,352,964	-	-	1,788,246	1,352,964
Environmental protection	1,741,108	1,669,043	-	-	1,741,108	1,669,043
Cultural and recreational	1,887,712	1,956,912	-	-	1,887,712	1,956,912
Water and sewer	-	-	9,028,804	8,482,274	9,028,804	8,482,274
Storm water	-	-	404,217	432,493	404,217	432,493
Interest	530,377	493,797	-	-	530,377	493,797
Total expenses	<u>14,769,917</u>	<u>13,243,544</u>	<u>9,433,021</u>	<u>8,914,767</u>	<u>24,202,938</u>	<u>22,158,311</u>
Increase in net position	3,418,281	3,686,387	1,789,060	2,031,851	5,207,341	5,718,238
Net position, beginning	<u>31,799,254</u>	<u>28,112,867</u>	<u>34,635,253</u>	<u>32,603,402</u>	<u>66,434,507</u>	<u>60,716,269</u>
Net position, ending	<u>\$ 35,217,535</u>	<u>\$ 31,799,254</u>	<u>\$ 36,424,313</u>	<u>\$ 34,635,253</u>	<u>\$ 71,641,848</u>	<u>\$ 66,434,507</u>

Town of Harrisburg, North Carolina

Management's Discussion and Analysis (continued)

Government-Wide Financial Analysis (continued)

Governmental Activities. Governmental activities increased the Town of Harrisburg's net position by \$3,418,281 thereby accounting for 65.64% of the total growth in the net position of the Town. Key elements of this increase are as follows:

- Tax revenues increased approximately 20%, or \$1,640,000.
- Intergovernmental revenues consisting of mostly sales and franchise taxes increased by 8%, or \$295,000.

Business-Type Activities. Business-type activities increased the Town of Harrisburg's net position by \$1,789,060 accounting for 34.36% of the total growth in the Town's net position. A key element of this increase is as follows:

- Water and Sewer charges for services increased by 4%, or \$315,000.
- Water and Sewer development charges increased by 26%, or \$382,000

Financial Analysis of the Town's Funds

As noted earlier, the Town of Harrisburg uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the Town of Harrisburg's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the Town of Harrisburg's financing requirements. Specifically, unassigned (available) fund balance can be a useful measure of a government's net resources available for spending at the end of the fiscal year.

The General Fund is the chief operating fund of the Town of Harrisburg. At the end of the current fiscal year, available fund balance in the General Fund was \$5,946,352, while total fund balance reached \$7,824,773. The Town Council of the Town of Harrisburg has determined that the Town should maintain an available fund balance of 40% of General Fund operating and debt service expenditures in case of unforeseen needs or opportunities, in addition to meeting the cash flow needs of the Town. The Town currently has an available fund balance of 40% per the fund balance policy and 37.77% of total General Fund expenditures, while total fund balance represents 49.70% of the same amount.

At June 30, 2021, the governmental funds of the Town of Harrisburg reported a combined fund balance of \$17,002,350, a 2.42% increase from last year.

General Fund Budgetary Highlights. During the fiscal year, the Town revised the budget on several occasions. Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments made to recognize new funding amounts from external sources, such as federal and State grants; and 3) increases in appropriations that become necessary to maintain services and to prevent budget overruns.

Revenues were more than the budgeted amounts primarily because both property and sales taxes were collected at higher levels than were budgeted. While there were some variations of budgeted to actual expenditures at the line item level, the Town was able to comply with its budgetary requirements based on an approved budget ordinance at the department level.

Town of Harrisburg, North Carolina

Management's Discussion and Analysis (continued)

Financial Analysis of the Town's Funds (continued)

Proprietary Funds. The Town of Harrisburg's proprietary funds provide the same type of information found in the government-wide statements, but in more detail. Unrestricted net position of the Water and Sewer Fund at the end of the fiscal year amounted to \$8,260,304, and those for the Storm Water Fund amounted to \$1,779,220. The total change in net position for both funds was an increase of \$1,417,779 and \$371,281, respectively. Other factors concerning the finances of these funds have already been addressed in the discussion of the Town of Harrisburg's business-type activities.

Revenues were less than budgeted amounts primarily due to lower than anticipated growth in water and sewer sales and the suspension of permits, fees, and convenience charges as a COVID-19 relief measure. An efficient use of funds and lower than anticipated demand for water purchases and sewer treatment allowed for expenditures to be lower than the budgeted amounts.

Capital Asset and Debt Administration

Capital Assets. The Town of Harrisburg's investment in capital assets for its governmental and business-type activities as of June 30, 2021, totals \$78,039,919 (net of accumulated depreciation). These assets include buildings, land, machinery and equipment, park facilities, water and sewer facilities, and vehicles.

Major capital asset transactions during the year include the following additions and disposals:

- Purchase of vehicles and equipment
- Purchase 2021 Smeal Fire Engine
- Construction of Harrisburg Park Redevelopment – Phase I and Holcomb Woods Athletic Complex
- Construction of the Elevated Water Storage Tank
- Construction of 6-inch water lines throughout neighborhoods
- Construction of gravity-fed sewer lines and removal of pump stations
- Construction of Storm Water System A – Phase II Improvements
- Contributions of capital including streets and storm water infrastructure
- Sale of Old Fire Station #2 property

**The Town of Harrisburg's Capital Assets
(net of depreciation)
Figure 4**

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Construction in progress	\$ 11,904,498	\$ 7,383,262	\$ 3,554,360	\$ 3,537,083	\$ 15,458,858	\$ 10,920,345
Land	2,370,824	2,370,824	858,549	858,549	3,229,373	3,229,373
Buildings and systems	10,828,190	11,334,216	6,838,346	6,994,191	17,666,536	18,328,407
Improvements other than buildings	3,165,597	3,343,079	-	-	3,165,597	3,343,079
Water lines	-	-	16,295,820	15,607,773	16,295,820	15,607,773
Machinery and equipment	2,919,520	2,242,279	1,719,906	1,926,319	4,639,426	4,168,598
Interceptors	-	-	49,724	73,872	49,724	73,872
Collection system	-	-	7,788,830	6,339,330	7,788,830	6,339,330
Infrastructure	7,630,027	7,588,510	2,115,728	1,154,222	9,745,755	8,742,732
Total	<u>\$ 38,818,656</u>	<u>\$ 34,262,170</u>	<u>\$ 39,221,263</u>	<u>\$ 36,491,339</u>	<u>\$ 78,039,919</u>	<u>\$ 70,753,509</u>

Town of Harrisburg, North Carolina

Management's Discussion and Analysis (continued)

Capital Asset and Debt Administration (continued)

Long-Term Debt. As of June 30, 2021, the Town of Harrisburg had total debt outstanding of \$34,162,554. Of this debt, \$15,527,497 is secured by the assets of the water and sewer system. However, in the event water and sewer revenues are insufficient to repay the debt, the total outstanding debt, including the remainder of the debt (\$18,635,057), is backed by the full faith and credit of the Town.

Long-Term Obligations Figure 5

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Direct Placement						
Installment purchase	\$ 16,985,057	\$ 17,523,854	\$ 13,357,497	\$ 14,875,728	\$ 30,342,554	\$ 32,399,582
General obligation bonds	1,650,000	-	-	-	1,650,000	-
Revenue bonds	-	-	2,170,000	-	2,170,000	-
Total	<u>\$ 18,635,057</u>	<u>\$ 17,523,854</u>	<u>\$ 15,527,497</u>	<u>\$ 14,875,728</u>	<u>\$ 34,162,554</u>	<u>\$ 32,399,582</u>

The Town of Harrisburg's total long-term outstanding debt increased by \$1,762,972 (5.44%) during the past fiscal year due to regularly scheduled debt service payments on existing debt, new debt issued amounting to \$4,435,000, and \$8,537,000 in refunded installment purchase notes.

North Carolina General Statutes limit the amount of general obligation debt that a unit of government can issue to 8% of the total assessed value of taxable property located within that government's boundaries. The legal debt margin for the Town of Harrisburg is \$223,783,346.

Additional information regarding the Town of Harrisburg's long-term debt can be found in note II.B on pages 49-58 of this report.

Economic Factors and Next Year's Budgets and Rates

The following key economic factors reflect the growth and general prosperity of the Town:

- **New Residential Growth.** The Town continues to experience increases in residential growth as a result of previously approved development projects. Interest in living in Harrisburg continues to soar which has created a strong desire from some of the region's best developers. The Town is ranked ninth in North Carolina in growth for municipalities overall and seventh for municipalities over a population of 10,000. With several residential subdivisions currently under construction and several proposed plans being considered, the Town is in a great position to grow and strengthen its residential market with low-density, high quality homes. Economic activity continues to thrive in Cabarrus County as evidenced by strong State-shared revenue distributions to the Town.

Town of Harrisburg, North Carolina

Management's Discussion and Analysis (continued)

Economic Factors and Next Year's Budgets and Rates (continued)

- **Non-Residential Growth.** The construction of the Farmington mixed-use development along Rocky River Road and I-485 began in FY2020. The southern portion of Town needs more commercial growth to support the continued residential growth in the area. The Harris Square Shopping Center on Highway 49 continues to help generate several new businesses, with outparcels building out around the development. Individual parcels along Highway 49 are rapidly being developed with new businesses, with multiple projects underway. The Town's economic development initiative in the Morehead West area will also help to jump-start development in this currently underutilized section of Town.
- **Governmental Projects.** The Town's largest park redevelopment project, Harrisburg Park, has been completed. Harrisburg Park has been transformed with the addition of an amphitheater, splash-pad, multipurpose fields, shelters, bike trails, and other active amenities within the park. A one-million-gallon elevated water storage tank has been constructed and was placed in service in FY2021. The Town has placed a focus on transportation improvement projects that will be taking place over the next few years with increased amounts of pavement resurfacing, new sidewalks and multipurpose paths, and various intersection improvements. A partnership with NCDOT and NC Railroad will result in the construction of a passenger-rail train station that is accompanied by approximately 2,400 sq. ft. of Town-owned office and/or community space. The Town also continues to invest in our aging utility infrastructure by replacing or up-sizing existing water and sewer lines in the older portions of our community and addressing Storm Water deficiencies in the Town's System A Storm Water area.

Budget Highlights for the Fiscal Year Ending June 30, 2022

The approved FY2022 General Operating Budget is a balanced budget totaling \$34,315,844 for the General Fund and the two enterprise funds, the Water and Sewer and Storm Water Funds. This compares to \$40,190,243 in FY2021, a decrease of approximately \$5,870,000. The General Fund, which comprises the core services provided by the Town, accounts for \$21,208,000 of the total budget. The remainder of the budget consists of the Water and Sewer Fund, \$11,925,000, and the Storm Water Fund, \$775,000. The budget addresses current departmental needs and anticipates future needs as the Town continues to experience growth.

Overview:

The Town continues to focus on providing the highest quality services and facilities to its residents as possible. Town Council and management have invested in professional personnel, state-of-the-art equipment, and attractive Town amenities and facilities to work toward this goal. The highest standards in home and commercial building, streets, storm water, and all other infrastructure is required for projects currently taking place in Harrisburg. The commitment to our ten-year financial models and capital improvement plans outline the needs and priorities of the Town moving forward in a financially responsible way. The Town has either completed or is in the process of completing a number of major guiding documents, such as the Transportation Plan, ADA Plan, Highway 49 Corridor Plan, UDO update, Law Enforcement feasibility study, Water and Sewer Master Plan, and a Sanitary Sewer Model and Land Use Plan. Each of these interact together and help the Town implement a cohesive vision. Significant efforts are being made to ensure community engagement, education, and participation remain a priority of the Town's as it grows, develops, and sets a path forward. Making smart growth decisions, becoming more transparent, promoting and strengthening our local businesses, generating new economic development buzz within our Town, and being proactive in our decision making ensures that what we do today will prepare and protect the Town into the future.

We want to operate the Town with the sophistication, efficiencies and effectiveness of a larger city while maintaining the small-town feel Harrisburg is known for. Financial stability and security are paramount to the future success and stability of the Town. The budget represents a commitment to not only maintain, but to further improve what the Town offers its residents, businesses, and visitors. High-quality, efficient, and customer-service oriented operations are Harrisburg's most important objectives, and the budget reflects those efforts by providing the resources necessary to make Harrisburg a safe and prosperous community.

Town of Harrisburg, North Carolina

Management's Discussion and Analysis (continued)

Requests for Information

This report is designed to provide an overview of the Town's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to the Finance Director, Brian Lee, Town of Harrisburg, 4100 Main Street, Suite 101, Harrisburg, North Carolina 28075.

TOWN OF HARRISBURG, NORTH CAROLINA

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BASIC FINANCIAL STATEMENTS

TOWN OF HARRISBURG, NORTH CAROLINA

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Town of Harrisburg, North Carolina

Statement of Net Position
June 30, 2021

	Primary Government			Harrisburg Community and Youth Association, Inc.	Harrisburg Business Alliance, Inc.
	Governmental Activities	Business-Type Activities	Total		
Assets					
Current assets:					
Cash and cash equivalents	\$ 15,521,144	\$ 9,915,422	\$ 25,436,566	\$ 55,446	\$ 5,733
Taxes receivables (net)	64,937	-	64,937	-	-
Accrued interest receivable on taxes	11,876	-	11,876	-	-
Accounts receivable (net)	5,335	1,489,850	1,495,185	-	-
Due from other governments	1,297,210	-	1,297,210	-	-
Inventory	22,304	-	22,304	-	-
Prepaid expenses	104,235	-	104,235	-	-
Restricted cash and cash equivalents	1,398,994	2,994,922	4,393,916	-	-
Total current assets	18,426,035	14,400,194	32,826,229	55,446	5,733
Noncurrent assets:					
Capital assets:					
Non-depreciable	14,275,322	4,412,909	18,688,231	-	-
Depreciable, net of accumulated depreciation	24,543,334	34,808,354	59,351,688	-	-
Total noncurrent assets	38,818,656	39,221,263	78,039,919	-	-
Total assets	57,244,691	53,621,457	110,866,148	55,446	5,733
Deferred outflows of resources					
Pension deferrals	1,333,383	444,041	1,777,424	-	-
Total deferred outflows of resources	1,333,383	444,041	1,777,424	-	-
Liabilities					
Current liabilities:					
Accounts payable and accrued liabilities	578,721	796,210	1,374,931	-	-
Prepaid fees	3,985	-	3,985	-	-
Payables from restricted assets:					
Accounts payable and accrued liabilities	731,245	-	731,245	-	-
Performance bond deposits	216,265	-	216,265	-	-
Customer deposits	-	303,899	303,899	-	-
Long-term liabilities-due within one year	1,756,275	1,882,781	3,639,056	-	-
Total current liabilities	3,286,491	2,982,890	6,269,381	-	-
Long-term liabilities:					
Net pension liability	2,559,618	853,018	3,412,636	-	-
Long-term liabilities-due in more than one year	17,360,634	13,741,835	31,102,469	-	-
Total long-term liabilities	19,920,252	14,594,853	34,515,105	-	-
Total liabilities	23,206,743	17,577,743	40,784,486	-	-
Deferred inflows of resources					
Prepaid Taxes	4,052	-	4,052	-	-
Pension deferrals	149,744	63,442	213,186	-	-
Total deferred inflows of resources	153,796	63,442	217,238	-	-
Net position					
Net investment in capital assets	21,149,372	26,383,856	47,533,228	-	-
Restricted for:					
Stabilization by State statute	1,534,926	-	1,534,926	-	-
Streets	680,149	-	680,149	-	-
Public safety	128,546	-	128,546	-	-
Storm Water	-	933	933	-	-
Cultural and recreational	-	-	-	55,446	5,733
Unrestricted	11,724,542	10,039,524	21,764,066	-	-
Total net position	\$ 35,217,535	\$ 36,424,313	\$ 71,641,848	\$ 55,446	\$ 5,733

The notes to the financial statements are an integral part of this statement.

Town of Harrisburg, North Carolina

Statement of Activities For the Fiscal Year Ended June 30, 2021

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government				
Governmental activities				
General government	\$ 1,645,562	\$ 94,020	\$ 149,053	\$ -
Planning and zoning	632,164	236,013	258,582	-
Public safety	6,544,748	265,789	1,459,876	-
Transportation	1,788,246	-	433,885	321,439
Environmental protection	1,741,108	-	13,527	-
Cultural and recreational	1,887,712	215,559	-	555
Interest on long-term debt	530,377	-	-	-
Total governmental activities	<u>14,769,917</u>	<u>811,381</u>	<u>2,314,923</u>	<u>321,994</u>
Business-type activities				
Water and sewer	9,028,804	10,409,630	-	-
Storm water	404,217	665,992	-	108,102
Total business-type activities	<u>9,433,021</u>	<u>11,075,622</u>	<u>-</u>	<u>108,102</u>
Total primary government	<u>\$ 24,202,938</u>	<u>\$ 11,887,003</u>	<u>\$ 2,314,923</u>	<u>\$ 430,096</u>
Component unit				
Harrisburg Community and Youth Association, Inc.	\$ 10,420	\$ -	\$ 27,000	\$ -
Harrisburg Business Alliance, Inc.	1,052	-	6,785	-
Total component unit	<u>\$ 11,472</u>	<u>\$ -</u>	<u>\$ 33,785</u>	<u>\$ -</u>

The notes to the financial statements are an integral part of this statement.

Town of Harrisburg, North Carolina

Statement of Activities For the Fiscal Year Ended June 30, 2021

Functions/Programs	Net (Expense) Revenue and Changes in Net Position				
	Primary Government			Harrisburg Community and Youth Association, Inc.	Harrisburg Business Alliance, Inc.
	Governmental Activities	Business-Type Activities	Total		
Primary government					
Governmental activities					
General government	\$ (1,402,489)	\$ -	\$ (1,402,489)	\$ -	\$ -
Planning and zoning	(137,569)	-	(137,569)	-	-
Public safety	(4,819,083)	-	(4,819,083)	-	-
Transportation	(1,032,922)	-	(1,032,922)	-	-
Environmental protection	(1,727,581)	-	(1,727,581)	-	-
Cultural and recreational	(1,671,598)	-	(1,671,598)	-	-
Interest on long-term debt	(530,377)	-	(530,377)	-	-
Total governmental activities	<u>(11,321,619)</u>	<u>-</u>	<u>(11,321,619)</u>	<u>-</u>	<u>-</u>
Business-type activities					
Water and sewer	-	1,380,826	1,380,826	-	-
Storm water	-	369,877	369,877	-	-
Total business-type activities	<u>-</u>	<u>1,750,703</u>	<u>1,750,703</u>	<u>-</u>	<u>-</u>
Total primary government	<u>(11,321,619)</u>	<u>1,750,703</u>	<u>(9,570,916)</u>	<u>-</u>	<u>-</u>
Component unit					
Harrisburg Community and Youth Association, Inc.	-	-	-	16,580	-
Harrisburg Business Alliance, Inc.	-	-	-	-	5,733
Total component unit	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,580</u>	<u>5,733</u>
General revenues					
Taxes:					
Property taxes, levied for general purpose	9,974,708	-	9,974,708	-	-
Unrestricted intergovernmental	4,106,247	-	4,106,247	-	-
Gain on disposal of capital assets	274,036	13,300	287,336	-	-
Investment earnings	29,418	25,057	54,475	-	-
Miscellaneous	355,491	-	355,491	-	-
Total general revenues	<u>14,739,900</u>	<u>38,357</u>	<u>14,778,257</u>	<u>-</u>	<u>-</u>
Change in net position	3,418,281	1,789,060	5,207,341	16,580	5,733
Net position, beginning	<u>31,799,254</u>	<u>34,635,253</u>	<u>66,434,507</u>	<u>38,866</u>	<u>-</u>
Net position, ending	<u>\$ 35,217,535</u>	<u>\$ 36,424,313</u>	<u>\$ 71,641,848</u>	<u>\$ 55,446</u>	<u>\$ 5,733</u>

The notes to the financial statements are an integral part of this statement.

Town of Harrisburg, North Carolina

Balance Sheet
Governmental Funds
June 30, 2021

	General	Capital Reserve Fund - General Fund	Capital Projects Fund - Parks and Recreation	Nonmajor Governmental Funds	Total Governmental Funds
Assets					
Cash and cash equivalents	\$ 6,686,759	\$ 5,261,964	\$ 622,581	\$ 2,949,840	\$ 15,521,144
Restricted cash and cash equivalents	433,221	-	-	965,773	1,398,994
Receivables, net:					
Property taxes	64,937	-	-	-	64,937
Other	5,335	-	-	-	5,335
Due from other governments	1,188,546	-	108,664	-	1,297,210
Inventory	22,304	-	-	-	22,304
Prepaid items	104,235	-	-	-	104,235
Total assets	<u>\$ 8,505,337</u>	<u>\$ 5,261,964</u>	<u>\$ 731,245</u>	<u>\$ 3,915,613</u>	<u>\$ 18,414,159</u>
Liabilities					
Accounts payable and accrued liabilities	\$ 391,325	\$ -	\$ -	\$ -	\$ 391,325
July 4th Celebration unearned revenue	3,985	-	-	-	3,985
Payable from restricted assets:					
Accounts payable and accrued liabilities	-	-	731,245	-	731,245
Performance bonds on deposit	216,265	-	-	-	216,265
Total liabilities	<u>611,575</u>	<u>-</u>	<u>731,245</u>	<u>-</u>	<u>1,342,820</u>
Deferred inflows of resources					
Property taxes receivable	64,937	-	-	-	64,937
Prepaid taxes	4,052	-	-	-	4,052
Total deferred inflows of resources	<u>68,989</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>68,989</u>
Fund balances					
Non-spendable					
Inventory	22,304	-	-	-	22,304
Prepays	104,235	-	-	-	104,235
Restricted					
Stabilization by State statute	1,534,926	-	-	-	1,534,926
Streets	88,410	-	-	591,739	680,149
Public safety	128,546	-	-	374,034	502,580
Committed	-	5,261,964	-	2,949,840	8,211,804
Unassigned	5,946,352	-	-	-	5,946,352
Total fund balances	<u>7,824,773</u>	<u>5,261,964</u>	<u>-</u>	<u>3,915,613</u>	<u>17,002,350</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 8,505,337</u>	<u>\$ 5,261,964</u>	<u>\$ 731,245</u>	<u>\$ 3,915,613</u>	<u>\$ 18,414,159</u>

The notes to the financial statements are an integral part of this statement.

Town of Harrisburg, North Carolina

Reconciliation of the Balance Sheet of the Governmental Funds to the Statement of Net Position June 30, 2021

Amounts reported for governmental activities in the Statement of Net Position are different because:

Ending fund balance - governmental funds	\$ 17,002,350
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	38,818,656
Deferred outflows of resources related to pensions are not reported in the funds.	1,333,383
Other long-term assets are not available to pay for current-period expenditures and, therefore, are inflows of resources in the funds:	
Accrued interest on taxes receivable	11,876
Earned revenues considered deferred inflows of resources in fund statements	64,937
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds:	
Accrued interest payable	(187,396)
Compensated absences	(481,854)
Notes payable	(18,635,055)
Net pension liability	(2,559,618)
Deferred inflows of resources related to pensions are not reported in the funds.	<u>(149,744)</u>
Net position of governmental activities	<u><u>\$ 35,217,535</u></u>

The notes to the financial statements are an integral part of this statement.

Town of Harrisburg, North Carolina

Statement of Revenues, Expenditures, and Changes in Fund Balance
Governmental Funds
For the Fiscal Year Ended June 30, 2021

	General	Capital Reserve Fund - General Fund	Capital Projects Fund - Parks and Recreation	Nonmajor Governmental Funds	Total Governmental Funds
Revenues					
Ad valorem taxes	\$ 9,974,703	\$ -	\$ -	\$ -	\$ 9,974,703
Unrestricted intergovernmental	4,106,247	-	-	-	4,106,247
Restricted intergovernmental	1,908,288	-	555	148,053	2,056,896
Permits and fees	600,671	-	-	-	600,671
Sales and services	210,710	-	-	-	210,710
Investment earnings	7,738	2,193	17,650	1,837	29,418
Other general revenues	878,671	-	-	258,582	1,137,253
Total revenues	17,687,028	2,193	18,205	408,472	18,115,898
Expenditures					
Current:					
General government	1,192,122	-	-	-	1,192,122
Planning and economic development	608,055	-	-	50	608,105
Engineering	268,138	-	-	-	268,138
Public safety	6,058,873	-	-	613,745	6,672,618
Transportation	879,241	-	-	735,179	1,614,420
Environmental protection	1,920,047	-	-	-	1,920,047
Cultural and recreational	1,928,131	-	4,092,129	-	6,020,260
Debt service:					
Principal retirement	2,359,797	-	-	-	2,359,797
Interest	529,186	-	-	-	529,186
Total expenditures	15,743,590	-	4,092,129	1,348,974	21,184,693
Excess (deficiency) of revenues over expenditures	1,943,438	2,193	(4,073,924)	(940,502)	(3,068,795)
Other financing sources (uses)					
Transfers from other funds	1,061,687	3,100,000	657,618	208,110	5,027,415
Transfers to other funds	(3,308,110)	(1,571,805)	-	(147,500)	(5,027,415)
Installment note issued	1,206,000	-	-	615,000	1,821,000
General obligation bond issued	-	-	-	1,650,000	1,650,000
Total other financing sources (uses)	(1,040,423)	1,528,195	657,618	2,325,610	3,471,000
Net change in fund balances	903,015	1,530,388	(3,416,306)	1,385,108	402,205
Fund balances, beginning	6,921,758	3,731,576	3,416,306	2,530,505	16,600,145
Fund balances, ending	\$ 7,824,773	\$ 5,261,964	\$ -	\$ 3,915,613	\$ 17,002,350

The notes to the financial statements are an integral part of this statement.

Town of Harrisburg, North Carolina

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance of the Governmental Funds to the Statement of Activities For the Fiscal Year Ended June 30, 2021

Amounts reported for governmental activities in the Statement of Activities are different because:

Net changes in fund balances - total governmental funds		\$ 402,205
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital outlay expenditures	5,719,657	
Depreciation expense	<u>(1,236,079)</u>	4,483,578
Disposal of capital assets		(249,147)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		
Amount of donated assets	321,439	
Other	1,254	
Change in unavailable revenue for tax revenues	<u>(1,246)</u>	321,447
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. This amount is the net effect of those differences in the treatment of long-term debt and related items.		
Debt service payments	2,359,797	
Long-term debt issuance	(3,471,000)	
Pension expense	(365,751)	
Compensated absences	<u>(61,657)</u>	(1,538,611)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Change in accrued interest payable		<u>(1,191)</u>
Changes in net position of governmental activities		<u><u>\$ 3,418,281</u></u>

The notes to the financial statements are an integral part of this statement.

Town of Harrisburg, North Carolina

Statement of Revenues, Expenditures, and Changes in Fund Balance Budget and Actual - General Fund For the Fiscal Year Ended June 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive / (Negative)
	Original	Final		
Revenues				
Ad valorem taxes	\$ 9,412,000	\$ 9,412,000	\$ 9,974,703	\$ 562,703
Unrestricted intergovernmental	3,462,000	3,462,000	4,106,247	644,247
Restricted intergovernmental	1,831,500	1,831,500	1,908,288	76,788
Permits and fees	602,500	672,500	600,671	(71,829)
Sales and services	535,000	535,000	210,710	(324,290)
Investment earnings	51,000	51,000	7,738	(43,262)
Other general revenues	440,900	983,600	878,671	(104,929)
Total revenues	16,334,900	16,947,600	17,687,028	739,428
Expenditures				
Current:				
General government	1,107,774	1,344,974	1,192,122	152,852
Planning and economic development	527,530	785,508	608,055	177,453
Engineering	294,315	393,115	268,138	124,977
Public safety	5,280,800	6,626,065	6,058,873	567,192
Transportation	1,033,200	1,248,200	879,241	368,959
Environmental protection	2,055,700	2,205,700	1,920,047	285,653
Cultural and recreational	2,607,665	2,939,950	1,928,131	1,011,819
Debt service:				
Principal retirement	2,397,500	2,397,500	2,359,797	37,703
Interest	558,000	558,000	529,186	28,814
Contingency	372,705	341,455	-	341,455
Total expenditures	16,235,189	18,840,467	15,743,590	3,096,877
Revenues over (under) expenditures	99,711	(1,892,867)	1,943,438	3,836,305
Other financing sources (uses)				
Transfers from other funds	1,293,000	1,887,500	1,061,687	(825,813)
Transfers to other funds	(1,392,711)	(3,320,821)	(3,308,110)	12,711
Proceeds from note	-	1,210,000	1,206,000	(4,000)
Appropriated fund balance	-	2,116,188	-	(2,116,188)
Total other financing sources (uses)	(99,711)	1,892,867	(1,040,423)	(2,933,290)
Net change in fund balance	\$ -	\$ -	903,015	\$ 903,015
Fund balance, beginning			6,921,758	
Fund balance, ending (Exhibit D)			\$ 7,824,773	

The notes to the financial statements are an integral part of this statement.

Town of Harrisburg, North Carolina

Statements of Net Position Proprietary Funds June 30, 2021

	Major Enterprise Funds		
	Water and Sewer	Storm Water	Total
	Fund	Fund	
Assets			
Current assets:			
Cash and cash equivalents	\$ 8,110,598	\$ 1,804,824	\$ 9,915,422
Accounts receivable (net) - customers	1,304,802	88,183	1,392,985
Accounts receivable - other	80,562	16,303	96,865
Restricted cash and cash equivalents	2,993,989	933	2,994,922
Total current assets	12,489,951	1,910,243	14,400,194
Non-current assets:			
Capital assets:			
Non-depreciable	4,395,409	17,500	4,412,909
Depreciable, net of accumulated depreciation	32,644,261	2,164,093	34,808,354
Total non-current assets	37,039,670	2,181,593	39,221,263
Total assets	49,529,621	4,091,836	53,621,457
Deferred outflows of resources			
Pension deferrals	444,041	-	444,041
Total deferred outflows of resources	444,041	-	444,041
Liabilities			
Current liabilities:			
Accounts payable and accrued liabilities	666,120	130,090	796,210
Long-term debt, current portion	1,785,662	-	1,785,662
Compensated absences, current portion	97,119	-	97,119
Payable from restricted assets:			
Customer deposits	303,899	-	303,899
Total current liabilities	2,852,800	130,090	2,982,890
Non-current liabilities:			
Long-term debt, non-current portion	13,741,835	-	13,741,835
Net pension liability	853,018	-	853,018
Total noncurrent liabilities	14,594,853	-	14,594,853
Total liabilities	17,447,653	130,090	17,577,743
Deferred inflows of resources			
Pension deferrals	63,442	-	63,442
Total deferred inflows of resources	63,442	-	63,442
Net position			
Net investment in capital assets	24,202,263	2,181,593	26,383,856
Restricted	-	933	933
Unrestricted	8,260,304	1,779,220	10,039,524
Total net position	\$ 32,462,567	\$ 3,961,746	\$ 36,424,313

The notes to the financial statements are an integral part of this statement.

Town of Harrisburg, North Carolina

Statements of Revenues, Expenses, and Changes in Fund Net Position Proprietary Funds For the Fiscal Year Ended June 30, 2021

	Major Enterprise Funds		
	Water and Sewer	Storm Water	
	Fund	Fund	Total
Operating revenues			
Charges for services	\$ 8,205,181	\$ 665,742	\$ 8,870,923
Water and sewer development charges	1,857,685	-	1,857,685
Permits and fees	99,374	250	99,624
Service connection fees	159,595	-	159,595
Other operating revenues	87,795	-	87,795
Total operating revenues	10,409,630	665,992	11,075,622
Operating expenses			
Water administration and distribution	7,024,957	-	7,024,957
Storm water operations	-	333,873	333,873
Depreciation and amortization	1,665,329	70,344	1,735,673
Total operating expenses	8,690,286	404,217	9,094,503
Operating income	1,719,344	261,775	1,981,119
Non-operating revenues (expenses)			
Investment earnings	23,653	1,404	25,057
Interest and other charges	(338,518)	-	(338,518)
Gain on sale of capital assets	13,300	-	13,300
Total non-operating revenues (expenses)	(301,565)	1,404	(300,161)
Income before contributions	1,417,779	263,179	1,680,958
Contributions of infrastructure	-	108,102	108,102
Change in net position	1,417,779	371,281	1,789,060
Total net position, beginning	31,044,788	3,590,465	34,635,253
Total net position, ending	\$ 32,462,567	\$ 3,961,746	\$ 36,424,313

The notes to the financial statements are an integral part of this statement.

Town of Harrisburg, North Carolina

Statements of Cash Flows
Proprietary Funds
For the Fiscal Year Ended June 30, 2021

	Major Enterprise Funds		
	Water and Sewer Fund	Storm Water Fund	Total
Cash flows from operating activities			
Cash received from customers	\$ 10,347,142	\$ 658,214	\$ 11,005,356
Cash paid for goods and services	(5,077,980)	(14,166)	(5,092,146)
Cash paid to or on behalf of employees for services	(2,127,143)	(196,089)	(2,323,232)
Customer deposits received and returned, net	13,878	-	13,878
Net cash provided by operating activities	3,155,897	447,959	3,603,856
Cash flows from capital and related financing activities			
Proceeds from sale of capital assets	13,300	-	13,300
Acquisition and construction of capital assets	(3,521,366)	(836,129)	(4,357,495)
Principal paid on long-term debt	(8,849,231)	-	(8,849,231)
Proceeds from issuance of long-term debt	9,501,000	-	9,501,000
Interest paid on long-term debt	(301,783)	-	(301,783)
Net cash used by capital and related financing activities	(3,158,080)	(836,129)	(3,994,209)
Cash flows from investing activities			
Interest on investments	23,653	1,404	25,057
Net increase in cash and cash equivalents	21,470	(386,766)	(365,296)
Balances, beginning	11,083,117	2,192,523	13,275,640
Balances, ending	\$ 11,104,587	\$ 1,805,757	\$ 12,910,344
Reconciliation of operating income to net cash provided (used) by operating activities			
Operating income	\$ 1,719,344	\$ 261,775	\$ 1,981,119
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Depreciation and amortization	1,665,329	70,344	1,735,673
Changes in assets and liabilities:			
(Increase) decrease in accounts receivable - customers	(43,141)	6,468	(36,673)
(Increase) decrease in accounts receivable - other	(19,347)	(14,246)	(33,593)
(Increase) decrease in prepaid items	198	-	198
Increase (decrease) in accounts payable and accrued liabilities	(277,537)	123,618	(153,919)
Increase (decrease) in compensated absences	(24,744)	-	(24,744)
(Increase) decrease in deferred outflows of resources for pensions	(74,803)	-	(74,803)
Increase (decrease) in deferred inflows of resources for pensions	12,777	-	12,777
Increase (decrease) in net pension liability	183,943	-	183,943
Increase (decrease) in customer deposits	13,878	-	13,878
Total adjustments	1,436,553	186,184	1,622,737
Net cash provided by operating activities	\$ 3,155,897	\$ 447,959	\$ 3,603,856

Noncash investing, capital, and financing activities:

The Town received noncash capital contributions in the Storm Water Fund in the amount of \$108,102 representing donated assets.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies

The accounting policies of the Town of Harrisburg (the "Town") and its discretely presented component unit conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

A. Reporting Entity

The Town is a municipal corporation, which is governed by an elected Mayor and a seven-member Council. As required by generally accepted accounting principles, these financial statements present the Town and its component unit, a legally separate entity for which the Town is financially accountable. The discretely presented component unit presented below is reported in a separate column in the Town's financial statements in order to emphasize that it is legally separate from the Town.

Harrisburg Community and Youth Association, Inc.

The members of the Harrisburg Community and Youth Association, Inc.'s (HCYA) governing board are designated within HCYA's bylaws to include specified current employees of the Town. HCYA is presented discretely in the government-wide statements. Complete financial statements for HCYA may be obtained from the organization's administrative offices at the Town of Harrisburg, 4100 Main Street, Suite 101, Harrisburg, NC 28075.

Harrisburg Business Alliance, Inc.

The members of the Harrisburg Business Alliance, Inc.'s (HBA) governing board are designated within HBA's bylaws to include one Town Council member and a specified current employee of the Town. HBA is presented discretely in the government-wide statements. Complete financial statements for HBA may be obtained from the organization's administrative offices at the Town of Harrisburg, 4100 Main Street, Suite 101, Harrisburg, NC 28075.

B. Basis of Presentation

Government-wide Statements: The statement of net position and the statement of activities display information about the primary government and its component unit. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the *governmental* and *business-type activities* of the Town. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for the different business-type activities of the Town and for each function of the Town's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies (continued)

B. Basis of Presentation (continued)

Fund Financial Statements: The fund financial statements provide information about the Town's funds. Separate statements for each fund category – *governmental and proprietary* – are presented. The Town has no fiduciary funds to report. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as non-major funds.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as subsidies, result from non-exchange transactions. Other non-operating revenues are ancillary activities such as investment earnings.

The Town reports the following major governmental funds:

General Fund – The General Fund is the general operating fund of the Town. The General Fund accounts for all financial resources except those that are required to be accounted for in other funds. The primary revenue sources are ad valorem taxes, State and federal grants, and various other taxes and licenses. The primary expenditures are for public safety, street maintenance and construction, sanitation services, parks and recreation, administration, and other general government services.

Capital Reserve Fund – General Fund – This fund is established to accumulate funds to be used for future capital expenditures for the General Fund.

Capital Projects Fund – Parks and Recreation – This fund is used to account for the construction of Harrisburg Park Redevelopment – Phase I.

The Town reports the following non-major governmental funds:

Special Revenue Fund – Highway 49 Corridor – This fund is used to accumulate funds paid in lieu of installing underground utilities along the Hwy 49 Corridor during development.

Special Revenue Fund – CARES Act – This fund is used to account for CARES Act Coronavirus Relief Fund revenues.

Capital Projects Fund – Streets – This fund is used to account for the construction of streets and sidewalks with the 2017 Transportation Bonds.

Capital Projects Fund – Public Safety – This fund is used to account for the construction of Fire Station #2 and the purchase of Fire Engine #3.

Capital Projects Fund – Economic Development – This fund was established for the construction of the Harrisburg Train Station.

Capital Reserve Fund – Parks and Recreation – This fund is established to accumulate development-related funds to be used for parks and recreation per Town ordinance.

Capital Reserve Fund – Economic Development – This fund is established to accumulate funds to be used for future capital expenditures for economic development/economic incentives.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies (continued)

B. Basis of Presentation (continued)

The Town reports the following major enterprise funds:

Water and Sewer Fund – This fund is used to account for the Town’s water and sewer operations. A Capital Projects Fund - Water and Sewer, a Capital Reserve Fund - Water and Sewer, and a Capital Reserve Fund – Water and Sewer – Expansion have been consolidated into the Water and Sewer Fund for financial reporting purposes. The budgetary comparisons for the Capital Projects Fund - Water and Sewer, the Capital Reserve Fund – Water and Sewer, and the Capital Reserve Fund – Water and Sewer – Expansion have been included in the supplemental information.

Storm Water Fund – This fund is used to account for the Town’s Storm Water operations. A Capital Projects Fund – Storm Water and a Capital Reserve Fund – Storm Water have been consolidated into the Storm Water Fund for financial reporting purposes. The budgetary comparison for the Capital Projects Fund – Storm Water and the Capital Reserve Fund – Storm Water have been included in the supplemental information.

C. Measurement Focus and Basis of Accounting

In accordance with North Carolina General Statutes, all funds of the Town are maintained during the year using the modified accrual basis of accounting.

Government-Wide and Proprietary Fund Financial Statements. The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus. The government-wide, and proprietary fund financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the Town’s enterprise funds are charges to customers for sales and services. The Town also recognizes as operating revenue the portion of development fees intended to recover the cost of connecting new customers to the water and sewer system. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies (continued)

C. Measurement Focus and Basis of Accounting (continued)

Governmental Fund Financial Statements. Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of general long-term debt and acquisitions under capital leases are reported as other financing sources.

The Town considers all revenues available if they are collected within 90 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as revenue because the amount is not susceptible to accrual. At June 30, taxes receivable for property other than motor vehicles are materially past due and are not considered to be an available resource to finance the operations of the current year. Also, as of September 1, 2013, State law altered the procedures for the assessment and collection of property taxes on registered motor vehicles in North Carolina. Effective with this change in the law, the State of North Carolina is responsible for billing and collecting the property taxes on registered motor vehicles on behalf of all municipalities and special tax districts. Property taxes are due when vehicles are registered. The billed taxes are applicable to the fiscal year in which they are received. Uncollected taxes that were billed in periods prior to September 1, 2013 and for limited registration plates are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

Sales taxes and certain intergovernmental revenues, such as the beer and wine tax, collected and held by the State at year-end on behalf of the Town are recognized as revenue. Sales taxes are considered a shared revenue for the Town of Harrisburg because the tax is levied by Cabarrus County and then remitted to and distributed by the State. Most intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. All taxes, including those dedicated for specific purposes are reported as general revenues rather than program revenues. Under the terms of grant agreements, the Town funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there is both restricted and unrestricted net position available to finance the program. It is the Town's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants, and then by general revenues.

When both restricted and unrestricted resources are available for use, it is the Town's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Budgetary Data

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund, Capital Reserve Funds, and the Enterprise Funds. All annual appropriations lapse at the fiscal year-end. Project ordinances are adopted for the Capital Projects Fund – Streets, Capital Projects Fund – Public Safety, Capital Projects Fund – Parks and Recreation, and the Enterprise Funds Capital Projects Funds. The enterprise funds' projects are consolidated with their respective operating fund for reporting purposes. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the department level for all annually budgeted funds and at the project level for the multi-year funds. Amendments are required for any revisions that alter total expenditures of any fund or that change departmental appropriations. The budget ordinance must be adopted by July 1 of the fiscal year, or the governing board must adopt an interim budget that covers that time until the annual ordinance can be adopted.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity

Deposits and Investments

All deposits of the Town, HCYA, and HBA are made in board-designated official depositories and are secured as required by State law [G.S. 159-31]. The Town, HCYA, and HBA may designate, as an official depository, any bank or savings association whose principal office is located in North Carolina. Also, the Town, HCYA, and HBA may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts, and certificates of deposit.

State law [G.S. 159-30(c)] authorizes the Town, HCYA, and HBA to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States, obligations of the State of North Carolina, bonds and notes of any North Carolina local government or public authority, obligations of certain non-guaranteed federal agencies, certain high quality issues of commercial paper and bankers' acceptances, and the North Carolina Capital Management Trust (NCCMT). The Town's, HCYA's, and HBA's investments are reported at fair value. The NCCMT Government Portfolio, a SEC-registered (2a-7) money market mutual fund, is measured at fair value. Because the NCCMT Government Portfolio has a weighted average maturity of less than 90 days, it is presented as an investment with a maturity of less than 6 months.

Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment and to maximize investment income and considers all cash and investments to be cash and cash equivalents.

Restricted Assets

The North Carolina Firemen's Relief Fund funds are classified as restricted cash and cash equivalents because it can be expended only for the purposes of financially assisting firefighters that have been injured or killed while performing fire department duties, educational benefits, supplemental retirement, purchase other insurance, and pension protection per G.S. 58-84-1 through 58-84-60. Customer deposits, refundable tap fees, and performance bond deposits held by the Town before any services are supplied or completed are restricted to the service for which the deposit was collected.

The unexpended debt proceeds of the General Fund are classified as restricted assets because their use is completely restricted to the purpose for which the debt was originally issued. Powell Bill funds are also classified as restricted cash because it can be expended only for the purposes of maintaining, repairing, constructing, reconstructing, or widening of local streets per G.S. 136-41.1 through 136-41.4.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

Restricted Assets (continued)

Town of Harrisburg Restricted Cash

	<u>General Fund</u>	<u>Public Safety</u>	<u>Transportation</u>	<u>Total</u>
Governmental Activities				
Public safety	\$ 128,546	\$ -	\$ -	\$ 128,546
Streets	88,410	-	-	88,410
Performance bonds	216,265	-	-	216,265
Unspent debt proceeds	-	374,034	591,739	965,773
Total governmental activities	<u>\$ 433,221</u>	<u>\$ 374,034</u>	<u>\$ 591,739</u>	<u>1,398,994</u>
Business-type Activities				
Water and Sewer Fund				
Customer deposits				303,899
Unspent debt proceeds				2,690,090
Storm Water Fund				
Contribution - fee in lieu of				933
Total business-type activities				<u>2,994,922</u>
Total restricted cash				<u>\$ 4,393,916</u>

Ad Valorem Taxes Receivable

In accordance with State law [G.S. 105-347 and G.S. 159-13(a)], the Town levies ad valorem taxes on property other than motor vehicles on July 1st, the beginning of the fiscal year. The taxes are due on September 1st (lien date); however, interest does not accrue until the following January 6th. These taxes are based on the assessed values as of January 1, 2020. As allowed by State law, the Town has established a schedule of discounts that apply to taxes that are paid prior to the due date. In the Town's General Fund, ad valorem tax revenues are reported net of such discounts.

Utility Service Revenues – Unbilled Usage

An estimated amount has been recorded for utility services provided, but not billed, as of the end of the year, and is included in accounts receivable, net of uncollectible amounts.

Allowances for Doubtful Accounts

All receivables that historically experience uncollectible accounts are shown net of an allowance for doubtful accounts. This amount is estimated by analyzing the percentage of receivables that were written off in prior years.

Prepaid items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements and expensed as the items are used.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

Capital Assets

Capital assets, which include property, plant, and equipment, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and are defined by the Town as assets with an initial individual cost of more than a certain amount and an estimated useful life in excess of two years. Minimum capitalization costs are as follows: land, \$10,000; buildings, improvements, substations, lines, and other plant and distribution systems, \$15,000; infrastructure, \$20,000; furniture and equipment, \$5,000; and vehicles, \$10,000. Donated capital assets received prior to June 30, 2015, are recorded at their estimated fair value at the date of donation. Donated capital assets received after June 30, 2015, are recorded at acquisition value. All other purchased or constructed capital assets are reported at cost or estimated historical cost. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Estimated Useful Lives</u>
Buildings	50 years
Improvements	25 years
Equipment and vehicles	3-10 years
Infrastructure, distribution and collection systems	30-40 years

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *Deferred Outflows of Resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an expense or expenditure until then. The Town has one item that meets this criterion, pension deferrals for the 2021 fiscal year. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *Deferred Inflows of Resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. The Town has three items that meet the criteria for this category – property taxes receivable, prepaid property taxes, and pension deferrals.

Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

In the fund financial statements, governmental fund types recognize the face amount of debt issued as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

Compensated Absences

The vacation policy of the Town provides for the accumulation of up to thirty days of earned vacation leave to full-time employees based upon the number of years of service, with such leave being fully vested when earned. Years of service are determined, and vacation time is earned based on each employee's hire date. An employee accrues but may not use any paid vacation days until he/she completes their six months' probationary period with the Town. An employee can carry vacation time over into the following year. For the Town's government-wide and proprietary funds, an expense and a liability for compensated absences and salary-related payments are recorded as the leave is earned. The Town has assumed a first-in, first-out method of accumulated compensated time. Since accrued vacation time may be carried over no more than one year, the entire liability has been designated as a current liability in the government-wide financial statements.

The Town's sick leave policy provides for an unlimited accumulation of earned sick leave. Sick leave does not vest, but any unused sick leave accumulated at the time of retirement may be used in the determination of length of service for retirement benefit purposes. Since the Town does not have any obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

The Town's compensatory time policy provides for up to 240 hours of accumulated compensatory time for non-exempt employees and up to an unlimited number of hours for exempt employees. Compensatory leave only vests with non-exempt employees, for which accumulated time may be paid upon separation. Exempt employees' compensatory time does not vest and any accumulated time at separation is forfeited. Since non-exempt employees' accrued compensatory time is payable upon separation, the entire liability has been designated as a current liability in the government-wide financial statements. As the Town has no obligation for exempt employees' accrued compensatory time until it is actually taken, no accrual for this time has been made.

Net Position/Fund Balances

Net Position

Net position in government-wide and proprietary fund financial statements are classified as net investment in capital assets, restricted, and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statute.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

Net Position/Fund Balances (continued)

Net Investment in Capital Assets

Net investment in capital assets at June 30, 2021, is computed as follows:

	Governmental Activities	Business-Type Activities
Capital assets, net of accumulated depreciation	\$ 38,818,656	\$ 39,221,263
Long-term debt	(18,635,057)	(15,527,497)
Unspent debt proceeds	965,773	2,690,090
Net investment in capital assets	<u>\$ 21,149,372</u>	<u>\$ 26,383,856</u>

Fund Balances

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

Non-spendable Fund Balance – This classification includes amounts that cannot be spent because they are either (a) not in the spendable form or (b) legally or contractually required to be maintained intact.

Prepays – portion of fund balance that is not an available resource because it represents the year-end balance of prepaid expenditures, which are not spendable resources.

Inventory – portion of fund balance that is not an available resource because it represents the year-end balance of inventory, which are not spendable resources.

Restricted Fund Balance – This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

Restricted for Stabilization by State Statute – North Carolina G.S. 159-8 prohibits units of government from budgeting or spending a portion of their fund balance. This is one of several statutes enacted by the North Carolina State Legislature in the 1930's that were designed to improve and maintain the fiscal health of local government units. Restricted by State statute (RSS), is calculated at the end of each fiscal year for all annually budgeted funds. The calculation in G.S. 159-8(a) provides a formula for determining what portion of fund balance is available for appropriation. The amount of fund balance not available for appropriation is what is known as "restricted by State statute". Appropriated fund balance in a fund shall not exceed the sum of cash and investments minus the sum of liabilities, encumbrances, and deferred revenues arising from cash receipts, as those figures stand at the close of the fiscal year preceding the budget. Per GASB guidance, RSS is considered a resource upon which a restriction is "imposed by law through constitutional provisions or enabling legislation." RSS is reduced by inventories and prepaids as they are classified as nonspendable. Outstanding Encumbrances are included with RSS. RSS is included as a component of Restricted Net position and Restricted fund balance on the face of the balance sheet.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

Net Position/Fund Balances (continued)

Fund Balances (continued)

Restricted for Streets – Powell Bill portion of fund balance totaling \$88,410 that is restricted by revenue source for street construction and maintenance expenditures. This amount represents the balance of the total unexpended Powell Bill Funds.

Restricted for Streets – portion of fund balance totaling \$591,739 that represents proceeds for debt issuance that has not been spent for the designated project.

Restricted for Public Safety – portion of fund balance totaling \$128,546 that is restricted by revenue source for certain Firemen's Relief Fund expenditures.

Restricted for Public Safety – portion of fund balance totaling \$374,034 that represents proceeds for debt issuance that has not been spent for the designated project.

Committed Fund Balance – portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of the Town's governing body (highest level of decision-making authority). The governing body can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Committed for Capital Outlay – portion of fund balance that is committed, per the fund balance policy, to fund future capital outlay.

Assigned Fund Balance – portion of fund balance that the Town intends to use for specific purposes. The Town Council has the authority to assign fund balance.

Subsequent Year's Expenditures – portion of fund balance that is appropriated in the next year's budget that is not already classified as restricted or committed. The governing body approves the appropriation; however, the budget ordinance authorizes the manager to modify the appropriations by resource or appropriation within funds up to \$50,000.

Unassigned Fund Balance – the portion of fund balance that has not been restricted, committed, or assigned to specific purposes or other funds.

The Town has a revenue spending policy that provides guidance for programs with multiple revenue sources. The Finance Officer will use resources in the following hierarchy: bond proceeds, federal funds, State funds, local non-Town funds, Town funds. For purposes of fund balance classification, expenditures are to be spent from restricted fund balance first, followed in-order by committed fund balance, assigned fund balance, and lastly, unassigned fund balance. The Finance Officer has the authority to deviate from this policy if it is in the best interest of the Town.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

Net Position/Fund Balances (continued)

Fund Balances (continued)

The Town has also adopted a minimum fund balance policy for the General Fund, the Water and Sewer Fund and the Storm Water Fund which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 40% for the General Fund and 30% for both the Water and Sewer and Storm Water funds, of operating and debt service expenditures. The Town will adjust this minimum as appropriate based upon recommendation from the LGC and the current financial outlook. Once the respective 40% or 30% goal is realized, all revenues in excess of expenditures realized at the end of any given fiscal year will be credited as capital reserves. Should the available fund balance fall below the respective threshold, a plan shall be created, with Town Council approval, to restore the reserves within two (2) years. If the restoration cannot be accomplished within such time period without severe hardship to the Town, then the Council will establish a different but appropriate time period.

The following schedule provides management and citizens with information on the portion of General Fund fund balance that is available for appropriation:

Total fund balance - General Fund	\$ 7,824,773
Less:	
Prepays	104,235
Inventory	22,304
Stabilization by State statute	1,534,926
Streets	88,410
Public safety - Firemen's Relief Fund	128,546
Fund balance policy	5,931,761
Remaining fund balance	<u>\$ 14,591</u>

Outstanding encumbrances are amounts needed to pay any commitments related to purchase orders and contracts that remain unperformed at year-end. The outstanding encumbrances for the General Fund were \$341,045.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Local Governmental Employees' Retirement System (LGERS), and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The Town of Harrisburg's employer contributions are recognized when due and the Town of Harrisburg has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS. Investments are reported at fair value.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

I. Summary of Significant Accounting Policies (continued)

F. Management Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

II. Detail Notes On All Funds

A. Assets

Deposits

All the deposits of the Town, HCYA, and HBA are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Town's, HCYA's, or HBA's agents in these units' names. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the Town, HCYA, and HBA, these deposits are considered to be held by the Town's, HCYA's, or HBA's agents in their names. The amount of the pledged collateral is based on an approved averaging method for non-interest-bearing deposits and the actual current balance for interest-bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the Town, HCYA, or HBA or the escrow agent. Because of the inability to measure the exact amounts of collateral pledged for the Town, HCYA, and HBA under the Pooling Method, the potential exists for under-collateralization. This risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town has no formal policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all pooling method financial institutions and to monitor them for compliance. The Town complies with the provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured. HCYA and HBA have no formal policy regarding custodial credit risk for deposits.

At June 30, 2021, the Town's deposits had a carrying amount of \$21,795,757 and a bank balance of \$22,002,057. Of the bank balance, \$750,000 was covered by federal depository insurance, and the remainder was covered by collateral held under the Pooling Method. The carrying amounts of deposits for HCYA and HBA were \$55,446, and \$5,733, respectively, and the bank balances were \$55,446 and \$5,733, respectively, all of which was covered by federal depository insurance. At June 30, 2021, the Town's petty cash totaled \$625.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

A. Assets (continued)

Investments

At June 30, 2021, the Town had \$8,034,100 invested with the North Carolina Capital Management Trust's Government Portfolio which carried a credit rating of AAAM by Standard and Poor's. The Town has no policy regarding credit risk.

Receivables - Allowances for Doubtful Accounts

The amounts presented in the Balance Sheet and the Statement of Net Position for the year ended June 30, 2021, are net of the following allowances for doubtful accounts:

General Fund:		
Taxes receivable	\$	3,700
Water and Sewer Fund:		
Accounts receivable		10,000
Total	\$	<u>13,700</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

A. Assets (continued)

Capital Assets

Primary Government

Capital asset activity for the Primary Government for the year ended June 30, 2021, was as follows:

Governmental activities:

Capital assets not being depreciated:

Land	\$	2,370,824	\$	-	\$	2,370,824
Construction in progress		7,383,262		4,522,398	(1,162)	11,904,498
Total capital assets not being depreciated		9,754,086		4,522,398	(1,162)	14,275,322

Capital assets being depreciated:

Buildings	12,932,177	-	353,400	-	12,578,777
Other improvements	4,453,542	-	-	-	4,453,542
Equipment	6,055,494	1,197,259	84,400	1,162	7,169,515
Infrastructure	8,699,918	321,439	-	-	9,021,357
Total capital assets being depreciated	32,141,131	1,518,698	437,800	1,162	33,223,191

Less accumulated depreciation for:

Buildings	1,597,961	256,879	104,253	-	1,750,587
Other improvements	1,109,804	178,141	-	-	1,287,945
Equipment	3,813,258	521,137	84,400	-	4,249,995
Infrastructure	1,111,408	279,922	-	-	1,391,330
Total accumulated depreciation	7,632,431	1,236,079	188,653	-	8,679,857

Total capital assets being depreciated, net

Governmental activity capital assets, net	\$	34,262,786			24,543,334
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					\$	38,818,656
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TOWN OF HARRISBURG, NORTH CAROLINA

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Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

A. Assets (continued)

Capital Assets (continued)

Depreciation expense was charged to functions/programs of the primary government as follows:

General government	\$	97,030
Public safety		520,511
Transportation		273,374
Environmental protection		92,383
Cultural and recreational		252,781
Total	\$	<u>1,236,079</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

A. Assets (continued)

Capital Assets (continued)

Business-type activities:

Water and Sewer Fund:

Capital assets not being depreciated:

Land and rights-of-way

Construction in progress

Total capital assets not being depreciated

Capital assets being depreciated:

Buildings

Water lines

Equipment

Interceptors

Collection system

Total capital assets being depreciated

Less accumulated depreciation for:

Buildings

Water lines

Equipment

Interceptors

Collection system

Total accumulated depreciation

Total capital assets being depreciated, net

Water and sewer fund capital assets, net

	July 1, 2020	Additions	Retirements	Transfers	June 30, 2021
	\$ 858,549	\$ -	\$ -	\$ -	\$ 858,549
	3,457,508	1,768,853	-	(1,689,501)	3,536,860
	4,316,057	1,768,853	-	(1,689,501)	4,395,409
	7,540,422	-	-	-	7,540,422
	23,171,863	232,555	-	1,214,754	24,619,172
	3,246,128	187,887	22,210	-	3,411,805
	724,436	-	-	-	724,436
	10,754,349	1,332,071	-	474,747	12,561,167
	45,437,198	1,752,513	22,210	1,689,501	48,857,002
	546,231	155,845	-	-	702,076
	7,564,090	759,262	-	-	8,323,352
	1,393,718	368,756	22,210	-	1,740,264
	650,564	24,148	-	-	674,712
	4,415,019	357,318	-	-	4,772,337
	14,569,622	\$ 1,665,329	\$ 22,210	\$ -	16,212,741
	30,867,576				32,644,261
	\$ 35,183,633				\$ 37,039,670

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

A. Assets (continued)

Capital Assets (continued)

Business-type activities:

Storm Water Fund:

Capital assets not being depreciated:					
Construction in progress	\$	79,575	\$	-	\$
Total capital assets not being depreciated		79,575		-	

Capital assets being depreciated:

Equipment	233,021	-	-	-	233,021
Infrastructure	1,287,775	944,231	-	-	2,294,081
Total capital assets being depreciated	1,520,796	944,231	-	-	2,527,102

Less accumulated depreciation for:

Equipment	159,112	25,544	-	-	184,656
Infrastructure	133,553	44,800	-	-	178,353
Total accumulated depreciation	292,665	70,344	-	-	363,009
Total capital assets being depreciated, net	1,228,131				2,164,093
Storm water fund capital assets, net	\$ 1,307,706				\$ 2,181,593

Business-type activities capital assets, net

	\$ 36,491,339				\$ 39,221,263
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Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

A. Assets (continued)

Construction Commitments

The Town has active construction projects as of June 30, 2021. At year-end, the Town's commitments with contractors are as follows:

<u>Project</u>	<u>Spent-to-date</u>	<u>Remaining Commitment</u>
Harrisburg Park Renovation Phase 1	\$ 10,152,258	\$ 143,209
Elevated Water Storage Tank	2,461,950	320,050
FY20/21 Waterline Replacements	205,191	794,748
FY2021 Sanitary Sewer Rehab	-	456,278
Total	<u>\$ 12,819,399</u>	<u>\$ 1,714,285</u>

B. Liabilities

Payables at the government-wide level at June 30, 2021 were as follows:

	<u>Vendors</u>	<u>Accrued Interest</u>	<u>Total</u>
Governmental activities			
General Fund	\$ 391,325	\$ 187,396	\$ 578,721
Capital Projects Fund - Parks and Recreation	731,245	-	731,245
Total governmental activities	<u>\$ 1,122,570</u>	<u>\$ 187,396</u>	<u>\$ 1,309,966</u>
Business-type activities			
Water and Sewer Fund	\$ 584,263	\$ 81,857	\$ 666,120
Storm Water Fund	130,090	-	130,090
Total business-type activities	<u>\$ 714,353</u>	<u>\$ 81,857</u>	<u>\$ 796,210</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Pension Plan Obligations

Local Governmental Employees' Retirement System

Plan Description. The Town of Harrisburg is a participating employer in the State-wide Local Governmental Employees' Retirement System (LGERS), a cost-sharing, multiple-employer, defined benefit pension plan administered by the State of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEOS) of participating local government entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent who serve as ex-officio members. The Local Government Employees' Retirement System is included in the Annual Comprehensive Financial Report for the State of North Carolina. The State's Annual Comprehensive Financial Report includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1140 Mail Service Center, Raleigh, North Carolina 27699-1410, by calling (919) 981-5454, or at www.osc.nc.gov.

Benefits Provided. LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service (age 55 for firefighters). Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age (15 years of creditable service for firefighters and rescue squad members who are killed in the line of duty) or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

LGERS plan members who are LEOs are eligible to retire with full retirement benefits at age 55 with five years of creditable service as an officer, or at any age with 30 years of creditable service. LEO plan members are eligible to retire with partial retirement benefits at age 50 with 15 years of creditable service as an officer. Survivor benefits are available to eligible beneficiaries of LEO members who die while in active service or within 180 days of their last day of service and who also have either completed 20 years of creditable service regardless of age, or have completed 15 years of service as a LEO and have reached age 50, or have completed five years of creditable service as a LEO and have reached age 55, or have completed 15 years of creditable service as a LEO if killed in the line of duty. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Pension Plan Obligations (continued)

Local Governmental Employees' Retirement System (continued)

Contributions. Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. Town of Harrisburg employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The Town of Harrisburg's contractually required contribution rate for the year ended June 30, 2021, was 10.15% for general employees and firefighters, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the Town of Harrisburg were \$600,529 for the year ended June 30, 2021.

Refunds of Contributions – Town employees who have terminated service as a contributing member of LGERS, may file an application for a refund of their contributions. By State law, refunds to members with at least five years of service include 4% interest. State law requires a 60-day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual's right to employer contributions, or any other benefit provided by LGERS.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2021, the Town reported a liability of \$3,412,636 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2020. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2019. The total pension liability was then rolled forward to the measurement date of June 30, 2020 utilizing update procedures incorporating the actuarial assumptions. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2020, the Town's proportion was 0.09550%, which was an decrease of 0.00252% from its proportion measured as of June 30, 2019.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Pension Plan Obligations (continued)

Local Governmental Employees' Retirement System (continued)

For the year ended June 30, 2021, the Town recognized pension expense of \$294,170. At June 30, 2021, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 430,954	\$ -
Changes of assumptions	253,966	-
Net difference between projected and actual earnings on pension plan investments	480,235	-
Changes in proportion and differences between Town contributions and proportionate share of contributions	11,740	213,186
Town contributions subsequent to the measurement date	600,529	-
Total	<u>\$ 1,777,424</u>	<u>\$ 213,186</u>

\$600,529 reported as deferred outflows of resources related to pensions resulting from Town contributions subsequent to the measurement date will be recognized as a decrease of the net pension liability in the year ended June 30, 2022. Other amounts reported as deferred inflows and outflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year ending June 30:</u>	
2022	\$ 261,593
2023	358,585
2024	201,405
2025	142,126
2026	-
Thereafter	-
	<u>\$ 963,709</u>

Inflation	3.0 percent
Salary increases	3.50 to 8.10 percent, including inflation and productivity factor
Investment rate of return	7.00 percent, net of pension plan investment expense, including inflation

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Pension Plan Obligations (continued)

Local Governmental Employees' Retirement System (continued)

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer), and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2019 valuation were based on the results of an actuarial experience study for the period January 1, 2010 through December 31, 2014.

Future ad hoc COLA amounts are not considered to be substantively automatic and are therefore not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2020, are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Fixed Income	29.0%	1.4%
Global Equity	42.0%	5.3%
Real Estate	8.0%	4.3%
Alternatives	8.0%	8.9%
Credit	7.0%	6.0%
Inflation Protection	6.0%	4.0%
Total	<u>100%</u>	

The information above is based on 30-year expectations developed with the consulting actuary for the 2019 asset, liability, and investment policy study for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculated from nominal rates by multiplicatively subtracting a long-term inflation assumption of 3.00%. All rates of return and inflation are annualized.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Pension Plan Obligations (continued)

Local Governmental Employees' Retirement System (continued)

Discount Rate. The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Town's proportionate share of the net pension liability to changes in the discount rate. The following presents the Town's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the Town's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate:

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
Town's proportionate share of the net pension liability (asset)	\$ 6,923,852	\$ 3,412,636	\$ 494,568

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued Annual Comprehensive Financial Report for the State of North Carolina.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Pension Plan Obligations (continued)

Local Governmental Employees' Retirement System (continued)

Deferred Outflows and Inflows of Resources

The Town has several deferred outflows of resources. Deferred outflows of resources is comprised of following:

<u>Source</u>	<u>Amount</u>
Contributions to pension plan in current fiscal year	\$ 600,529
Differences between expected and actual experience	430,954
Changes of assumptions	253,966
Net difference between projected and actual earnings on pension plan investments	480,235
Changes in proportion and differences between Town contributions and proportionate share of contributions	11,740
Total	<u>\$ 1,777,424</u>

Deferred inflows of resources at year-end are comprised of the following:

	<u>Statement of Net Position</u>	<u>General Fund Balance Sheet</u>
Taxes receivable, less penalties (General Fund)	\$ -	\$ 64,937
Prepaid taxes (General Fund)	4,052	4,052
Changes in proportion and differences between Town contributions and proportionate share of contributions	213,186	-
Total	<u>\$ 217,238</u>	<u>\$ 68,989</u>

Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town participates in three self-funded risk-financing pools administered by the North Carolina League of Municipalities. Through these pools, the Town obtains general liability coverage of \$3 million per occurrence, auto liability coverage of \$1 million per occurrence, public officials liability coverage of \$1 million each claim and, annual property coverage up to the total insurance values of the property policy, workers' compensation coverage up to statutory limits, boiler and machinery coverage of \$5 million comprehensive coverage, and employee health coverage up to a \$1 million lifetime limit. The liability and property exposures are reinsured through commercial carriers for claims in excess of retentions as selected by the Board of Trustees each year. Excess insurance coverage is purchased by the Board of Trustees to protect against large workers' compensation claims that exceed certain dollar cost levels. Medical stop loss insurance is purchased by the Board of Trustees to protect against large medical claims that exceed certain dollar cost levels. Specific information on

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Risk Management (continued)

the limits of the reinsurance, excess and stop loss policies purchased by the Board of Trustees can be obtained by contacting the Risk Management Services Department of the NC League of Municipalities. The pools are audited annually by certified public accountants, and the audited financial statements are available to the Town upon request.

The Town carries flood insurance through the Interlocal Risk Financing Fund of North Carolina in the amount of \$5 million for a single occurrence.

The Town carries commercial coverage for all other risks of loss. There have been no significant reductions in insurance coverage in the prior year and settled claims have not exceeded coverage in any of the past three fiscal years.

In accordance with G.S. 159-29, the Town's employees that have access to \$100 or more at any given time of the Town's funds are performance bonded through a commercial surety bond. The Finance Officer and Tax Collector are each individually bonded for \$50,000 and \$10,000, respectively. The remaining employees that have access to funds are bonded under a blanket bond for \$10,000.

Operating Leases

The Town leases certain office equipment and a park under operating leases. Lease expenditures for these and other rental agreements during the year ended June 30, 2021 totaled \$9,369.

Future minimum lease payments are as follows:

<u>Year Ending June 30</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>
2022	\$ 6,520	\$ 1,165
2023	949	1,165
2024	949	1,068
2025	712	-
2026	1	-
2027-2031	5	-
2032-2036	5	-
	<u>\$ 9,141</u>	<u>\$ 3,398</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Long-Term Obligations

Installment Purchases

All of the Town's installment purchase debt financing is through direct borrowing. GASB 88 does not apply to any of the contracts listed below.

Serviced by General Fund:

In January 2008, the Town borrowed \$1,050,000 from a local financial institution to complete the purchase of a portion of the building that houses Town Hall. The terms of the loan state that the interest will accrue at the rate of 4.28% per annum. Principal and interest payments are payable semi-annually beginning in July 2008 and ending in January 2023. The debt is secured by the property. The debt is serviced equally by the General Fund and the Water and Sewer Fund.

The General Fund's portion of the future minimum payments of the installment purchase as of June 30, 2021, is as follows:

Year Ending June 30	Governmental Activities	
	Principal	Interest
2022	\$ 69,800	\$ 2,406
	<u>\$ 69,800</u>	<u>\$ 2,406</u>

In January 2017, the Town borrowed \$582,000 from a local financial institution to purchase a new fire engine. The terms of the loan state that the interest will accrue at the rate of 1.97% per annum. Principal and interest payments are payable monthly beginning in February 2017 and ending in January 2024. The debt is secured by the property.

Year Ending June 30	Governmental Activities	
	Principal	Interest
2022	\$ 85,510	\$ 3,649
2023	87,209	1,949
2024	51,569	339
	<u>\$ 224,288</u>	<u>\$ 5,937</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Long-Term Obligations (continued)

Installment Purchases (continued)

In May 2017, the Town borrowed \$2,000,000 from a local financial institution to purchase the remaining portion of the building that houses Town Hall. The terms of the loan state that the interest will accrue at the rate of 2.96% per annum. Principal and interest payments are payable monthly beginning in May 2017 and ending in May 2032. The debt is secured by the property. The debt is serviced equally by the General Fund and the Water and Sewer Fund.

The General Fund's portion of the future minimum payments of the installment purchase as of June 30, 2021 is as follows:

Year Ending June 30	Governmental Activities	
	Principal	Interest
2022	\$ 66,667	\$ 20,638
2023	66,667	18,664
2024	66,667	16,691
2025	66,667	14,718
2026	66,667	12,744
2027-2031	333,334	34,122
2032	61,113	904
	<u>\$ 727,782</u>	<u>\$ 118,481</u>

In April 2018, the Town borrowed \$5,500,000 from a financial institution to construct Fire Station #2. The terms of the loan state that the interest will accrue at the rate of 3.90% per annum. Principal and interest payments are payable semi-annually beginning in September 2018 and ending in March 2038. The debt is secured by the property.

Year Ending June 30	Governmental Activities	
	Principal	Interest
2022	\$ 276,000	\$ 179,556
2023	276,000	168,792
2024	276,000	158,028
2025	276,000	147,264
2026	276,000	136,500
2027-2031	1,375,000	521,235
2032-2036	1,370,000	253,793
2037-2038	548,000	26,715
	<u>\$ 4,673,000</u>	<u>\$ 1,591,883</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Long-Term Obligations (continued)

Installment Purchases (continued)

In September 2019, the Town borrowed \$10,000,000 from a financial institution to construct Harrisburg Park Phase I. The terms of the loan state that the interest will accrue at the rate of 2.85% per annum. Principal and interest payments are payable semi-annually beginning in February 2020 and ending in August 2039. The debt is secured by the property.

The future minimum payments of the installment purchase as of June 30, 2021 are as follows:

Year Ending June 30	Government-type Activities	
	Principal	Interest
2022	\$ 500,565	\$ 263,622
2023	500,565	249,356
2024	500,565	235,090
2025	500,565	220,824
2026	500,565	206,558
2027-2031	2,499,058	819,066
2032-2036	2,499,058	462,950
2037-2040	1,999,246	113,957
	<u>\$ 9,500,187</u>	<u>\$ 2,571,423</u>

In August 2020, the Town borrowed \$615,000 from a financial institution to purchase a new fire engine. The terms of the loan state that the interest will accrue at the rate of 1.74% per annum. Principal and interest payments are payable semi-annually beginning in March 2022 and ending in September 2030. The debt is secured by the property.

The future minimum payments of the installment purchase as of June 30, 2021, are as follows:

Year Ending June 30	Governmental Activities	
	Principal	Interest
2022	\$ 62,000	\$ 9,892
2023	62,000	8,813
2024	62,000	7,734
2025	62,000	6,656
2026	62,000	5,577
2027-2031	274,000	11,832
	<u>\$ 584,000</u>	<u>\$ 50,504</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Long-Term Obligations (continued)

Installment Purchases (continued)

In January 2021, the Town refunded \$1,206,000 of an installment purchase obligation for Fire Station #3 with a financial institution. The terms of the loan state that the interest will accrue at the rate of 1.19% per annum. Principal and interest payments are payable semi-annually beginning in July 2021 and ending in January 2033. The debt is secured by the property.

The future minimum payments of the installment purchase as of June 30, 2021, are as follows:

Year Ending June 30	Government-type Activities	
	Principal	Interest
2022	\$ 131,379	\$ 14,000
2023	132,368	12,394
2024	133,498	10,815
2025	134,628	9,224
2026	128,553	7,641
2027-2031	464,770	18,255
2032-2033	80,804	941
	<u>\$ 1,206,000</u>	<u>\$ 73,270</u>

Serviced by the Water and Sewer Fund:

In January 2008, the Town borrowed \$1,050,000 from a local financial institution to complete the purchase of a portion of the building that houses Town Hall. The terms of the loan state that the interest will accrue at the rate of 4.28% per annum. Principal and interest payments are payable semi-annually beginning in July 2008 and ending in January 2023. The debt is secured by the property. The debt is serviced equally by the General Fund and the Water and Sewer Fund.

The Water and Sewer Fund's portion of the future minimum payments of the installment purchase as of June 30, 2021 is as follows:

Year Ending June 30	Business-Type Activities	
	Principal	Interest
2022	\$ 69,800	\$ 2,406
	<u>\$ 69,800</u>	<u>\$ 2,406</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Long-Term Obligations (continued)

Installment Purchases (continued)

In January 2012, the Town entered into a water asset purchase agreement with the City of Charlotte, North Carolina, in the amount of \$5,945,341 for water and sewer infrastructure located within Cabarrus County, NC. The agreement obligates the Town to pay \$247,722 semi-annually, through January 31, 2024. The agreement states that no interest shall accrue for each payment except that each payment that is past due shall bear interest at the current Charlotte water and sewer revenue bond rate for the period the installment is delinquent.

The future minimum payments of the installment purchase as of June 30, 2021, are as follows:

Year Ending June 30	Business-type Activities	
	Principal	Interest
2022	\$ 495,444	\$ -
2023	495,444	-
2024	495,444	-
	<u>\$ 1,486,332</u>	<u>\$ -</u>

In October 2012, the Town borrowed \$1,500,000 from a local financial institution to finance the extension and replacement of water lines in town. The terms of the loan state that interest will accrue at the rate of 3.15% per annum. Principal payments in the amount of \$8,475 plus applicable interest payments are payable monthly, through December 31, 2027. The debt is secured by certain property and improvements.

Year Ending June 30	Business-type Activities	
	Principal	Interest
2022	\$ 101,695	\$ 18,716
2023	101,695	15,513
2024	101,695	12,309
2025	101,695	9,106
2026	101,695	5,903
2027-2028	132,300	2,887
	<u>\$ 640,775</u>	<u>\$ 64,434</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Long-Term Obligations (continued)

Installment Purchases (continued)

In May 2017, the Town borrowed \$2,000,000 from a local financial institution to purchase the remaining portion of the building that houses Town Hall. The terms of the loan state that the interest will accrue at the rate of 2.96% per annum. Principal and interest payments are payable monthly beginning in May 2017 and ending in May 2032. The debt is secured by the property. The debt is serviced equally by the General Fund and the Water and Sewer Fund.

The Water and Sewer Fund's portion of the future minimum payments of the installment purchase as of June 30, 2021, is as follows:

Year Ending June 30	Business-Type Activities	
	Principal	Interest
2022	\$ 66,667	\$ 20,638
2023	66,667	18,664
2024	66,667	16,691
2025	66,667	14,718
2026	66,667	12,744
2027-2031	333,334	34,122
2032	61,109	904
	<u>\$ 727,778</u>	<u>\$ 118,481</u>

In September 2019, the Town borrowed \$3,265,000 from a financial institution to construct an Elevated Water Storage Tank. The terms of the loan state that the interest will accrue at the rate of 2.85% per annum. Principal and interest payments are payable semi-annually beginning in February 2020 and ending in August 2039. The debt is secured by the property.

The future minimum payments of the installment purchase as of June 30, 2021 are as follows:

Year Ending June 30	Business-type Activities	
	Principal	Interest
2022	\$ 163,435	\$ 86,073
2023	163,435	81,415
2024	163,435	76,757
2025	163,435	72,099
2026	163,435	67,441
2027-2031	815,942	267,425
2032-2036	815,942	151,153
2037-2040	652,753	37,207
	<u>\$ 3,101,812</u>	<u>\$ 839,570</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Long-Term Obligations (continued)

Installment Purchases (continued)

In January 2021, the Town refunded \$7,331,000 of various installment purchase obligations for the Public Works Facility, water wells, and waterlines with a financial institution. The terms of the loan state that the interest will accrue at the rate of 1.19% per annum. Principal and interest payments are payable semi-annually beginning in July 2021 and ending in January 2033. The debt is secured by the property.

The future minimum payments of the installment purchase as of June 30, 2021, are as follows:

Year Ending June 30	Business-Type Activities	
	Principal	Interest
2022	\$ 798,621	\$ 85,105
2023	804,632	75,339
2024	811,502	65,743
2025	818,372	56,071
2026	781,447	46,445
2027-2031	2,825,230	110,967
2032-2033	491,196	5,723
	<u>\$ 7,331,000</u>	<u>\$ 445,393</u>

Annual debt service requirements to maturity for long-term installment purchase obligations are as follows:

Year Ending June 30	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2022	\$ 1,191,921	\$ 493,763	\$ 1,695,662	\$ 212,938
2023	1,124,809	459,968	1,631,873	190,931
2024	1,090,299	428,697	1,638,743	171,501
2025	1,039,860	398,686	1,150,169	151,994
2026	1,033,785	369,020	1,113,244	132,533
2027-2031	4,946,162	1,404,510	4,106,806	415,401
2032-2036	4,010,975	718,588	1,368,247	157,780
2037-2041	2,547,246	140,672	652,753	37,207
	<u>\$ 16,985,057</u>	<u>\$ 4,413,904</u>	<u>\$ 13,357,497</u>	<u>\$ 1,470,285</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Long-Term Obligations (continued)

General Obligation Indebtedness

The Town's general obligation bonds serviced by the governmental funds were issued for street improvements. Those general obligation bonds were issued to finance the construction of sidewalks, pedestrian crossings, street resurfacing and intersection improvements. All general obligation bonds are collateralized by the full faith, credit, and taxing power of the Town. Principal and interest requirements are appropriated when due.

Bonds payable at June 30, 2021, are comprised of the following:

General Obligation Bond

Serviced by the General Fund:

\$1,650,000, 2021 Transportation serial bonds. Principal installments are due annually on May 1 with semiannual interest payments due on November 1 and May 1, at an annual interest rate of 1.50%.

\$1,650,000

Annual Debt Service requirements to maturity for long-term obligations are as follows:

Year Ending June 30	Government-type Activities	
	Principal	Interest
2022	\$ 82,500	\$ 40,381
2023	82,500	41,225
2024	82,500	39,056
2025	82,500	36,886
2026	82,500	34,716
2027-2031	412,500	141,034
2032-2036	412,500	86,790
2037-2041	412,500	32,546
	<u>\$ 1,650,000</u>	<u>\$ 452,634</u>

At June 30, 2021, the Town of Harrisburg has bonds authorized but unissued of \$2,350,000 and a legal debt margin of \$223,783,346.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Long-Term Obligations (continued)

Revenue Bond

\$2,170,000 Water and Sewer Revenue Bonds, Series 2021, issued for water and sewer system improvements. Principal installments are due annually on May 1 with semiannual interest payments due on November 1 and May 1, at an annual interest rate of 2.75%. \$2,170,000

Annual Debt Service requirements to maturity for long-term obligations are as follows:

Year Ending June 30	Business-type Activities	
	Principal	Interest
2022	\$ 90,000	\$ 52,794
2023	85,000	56,576
2024	90,000	54,264
2025	90,000	51,816
2026	90,000	49,368
2027-2031	500,000	208,216
2032-2036	570,000	136,272
2037-2041	655,000	54,536
	<u>\$ 2,170,000</u>	<u>\$ 663,842</u>

Annual debt service requirements to maturity for long-term General Obligation Bond and Revenue Bond obligations are as follows:

Year Ending June 30	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2022	\$ 82,500	\$ 40,381	\$ 90,000	\$ 52,794
2023	82,500	41,225	85,000	56,576
2024	82,500	39,056	90,000	54,264
2025	82,500	36,886	90,000	51,816
2026	82,500	34,716	90,000	49,368
2027-2031	412,500	141,034	500,000	208,216
2032-2036	412,500	86,790	570,000	136,272
2037-2041	412,500	32,546	655,000	54,536
	<u>\$ 1,650,000</u>	<u>\$ 452,634</u>	<u>\$ 2,170,000</u>	<u>\$ 663,842</u>

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

B. Liabilities (continued)

Long-Term Obligations (continued)

Changes in Long-Term Liabilities

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Current Portion of Balance</u>
Governmental activities:					
Direct Placement Installment Purchase	\$ 17,523,854	\$ 1,821,000	\$ 2,359,797	\$ 16,985,057	\$ 1,191,921
General obligation bonds	-	1,650,000		1,650,000	82,500
Compensated absences	420,197	402,937	341,280	481,854	481,854
Net pension obligation (LGRS)	2,007,789	551,829	-	2,559,618	-
Total	19,951,840	4,425,766	2,701,077	21,676,529	1,756,275
Business-type activities:					
<u>Water and Sewer Fund</u>					
Direct Placement Installment Purchase	14,875,728	7,331,000	8,849,231	13,357,497	1,695,662
Revenue bonds	-	2,170,000		2,170,000	90,000
Compensated absences	121,863	78,161	102,905	97,119	97,119
Net pension obligation (LGRS)	669,075	183,943	-	853,018	-
Total	15,666,666	9,763,104	8,952,136	16,477,634	1,882,781
Total	\$ 35,618,506	\$ 14,188,870	\$ 11,653,213	\$ 38,154,163	\$ 3,639,056

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

II. Detail Notes On All Funds (continued)

C. Interfund Balances and Activity

Transfers to/from other funds at June 30, 2021, consist of the following:

From the General Fund to the Capital Reserve Fund - General Fund to fund the Capital Reserve Fund	\$ 3,100,000
From the General Fund to the Capital Reserve Fund - Economic Development to fund the Capital Reserve Fund used for future capital expenditures and economic incentives	60,000
From the General Fund to the Capital Reserve Fund - Parks and Recreation to fund future greenway easements	148,110
From the Capital Reserve Fund - General Fund to the General Fund to fund actual capital outlay expenditures	914,187
From the Capital Reserve Fund - General Fund to the Capital Projects Fund - Parks and Recreation to fund Harrisburg Park Renovation capital outlay expenditures	657,618
From the Special Revenue Fund - CARES Act to the General Fund to fund COVID-19 related expenditures	147,500
From the Water and Sewer Fund to the Capital Reserve Fund - Water and Sewer to fund the Capital Reserve Fund	1,450,000
From the Capital Reserve Fund - Water and Sewer to the Water and Sewer Fund to fund Water and Sewer Capital Projects	245,993
From the Capital Reserve Fund - Water and Sewer to the Capital Projects Fund - Water and Sewer to fund Water and Sewer Capital Projects	1,087,850
From the Capital Reserve Fund - Water and Sewer - Expansion to the Water and Sewer Fund to fund expansion-related debt service	1,850,000
From the Storm Water Fund to the Capital Reserve Fund - Storm Water to fund the Capital Reserve Fund	<u>1,500,000</u>
	<u>\$ 11,161,258</u>

Transfers are used to move unrestricted revenues to finance various programs that the government must account for in other funds in accordance with budgetary authorizations, including amounts provided as subsidies or matching funds for various grant programs.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

III. Summary Disclosure of Significant Contingencies

Federal and State-Assisted Programs

The Town has received proceeds from several federal and State grants. Periodic audits of these grants are required, and certain costs may be questioned as not being appropriate expenditures under the grant agreements. Such audits could result in the refund of grant monies to the grantor agencies. Management believes that any required refunds will be immaterial. No provision has been made in the accompanying financial statements for the refund of grant monies.

IV. Significant Dependence

The Town is dependent upon other government entities for water purchases and sewer transportation services in the Water and Sewer Fund. The Town purchases the majority of its water from the City of Concord and all of its sewer transportation services from WSACC.

V. Jointly Governed Organizations

The Town, Cabarrus County, and three other municipalities established the Water and Sewer Authority of Cabarrus County (WSACC). WSACC was established to provide water and sewer services to the citizens of Cabarrus County. The Town appoints one member to the nine-member Board. In the year ended June 30, 2021, the Town purchased sewer treatment services amounting to \$1,151,319 from WSACC. At June 30, 2021, there was \$97,364 due to WSACC, which is reflected in accounts payable of the Water and Sewer Fund.

VI. Joint Ventures

The Town and the members of the Town's fire department each appoint two members to the five-member local Board of Trustees for the Firemen's Relief Fund. The State Insurance Commissioner appoints one additional member to the local Board of Trustees. The Firemen's Relief Fund is funded by a portion of the fire and lightning insurance premiums that insurers remit to the State. The State passes these monies to the local Board of the Firemen's Relief Fund. The funds are used to assist firefighters in various ways. The Town obtains an ongoing financial benefit from the Fund for the on-behalf of payments for salaries and fringe benefits made to members of the Town's fire department by the Board of Trustees. During the fiscal year ended June 30, 2021, the Town made one payment through the Firemen's Relief Fund and reported \$16,272 in revenues and \$3,240 in expenditures. The participating governments do not have any equity interest in the joint venture, so no equity has been reflected in the financial statements at June 30, 2021. The Firemen's Relief Fund does not issue separate audited financial statements. Instead, the local Board of Trustees files an annual financial report with the State Firemen's Association. This report can be obtained from the Association at 323 West Jones Street, Suite 401, Raleigh, North Carolina 27603.

VII. Claims, Judgments and Contingent Liabilities

At June 30, 2021, the Town was involved in various lawsuits involving damages and potential claims. It is the opinion of the Attorney and Town management that none of these lawsuits would have any adverse financial impact upon the Town or its financial position.

Town of Harrisburg, North Carolina

Notes to the Basic Financial Statements For the Fiscal Year Ended June 30, 2021

VII. Uncertainties

The 2019 novel coronavirus ("COVID-19") has adversely affected, and may continue to adversely affect economic activity globally, nationally and locally. It is unknown the extent to which COVID-19 may spread, may have a destabilizing effect on financial and economic activity and may increasingly have the potential to negatively impact the Town's and its customers' costs, tourism to the Town, and the U.S. economy. These conditions could adversely affect the Town's business, financial condition, and results of operations. Further, COVID-19 may result in health or other government authorities requiring the closure of some of the Town's operations or other businesses of the Town's customers and suppliers, which could significantly disrupt the Town's operations and the operations of the Town's customers. The extent of the adverse impact of the COVID-19 outbreak on the Town cannot be predicted at this time.

IX. Significant Effects of Subsequent Events

Subsequent events were evaluated through October 29, 2021.

REQUIRED SUPPLEMENTARY FINANCIAL DATA

This section contains additional information required by accounting principles generally accepted in the United States of America.

- Schedule of Proportionate Share of Net Pension Liability for Local Government Employees' Retirement System
- Schedule of Contributions to Local Government Employees' Retirement System

Town of Harrisburg, North Carolina

Town of Harrisburg's Proportionate Share of Net Pension Liability (Asset) Required Supplementary Information Last Eight Fiscal Years*

Local Government Employees' Retirement System

	2021	2020	2019	2018	2017	2016	2015	2014
Harrisburg's proportion of the net pension liability (asset) (%)	0.095500%	0.098020%	0.094680%	0.095140%	0.073800%	0.080200%	0.077430%	0.077000%
Harrisburg's proportion of the net pension liability (asset) (\$)	\$ 3,412,636	\$ 2,676,864	\$ 2,246,147	\$ 1,453,490	\$ 1,566,297	\$ 359,920	\$ (456,640)	\$ 928,146
Harrisburg's covered-employee payroll	\$ 5,528,638	\$ 5,045,075	\$ 4,679,408	\$ 4,623,537	\$ 3,786,002	\$ 3,533,569	\$ 3,329,996	\$ 2,897,960
Harrisburg's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	61.73%	53.06%	48.00%	31.44%	41.37%	10.19%	-13.71%	32.03%
Plan fiduciary net position as a percentage of the total pension liability**	91.63%	94.18%	91.47%	98.09%	99.07%	102.64%	94.35%	96.45%

* The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30.

** This will be the same percentage for all participant employers in the LGERS plan.

This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

Town of Harrisburg, North Carolina

Town of Harrisburg's Contributions Required Supplementary Information Last Eight Fiscal Years

Local Government Employees' Retirement System

	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	\$ 600,529	\$ 494,814	\$ 390,994	\$ 350,956	\$ 316,231	\$ 252,632	\$ 232,442	\$ 222,421
Contributions in relation to the contractually required contribution	600,529	494,814	390,994	350,956	316,231	252,632	232,442	222,421
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Harrisburg's covered-employee payroll	\$ 5,916,537	\$ 5,528,638	\$ 5,045,075	\$ 4,679,408	\$ 4,623,537	\$ 3,786,002	\$ 3,533,569	\$ 3,329,996
Contributions as a percentage of covered-employee payroll	10.15%	8.95%	7.75%	7.50%	6.84%	6.67%	6.58%	6.68%

This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

TOWN OF HARRISBURG, NORTH CAROLINA

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INDIVIDUAL
FUND FINANCIAL STATEMENTS AND SCHEDULES

TOWN OF HARRISBURG, NORTH CAROLINA

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Town of Harrisburg, North Carolina

General Fund Comparative Balance Sheets June 30, 2021 and 2020

	June 30, 2021	June 30, 2020
Assets		
Cash and cash equivalents	\$ 6,686,759	\$ 5,709,493
Restricted cash and cash equivalents	433,221	465,893
Receivables - net:		
Property taxes	64,937	66,183
Other	5,335	4,267
Due from other funds	-	192,205
Due from government agencies	1,188,546	982,296
Inventory	22,304	17,044
Prepaid items	104,235	59,045
	<u>104,235</u>	<u>59,045</u>
Total assets	<u>\$ 8,505,337</u>	<u>\$ 7,496,426</u>
Liabilities, deferred inflows of resources and fund balance		
Liabilities:		
Accounts payable and accrued liabilities	\$ 391,325	\$ 339,943
July 4th celebration revenue	3,985	-
Payable from restricted assets		
Performance bonds on deposit	216,265	162,578
Total liabilities	<u>611,575</u>	<u>502,521</u>
Deferred inflows of resources:		
Property taxes receivable	64,937	66,183
Prepaid taxes	4,052	5,964
Total deferred inflows of resources	<u>68,989</u>	<u>72,147</u>
Fund balance:		
Non-spendable:		
Inventory	22,304	17,044
Prepays	104,235	59,045
Restricted:		
Stabilization by State statute	1,534,926	1,796,340
Streets	88,410	187,850
Public safety	128,546	115,465
Unassigned	5,946,352	4,746,014
Total fund balance	<u>7,824,773</u>	<u>6,921,758</u>
Total liabilities, deferred inflows of resources and fund balance	<u>\$ 8,505,337</u>	<u>\$ 7,496,426</u>

Town of Harrisburg, North Carolina

General Fund
Schedule of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2021
(With Comparative Actual Amounts for the Fiscal Year Ended June 30, 2020)

	2021			2020
	Budget	Actual	Variance Positive Over/(Under)	Actual
Revenues				
Ad valorem taxes				
Current year	\$ 9,375,000	\$ 9,903,350	\$ 528,350	\$ 8,265,451
Prior years	25,000	50,418	25,418	24,671
Penalties and interest	12,000	20,935	8,935	13,019
Total	9,412,000	9,974,703	562,703	8,303,141
Unrestricted intergovernmental				
Local option sales tax	2,500,000	3,123,894	623,894	2,834,506
Utility franchise tax	890,000	906,870	16,870	902,349
Beer and wine tax	72,000	75,483	3,483	75,135
Total	3,462,000	4,106,247	644,247	3,811,990
Restricted intergovernmental				
Powell Bill allocation	460,000	433,885	(26,115)	444,192
Grants - other	-	1,000	1,000	7,821
Fire taxes	1,360,000	1,459,876	99,876	1,280,609
Solid waste disposal	11,500	13,527	2,027	13,343
Total	1,831,500	1,908,288	76,788	1,745,965
Permits and fees				
Compliance permits	150,000	98,763	(51,237)	31,160
Passport acceptance fees	15,000	1,120	(13,880)	10,000
Traffic review fees	150,000	137,250	(12,750)	57,600
Plan review fees	200,000	132,040	(67,960)	394,808
Grading permits	50,000	92,900	42,900	72,900
Inspection fees and fines	100,000	133,749	33,749	49,507
Credit card convenience fees	7,500	4,849	(2,651)	-
Total	672,500	600,671	(71,829)	615,975
Sales and services				
Parks and recreation athletics	485,000	182,108	(302,892)	211,664
Concessions and merchandise	50,000	28,602	(21,398)	2,148
Total	535,000	210,710	(324,290)	213,812
Investment earnings	51,000	7,738	(43,262)	103,134

Town of Harrisburg, North Carolina

General Fund
Schedule of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2021
(With Comparative Actual Amounts for the Fiscal Year Ended June 30, 2020)

	2021			2020
	Budget	Actual	Variance Positive Over/(Under)	Actual
Revenues (continued)				
Other general revenues				
Rental Income:				
Facilities	11,100	21,909	10,809	6,210
Town Hall	216,000	216,000	-	234,000
Fire Station #3 - EMS	10,800	10,853	53	10,404
Parks and recreation - special events	21,000	21,353	353	8,953
July 4th celebration	85,000	-	(85,000)	80,928
Contributions	-	-	-	245,428
Donations	50,000	22,840	(27,160)	51,471
Insurance proceeds	15,700	31,489	15,789	82,787
Sale of surplus property	552,000	523,183	(28,817)	22,867
Miscellaneous	22,000	31,044	9,044	48,614
Total	983,600	878,671	(104,929)	791,662
Total revenues	16,947,600	17,687,028	739,428	15,585,679
Expenditures				
General government				
Mayor and Council:				
Personal services	69,460	62,720	6,740	63,311
Employee relations and education	15,100	2,501	12,599	3,671
Supplies and materials	163,650	153,250	10,400	56,096
Current obligations and services	36,820	35,105	1,715	50,687
Fixed charges and other services	13,100	10,786	2,314	16,979
Administrative cost allocations	(40,600)	(26,850)	(13,750)	(50,100)
Total	257,530	237,512	20,018	140,644
Town Clerk:				
Personal services	66,400	66,308	92	59,814
Employee relations and education	1,625	424	1,201	900
Supplies and materials	4,300	2,236	2,064	2,596
Current obligations and services	4,585	2,608	1,977	3,050
Fixed charges and other services	2,200	1,735	465	2,058
Administrative cost allocations	(5,080)	(2,800)	(2,280)	(3,440)
Total	74,030	70,511	3,519	64,978

Town of Harrisburg, North Carolina

General Fund
Schedule of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2021
(With Comparative Actual Amounts for the Fiscal Year Ended June 30, 2020)

	2021			2020
	Budget	Actual	Variance Positive Over/(Under)	Actual
Expenditures (continued)				
General government (continued)				
Town Manager's Office:				
Personal services	175,250	179,847	(4,597)	167,974
Employee relations and education	20,150	3,039	17,111	11,340
Supplies and materials	18,790	10,936	7,854	17,138
Current obligations and services	114,800	83,153	31,647	87,193
Fixed charges and other services	133,700	158,785	(25,085)	102,719
Administrative cost allocations	(131,120)	(104,500)	(26,620)	(118,085)
Debt service				
Principal	102,000	101,666	334	128,331
Interest	27,200	27,102	98	30,908
Total	460,770	460,028	742	427,518
Finance:				
Personal services	261,500	230,175	31,325	233,873
Employee relations and education	12,825	3,386	9,439	6,473
Supplies and materials	22,500	16,256	6,244	18,419
Current obligations and services	4,575	3,768	807	4,740
Fixed charges and other services	47,200	44,262	2,938	32,345
Administrative cost allocations	(21,476)	(15,028)	(6,448)	(14,716)
Total	327,124	282,819	44,305	281,134
Human Resources:				
Personal services	59,200	57,069	2,131	50,849
Employee relations and education	97,050	37,902	59,148	51,733
Supplies and materials	5,450	3,900	1,550	627
Current obligations and services	2,870	2,454	416	2,926
Fixed charges and other services	11,535	7,365	4,170	5,872
Administrative cost allocations	(50,600)	(25,800)	(24,800)	(30,600)
Total	125,505	82,890	42,615	81,407
Information Technology:				
Personal services	92,250	90,064	2,186	67,405
Employee relations and education	3,500	91	3,409	2,697
Supplies and materials	6,100	3,803	2,297	2,349
Current obligations and services	4,000	2,209	1,791	3,099
Fixed charges and other services	49,050	47,029	2,021	17,444
Administrative cost allocations	(20,700)	(26,550)	5,850	(12,800)
Capital outlay	4,000	4,472	(472)	48,033
Total	138,200	121,118	17,082	128,227

Town of Harrisburg, North Carolina

General Fund
Schedule of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2021
(With Comparative Actual Amounts for the Fiscal Year Ended June 30, 2020)

	2021			2020
	Budget	Actual	Variance Positive Over\ (Under)	Actual
Expenditures (continued)				
General government (continued)				
Communications:				
Personal services	40,850	39,665	1,185	34,529
Employee relations and education	3,550	77	3,473	495
Supplies and materials	14,625	8,287	6,338	9,527
Current obligations and services	26,880	9,560	17,320	27,854
Fixed charges and other services	43,760	31,023	12,737	39,251
Administrative cost allocations	(38,650)	(22,600)	(16,050)	(35,350)
Capital outlay	-	-	-	59,187
Total	91,015	66,012	25,003	135,493
Total general government	1,474,174	1,320,890	153,284	1,259,401
Planning and Economic Development				
Personal services	283,300	271,614	11,686	247,681
Employee relations and education	11,250	1,221	10,029	9,132
Supplies and materials	5,600	2,484	3,116	2,153
Current obligations and services	38,880	24,392	14,488	20,582
Fixed charges and other services	446,478	308,344	138,134	151,398
Total	785,508	608,055	177,453	430,946
Engineering				
Personal services	118,600	115,904	2,696	82,314
Employee relations and education	12,350	5,513	6,837	2,537
Supplies and materials	5,800	4,577	1,223	10,694
Current obligations and services	11,315	9,667	1,648	6,640
Fixed charges and other services	202,550	132,477	70,073	105,552
Capital outlay	42,500	-	42,500	32,031
Total	393,115	268,138	124,977	239,768
Public Safety				
Police:				
Employee relations and education	3,500	3,471	29	-
Supplies and materials	10,150	10,043	107	10,470
Current obligations and services	81,720	58,676	23,044	80,099
Fixed charges and other services	1,541,050	1,509,832	31,218	1,093,058
Capital outlay	68,000	63,928	4,072	196,171
Total	1,704,420	1,645,950	58,470	1,379,798

Town of Harrisburg, North Carolina

General Fund
Schedule of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2021
(With Comparative Actual Amounts for the Fiscal Year Ended June 30, 2020)

	2021			2020
	Budget	Actual	Variance Positive Over\ (Under)	Actual
Expenditures (continued)				
Public safety (continued)				
Fire:				
Personal services	3,876,650	3,559,454	317,196	3,327,708
Employee relations and education	81,455	65,693	15,762	70,061
Supplies and materials	229,225	156,333	72,892	173,689
Current obligations and services	331,640	296,771	34,869	306,115
Fixed charges and other services	167,675	154,036	13,639	128,133
Capital outlay	235,000	180,636	54,364	100,070
Debt service				
Principal	1,795,500	1,758,319	37,181	570,602
Interest	250,800	224,206	26,594	249,724
Total	6,967,945	6,395,448	572,497	4,926,102
Total public safety	8,672,365	8,041,398	630,967	6,305,900
Transportation				
Supplies and materials	19,750	14,972	4,778	8,424
Current obligations and services	537,200	336,001	201,199	275,790
Fixed charges and other services	38,750	28,935	9,815	15,496
Resurfacing	555,000	499,333	55,667	418,243
Capital outlay	50,000	-	50,000	-
Debt service				
Principal	25,000	-	25,000	-
Interest	22,500	-	22,500	-
Total	1,248,200	879,241	368,959	717,953
Environmental Protection				
Personal services	641,700	552,435	89,265	526,933
Employee relations and education	3,650	819	2,831	881
Supplies and materials	4,850	8,323	(3,473)	4,110
Current obligations and services	46,250	43,256	2,994	42,065
Fixed charges and other services	1,032,250	1,003,281	28,969	974,145
Capital outlay	477,000	311,933	165,067	9,529
Total	2,205,700	1,920,047	285,653	1,557,663
Parks and Recreation				
Personal services	1,125,800	975,220	150,580	893,462
Employee relations and education	10,250	9,456	794	9,063
Supplies and materials	99,450	71,962	27,488	40,598
Current obligations and services	1,001,690	467,967	533,723	688,634
Fixed charges and other services	71,875	50,308	21,567	53,127
Capital outlay	630,885	353,218	277,667	85,114
Debt service				
Principal	500,000	499,812	188	-
Interest	280,000	277,878	2,122	100,542
Total	3,719,950	2,705,821	1,014,129	1,870,540

Town of Harrisburg, North Carolina

General Fund
Schedule of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2021
(With Comparative Actual Amounts for the Fiscal Year Ended June 30, 2020)

	2021			2020
	Budget	Actual	Variance Positive Over\ (Under)	Actual
Expenditures (continued)				
Contingency	341,455	-	341,455	-
Total expenditures	18,840,467	15,743,590	3,096,877	12,382,171
Revenues over (under) expenditures	(1,892,867)	1,943,438	3,836,305	3,203,508
Other financing sources (uses)				
Transfers from other funds:				
Special Revenue Fund - CARES Act	147,500	147,500	-	27,192
Capital Reserve Fund - General Fund	1,658,000	914,187	(743,813)	530,135
Capital Reserve Fund - Economic Development	61,000	-	(61,000)	2,650
Capital Reserve Fund - Parks and Recreation	21,000	-	(21,000)	-
Transfers to other funds:				
Capital Reserve Fund - General Fund	(3,112,711)	(3,100,000)	12,711	(2,500,000)
Capital Reserve Fund - Parks and Recreation	(148,110)	(148,110)	-	(20,000)
Capital Reserve Fund - Economic Development	(60,000)	(60,000)	-	(60,000)
Proceeds from note	1,210,000	1,206,000	(4,000)	-
Total other financing sources (uses)	(223,321)	(1,040,423)	(817,102)	(2,020,023)
Revenues and other financing sources over (under) expenditures and other financing uses	(2,116,188)	903,015	3,019,203	1,183,485
Appropriated fund balance	2,116,188	-	(2,116,188)	-
Net change in fund balance	\$ -	903,015	\$ 903,015	1,183,485
Fund balance				
Fund balance - beginning		6,921,758		5,738,273
Fund balance - ending		\$ 7,824,773		\$ 6,921,758

TOWN OF HARRISBURG, NORTH CAROLINA

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Town of Harrisburg, North Carolina

Capital Reserve Fund - General Fund Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual For the Fiscal Year Ended June 30, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive Over/(Under)</u>
Revenues			
Non-operating revenues			
Interest income	\$ 10,000	\$ 2,193	\$ (7,807)
Total non-operating revenues	<u>10,000</u>	<u>2,193</u>	<u>(7,807)</u>
Other financing sources (uses)			
Transfers from other funds:			
Transfer from General Fund	3,112,711	3,100,000	(12,711)
Transfers to other funds:			
Transfer to General Fund	(1,678,000)	(914,187)	763,813
Transfer to Capital Projects Fund - Parks and Recreation	(823,000)	(657,618)	165,382
Transfer to Capital Projects Fund - Streets	(190,000)	-	190,000
Total other financing sources (uses)	<u>421,711</u>	<u>1,528,195</u>	<u>1,106,484</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>431,711</u>	<u>1,530,388</u>	<u>1,098,677</u>
Appropriated fund balance	<u>(431,711)</u>	<u>-</u>	<u>431,711</u>
Net change in fund balance	<u>\$ -</u>	<u>1,530,388</u>	<u>\$ 1,530,388</u>
Fund balance			
Fund balance - beginning		<u>3,731,576</u>	
Fund balance - ending		<u>\$ 5,261,964</u>	

TOWN OF HARRISBURG, NORTH CAROLINA

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Town of Harrisburg, North Carolina

Capital Projects Fund - Parks and Recreation
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual
From Inception and for the Fiscal Year Ended June 30, 2021

		Actual			Variance
	Project Authorization	Prior Years	Current Year	Total to Date	Over / (Under)
Revenues					
Investment earnings	\$ -	\$ 87,356	\$ 17,650	\$ 105,006	\$ 105,006
Restricted intergovernmental	350,000	349,445	555	350,000	-
Total	350,000	436,801	18,205	455,006	105,006
Expenditures					
<u>Harrisburg Park Redevelopment - Phase I</u>					
Engineering	540,000	515,908	8,028	523,936	16,064
Construction	11,033,000	6,747,144	4,084,101	10,831,245	201,755
Total expenditures	11,573,000	7,263,052	4,092,129	11,355,181	217,819
Revenues over (under) expenditures	(11,223,000)	(6,826,251)	(4,073,924)	(10,900,175)	322,825
Other financing sources					
Installment financing	10,000,000	10,000,000	-	10,000,000	-
Transfers from other funds:					
General Fund	300,000	242,557	-	242,557	(57,443)
Capital Reserve Fund - General Fund	923,000	-	657,618	657,618	(265,382)
Total other financing sources	11,223,000	10,242,557	657,618	10,900,175	(322,825)
Net change in fund balance	\$ -	\$ 3,416,306	(3,416,306)	\$ -	\$ -
Fund balance					
Fund balance - beginning			3,416,306		
Fund balance - ending			\$ -		

Town of Harrisburg, North Carolina

Combining Balance Sheets
Nonmajor Governmental Funds
June 30, 2021

	Special Revenue Fund - Hwy 49 Corridor	Special Revenue Fund - CARES Act	Capital Projects Fund - Streets	Capital Projects Fund - Public Safety
Assets				
Cash and cash equivalents	\$ 259,551	\$ 700	\$ 153,308	\$ 143,436
Restricted cash and cash equivalents	-	-	591,739	374,034
Total assets	<u>\$ 259,551</u>	<u>\$ 700</u>	<u>\$ 745,047</u>	<u>\$ 517,470</u>
Fund balance				
Restricted	-	-	591,739	374,034
Committed	259,551	700	153,308	143,436
Total fund balances	<u>259,551</u>	<u>700</u>	<u>745,047</u>	<u>517,470</u>
Total liabilities and fund balance	<u>\$ 259,551</u>	<u>\$ 700</u>	<u>\$ 745,047</u>	<u>\$ 517,470</u>

Town of Harrisburg, North Carolina

Combining Balance Sheets
Nonmajor Governmental Funds
June 30, 2021

	Capital Projects Fund - Economic Development	Capital Reserve Fund - Parks and Recreation	Capital Reserve Fund - Economic Development	Total Nonmajor Governmental Funds
Assets				
Cash and cash equivalents	\$ 1,750,171	\$ 325,270	\$ 317,404	\$ 2,949,840
Restricted cash and cash equivalents	-	-	-	965,773
Total assets	<u>\$ 1,750,171</u>	<u>\$ 325,270</u>	<u>\$ 317,404</u>	<u>\$ 3,915,613</u>
Fund balance				
Restricted	-	-	-	965,773
Committed	1,750,171	325,270	317,404	2,949,840
Total fund balances	<u>1,750,171</u>	<u>325,270</u>	<u>317,404</u>	<u>3,915,613</u>
Total liabilities and fund balance	<u>\$ 1,750,171</u>	<u>\$ 325,270</u>	<u>\$ 317,404</u>	<u>\$ 3,915,613</u>

Town of Harrisburg, North Carolina

Combining Statements of Revenues, Expenditures, and Changes in Fund Balance
Nonmajor Governmental Funds
For the Fiscal Year Ended June 30, 2021

	Special Revenue Fund - Hwy 49 Corridor	Special Revenue Fund - CARES Act	Capital Projects Fund - Streets	Capital Projects Fund - Public Safety
Revenues				
Investment earnings	\$ 969	\$ 147	\$ 39	\$ 284
Restricted intergovernmental	-	148,053	-	-
Contribution - fee in lieu of	258,582	-	-	-
Total revenues	259,551	148,200	39	284
Expenditures				
Planning and Economic Development	-	-	-	-
Public safety	-	-	-	613,745
Transportation	-	-	735,179	-
Total expenditures	-	-	735,179	613,745
Revenues over (under) expenditures	259,551	148,200	(735,140)	(613,461)
Other financing sources (uses)				
Transfers from other funds	-	-	-	-
Transfers to other funds	-	(147,500)	-	-
Debt issued	-	-	1,650,000	615,000
Total other financing sources	-	(147,500)	1,650,000	615,000
Net change in fund balance	259,551	700	914,860	1,539
Fund balance				
Beginning of year - July 1	-	-	(169,813)	515,931
End of year - June 30	\$ 259,551	\$ 700	\$ 745,047	\$ 517,470

Town of Harrisburg, North Carolina

Combining Statements of Revenues, Expenditures, and Changes in Fund Balance
Nonmajor Governmental Funds
For the Fiscal Year Ended June 30, 2021

	Capital Projects Fund - Economic Development	Capital Reserve Fund - Parks and Recreation	Capital Reserve Fund - Economic Development	Total Nonmajor Governmental Funds
Revenues				
Investment earnings	\$ 271	\$ 60	\$ 67	\$ 1,837
Restricted intergovernmental	-	-	-	148,053
Contribution - fee in lieu of	-	-	-	258,582
Total revenues	<u>271</u>	<u>60</u>	<u>67</u>	<u>408,472</u>
Expenditures				
Planning and Economic Development	50	-	-	50
Public safety	-	-	-	613,745
Transportation	-	-	-	735,179
Total expenditures	<u>50</u>	<u>-</u>	<u>-</u>	<u>1,348,974</u>
Revenues over (under) expenditures	<u>221</u>	<u>60</u>	<u>67</u>	<u>(940,502)</u>
Other financing sources (uses)				
Transfers from other funds	-	148,110	60,000	208,110
Transfers to other funds	-	-	-	(147,500)
Debt issued	-	-	-	2,265,000
Total other financing sources	<u>-</u>	<u>148,110</u>	<u>60,000</u>	<u>2,325,610</u>
Net change in fund balance	221	148,170	60,067	1,385,108
Fund balance				
Beginning of year - July 1	<u>1,749,950</u>	<u>177,100</u>	<u>257,337</u>	<u>2,530,505</u>
End of year - June 30	<u>\$ 1,750,171</u>	<u>\$ 325,270</u>	<u>\$ 317,404</u>	<u>\$ 3,915,613</u>

Town of Harrisburg, North Carolina

Special Revenue Fund - Highway 49 Corridor Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual For the Fiscal Year Ended June 30, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Variance Over/(Under)</u>
Revenues			
Operating revenues:			
Contribution - fee in lieu of	\$ 500,000	\$ 258,582	\$ (241,418)
Total operating revenues	<u>500,000</u>	<u>258,582</u>	<u>(241,418)</u>
Non operating revenues:			
Interest income	-	969	969
Total non-operating revenues	<u>-</u>	<u>969</u>	<u>969</u>
Total revenues	<u>500,000</u>	<u>259,551</u>	<u>(240,449)</u>
Expenditures			
Capital outlay	500,000	-	500,000
Total expenditures	<u>500,000</u>	<u>-</u>	<u>500,000</u>
Net change in fund balance	<u>\$ -</u>	259,551	<u>\$ 259,551</u>
Fund balance			
Fund balance - beginning		-	
Fund balance - ending		<u>\$ 259,551</u>	

Town of Harrisburg, North Carolina

Special Revenue Fund - CARES Act Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual For the Fiscal Year Ended June 30, 2021

	Budget	Actual	Variance Over/(Under)
Revenues			
Restricted intergovernmental	\$ 147,500	\$ 148,053	\$ 553
Interest income	-	147	147
Total non-operating revenues	<u>147,500</u>	<u>148,200</u>	<u>700</u>
Other financing sources (uses)			
Transfers to other funds:			
General Fund	<u>(147,500)</u>	<u>(147,500)</u>	-
Total other financing sources (uses)	<u>(147,500)</u>	<u>(147,500)</u>	-
Net change in fund balance	<u>\$ -</u>	700	<u>\$ 700</u>
Fund balance			
Fund balance - beginning		<u>-</u>	
Fund balance - ending		<u>\$ 700</u>	

Town of Harrisburg, North Carolina

Capital Projects Funds - Streets
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual
From Inception and for the Fiscal Year Ended June 30, 2021

		Actual			
	Project Authorization	Prior Years	Current Year	Total to Date	Variance Over / (Under)
Revenues					
Investment earnings	\$ -	\$ 3,886	\$ 39	\$ 3,925	\$ 3,925
Expenditures					
<u>Sidewalk Project</u>					
Engineering	90,000	45,859	39,266	85,125	4,875
Construction	460,000	-	37,785	37,785	422,215
Total expenditures	550,000	45,859	77,051	122,910	427,090
<u>Street Resurfacing</u>					
Construction	1,000,000	360,616	635,631	996,247	3,753
Total expenditures	1,000,000	360,616	635,631	996,247	3,753
<u>Intersection Improvements</u>					
Engineering	455,000	41,224	22,497	63,721	391,279
Construction	2,269,000	-	-	-	2,269,000
Total expenditures	2,724,000	41,224	22,497	63,721	2,660,279
Revenues over (under) expenditures	(4,274,000)	(443,813)	(735,140)	(1,178,953)	3,095,047
Other financing sources					
Installment financing	4,000,000	-	1,650,000	1,650,000	(2,350,000)
Transfers from other funds:					
Capital Reserve Fund - General Fund	274,000	274,000	-	274,000	-
Total other financing sources	4,274,000	274,000	1,650,000	1,924,000	(2,350,000)
Net change in fund balance	\$ -	\$ (169,813)	914,860	\$ 745,047	\$ 745,047
Fund balance					
Fund balance - beginning			(169,813)		
Fund balance - ending			\$ 745,047		

Town of Harrisburg, North Carolina

Capital Projects Fund - Public Safety Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual From Inception and for the Fiscal Year Ended June 30, 2021

		Actual			Variance
	Project Authorization	Prior Years	Current Year	Total to Date	Over / (Under)
Revenues					
Investment earnings	\$ -	\$ 100,128	\$ 284	\$ 100,412	\$ 100,412
Other general revenues	-	23,592	-	23,592	23,592
Total	-	123,720	284	124,004	124,004
Expenditures					
Fire Station #2 Training Facility					
Engineering	31,711	-	-	-	31,711
Construction	361,662	-	-	-	361,662
Total expenditures	393,373	-	-	-	393,373
Smeal Fire Engine					
Construction	615,000	1,162	613,745	614,907	93
Total expenditures	615,000	1,162	613,745	614,907	93
Revenues over / (under) expenditures	(1,008,373)	122,558	(613,461)	(490,903)	517,470
Other financing sources					
Debt issued	1,008,373	393,373	615,000	1,008,373	-
Total other financing sources	1,008,373	393,373	615,000	1,008,373	-
Net change in fund balance	\$ -	\$ 515,931	1,539	\$ 517,470	\$ 517,470
Fund balance					
Fund balance - beginning			515,931		
Fund balance - ending			\$ 517,470		

Town of Harrisburg, North Carolina

Capital Projects Fund - Economic Development Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual From Inception and for the Fiscal Year Ended June 30, 2021

		Actual			Variance
	Project Authorization	Prior Years	Current Year	Total to Date	Over / (Under)
Revenues					
Investment earnings	\$ -	\$ -	\$ 271	\$ 271	\$ 271
Total	-	-	271	271	271
Expenditures					
Harrisburg Train Station					
Construction	\$ 1,750,000	\$ 50	\$ 50	\$ 100	\$ 1,749,900
Total expenditures	1,750,000	50	50	100	1,749,900
Other financing sources					
Transfers from other funds:					
Capital Reserve Fund - General Fund	1,750,000	1,750,000	-	1,750,000	-
Total other financing sources	1,750,000	1,750,000	-	1,750,000	-
Net change in fund balance	\$ -	\$ 1,749,950	221	\$ 1,750,171	\$ 1,750,171
Fund balance					
Fund balance - beginning			1,749,950		
Fund balance - ending			\$ 1,750,171		

Town of Harrisburg, North Carolina

Capital Reserve Fund - Parks and Recreation Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual For the Fiscal Year Ended June 30, 2021

	Budget	Actual	Variance Positive Over/(Under)
Non-operating revenues			
Interest income	\$ 1,000	\$ 60	\$ (940)
Total non-operating revenues	<u>1,000</u>	<u>60</u>	<u>(940)</u>
Other financing sources (uses)			
Transfers from other funds:			
General Fund	148,110	148,110	-
Transfers to other funds:			
General Fund	(21,000)	-	21,000
Total other financing sources (uses)	<u>127,110</u>	<u>148,110</u>	<u>21,000</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>128,110</u>	<u>148,170</u>	<u>20,060</u>
Appropriated fund balance	<u>(128,110)</u>	<u>-</u>	<u>128,110</u>
Net change in fund balance	<u>\$ -</u>	<u>148,170</u>	<u>\$ 148,170</u>
Fund balance - beginning		<u>177,100</u>	
Fund balance - ending		<u>\$ 325,270</u>	

Town of Harrisburg, North Carolina

Capital Reserve Fund - Economic Development Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual For the Fiscal Year Ended June 30, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive Over/(Under)</u>
Non-operating revenues			
Interest income	\$ 1,000	\$ 67	\$ (933)
Other financing sources (uses)			
Transfers from other funds:			
General Fund	60,000	60,000	-
Transfers to other funds:			
General Fund	(61,000)	-	61,000
Total other financing sources (uses)	<u>(1,000)</u>	<u>60,000</u>	<u>61,000</u>
Net change in fund balance	<u>\$ -</u>	60,067	<u>\$ 60,067</u>
Fund balance - beginning		<u>257,337</u>	
Fund balance - ending		<u>\$ 317,404</u>	

TOWN OF HARRISBURG, NORTH CAROLINA

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Town of Harrisburg, North Carolina

Water and Sewer Fund
Comparative Statements of Net Position
June 30, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Assets		
Current assets:		
Cash and cash equivalents	\$ 8,110,598	\$ 8,760,286
Accounts receivable (net) - customers	1,304,802	1,261,661
Accounts receivable - other	80,562	61,215
Prepaid expenses	-	198
Restricted cash and cash equivalents	2,993,989	2,322,831
Total current assets	<u>12,489,951</u>	<u>12,406,191</u>
Non-current assets:		
Capital assets, net of depreciation	<u>37,039,670</u>	<u>35,183,633</u>
Total assets	<u>49,529,621</u>	<u>47,589,824</u>
Deferred outflows of resources		
Pension deferrals	444,041	369,238
Total deferred outflows of resources	<u>444,041</u>	<u>369,238</u>
Liabilities		
Current liabilities:		
Accounts payable and accrued liabilities	666,120	906,922
Long-term debt, current portion	1,785,662	1,578,872
Compensated absences	97,119	121,863
Payables due from restricted assets:		
Customer deposits	<u>303,899</u>	<u>290,021</u>
Total current liabilities	<u>2,852,800</u>	<u>2,897,678</u>
Non-current liabilities:		
Long-term debt, non-current portion	13,741,835	13,296,856
Net pension liability	<u>853,018</u>	<u>669,075</u>
Total noncurrent liabilities	<u>14,594,853</u>	<u>13,965,931</u>
Total liabilities	<u>17,447,653</u>	<u>16,863,609</u>
Deferred inflows of resources		
Pension deferrals	63,442	50,665
	<u>63,442</u>	<u>50,665</u>
Net position		
Net investment in capital assets	24,202,263	22,340,715
Unrestricted	<u>8,260,304</u>	<u>8,704,073</u>
Total net position	<u>\$ 32,462,567</u>	<u>\$ 31,044,788</u>

Town of Harrisburg, North Carolina

Water and Sewer Fund
Schedule of Revenues and Expenditures
Budget and Actual (Non-GAAP)
For the Fiscal Year Ended June 30, 2021
(With Comparative Actual Amounts for the Fiscal Year Ended June 30, 2020)

	2021		Variance	2020
	Budget	Actual		Actual
Revenues				
Operating revenues				
Water sales	\$ 4,559,000	\$ 4,415,607	\$ (143,393)	\$ 4,270,196
Sewer charges	3,872,000	3,789,574	(82,426)	3,619,709
Permits and fees	179,800	99,374	(80,426)	172,217
Service connection fees	277,250	159,595	(117,655)	121,638
Rental fees	84,000	86,080	2,080	86,899
Credit card fees	45,000	8	(44,992)	36,638
Miscellaneous revenues	10,000	1,707	(8,293)	30,734
Total operating revenues	<u>9,027,050</u>	<u>8,551,945</u>	<u>(475,105)</u>	<u>8,338,031</u>
Non-operating revenues:				
Interest income	20,000	1,036	(18,964)	27,797
Insurance proceeds	-	-	-	500
Proceeds from sale of capital assets	30,000	13,300	(16,700)	-
Total non-operating revenues	<u>50,000</u>	<u>14,336</u>	<u>(35,664)</u>	<u>28,297</u>
Total revenues	<u>9,077,050</u>	<u>8,566,281</u>	<u>(510,769)</u>	<u>8,366,328</u>
Expenditures				
Administration and distribution				
Personal services	2,407,100	2,102,399	304,701	1,904,044
Employee relations and education	19,550	11,929	7,621	12,437
Supplies and materials	336,850	304,744	32,106	206,305
Current obligations and services	4,446,330	4,007,381	438,949	3,877,452
Fixed charges and other services	379,800	298,678	81,122	108,754
Administrative cost allocations	278,551	202,653	75,898	239,626
Contingency	103,893	-	103,893	-
Total administration and distribution	<u>7,972,074</u>	<u>6,927,784</u>	<u>1,044,290</u>	<u>6,348,618</u>
Debt service				
Principal retirement	9,040,500	8,849,229	191,271	1,396,140
Interest	331,700	301,783	29,917	306,130
Total debt service	<u>9,372,200</u>	<u>9,151,012</u>	<u>221,188</u>	<u>1,702,270</u>
Capital outlay				
Equipment	627,000	245,993	381,007	664,981
Total capital outlay	<u>627,000</u>	<u>245,993</u>	<u>381,007</u>	<u>664,981</u>
Total expenditures	<u>17,971,274</u>	<u>16,324,789</u>	<u>1,646,485</u>	<u>8,715,869</u>
Revenues over (under) expenditures	<u>(8,894,224)</u>	<u>(7,758,508)</u>	<u>1,135,716</u>	<u>(349,541)</u>

Town of Harrisburg, North Carolina

Water and Sewer Fund
Schedule of Revenues and Expenditures
Budget and Actual (Non-GAAP) (continued)
For the Fiscal Year Ended June 30, 2021
(With Comparative Actual Amounts for the Fiscal Year Ended June 30, 2020)

	2021			2020
	Budget	Actual	Variance Positive Over/(Under)	Actual
Other financing sources (uses)				
Transfers from other funds:				
Capital Reserve Fund - Water and Sewer	499,500	245,993	(253,507)	664,981
Capital Reserve Fund - Water and Sewer - Expansion	1,850,500	1,850,000	(500)	1,392,500
Transfers to other funds:				
Capital Reserve Fund - Water and Sewer	(1,450,526)	(1,450,000)	526	(1,650,000)
Proceeds from note	7,350,000	7,331,000	(19,000)	-
Total other financing sources (uses)	8,249,474	7,976,993	(272,481)	407,481
Revenues and other financing sources over (under) expenditures and other financing uses	(644,750)	218,485	863,235	57,940
Appropriated fund balance	644,750	-	(644,750)	-
Revenues and other sources over expenditures and other uses	<u>\$ -</u>	<u>218,485</u>	<u>\$ 218,485</u>	<u>57,940</u>
Revenues and other sources over (under) expenditures		<u>218,485</u>		<u>57,940</u>
Reconciliation of modified accrual basis with accrual basis:				
Reconciling items:				
Payment of debt principal		8,849,229		1,396,140
Issuance of note payable		(7,331,000)		-
Capital outlay		245,993		664,981
(Increase) decrease in accrued vacation pay		24,744		(10,682)
(Increase) decrease in interest expense accrual		(36,735)		(37,030)
Depreciation and amortization		(1,665,329)		(1,621,142)
Increase (decrease) in deferred outflows of resources - pensions		74,803		(49,721)
(Increase) decrease in net pension liability		(183,943)		(107,679)
(Increase) decrease in deferred inflows of resources - pensions		(12,777)		(1,272)
System Development Charges collected in Capital Reserve Fund - Water and Sewer - Expansion		1,857,685		1,475,680
Transfer from:				
Capital Reserve Fund - Water and Sewer		(245,993)		(664,981)
Capital Reserve Fund - Water and Sewer - Expansion		(1,850,000)		(1,392,500)
Transfer to:				
Capital Reserve Fund - Water and Sewer		1,450,000		1,650,000
Interest earned in:				
Capital Reserve Fund - Water and Sewer		3,908		84,298
Capital Projects Fund - Water and Sewer		17,524		35,083
Capital Reserve Fund - Water and Sewer - Expansion		1,185		5,302
		<u>1,199,294</u>		<u>1,426,477</u>
Change in net position (Exhibit G)		<u>\$ 1,417,779</u>		<u>\$ 1,484,417</u>

Town of Harrisburg, North Carolina

Capital Projects Fund - Water and Sewer
Schedule of Revenues and Expenditures
Budget and Actual (Non-GAAP)
From Inception and for the Fiscal Year Ended June 30, 2021

		Actual			Variance
	Project Authorization	Prior Years	Current Year	Total to Date	Over / (Under)
Revenues					
Investment earnings	\$ -	\$ 35,286	\$ 17,524	\$ 52,810	\$ 52,810
Other	-	2,360	-	2,360	2,360
Total	-	37,646	17,524	55,170	55,170
Expenditures					
2018-19 Waterline Replacements					
Engineering	116,000	36,138	-	36,138	79,862
Construction	1,174,000	800,170	-	800,170	373,830
Total expenditures	1,290,000	836,308	-	836,308	453,692
2019-20 Waterline Replacements					
Engineering	250,000	99,491	9,645	109,136	140,864
Construction	1,035,000	224,067	167,484	391,551	643,449
Total expenditures	1,285,000	323,558	177,129	500,687	784,313
FY2020 Annual Sanitary Sewer Rehab					
Engineering	205,000	-	183,520	183,520	21,480
Construction	545,000	-	524,571	524,571	20,429
Total expenditures	750,000	-	708,091	708,091	41,909
2020-21 Waterline Replacements					
Engineering	144,000	57,989	74,315	132,304	11,696
Construction	1,096,000	-	207,569	207,569	888,431
Total expenditures	1,240,000	57,989	281,884	339,873	900,127
Elevated Water Storage Tank					
Engineering	655,000	318,214	171,603	489,817	165,183
Construction	2,910,000	1,253,564	1,190,906	2,444,470	465,530
Total expenditures	3,565,000	1,571,778	1,362,509	2,934,287	630,713

Town of Harrisburg, North Carolina

Capital Projects Fund - Water and Sewer
Schedule of Revenues and Expenditures
Budget and Actual (Non-GAAP) (continued)
From Inception and for the Fiscal Year Ended June 30, 2021

		Actual			Variance
	Project Authorization	Prior Years	Current Year	Total to Date	Over / (Under)
Expenditures (continued)					
Morehead West Sewer - Phase 1					
Engineering	490,000	138,240	121,781	260,021	229,979
Construction	2,450,000	-	-	-	2,450,000
Total expenditures	2,940,000	138,240	121,781	260,021	2,679,979
Britley #2 Pump Station Decommissioning					
Engineering	125,000	24,259	22,568	46,827	78,173
Construction	861,000	-	246,506	246,506	614,494
Total expenditures	986,000	24,259	269,074	293,333	692,667
Frances Haven/Farmington Pump Station Decommissioning					
Engineering	92,000	39,739	34,326	74,065	17,935
Construction	600,000	-	320,580	320,580	279,420
Total expenditures	692,000	39,739	354,906	394,645	297,355
Revenues over (under) expenditures	(12,748,000)	(2,954,225)	(3,257,850)	(6,212,075)	6,535,925
Other financing sources					
Installment financing	8,735,000	3,265,000	2,170,000	5,435,000	(3,300,000)
Transfers from other funds:					
Capital Reserve Fund - Water and Sewer	4,013,000	1,385,010	1,087,850	2,472,860	(1,540,140)
Total other financing sources	12,748,000	4,650,010	3,257,850	7,907,860	(4,840,140)
Revenues and other financing sources over (under) expenditures and other financing uses	\$ -	\$ 1,695,785	\$ -	\$ 1,695,785	\$ 1,695,785

Town of Harrisburg, North Carolina

Capital Reserve Fund - Water and Sewer Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual For the Fiscal Year Ended June 30, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Variance Over/(Under)</u>
Revenues			
Non-operating revenues			
Interest income	\$ 25,000	\$ 3,908	\$ (21,092)
Other financing sources (uses)			
Transfers from other funds:			
Water and Sewer Fund	1,450,526	1,450,000	(526)
Transfers to other funds:			
Water and Sewer Fund	(499,500)	(245,993)	253,507
Capital Projects Fund - Water and Sewer	(1,087,850)	(1,087,850)	-
Total other financing sources (uses)	<u>(136,824)</u>	<u>116,157</u>	<u>252,981</u>
Revenues and other financing sources over (under)			
expenditures and other financing uses	<u>(111,824)</u>	<u>120,065</u>	<u>231,889</u>
Appropriated fund balance	<u>111,824</u>	<u>-</u>	<u>(111,824)</u>
Net change in fund balance	<u>\$ -</u>	<u>120,065</u>	<u>\$ 120,065</u>
Fund Balance - beginning		<u>7,244,030</u>	
Fund Balance - ending		<u>\$ 7,364,095</u>	

Town of Harrisburg, North Carolina

Capital Reserve Fund - Water and Sewer - Expansion Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual For the Fiscal Year Ended June 30, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Variance Over/(Under)</u>
Revenues			
Operating revenues			
Fees - water system development charges	\$ 708,000	\$ 1,130,035	\$ 422,035
Fees - sewer system development charges	490,000	727,650	237,650
Total operating revenues	<u>1,198,000</u>	<u>1,857,685</u>	<u>659,685</u>
Non-operating revenues			
Interest income	<u>2,500</u>	<u>1,185</u>	<u>(1,315)</u>
Total revenues	<u>1,200,500</u>	<u>1,858,870</u>	<u>658,370</u>
Other financing sources (uses)			
Transfers to other funds:			
Water and Sewer Fund	<u>(1,850,500)</u>	<u>(1,850,000)</u>	<u>500</u>
Total other financing sources (uses)	<u>(1,850,500)</u>	<u>(1,850,000)</u>	<u>500</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>(650,000)</u>	<u>8,870</u>	<u>658,870</u>
Appropriated fund balance	<u>650,000</u>	<u>-</u>	<u>(650,000)</u>
Net change in fund balance	<u>\$ -</u>	<u>8,870</u>	<u>\$ 8,870</u>
Fund Balance - beginning		<u>388,645</u>	
Fund Balance - ending		<u>\$ 397,515</u>	

Town of Harrisburg, North Carolina

Storm Water Fund Comparative Statements of Net Position June 30, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Assets		
Current assets:		
Cash and cash equivalents	\$ 1,804,824	\$ 2,191,590
Accounts receivable (net) - customers	88,183	94,651
Accounts receivable - other	16,303	2,057
Restricted cash and cash equivalents	933	933
Total current assets	<u>1,910,243</u>	<u>2,289,231</u>
Non-current assets:		
Capital assets, net of depreciation	<u>2,181,593</u>	<u>1,307,706</u>
Total assets	<u>4,091,836</u>	<u>3,596,937</u>
Liabilities		
Current liabilities:		
Accounts payable and accrued liabilities	<u>130,090</u>	<u>6,472</u>
Total liabilities	<u>130,090</u>	<u>6,472</u>
Net position		
Net investment in capital assets	2,181,593	1,307,706
Restricted	933	933
Unrestricted	<u>1,779,220</u>	<u>2,281,826</u>
Total net position	<u>\$ 3,961,746</u>	<u>\$ 3,590,465</u>

Town of Harrisburg, North Carolina

Storm Water Fund

Schedule of Revenues and Expenditures

Budget and Actual (Non-GAAP)

For the Fiscal Year Ended June 30, 2021

(With Comparative Actual Amounts for the Fiscal Year Ended June 30, 2020)

	2021			2020
	Budget	Actual	Variance Positive Over/(Under)	Actual
Revenues				
Operating revenues				
Storm water services	\$ 655,200	\$ 665,742	\$ 10,542	\$ 650,577
Storm water plan review fees	10,000	250	(9,750)	7,700
Street sweeping	2,000	-	(2,000)	-
Total operating revenues	667,200	665,992	(1,208)	658,277
Non-operating revenues				
Interest income	1,000	1,155	155	13,974
Total revenues	668,200	667,147	(1,053)	672,251
Expenditures				
Administration				
Personal services	218,600	196,089	22,511	177,000
Employee relations and education	4,600	600	4,000	132
Supplies and materials	6,400	849	5,551	1,995
Current obligations and services	87,650	22,446	65,204	53,369
Fixed charges and other services	155,915	92,414	63,501	115,069
Administrative cost allocations	29,675	21,475	8,200	25,465
Contingency	14,873	-	14,873	-
Total administration	517,713	333,873	183,840	373,030
Revenues over expenditures	150,487	333,274	182,787	299,221
Other financing sources (uses)				
Transfers to other funds:				
Capital Projects Fund - Storm Water	(1,507,552)	(1,500,000)	7,552	(67,500)
Total other financing sources (uses)	(1,507,552)	(1,500,000)	7,552	(67,500)
Revenues and other financing sources over (under) expenditures and other financing uses	(1,357,065)	(1,166,726)	190,339	231,721
Appropriated fund balance	1,357,065	-	(1,357,065)	-
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>(1,166,726)</u>	<u>\$ (1,166,726)</u>	<u>231,721</u>
Reconciling items:				
Transfer to Capital Projects Fund - Storm Water		1,500,000		67,500
Contributed Storm Water infrastructure		108,102		294,800
Interest earned in Capital Projects Fund - Storm Water		249		12,876
Depreciation and amortization		(70,344)		(59,463)
		<u>1,538,007</u>		<u>315,713</u>
Change in net position (Exhibit G)		<u>\$ 371,281</u>		<u>\$ 547,434</u>

Town of Harrisburg, North Carolina

Storm Water Capital Projects Fund Schedule of Revenues and Expenditures Budget and Actual (Non-GAAP) From Inception and for the Fiscal Year Ended June 30, 2021

		Actual			
	Project Authorization	Prior Years	Current Year	Total to Date	Variance Over / (Under)
Revenues					
Investment earnings	\$ -	\$ 14,077	\$ 249	\$ 14,326	\$ 14,326
Expenditures					
<u>System A - Phase II</u>					
Engineering	70,000	62,075	6,228	68,303	1,697
Construction	880,000	-	829,900	829,900	50,100
Total expenditures	950,000	62,075	836,128	898,203	51,797
<u>Regional Detention Pond</u>					
Engineering	50,000	17,500	-	17,500	32,500
Construction	250,000	-	-	-	250,000
Total expenditures	300,000	17,500	-	17,500	282,500
Revenues over (under) expenditures	(1,250,000)	(65,498)	(835,879)	(901,377)	348,623
Other financing sources					
Transfers from other funds:					
Storm Water Fund	1,250,000	967,500	-	967,500	(282,500)
Total other financing sources	1,250,000	967,500	-	967,500	(282,500)
Revenues and other financing sources over (under) expenditures and other financing uses	\$ -	\$ 902,002	\$ (835,879)	\$ 66,123	\$ 66,123

Town of Harrisburg, North Carolina

Capital Reserve Fund - Storm Water Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual For the Fiscal Year Ended June 30, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Variance Over/(Under)</u>
Revenues			
Non-operating revenues			
Interest income	\$ 8,750	\$ -	\$ (8,750)
Other financing sources (uses)			
Transfers from other funds:			
Storm Water Fund	1,507,552	1,500,000	(7,552)
Transfers to other funds:			
Storm Water Fund	(1,396,302)	-	1,396,302
Capital Projects Fund - Storm Water	(120,000)	-	120,000
Total other financing sources (uses)	<u>(8,750)</u>	<u>1,500,000</u>	<u>1,508,750</u>
Net change in fund balance	<u>\$ -</u>	<u>1,500,000</u>	<u>\$ 1,500,000</u>
Fund Balance - beginning		-	
Fund Balance - ending		<u>\$ 1,500,000</u>	

Town of Harrisburg, North Carolina

Schedule of Ad Valorem Taxes Receivable June 30, 2021

<u>Fiscal Year</u>	<u>Uncollected Balance June 30, 2020</u>	<u>Additions</u>	<u>Collections and Credits</u>	<u>Uncollected Balance June 30, 2021</u>
2010-2011	\$ 775	\$ -	\$ 775	\$ -
2011-2012	1,786	-	14	1,772
2012-2013	1,832	-	15	1,817
2013-2014	1,008	-	1	1,007
2014-2015	1,770	-	81	1,689
2015-2016	1,437	-	87	1,350
2016-2017	941	-	-	941
2017-2018	3,131	-	1,938	1,193
2018-2019	9,617	-	5,148	4,469
2019-2020	47,545	-	30,137	17,408
2020-2021	<u>-</u>	<u>9,991,560</u>	<u>9,954,569</u>	<u>36,991</u>
Total	<u>\$ 69,842</u>	<u>\$ 9,991,560</u>	<u>\$ 9,992,765</u>	68,637
Less allowance for uncollectible ad valorem taxes receivable				<u>(3,700)</u>
Ad valorem taxes receivable - net				<u>\$ 64,937</u>
Reconciliation with revenues				
Taxes - ad valorem - General Fund (Exhibit D)				\$ 9,974,703
Less penalties and interest collected				(50,418)
Net releases and discounts allowed				<u>68,480</u>
Total collections and credits				<u>\$ 9,992,765</u>

Town of Harrisburg, North Carolina

Analysis of Current Tax Levy Town-Wide Levy June 30, 2021

	Town-Wide			Total Levy	
	Property Valuation	Rate	Total Levy	Property Excluding Registered Motor Vehicles	Registered Motor Vehicles
Original levy:					
Property taxed at current rate	\$ 2,794,492,394	\$ 0.355	\$ 9,920,448	\$ 9,046,313	\$ 874,135
Discoveries - current and prior years	8,274,648		86,076	86,076	-
Releases	(1,655,211)		(14,964)	(14,964)	-
Total property valuation	<u>\$ 2,801,111,831</u>				
Net levy			9,991,560	9,117,425	874,135
Unpaid (by taxpayer) taxes at June 30, 2021			<u>(36,991)</u>	<u>(36,991)</u>	<u>-</u>
Current year's taxes collected			<u>\$ 9,954,569</u>	<u>\$ 9,080,434</u>	<u>\$ 874,135</u>
Current levy collection percentage			<u>99.63%</u>	<u>99.59%</u>	<u>100.00%</u>

TOWN OF HARRISBURG, NORTH CAROLINA

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COMPLIANCE SECTION

**Independent Auditor's Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an Audit of
Financial Statements Performed in Accordance with
*Government Auditing Standards***

The Honorable Mayor and
Members of Town Council
Town of Harrisburg, North Carolina

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Harrisburg, North Carolina (the "Town") as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated October 29, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Elliott Davis, PLLC". The signature is written in a cursive, flowing style.

Raleigh, North Carolina
October 29, 2021

**Independent Auditor's Report on Compliance for Each Major State Program;
Report on Internal Control over Compliance; in Accordance with
OMB Uniform Guidance; and the State Single Audit Implementation Act**

The Honorable Mayor and
Members of Town Council
Town of Harrisburg, North Carolina

Report on Compliance for Each Major State Program

We have audited the Town of Harrisburg, North Carolina's (the "Town") compliance with the types of compliance requirements described in the *Audit Manual for Governmental Auditors in North Carolina*, issued by the Local Government Commission, that could have a direct and material effect on each of the Town's major state programs for the year ended June 30, 2021. The Town's major state programs are identified in the summary of auditor's results section of the accompanying *Schedule of Findings and Questioned Costs*.

Management's Responsibility

Management is responsible for compliance with state statutes, regulations, contracts, and the terms and conditions of its state awards applicable to its state programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Town's major state programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and applicable sections of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as described in the *Audit Manual for Governmental Auditors in North Carolina*, and the State Single Audit Implementation Act. Those standards, the Uniform Guidance and the State Single Audit Implementation Act require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major state program occurred. An audit includes examining, on a test basis, evidence about the Town's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major state program. However, our audit does not provide a legal determination of the Town's compliance.

Opinion on Each Major State Program

In our opinion, the Town complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major state programs for the year ended June 30, 2021.

Report on Internal Control over Compliance

Management of the Town is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Town's internal control over compliance with the types of requirements that could have a direct and material effect on a major state program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on compliance for each major state program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a state program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

A handwritten signature in black ink that reads "Elliott Davis, PLLC". The signature is written in a cursive, flowing style.

Raleigh, North Carolina
October 29, 2021

Town of Harrisburg, North Carolina

Schedule of Findings and Questioned Costs

For the year ended June 30, 2021

I. SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued:

Unmodified

Internal control over financial reporting:

Material weakness(es) identified?

___ Yes X No

Significant deficiency(ies) identified?

___ Yes X None reported

Noncompliance material to the financial statements noted?

___ Yes X No

State Awards

Internal control over major programs:

Material weakness(es) identified?

___ Yes X No

Significant deficiency(ies) identified?

___ Yes X None reported

Type of auditor's report issued on compliance for major programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with the State Single Audit Implementation Act:

___ Yes X No

Identification of major state programs:

Powell Bill

II. FINANCIAL STATEMENT FINDINGS

No matters were reported

III. STATE AWARD FINDINGS AND QUESTIONED COSTS

No matters were reported

Town of Harrisburg, North Carolina***Summary Schedule of Prior Audit Findings******For the year ended June 30, 2021***

No matters were reported.

Town of Harrisburg, North Carolina

Schedule of Expenditures of Federal and State Awards Year Ended June 30, 2021

Grantor/Pass-through Grantor/Program Title	Federal CFDA Number	State/ Pass-through Grantor's Number	Federal (Direct & Pass-through) Expenditures	State Expenditures	Provided to Subrecipients
Federal awards:					
<u>U.S. Department of Treasury</u>					
Passed-through the Office of State Budget and Management:					
NC Pandemic Recovery Office					
Coronavirus Relief Fund (Note 4)	21.019		\$ 147,393	\$ -	\$ -
Total assistance - federal programs			<u>147,393</u>	<u>-</u>	<u>-</u>
State awards:					
<u>N.C. Department of Transportation:</u>					
Powell Bill		38570	-	514,518	-
<u>N.C. Department of Natural and Cultural Resources:</u>					
N.C. Parks and Recreation Trust Fund Project Grant		2020-910	-	555	-
Total assistance - State programs			<u>-</u>	<u>515,073</u>	<u>-</u>
Total assistance			<u>\$ 147,393</u>	<u>\$ 515,073</u>	<u>\$ -</u>

Notes to the Schedule of Expenditures of Federal and State Financial Awards:

Note 1: Basis of Presentation

The accompanying schedule of expenditures of federal and State awards (SEFSA) includes the federal and State grant activity of the Town of Harrisburg under the programs of the federal government and the State of North Carolina for the year ended June 30, 2021. The information in this SEFSA is presented in accordance with the requirements of Title 2 US Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and the State Single Audit Implementation Act. Because the Schedule presents only a selected portion of the operations of the Town of Harrisburg, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Town of Harrisburg.

Note 2: Summary of Significant Accounting Policies

Expenditures reported in the SEFSA are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3: Indirect Cost Rate

The Town of Harrisburg has elected not to use the 10-percent de minimis indirect cost rate as allowed under The Uniform Guidance.

Note 4: Coronavirus Relief Funds

The Town of Harrisburg received \$147,393 of funding from the Coronavirus Relief Fund (21.019) from Cabarrus County. The Town of Harrisburg spent these funds approved by OSBM. According to the Office of State Budget and Management, the State's pass-through agency, municipalities are considered subrecipients of the Counties. However, under the state statute, municipalities are not liable to the County for any misused or misspent funds. CRF must have been spent during the period March 1, 2020 to December 30, 2020.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the October 4, 2021 Called Town Council Meeting

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the October 4, 2021 Called Town Council Meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. October 4 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL SPECIAL CALLED MEETING
MONDAY, OCTOBER 4, 2021
HARRISBURG TOWN HALL
6:30 PM**

MINUTES

PRESENT: Mayor Steve Sciascia, Mayor Pro-Tem Ron Smith, Councilmembers Troy Selberg, Rodney Dellinger, Rick Russo, Ian Patrick, John Booth, Diamond Staton-Williams

**1.
CALL TO ORDER**

Mayor Sciascia called the meeting to order.

**2A.
CLOSED SESSION
MOTION:**

Councilmember Selberg made a motion to go into Closed Session to discuss personnel matters. Second was made by Councilmember Staton-Williams. **The motion passed 7-0.**

Upon returning from Closed Session the following action was taken:

MOTION:
Councilmember Dellinger made a motion to come out of Closed Session and return to regular business. Second was made by Councilmember Selberg. **The motion passed 7-0.**

**4.
ADJOURNMENT
MOTION:**

There being no further business, Councilmember Dellinger made a motion to adjourn the meeting with a second from Councilmember Selberg. **The motion passed 7-0.**

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the October 4, 2021 Closed Session

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the October 4, 2021 Closed Session.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the October 11, 2021 Town Council Meeting

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the October 11, 2021 Town Council meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. October 11 minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, OCTOBER 11, 2021
6:00 PM**

MINUTES

This meeting was held in person as well as virtually via the Zoom platform.

Mayor Steve Sciascia called the meeting to order.

PRESENT: Mayor Steve Sciascia; Mayor Pro-Tem Ron Smith, Councilmembers Diamond Staton-Williams, Ian Patrick, Rick Russo, Rodney Dellinger, John Booth (arrived 6:25 pm), Troy Selberg

1A.

ZOOM NOTIFICATION

The Zoom meeting link and details were published and advertised before the meeting took place and were shown on the agenda.

1B.

AGENDA ADOPTION

MOTION:

Councilmember Selberg made a motion to approve the agenda with the changes as proposed. Second was made by Councilmember Russo. **The motion passed 6-0.**

1C.

INVOCATION

Councilmember Russo conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

None

1F.

PUBLIC COMMENT

- Attorney Al Benshoff – spoke on behalf of client concerning flooding on her property. Would like the Town to redirect the stormwater away from her house.
- Ilse Bohm – 417 Parallel Drive – spoke concerning flooding issues on her property.
- Ian Freeze – 5813 Stratford Court, Harrisburg – spoke in favor of Blume Corner rezoning for townhomes.
- Chris Todd – Timmons Group – asking for a one-month deferral of their rezoning request (Item 5C, McKinley Subdivision).
- Tracy Thompson – 9910 Lower Rocky River Road – spoke against the McKinley Subdivision rezoning request.
- Bridget Grant – Moore & Van Allen – asking for a deferral of their rezoning request (Item 5D, Blume Corner).

2.

CONSENT AGENDA

- A. Consider the minutes of the September 10, 2021, Called Town Council Meeting
- B. Consider the minutes of the September 10, 2021, Closed Session
- C. Consider the minutes of the September 13, 2021, Town Council Meeting
- D. Consider the minutes of the September 13, 2021, Closed Session

- E. Consider a contract with WK Dickson & Co. for the design of the Millbrook Pump Station Decommissioning.
- F. Consider FY2022 Budget Ordinance Amendment for Insurance Proceeds.
- G. Consider FY2022 Budget Ordinance Amendment for Parks and Recreation personnel.
- H. Consider Parks and Recreation Advisory Board's Monthly Meeting Schedule.

MOTION:

Councilmember Selberg made a motion to approve the Consent Agenda. Second was made by Councilmember Staton-Williams. **The motion passed 6-0.**

Councilmember Booth joined the meeting.

3A.

COMMUNICATIONS

TOWN MANAGER/FINANCE REPORT

Manager Report:

1. HOA amenity centers have gotten solid waste containers according to their needs and the Town has taken over payment for their collection.
2. Basketball season will happen for this winter (last year did not have) and registration began last week.
3. Citizens Academy – Parks and Recreation will be tomorrow, 10/12 at 6PM at Harrisburg Park
4. Holcomb Woods Athletic Complex now has its sign up and all landscaping completed around parking lot. Ribbon cutting will be in November.
5. Caldwell Road has sidewalks being installed as part of Bond projects.
6. Communications survey went live last week on social media and website. Will be sending a postcard to all area homes later this week. Encourage everyone to sign up for electronic notifications.

Finance Report:

Finance Director Brian Lee presented the Finance report.

Law Enforcement Report:

Lt. Chris Measimer presented the Law Enforcement report.

3B.

COMMUNICATIONS

MAYOR'S COMMENTS

- He and Lee Connor met with the County and talked about the library as well as the possibility of adding a Senior Center in Harrisburg.
- Turf the Ridge Project – hoping to get approval from the school board tonight to begin fund raising for this project.
- WSAAC Capacity Allocation – staff is going to need to create an allocation plan for Harrisburg – can prioritize residential, commercial, retail, however we want. Rob Donham is on the WSAAC Allocation Committee, so he is aware and starting to plan for this.

3C.

COMMUNICATIONS

COUNCIL'S COMMENTS

None

4A.

PUBLIC HEARING

None

5A.

OLD BUSINESS

Consider Law Enforcement Study. On October 12, 2020, Town Council was presented with a law enforcement study by David Graham with U.S. ISS Agency, LLC. This study was requested by Council to provide an understanding of what a municipal police department structure would look like and how much that would cost. Currently we contract with the Cabarrus County Sheriff's Office to operate a Harrisburg Division dedicated to the Town's law enforcement needs.

Summary results of the Law Enforcement Study:

- Three options available:
 - Continue with current service
 - Enhance the service provided by Sheriff's Department to more closely resemble the operations of a municipal department
 - Create a municipal police department
- Estimated size of a Harrisburg Police Department
 - 37 total employees
 - 25 operations personnel
 - 12 administrative services personnel
- Estimated costs:
 - Total estimated costs
 - Total startup costs - \$2,995,522.50
 - Total annual expenses - \$3,838,458.06
 - Additional costs identified such as Town HR, IT, Finance and Town Management staff could cost up to \$400,000 per year
 - This study proposed that the police department would be housed in Town Hall (once YMCA moves out) and the Harrisburg Train Station. If a self-contained police department was built, the startup costs would be significantly higher
 - Total average cost per operations officers - \$176,000
 - Pennies on tax rate to cover annual cost (15.18 cents)

Current contract with Cabarrus County Sheriff's Dept:

- Total annualized FY2022 budget, including vehicle replacements - \$1,656,050
- Total of 19 deputies (17 Harrisburg paid and 2 Cabarrus County paid)
- Average cost of contract per operations deputy - \$94,737
- Equivalent pennies on tax rate to cover annual cost (6.21 cents)

At the conclusion of that study presentation in October, Town Council did not vote on whether to accept the study. Rather, Council gave the direction of the next step being a workshop to further discuss the study by itself. This workshop was held on September 25th. At the conclusion of the workshop, Council directed that the study be brought before them in the October Council Meeting for final consideration.

Special note: Approval of this study does not equate to a Council directive to begin a municipal police department. Approval is only for the study itself, which gives information to understand what a municipal police department could look like and what the associated costs would be.

After some discussion, the following action was taken:

MOTION:

Councilmember Patrick made a motion to approve the Law Enforcement Study as presented. Second was made by Mayor Pro-Tem Smith. **The motion passed 7-0.**

5B.

OLD BUSINESS

Consideration of Conditional Rezoning, Zoning Map Amendment and Annexation of Properties off of Blackwelder Rd. (H-2020-02 (R)). Southfork Ventures, on behalf of the property owners of parcels 55184487900000 and 55183432930000 have submitted a request to rezone approximately 39.46 acres of land located off of Blackwelder Rd. situated between Roberta Rd. and Lakeland Rd. The applicant proposes to develop 70 single-family detached residential dwellings with 75-foot-wide lots. To achieve this, the applicant is requesting that the property be rezoned from County LDR (Low Density Residential) to CZ-RV (Conditional Zoning Residential Village). The proposed gross density of the site is 1.79 dwelling units per acre.

The property is in the County, applicant has also submitted a Petition requesting Annexation for the subject property which is contiguous to the current Town of Harrisburg corporate limits.

A staff report has been provided for more information and a site plan submitted for your consideration. As noted in the staff report, the rezoning request to Residential Village (RV) is not consistent with the recommendation in the HALUP for the Low Density Residential (LDR) areas, Staff is presenting this for Council's consideration without staff recommendation as requested by the applicant. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent Preliminary Plat and Construction Document (CDs) reviews.

A Public Hearing on the rezoning request and annexation was held at the September Council meeting.

Sushil Nepal presented the background information.

MOTION:

Councilmember Selberg made a motion to deny the conditional rezoning, zoning map amendment and annexation for parcels along Blackwelder Road (H2020-02 R). Second was made by Councilmember Booth. **The motion passed 7-0.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

The proposed rezoning as presented in the staff presentation, the staff report and the applicant's previous presentation, with the conditions included in the staff report, is not consistent with the provisions in the Harrisburg Area Land Use Plan and therefore is not reasonable and in the public interest.

MOTION:

Councilmember Booth made a motion to approve the proposed Consistency Statement. Second was made by Councilmember Selberg. **The motion passed 7-0.**

5C.

OLD BUSINESS

Consideration of Conditional Rezoning, Zoning Map Amendment and Annexation for McKinley Residential Subdivision off of Lower Rocky River Rd. (H2020-07 (R)). Timmons Group, on behalf of the property owners of parcels 5526-14-5424 and 5526-21-2487 has submitted a request to rezone approximately 193.12 acres of land located on the western side of Lower Rocky River Road near the intersection of Pioneer Mill Road. The applicant proposes to develop a single-family subdivision with 162 detached units, with a combination of 80' wide lots (138) and 100' wide lots (24) and minimum lot sizes of 1/3rd acre. To achieve this, the applicant is requesting that the property be rezoned from County CR (Countryside Residential) to CZ-RL (Conditional Zoning Residential Low Density) utilizing Conservation Subdivision guidelines. The proposed gross density of the site is 0.85 dwelling units per acre.

The property is in the County, applicant has also submitted a Petition requesting Annexation for the subject property which is contiguous to the current Town of Harrisburg corporate limits.

A staff report has been provided for more information and a site plan submitted for your consideration. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent Preliminary Plat and Construction Document (CDs) reviews. Staff is recommending approval of the rezoning request with conditions included in the staff report.

A Public Hearing on the annexation and rezoning request was held at the September Town Council meeting.

Chris Todd, with the Timmons Group has requested a one-month deferral on this request.

MOTION:

Mayor Pro-Tem Smith made a motion to table consideration of this rezoning request. Second was made by Councilmember Dellinger. **The motion passed 7-0.**

After some discussion concerning whether tabling or deferring was the proper way to handle this request, the following action was taken:

MOTION:

Mayor Pro-Tem Smith made a motion to withdraw the motion to table consideration of this rezoning request. Second was made by Councilmember Dellinger. **The motion passed 7-0.**

MOTION:

Councilmember Booth made a motion to defer consideration of this request until the November 8, 2021, Town Council meeting. Second was made by Councilmember Staton-Williams. **The motion passed 5-2 (Mayor Pro-Tem Smith and Councilmember Dellinger voting against).**

5D.

OLD BUSINESS

Consideration of Conditional Rezoning and Zoning Map Amendment of Properties at the Corner of Rocky River Rd. and Hickory Ridge, Shoppes at Hickory Ridge (Blume Corner). (H2021-05 (R)). ESP Associates, on behalf of the property owners and developers of parcel 55164783470000 has submitted a request to rezone approximately 14.281 acres of land located southeast corner of the intersection of Rocky River Road and Hickory Ridge Road (Blume Corner). The applicant proposes to develop a mixed-use development with five commercial/office buildings and 55 attached residential units (town homes). To achieve this, the applicant is requesting that the property be rezoned from RE (Residential Estate) to CZ-B1 (Conditional Zoning Neighborhood Commercial/Office). The proposed gross density of the residential portion of the site is 6.19 dwelling units per acre. The property is in the Town of Harrisburg corporate limits and therefore an Annexation is not required.

A staff report has been provided for more information and a site plan submitted for your consideration. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent Preliminary Plat and Construction Document (CDs) reviews. Staff is recommending approval of the rezoning request with conditions included in the staff report.

A Public Hearing on the rezoning request was held at the September Council meeting.

Bridget Grant with Moore & Van Allen has requested a one-month deferral on this request.

MOTION:

Councilmember Booth made a motion to defer consideration of this rezoning request until the November 8th Council meeting. Second was made by Councilmember Russo. **The motion passed 4-2 (Mayor Pro-Tem Smith and Councilmember Patrick voting against, Councilmember Dellinger abstaining).**

6A.

NEW BUSINESS

Consider appointment to the Fire Department Advisory Board. The open position was advertised from July 25th to August 25th. One eligible application was received. We did receive one additional application, but the applicant resides outside of the Town limits. The vacancy is for a Town resident. Position was held open and continued to advertise for another 30 days, which did not yield any additional applications.

William Kennedy's term expired on June 30, 2021. If approved, his term will be from July 1st, 2021, to June 30th 2023. The Fire Advisory Board has voted to recommend Mr. Kennedy for the appointment.

MOTION:

Councilmember Booth made a motion to appoint William Kennedy to the Fire Department Advisory Board. Second was made by Councilmember Selberg. **The motion passed 7-0.**

7.

ACTION ITEMS

- Evaluate options for water flow at 417 Parallel Drive
- See if any landscaping at the newly acquired fire land would be able to be moved to the Park
- Distribute information on the allocation plan with WSACC once finalized
- Data log initial discussions with developers to be part of the entire timeline of development projects
- Make sure we get meeting videos online in appropriate time

8.

CLOSED SESSION

MOTION:

Mayor Pro-Tem Smith made a motion to go into Closed Session to discuss personnel and legal matters. Second was made by Councilmember Selberg. **The motion passed 7-0.**

Upon returning from Closed Session, the following action was taken:

MOTION:

Councilmember Selberg made a motion to come out of Closed Session and return to regular business. Second was made by Councilmember Staton-Williams. **The motion passed 7-0.**

9.

ADJOURNMENT:

MOTION:

There being no further business, Councilmember Patrick made a motion to adjourn the meeting. Second was made by Councilmember Booth. **The motion passed 7-0.**

ATTEST:

Janet Rackley, Town Clerk

Steve Sciascia, Mayor



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the October 11, 2021 Closed Session

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the October 11, 2021 Closed Session.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of FY2022 Budget Ordinance Amendments

Presenting Personnel:

Brian Lee, Finance Director

Suggested Motion or Action:

Motion to approve the attached FY2022 Budget Ordinance Amendments in the amount of \$2,100 for insurance proceeds and \$10,000 for the IT vehicle purchase.

Description/Background:

1) Sheriff's Deputy Insurance Proceeds

A Sheriff's Deputy was in an accident that resulted in a damaged 2018 Ford Explorer on September 25, 2021. The incident caused \$2,512.28 of damage and was filed under the Town's insurance with the NC League of Municipalities. The Town has received the insurance proceeds of \$2,012.28 and will utilize this reimbursement towards the repair costs.

2) IT Vehicle Purchase

The Information Technology department was approved as part of the FY2022 Budget for the purchase of a used Ford Transit Van. During budget discussions, the following was discussed and ultimately approved at a price of \$20,000:

The Department's current 2009 Dodge Charger has 75k miles and is in unreliable condition (old Deputy vehicle) and is not meeting needs in regards to transporting used equipment to the salvage yard and does not allow for the transport of equipment, tools, ladders, etc. Upgrading to a work van will greatly impact day to day operations, by saving time traveling to obtain the equipment necessary to complete general tasks.

Due to the severely increased prices of used vehicles occurring between budget adoption and now, used Transit vans with approximately 40,000 miles have increased from around \$17,000-\$20,000 to \$25,000-\$28,000. Both administration and fleet maintenance staff are most comfortable with purchasing a used vehicle with 40,000 miles or less, as others with more mileage typically lead to more issues, repairs, and downtime. IT staff respectfully requests to increase the capital authorization from \$20,000 to \$30,000 to facilitate the purchase of a van in acceptable condition as well as outfitting with shelves, organization, and supplies.

Recommendation:

Staff recommends approval of the attached FY2022 Budget Ordinance Amendments in the amount of \$2,100 for insurance proceeds and \$10,000 for the IT vehicle purchase.

Fiscal Impact:

1) Sheriff's Deputy Insurance Proceeds

There is no net fiscal impact to the Town as a result of receiving the insurance proceeds, however, the Town will pay its \$500 deductible toward the repair.

Maintenance and Repairs - Vehicles and Insurance Proceeds line items will increase by \$2,100 each.

2) IT Vehicle Purchase

The fiscal impact to the Town is an additional \$10,000, increasing the full capital authorization from \$20,000 to \$30,000.

This capital purchase is shared 50% by the General Fund and the Water and Sewer Fund and is funded by each's Capital Reserve Fund. This increase of \$5,000 will not negatively impact either Capital Reserve Fund's ability to cover planned capital purchases.

Attachments:

1. 1) Amendment - GF - Deputy Insurance 11082021
2. 2) Amendment - GF - IT Vehicle Increase 11082021
3. 2) Amendment - CRF-GF - IT Vehicle Increase 11082021
4. 2) Amendment - WSF - IT Vehicle Increase 11082021
5. 2) Amendment - CRF-WSF - IT Vehicle Increase 11082021



AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend the General Fund to account for insurance proceeds on a Deputy 2018 Ford Explorer.

Section 2. To amend the General Fund, the appropriations are to be changed as follows:

Increase line item 100-2000-54302	\$ 2,100
M/R – Vehicles	

Section 3. To amend the General Fund, the revenues are to be changed as follows:

Increase line item 100-49121	\$ 2,100
Insurance Proceeds	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 8th day of November, 2021.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend the General Fund to account for the IT vehicle purchase.

Section 2. To amend the General Fund, the appropriations are to be changed as follows:

Increase line item 100-1175-57103	\$ 5,000
Capital Outlay	
2022-1175-001	

Section 3. To amend the General Fund, the revenues are to be changed as follows:

Increase line item 100-49905	\$ 5,000
Transfers In – Capital Reserve Fund – General Fund	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 8th day of November, 2021.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

- Section 1.** Amend the Capital Reserve Fund – General Fund to account for the IT vehicle purchase.
- Section 2.** To amend the Capital Reserve Fund – General Fund, the appropriations are to be changed as follows:
- | | |
|-----------------------------------|----------|
| Increase line item 200-8500-59100 | \$ 5,000 |
| Transfers Out – General Fund | |
- Section 3.** To amend the Capital Reserve Fund – General Fund, the revenues are to be changed as follows:
- | | |
|------------------------------|----------|
| Increase line item 200-48599 | \$ 5,000 |
| Appropriated Fund Balance | |
- Section 4.** Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.
- Section 5.** That this ordinance shall be effective upon its passage. Adopted this 8th day of November, 2021.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

- Section 1.** Amend the Water and Sewer Fund to account for the IT vehicle purchase.
- Section 2.** To amend the Water and Sewer Fund, the appropriations are to be changed as follows:
- | | |
|-----------------------------------|----------|
| Increase line item 400-6000-57103 | \$ 5,000 |
| Capital Outlay | |
| 2022-6000-008 | |
- Section 3.** To amend the Water and Sewer Fund, the revenues are to be changed as follows:
- | | |
|---|----------|
| Increase line item 400-49555 | \$ 5,000 |
| Transfers In – Capital Reserve Fund – Water and Sewer | |
- Section 4.** Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.
- Section 5.** That this ordinance shall be effective upon its passage. Adopted this 8th day of November, 2021.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend the Capital Reserve Fund – Water and Sewer Fund to account for the IT vehicle purchase.

Section 2. To amend the Capital Reserve Fund – Water and Sewer Fund, the appropriations are to be changed as follows:

Increase line item 650-8500-59110	\$ 5,000
Transfers Out – Water and Sewer Fund	

Section 3. To amend the Capital Reserve Fund – Water and Sewer Fund, the revenues are to be changed as follows:

Increase line item 650-48599	\$ 5,000
Appropriated Fund Balance	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 8th day of November, 2021.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of the FY22 Waterline Replacement Design Contract with The Wooten Company

Presenting Personnel:

Robert Donham, Town Engineer

Suggested Motion or Action:

If approved:

Motion to award a contract to the Wooten Company in the amount of \$118,150 for the design of the FY22 Waterline Replacements.

Description/Background:

This project proposes waterline replacements in the Cabarrus Woods subdivision. The project would replace thin-walled PVC and small diameter waterline pipes that remain throughout the system that the Town took over from a private utility company. The Town proposes phasing the project across three fiscal years. Phase 1 design in FY22, Phase 2 Design and Phase 1 Construction in FY23, and Phase 2 Construction in FY24. Phase 1 of the project includes design of approximately 2,200 LF of 10" diameter water line and 8,000 LF of 6" diameter water line throughout Cabarrus Woods. This project will require coordination with NCDOT as the roads are not in the Town maintenance system.

Wooten will provide topographic survey, subsurface utility exploration, preliminary research of easements and rights-of-way, contract plans and specifications, permitting services and bidding services. There is a small allowance for construction phase services in the contract, such as responding to RFI's.

Town staff utilized a request for qualifications selection process for this project and evaluated the six respondents on their previous work experience, project management team experience, ability of the team to complete within the schedule, and understanding of the project. Town staff was impressed with the level of understanding from Wooten, and the alternative design analyses that were proposed. One such proposal was for the Town to sell the old waterlines as a "pull-through" line for telecommunications - something the Town is working toward on other projects.

Recommendation:

Staff recommends awarding the attached contract with the Wooten Company in the amount of \$118,150 for the design of the FY22 Waterline Replacements.

Fiscal Impact:

The fiscal impact of this contract is \$118,150. The total professional services portion of the project authorization for the Cabarrus Woods Phase I WL Upgrades Project is \$180,000.

The attached contract has been reviewed and approved by the Town Attorney.

Attachments:

1. Cabarrus Woods Water Main Design Contract - Wooten

**SHORT FORM OF AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of _____ (“Effective Date”) between

Town of Harrisburg _____ (“Owner”)

and

L.E. Wooten & Company dba The Wooten Company _____ (“Engineer”).

Owner’s Project, of which Engineer’s services under this Agreement are a part, is generally identified as follows: **FY2022 Waterline Upgrade** _____ (“Project”).

Engineer’s services under this Agreement are generally identified as follows:

Design Survey, Final Design and permitting, Bidding and Negotiation, and Construction Services for Phase 1 (Further described in attached Appendix 1.) _____ (“Services”).

Owner and Engineer further agree as follows:

1.01 Basic Agreement and Period of Service

- A. Engineer shall provide or furnish the Services set forth in this Agreement. If authorized by Owner, or if required because of changes in the Project, Engineer shall furnish services in addition to those set forth above (“Additional Services”).
- B. Engineer shall complete its Services within the following specific time period: **by March of 2023 (See anticipated schedule included in Appendix 1.** If no specific time period is indicated, Engineer shall complete its Services within a reasonable period of time.
- C. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer’s Services is impaired, or Engineer’s Services are delayed or suspended, then the time for completion of Engineer’s Services, and the rates and amounts of Engineer’s compensation, shall be adjusted equitably.

2.01 Payment Procedures

- A. *Invoices:* Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for Services, Additional Services, and expenses within 30 days after receipt of Engineer’s invoice, then (1) the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition Engineer may, after giving seven days written notice to Owner, suspend Services under this

Agreement until Engineer has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension.

- B. *Payment:* As compensation for Engineer providing or furnishing Services and Additional Services, Owner shall pay Engineer as set forth in Paragraphs 2.01, 2.02 (Services), and 2.03 (Additional Services). If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.

2.02 *Basis of Payment—Lump Sum*

- A. Owner shall pay Engineer for Services as follows:
 - 1. A Lump Sum amount of \$113,150 for Phase 1 which includes the following:
 - Survey - \$27,500
 - Design - \$77,750 (including \$650 allocation for permit fees)
 - Bidding - \$7,900 (Including \$550 allocation for advertisement cost)
- B. The portion of the compensation amount billed monthly for Engineer's Services will be based upon Engineer's estimate of the percentage of the total Services actually completed during the billing period.

2.03 *Basis of Payment—Hourly Rates Plus Reimbursable Expenses*

- A. Owner shall pay Engineer for Services as follows:
 - 1. An amount equal to the cumulative hours charged to the Project by each class of Engineer's employees times standard hourly rates for each applicable billing class, plus reimbursement of expenses incurred in connection with providing the Services and Engineer's consultants' charges, if any.
 - 2. Engineer's Standard Hourly Rates are attached as Appendix 2.
 - 3. The total compensation for Services and reimbursable expenses is estimated to be:

Phase 1 Construction Services - \$5,000

- 2.04 *Additional Services:* For Additional Services, Owner shall pay Engineer an amount equal to the cumulative hours charged in providing the Additional Services by each class of Engineer's employees, times standard hourly rates for each applicable billing class; plus reimbursement of expenses incurred in connection with providing the Additional Services and Engineer's consultants' charges, if any. Engineer's standard hourly rates are attached as Appendix 2.

2.05 Fee Summary

Description	Payment Method	Fee
Survey	Fixed Fee	\$27,500
Design	Fixed Fee	\$77,750
Bidding	Fixed Fee	\$7,900
Construction Services	Hourly	\$5,000
TOTAL FEE (Phase 1)		\$118,150

3.01 Termination

A. The obligation to continue performance under this Agreement may be terminated:

1. For cause,

- a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.
- b. By Engineer:
 - 1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the Engineer's Services are delayed for more than 90 days for reasons beyond Engineer's control, or as the result of the presence at the Site of undisclosed Constituents of Concern, as set forth in Paragraph 5.01.I.
- c. Engineer shall have no liability to Owner on account of a termination for cause by Engineer.
- d. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.

- ### B. In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all Services and Additional Services performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and Additional Services, and Engineer's consultants' charges, if any.

4.01 *Successors, Assigns, and Beneficiaries*

- A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

5.01 *General Considerations*

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- B. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to such Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.
- C. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.
- D. Engineer's opinions (if any) of probable construction cost are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.

- E. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Engineer or its consultants.
- F. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all Services and Additional Services relating to preparation of the documents and subject to the following limitations:
 - 1. Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
 - 2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants;
 - 3. Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and
 - 4. such limited license to Owner shall not create any rights in third parties.
- G. Owner and Engineer may transmit, and shall accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.
- H. To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to \$50,000 or the total amount of compensation received by Engineer, whichever is greater.
- I. The parties acknowledge that Engineer's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.

- J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.
- K. This Agreement is to be governed by the law of the state in which the Project is located.
- L. Engineer's Services and Additional Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

6.01 *Total Agreement*

- A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

7.01 *Definitions*

- A. *Constructor*—Any person or entity (not including the Engineer, its employees, agents, representatives, and consultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Owner's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.
- B. *Constituent of Concern*—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. ("CERCLA"); (b) the Hazardous Materials Transportation Act, 49 U.S.C. §§5101 et seq.; (c) the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. ("RCRA"); (d) the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; (e) the Clean Water Act, 33 U.S.C. §§1251 et seq.; (f) the Clean Air Act, 42 U.S.C. §§7401 et seq.; or (g) any other federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

8.01 *Attachments:*

Appendix 1 – Design Services, Construction Contract Administration, Construction Observation, Additional Services and Services Provided by the Owner

Appendix 2 - Engineer's Standard Hourly Rates

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Owner:

Town of Harrisburg

By: _____

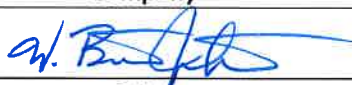
Print name: J. Lee Connor

Title: Town Manager

Date Signed: _____

Engineer:

L.E. Wooten & Company dba The Wooten Company

By: 

Print name: W. Brian Johnson, PE

Title: Vice President

Date Signed: 10/20/2021

Engineer License or Firm's Certificate No. (if required):

F-0115

State of: North Carolina

Address for Owner's receipt of notices:

4100 Main Street, Suite 101

P. O. Box 100

Harrisburg, NC 28075

Address for Engineer's receipt of notices:

120 N. Boylan Avenue

Raleigh, NC 27603

PRE-AUDITED STATEMENT

This instrument has been pre-audited in a manner required by the Local Government Budget and Fiscal Control Act.

Print Name: _____

Title: Finance Officer

By (Signature): _____

Date Signed: _____

**APPENDIX 1
TO THE
ENGINEERING SERVICES CONTRACT
BETWEEN
THE TOWN OF HARRISBURG
AND
L.E. WOOTEN & COMPANY DBA THE WOOTEN COMPANY
FOR
SCOPE OF SERVICE
TO
FY2022 WATERLINE UPGRADE**

The following Attachment shall become a part of the Contract Agreement.

PROJECT INCLUDES

The project includes the following proposed improvements: Phase 1 project includes installation of approximately 2,200 LF of 10" diameter Water Line and 8,000 LF of 6" water line. Project includes reconnecting existing services, installation of fire hydrants (approx. every 400') and abandonment of old water lines (for possible use by cable company).

SURVEYING SERVICES

- (1) Complete topographic survey including **10,200** linear feet on road shoulder for Phase 1.
- (2) Provide "level C" Subsurface Utility Engineering (SUE) services for horizontal subsurface utility location data. This includes utility research, type of utility and Owner, surveying and gathering existing utility information within the project limits for the following: **Gas, Fiber Optic, Cable, Telephone, Water, and Sewer**. Telephone consultation with utility providers and one (1) field meeting are included.
- (3) Provide preliminary research of existing easements and rights-of-way in the project area utilizing GIS data, DOT provided information and obvious existing property corners and monuments. This does not constitute a property or right-of-way survey of the project area. Advise the Owner of installation easements and rights-of-way needed for project.

DESIGN SERVICES

- (1) Hold such conferences with representatives of the Owner as may be necessary to obtain data for developing the design project. Project budget is based on up to **Phase 1 - 1 in person and 2 virtual** meetings.
- (2) Submit design drawings at the following stages for Owner review and approval: 30%, 60%, and 90%.
- (3) Prepare and furnish contract plans and specifications as necessary for the proper construction of the project and prepare all documents necessary for the taking of bids and the letting of contracts for the proposed work. It is understood and agreed that the Engineer shall be permitted to insert in the Owner's construction contract documents, provisions for reimbursement for printing, binding, mailing, and other costs incidental to issuing of said contract plans, specifications, and documents.
- (4) Submit for approval of the plans and specifications proposed to the North Carolina Department of Environmental Quality including Division of Water Resources, Public Water Supply Section and Land Quality and NCDOT as may be required for construction of the improvements. Engineer will pay for permit fees and be reimbursed by Owner as a project expense.

BIDDING AND NEGOTIATION

- (1) Assist the Owner in the advertising for bids. Pay for advertisement of the project and be reimbursed by Owner for the cost of the advertisement as a project expense.
- (2) Furnish copies of the bidding documents as requested by the contractors, material suppliers, and other interested parties for bidding.
- (3) Prepare, as may be required, written addenda amending the bidding documents.
- (4) Conduct pre-bid conference at the location designated by the Owner. Minutes will be kept and distributed to all plan holders in an Addendum.

- (5) Assist the Owner in the receiving of bids, tabulate same for ready comparison, collect required data from Low Bidder and provide to Owner, and advise the Owner to the best of our ability as to proper and judicious award of contracts.
- (6) After award of contract(s), the Engineer will prepare the contract documents for execution by the contractor(s) and the Owner.

CONSTRUCTION CONTRACT ADMINISTRATION

- (1) Provide Construction administration services as may be requested by the Owner during the construction of the project. An hourly rate budget of \$5,000 is initially set up for these services. The Owner can increase this if desired and agreed to by the Engineer.
- (2) Anticipated services are generally described as respond to questions from contractor and Owner regarding design of the project, and make site visits or attend meetings as may be requested by Owner.

ADDITIONAL SERVICES

In addition to the foregoing services being performed, the following services may be provided upon prior written authorization of the Owner.

- (1) Conduct research and surveys and prepare necessary plats and maps for the determination of property Ownership and identification of sites and easements to be acquired for the construction of the project.
- (2) Provide Levels "A" and "B" Subsurface Utility Engineering (SUE) services through the project corridor or critical areas within the corridor. Level "A" shall be paid by each excavation performed and Level "B" shall be paid by the linear foot surveyed. All Level "C" SUE services are provided as part of the Basic Services of the contract as stated under above in Section 1.A Design Services.
- (3) Prepare redesigns for the Owner after Final Plans and Specifications have been accepted by the Owner.

- (4) Appear before courts or boards on matters of litigation or hearings related to the project.
- (5) Design other additional utilities improvements not included in the original scope of services.
- (6) Conduct additional work or extended services during construction due to the fault of the Contractor or due to the overrun in time for construction.
- (7) Conduct as-built survey of newly constructed facilities. Prepare record drawings based on survey and construction records provided by the Contractor.
- (8) Provide Construction Staking services for the Contractor.
- (9) Geotechnical Services.

SERVICES PROVIDED BY THE OWNER

- (1) Designate a person to act as the Owner's representative with respect to the work to be performed under the agreement. Such person shall have complete authority to transmit instructions, receive information, interpret, and define the Owner policies.
- (2) Provide such legal accounting and insurance counseling services as may be required for the project and such auditing services as the Owner may require to ascertain how or for what purpose any contractor has used the monies paid to him under the construction contract.
- (3) Pay all permit and application fees required for the project approval and construction.
- (4) Assist the Engineer by placing at his disposal all available information pertinent to the projects as may be required by the Engineer.
- (5) Guarantee access to and make all provisions for the Engineer to enter upon public and private property as required to perform his services.
- (6) Examine all sketches, drawings, specifications, proposals, and other documents presented by the Engineer, obtaining advice of an attorney, insurance counselor, and other consultants as the Owner deems appropriate for such examination.

- (7) Provide frequent observation of the project in order to apprise the Engineer of specific matters relating to the project that would foster good relations among all parties involved as well as to allow work to progress in an orderly manner.
- (8) Give prompt written notice to the Engineer whenever the Owner observes or otherwise becomes aware of any defect in the project or changed circumstances.
- (9) Furnish the Engineer in a timely manner with copies of pertinent correspondence relating to the project which would not otherwise have been delivered to the Engineer.
- (10) Provide Engineering certification as well as applicants certification required for the Public Water Supply permit.
- (11) Bear all cost of incidentals for the compliance with the requirements of this article and the foregoing article entitled "Additional services".
- (12) Provide Verify affidavit document for Engineer's execution.

<http://www.nclm.org/SiteCollectionDocuments/E-Verify%20FAQs%20-%20Sept2013.pdf>

PRELIMINARY PROJECT SCHEDULE (PHASE 1)

<u>Item</u>	<u>Duration (wks)</u>	<u>Start</u>	<u>End</u>
Presurvey	2	11/15/21	11/29/21
Survey	3	11/29/21	12/20/21
Design 30%	4	12/20/21	1/17/22
Design 60%	6	1/17/22	2/28/22
Design 90%	6	2/28/22	4/11/22
Permitting	6	4/11/22	5/23/22
Final Docs for Bid	1	5/23/22	5/30/22
Advertise	4	5/30/22	6/27/22
Bid and Negotiation	4	6/27/22	7/25/22
Contracting	4	7/25/22	8/22/22
Construction	26	8/22/22	2/20/23

This is **Appendix 2, Engineer's Standard Hourly Rates**, referred to in and part of the Short Form of Agreement between Owner and Engineer for Professional Services dated [REDACTED].

Engineer's Standard Hourly Rates

A. Standard Hourly Rates:

- Standard Hourly Rates are set forth in this Appendix 2 and include salaries and wages paid to personnel in each billing class plus the cost of customary and statutory benefits, general and administrative overhead, non-project operating costs, and operating margin or profit.
- The Standard Hourly Rates apply only as specified in Paragraphs 2.01, 2.02, and 2.03, and are subject to annual review and adjustment.

Wage Category	Hourly Billing Rate
Engineer I	\$ 108
Engineer II	\$ 137
Engineer III	\$ 163
Engineer IV	\$ 194
Engineer V	\$ 235
Architect II	\$ 141
Designer I	\$ 75
Designer II	\$ 95
Designer III	\$ 117
Designer IV	\$ 142
Construction Admin I	\$ 112
Construction Admin II	\$ 170
Construction Admin III	\$ 210
Construction Observer / Resident Project Representative	\$ 102
Utility Coordinator II	\$ 125
Utility Coordinator III	\$ 160
Survey Technician I	\$ 50
Survey Technician II	\$ 65
Survey Technician III	\$ 85
Survey Technician IV	\$ 120
Surveyor II	\$ 110
Surveyor III	\$ 129
Surveyor IV	\$ 174
GIS Analyst II	\$ 83
GIS Analyst III	\$ 117
GIS Analyst IV	\$ 122
Funding Coordinator I	\$ 116
Funding Coordinator II	\$ 131
Funding Coordinator III	\$ 141
Community Development Coordinator	\$ 133
Project Assistant	\$ 79
Reimbursables: Mileage will be billed at the current IRS Standard Mileage Rate, Subcontracted Services and other expenses at cost plus 10%.	
Annual adjustments are made on July 1st of each year. The above hourly rates reflect current rates for the period through June 30, 2022. Hourly billing rates will change next on July 1, 2022 to reflect Direct Payroll Costs (salaries) being paid at that time.	
<i>Effective Rates July 1, 2021 through June 30, 2022</i>	



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of FY2022 Landscaping Contract for Harrisburg Park

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

Motion to approve contract with Union Grove Landscape Development, Inc. for \$55,400 to provide additional landscaping in Harrisburg Park.

Description/Background:

Council placed \$75,000 in the FY2022 Budget for additional landscaping in Harrisburg Park. If approved, Union Grove Landscaping will place additional sod, seed, trees, shrubs and mulch throughout various areas of need in the Park.

Recommendation:

Staff recommends approval of the attached contract in the amount of \$55,400.

Fiscal Impact:

The fiscal impact for the Town is an expenditure of \$55,400. The original project authorization provided by Council as part of the FY2022 Budget Ordinance is \$75,000. No budget modifications are necessary.

The proposed project is considered a construction contract of over \$30,000 but less than \$500,000, meaning informal bidding procedures were required. Design schemes and quotes were received from two different landscaping companies, with the lowest cost quote of \$55,400 with Union Grove Landscape Development, Inc. being selected and recommended for approval.

Attachments:

1. P21073 Harrisburg Fall Improvements



November 1, 2021

Proposal #	P21073
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Project:	Harrisburg Park Fall Improvements
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Bids to:	
Town of Harrisburg	

We propose to furnish and install the following materials for the above referenced project:

Quantity	Description	Rate	Amount
1	Tif-Tuff Bermuda Sod (40,000 Sq. Ft.)		27,000.00
1	Seeding Credit		-2,000.00
1	Additional Shrubs in Parking Islands		2,500.00
1	Additional Elm Trees		1,000.00
1	Screen Transformer at Amphitheater		1,200.00
1	Re-mulch Site (200 Yards of Hardwood Mulch)		10,000.00
1	Temporary Irrigation/Watering		10,500.00
1	Additional Landscape and Mulch at Playground		5,200.00
Total:			\$55,400.00

TERMS AND CONDITIONS

1. This proposal expires if not accepted within 60 days from above posted date and is subject to re-pricing after this time.
2. This proposal is contingent upon one (1) mobilization of equipment and manpower. The jobsite shall be in the condition that Union Grove can complete the entire scope of work as described above, in consecutive day(s). In the case there is an extra mobilization required, extra costs will be incurred.
3. Upon notice to proceed, Union Grove reserves the right to inspect project site to insure it is ready for our scope of work to commence. If we discover the project site is unsatisfactory, we will notify the associated parties immediately, to resolve all issues.
4. **North Carolina Landscape Contractors License # 1691.**



5. North Carolina Irrigation Contractors License # C-240.
6. Union Grove is a HUB Certified WBE.

Submitted by: 

Jared Hunter | General Manager
office: 704.233.0253 | mobile: 704.221.3218 | email: jhunter@uglandscape.com



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Conditional Rezoning, Zoning Map Amendment and Annexation for McKinley Residential Subdivision off of Lower Rocky River Rd. (H2020-07 (R))

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

Motion to approve the Conditional Rezoning, Zoning Map Amendment and Annexation for parcels along Lower Rocky River Rd. (H-2020-07 (R))

If denied, the following motion is suggested:

Motion to deny the Conditional Rezoning, Zoning Map Amendment and Annexation for parcels along Lower Rocky River Rd. (H-2020-07 (R))

Description/Background:

Timmons Group, on behalf of the property owners of parcels 5526-14-5424 and 5526-21-2487 has submitted a request to rezone approximately 193.12 acres of land located on the western side of Lower Rocky River Road near the intersection of Pioneer Mill Road. The applicant proposes to develop a single-family subdivision with 162 detached units, with a combination of 80' wide lots (138) and 100' wide lots (24) and minimum lot sizes of 1/3rd acre. To achieve this, the applicant is requesting that the property be rezoned from County CR (Countryside Residential) to CZ-RL (Conditional Zoning Residential Low Density) utilizing Conservation Subdivision guidelines. The proposed gross density of the site is 0.85 dwelling units per acre.

The property is in the County. The applicant has also submitted a Petition requesting Annexation for the subject property which is contiguous to the current Town of Harrisburg corporate limits.

A staff report is attached for more information and a site plan is submitted for your consideration. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent Preliminary Plat and Construction Document (CDs) reviews. Staff is recommending approval of the rezoning request with conditions included in the staff report.

A Public Hearing on the annexation and rezoning request was properly held at the September Town Council meeting. Final action on the annexation and rezoning was to be taken at the October 11th meeting. However, the final action was deferred to November 8th meeting at the request of the applicant, as approved by the Town Council at the October 11th meeting.

Recommendation:

With the conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP) and the Unified Development Ordinance (UDO). Planning and Zoning Board recommended approval at their July meeting.

Planning and Zoning Department staff supports approval of the annexation and rezoning request (H2020-07-R) with conditions.

Fiscal Impact:

The annexation has no direct fiscal impact as a result of the annexation itself, however, the result of the development on the annexed properties will both generate additional property tax revenue for the Town and add to the costs associated with providing the additional homes with Town services.

Attachments:

1. H2020_07-R_Conditional Rezoning Application
2. H2020_07-R_Site Map
3. H_2020_07_R Staff Report TC rev
4. H2020_07-R_Rezoning Site Plan Updated
5. H2020_07-R_Home Elevations
6. H2020_07-R_Env Feature Assessment
7. H2020_07-R_Neighborhood Meeting Summary
8. H2020_07-R_TIA Report
9. McKinley Subdivision_Parks Fee in Lieu Letter_07-21-2021_Signed
10. Annexation Application_06-29-2021_Signed
11. Resolution Fixing Date of Public Hearing - Lower Rocky River Road
12. Certificate of Sufficiency
13. Annexation Plat
14. Annexation Ordinance 7020



APPLICATION FOR CONDITIONAL REZONING

Applications for a Conditional District must be accompanied by an application for a Zoning Map Amendment.

1. Please submit fifteen (15) copies of a complete development plan in conformance with Appendix B, Section B-4 of the UDO (all conditional rezoning applications shall include a site specific development plan which, if approved, shall be binding on the property in question). If approved, a zoning site plan review and approval will be required to receive a zoning compliance permit. For specific requirements, please see the form entitled “Site Plan Requirements”.
2. Please list the specific permitted land use(s) that you are proposing. Land use(s) shall be chosen from Article 4.6 in the Harrisburg UDO titled “Use Regulations” and shall correspond to the Zoning District requested.

Single Family Detached with Amenity

3. Please list any specific conditions that you would be willing to impose as part of this application (example: no outside storage permitted on-site, increased buffer width, etc.).

Single Family Detached Lots

Front Setback: 25', Side Setback: 10', Rear Setback: 40', Corner Setback: 25'

Reduction of lot size from 20,000sf to 14,520sf

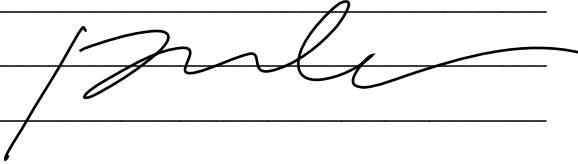


Owner Information

It is understood by all parties hereto that while this application will be carefully considered and reviewed, the burden of providing its need and providing all required evidence rests with the below named petitioner. In addition, it is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound by the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended through the rezoning process. It is further understood and acknowledged that it is the responsibility of the petitioner to file the development plan in the Cabarrus County Register of Deeds Office as a deed restriction upon the subject property.

If, after two years from the date of approval substantial construction has not begun, the property in question may revert to its prior zoning designation after a public hearing is held in compliance with the required procedure for a zoning map amendment.

I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

Property Owner	<u>Bethesda Association LLC</u>	<u>Rocky Investments LLC</u>
Address	<u>600 Park Offices Drive</u>	<u>205 Iveyshaw Road</u>
	<u>Durham, North Carolina 27709</u>	<u>Cary, North Carolina 27519</u>
Phone	<u>919-815-9987</u>	
Fax	<u></u>	
Signature	<u></u>	

NOTE: If multiple parcels are involved in a request, property owners must sign an application identifying the individual parcel(s) represented. Each parcel included in the request must be accounted for in the application process for the application to be considered complete.

OFFICIAL USE ONLY:

Petition Number: _____

Date Filed: _____

Received By: _____



APPLICATION FOR ZONING MAP AMENDMENT

The following steps are required in order for your application to be considered complete.

Incomplete applications will be returned to the applicant and will not be processed.

1. Schedule a pre-application meeting with staff.
2. Submit a completed application for an amendment to the official zoning map. All applications must include:
 - a. A list of all adjacent property owners (include owner name, address, and Parcel Identification Number)
 - b. A recent survey or legal description of the property or area to be rezoned
 - c. A copy of the letter, minutes, and the sign-up sheet from the Neighborhood Meeting
 - d. Copies of the Traffic Impact Analysis (TIA), proposed site plan, landscape plan, and proposed building elevations (applicability determined at pre-application meeting with staff)
3. Submit cash, checks, or money orders made payable to the Town of Harrisburg for all fees listed in the pre-application checklist.

Overview of the Rezoning Process:

1. Hold a pre-application meeting with staff to discuss your rezoning request and the map amendment process.
2. Hold a **neighborhood meeting** with the adjacent property owners. All adjacent property owners must be contacted and given an opportunity to meet with the applicant at a meeting established at a reasonable time. No member of the Town decision-making entity may participate in this meeting.
3. Submit a Zoning Map Amendment application to the Town of Harrisburg Planning Department. All applications must be submitted by the third Tuesday of the Month to go before the Planning and Zoning Board on the following month. NOTE: If the request is a Conditional Zoning request, complete and submit, with this application, a Conditional Rezoning Application.
4. Planning staff will review your application and subsequent information, prepare a staff report for the Board and take your request to the Planning and Zoning Board for a recommendation to the Town Council. Planning Board meetings are held on the third Tuesday of every month at 7:00 PM.
5. Once the Planning and Zoning Board has made a recommendation, staff will notify the adjacent property owners of the public hearing, post a sign on the property, and place announcements of the hearing in the local newspaper.
6. Town Council meetings are held on the second Monday of every month at 7:00 PM. At this meeting the Council will hold a public hearing and may vote on your request. Meetings are held at the Harrisburg Town Hall located at 4100 Main Street, Suite 101.

Questions: Contact the Town of Harrisburg Planning Department with any questions regarding rezonings in the Town of Harrisburg. Staff can be reached at 704-455-0709.



Subject Property Information

1. Street Address ① 1507 Burlwood Road
 ② 9820 Lower Rocky River Road
2. PIN(s) (10 digit#) ① 5526 -- 212 -- 487 ; ② 5526 -- 145 -- 424
3. Deed Reference Book ① 06749 Page 0219
 ② 06749 0203
4. Township # 1

Description of Subject Property

5. Size (square feet or acreage) 193.62± acres
6. Street Frontage (feet) 728± feet
7. Current Land Use Vacant
8. Surrounding Land Use and Zoning Classification
- | | | | |
|---------------|-----------|----------|----------------------|
| North: Zoning | <u>CR</u> | Land Use | <u>Single Family</u> |
| South: Zoning | <u>CR</u> | Land Use | <u>Single Family</u> |
| East: Zoning | <u>CR</u> | Land Use | <u>Single Family</u> |
| West: Zoning | <u>CR</u> | Land Use | <u>Single Family</u> |
9. Request to Change Zoning From CR to CZ-RL Conservation Subdivision
10. Is this a request for a Conditional Rezoning? YES NO

(If YES, you must also submit an application for a Conditional Rezoning)

11. Purpose for Request: Rezoned to CZ-RL conservation subdivision to allow for up to 140 82' 1/3-acre lots
and up to 22 100' 1-acre lots, with an amenity lot

Front Setback: 25', Side setback: 10', Rear Setback: 40', Corner Setback: 25'



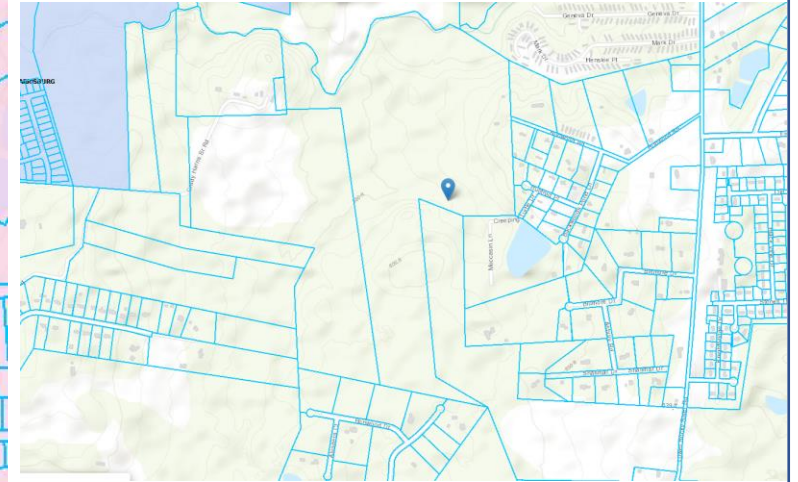
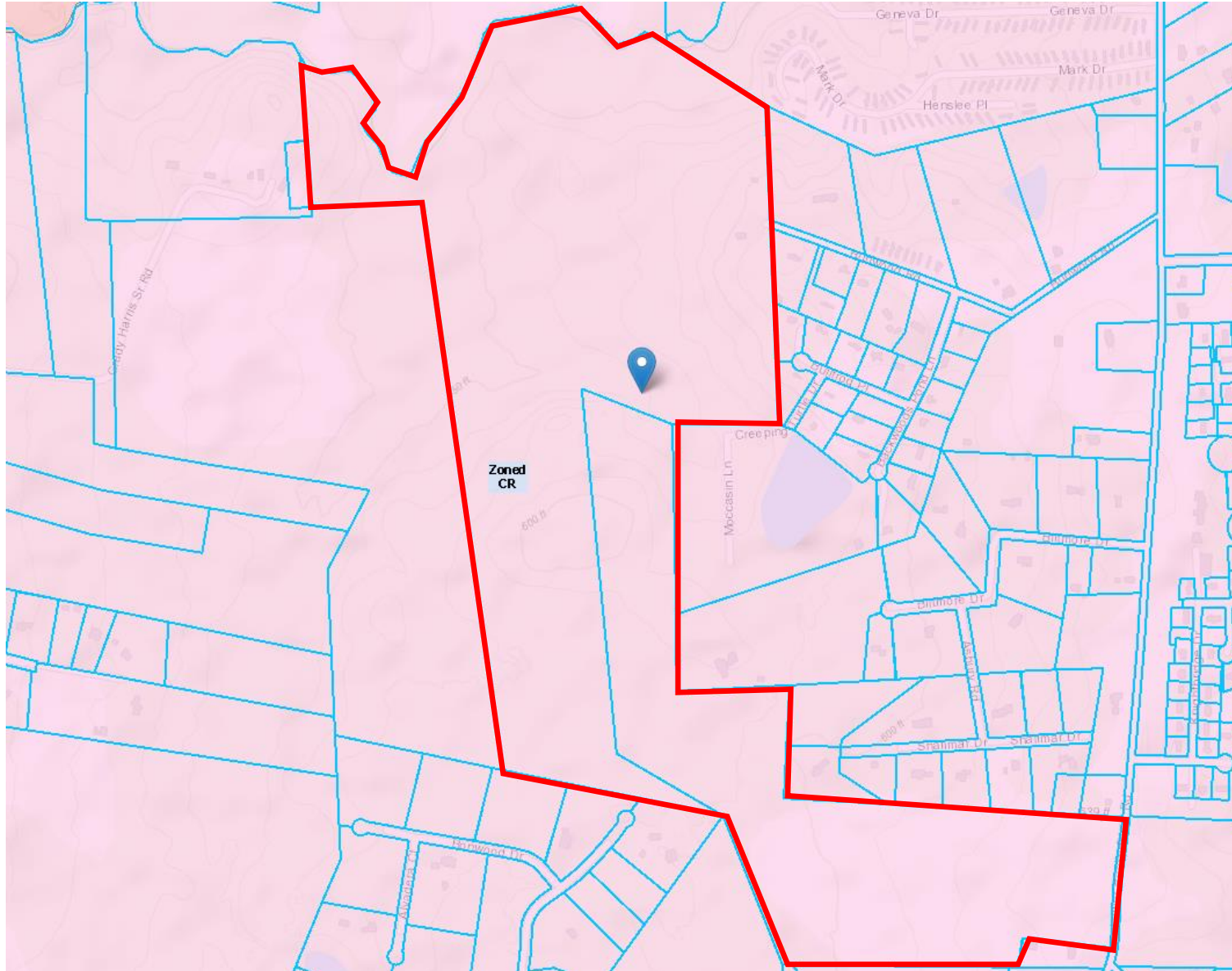
Owner/Agent/Applicant Information

It is understood by all parties hereto that while this application will be carefully considered and reviewed, the burden of providing its need and providing all required evidence rests with the below named petitioner.

I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

12. Property Owner	Bethesda Association LLC	Rocky Investments LLC
Address	600 Park Offices Drive Durham, North Carolina 27709	205 Iveyshaw Road Cary, NC 27519
Phone	919-815-9987	919-815-9987
Fax		
Email:	steve@thescgrp.com	steve@thescgrp.com
Signature		
13. Agent (if any)		
Address		
Phone		
Fax		
Email		
Signature		
14. Applicant (if any)	The CSC Group	
Address	600 Park Offices Drive Durham North Carolina 27709	
Phone	919-815-9987	
Fax		
Email	Steve@thescgrp.com	
Signature		

NOTE: If multiple parcels are involved in a request, property owners must sign an application identifying the individual parcel(s) represented. Each parcel included in the request must be accounted for in the application process for the application to be considered complete.



H2020-07(R) Rezoning and Annexation Request

Parcel Identification Number:
5526-14-5424, 5526-21-2487

Applicant: Timmons Group
Current Zoning: Countryside Residential (CR), County
Requested Rezoning: Conditional Residential Low Density (CZ-RL)

Map Created: July 2021





Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: September 27, 2021

SUBJECT: McKinley Subdivision

Request H-2020-07-(R): To rezone approximately 193.12 acres from County CR (Countryside Residential) to CZ-RL (Conditional Zoning Residential Low Density) Conservation Subdivision.

Location: The subject properties are located on the western side of Lower Rocky River Road near the intersection of Pioneer Mill Road (PIN 5526-14-5424 and 5526-21-2487)

Applicant: Timmons Group (Chris Todd)

Staff Report Prepared by: Craig Thomas, Senior Planner
Planning and Economic Development Dept.

Neighborhood Meeting: Held February 18, 2021

BACKGROUND:

Area: ±193.121 acres Total

Existing Land Use: Vacant/Single-Family Residential

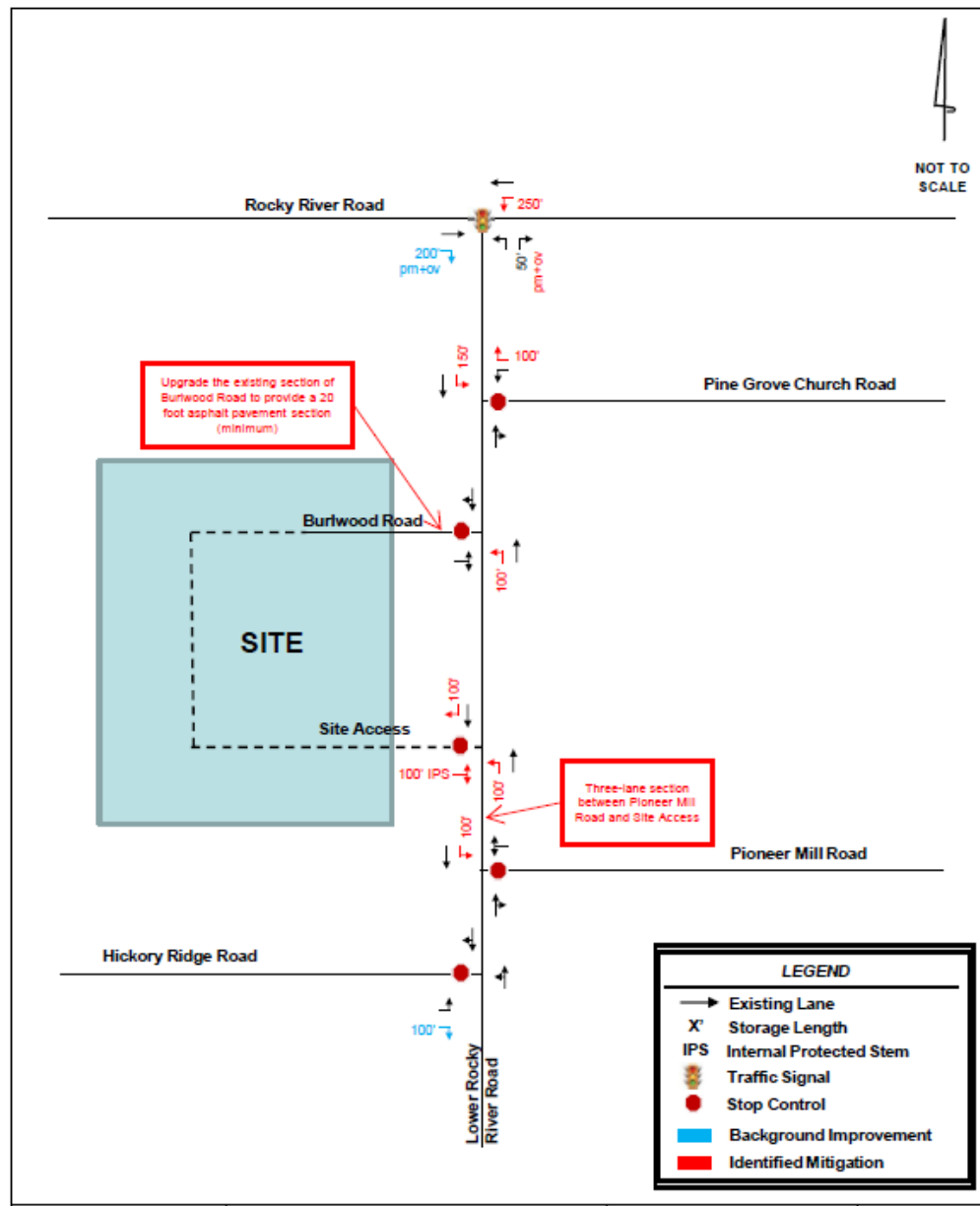
Zoning within 500 feet: North - Countryside Residential (CR), Cabarrus County
South - Countryside Residential (CR), County
East - Countryside Residential (CR), County
West - Countryside Residential (CR), County

Land Uses within 500 feet: North - Single-family Residential, County
South - Single-family Residential, County
East - Single-family Residential, County
West - Single-family Residential, County

APPLICATION SUMMARY:

- The applicant proposes to develop a single-family subdivision with 162 detached units, with a combination of 80' wide lots (138) and 100' wide lots (24) and minimum lot sizes of 1/3rd acre. To achieve this, the applicant is requesting that the property be annexed and rezoned from County CR (Countryside Residential) to CZ-RL (Conditional Zoning Residential Low Density) utilizing Conservation Design guidelines.
- The proposed density of the site is 0.85 dwelling units per acre, the RL district has a maximum density of 2 dwelling units per acre but upon approval of this rezoning, the density will be capped at 0.85 units/acre and the site plan will be attached with the land.
- The applicant is dedicating 4.10 acres of active open space as part of preserved 58 acres overall open space required for Conservation Subdivision. A greenway will be built along the adopted Reedy Creek greenway alignment and \$15,016.49 will be paid towards public open space.
- As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning, which is attached for your consideration.
- The property is in the County, applicant has also submitted a Petition requesting Annexation for the subject property which is non-contiguous to the current Town of Harrisburg corporate limits.
- The applicant agrees to install the following road improvements per the Traffic Impact Analysis (TIA) completed for the project (see map on the following page):
 - **Lower Rocky River Road and Rocky River Road:**
 - Implementation of permitted-overlap phasing on the northbound right-turn lane.
 - Construction of westbound left-turn lane along Rocky River Road with minimum of 250 feet storage.
 - **Lower Rocky River Road and Pine Grove Church Road:**
 - Construction of westbound right-turn lane along Pine Grove Church Road with minimum of 100 feet storage.
 - Construction of southbound left-turn lane along Lower Rocky River Road with a minimum of 150 feet of storage.
 - **Lower Rocky River Road and Burlwood Road:**
 - Construction of northbound left-turn lane along Lower Rocky River Road with minimum of 100 feet storage.
 - Upgrade the existing section of Burlwood Road to provide a 20 foot asphalt pavement section (minimum).
 - **Lower Rocky River Road and Pioneer Mill Road:**
 - Construction of southbound left-turn lane along Lower Rocky River Road with minimum of 100 feet storage.

- Construction of three-lane section along Lower Rocky River Road between Pioneer Mill Road and the Site Access
- **Lower Rocky River Road and Site Access:**
 - Construction of eastbound approach with one ingress lane and an internal protected stem of 100 feet.
 - Construction of southbound right-turn lane along Lower Rocky River Road with a minimum storage of 100 feet.
 - Construction of northbound left-turn lane along Lower Rocky River Road with minimum of 100 feet storage.
 - Construction of a three-lane section along Lower Rocky River Road between Pioneer Mill Road and Site Access.



APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 193.12 acres in size.

2. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the goals, objectives and policies of the Ordinance;

Per the Unified Development Ordinance, the intent of the proposed district depicted on the submitted site plan is as follows:

***RL:** The RL district is established to provide areas for low density single family uses, with a maximum of two units per acre, and may provide a buffer between agriculture uses and higher density areas of Town. It includes flexible density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character and preserve environmentally sensitive areas.*

Per the Harrisburg Area Land Use Plan, the subject property is located in an area designated on the future land use map as **Low Density Residential**. The description of Low Density Residential is as follows:

“This area is characterized by low- to medium-density residential development (up to 3 dwelling units per acre). Single-family detached homes are complemented by natural areas as well as formal and informal open space amenities. Conservation design, which includes more open space in exchange for small minimum lot sizes, may be recommended in locations with sensitive natural resources.”

Based on the description of the Low Density Residential land use classification and the proposed density, the proposed project would meet the intent that has been set for this area in the Land Use Plan.

With regard to the overall goals of the Land Use Plan, **recommendation LU-3** states that the Town should “Balance Development and Conservation Interests” to incentivize conservation design. The proposed development preserves 58 acres of open space and wetlands while providing a greenway and walking trails throughout the neighborhood.

Recommendation LU-7 of the Plan recommends consistency between the Town’s zoning regulations and the adopted Future Land Use Map. A table included as part of this goal establishes the “appropriate” zoning districts to use when making zoning decisions based on the Future Land Use Map. The map, as previously stated, designates this area as Low Density Residential. The table indicates that the RL district is appropriate for this land use classification.

The HALUP identified a potential environmentally significant area on the site, **Reedy Creek Knoll and Beaver Pond**. The site was surveyed to check against any sensitive features and concluded that the conditions of site have changed over time and that the

previously designated area is no longer of significance requiring preservation. Report is attached in the packet.

3. The benefits or detriments for the owner, neighbors and surrounding community;

The benefits to the owner of the property would be that single-family residential development at the proposed density of 0.85 dwelling units per acre could be achieved under the proposed zoning and annexation allows to tap into town offered services.

As with most developments, the addition of residential units increase trip generations. Certain intersection improvements and road widening have been required as part of the Traffic Impact Analysis as a means to mitigate and minimize the impact of additional trip generations in the area associated with this development.

4. Whether the proposed request is in compliance with the adequate public facilities criteria;

a. Utilities:

Sewer is available along the back of the property on Reedy Creek, Water will need to be extended to the site. Any utility line extensions or upgrades necessary to serve this development will be the responsibility of the developer.

b. Transportation:

A TIA was completed based on the size of the development and the anticipated amount of traffic generated by the project. All traffic improvements are detailed and depicted on a map in the Application Summary (above) and will be completed and delivered by the proposed project, as per that TIA.

c. Safety and Sanitation Services:

Adequate police, fire, and sanitation services are available for the proposed use, and will be provided upon annexation.

d. Schools:

Per Cabarrus County, the APF Ordinance for schools is currently not being enforced after a ruling by the NC Supreme Court. However, Cabarrus County Schools does still review the capacity of the K-12 schools that this development will feed into and provides future capacity numbers based on the units proposed. For this site, Cabarrus County has provided the following information:

Current Capacity:

Elementary (Patriots ES)	<u>113%</u>
Middle (CC Griffin MS) -	<u>88%</u>
High (Hickory Ridge HS) -	<u>111%</u>

Future Capacity Based on Unbuilt Lots and Including this Request:

Elementary (Patriots ES)	<u>121%</u>
Middle (CC Griffin MS) -	<u>90%</u>
High (Hickory Ridge HS) -	<u>113%</u>

As per Cabarrus County School, the Single-family homes in this development will generate upon full buildout an additional 63 elementary students, 32 middle school students, and 42 high school students.

5. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. The Commission shall consider the following:

- a. Whether the proposed zoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting or other nuisances;**

The proposed single-family development and density of the proposed development (0.85 dwelling units per acre) is compatible with surrounding land uses.

- b. Any change of character in the area due to installation of public facilities, other zoning changes, new growth changes, deterioration, and development;**

Like all other development activity in this area, the development of this land would convert former vacant land into residential neighborhoods, while preserving appropriate area for open space.

- c. The zoning districts and existing land uses of the surrounding properties;**

The areas around this property are generally zoned for low to medium density residential use. Existing land use patterns in the area typically consist of low density residential neighborhoods and vacant forested land and land previously used for agricultural purposes.

- d. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;**

The property is suitable for the uses which it has been restricted to under the existing zoning classification.

- e. Whether the rezoning is compatible with the adjacent neighborhood, especially concerning neighborhood stability and character;**

As previously mentioned, the specific use of the property, single family detached homes, is consistent with surrounding neighborhoods and aligns with Harrisburg Area Land Use Plan (HALUP).

- f. The length of time the subject property has remained vacant as zoned (if applicable);**

This property has been vacant.

- g. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs;**

Land supply is not a direct issue in this area.

- 6. Whether the existing zoning was in error at the time of adoption.**

The existing zoning was not in error at the time of adoption.

Furthermore, as a Conditional Zoning request, the Board must consider the following criteria:

- 7. The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the current Land Use Plan.**

The rezoning application to RL district to the property, with the proposed density limitation, is consistent with the density and lot size standards established for the base RL Zoning District in the Unified Development Ordinance and Low Density Residential land use classification in the Land Use Plan.

The development proposal accompanying the rezoning request would restrict permitted uses to single family detached residences, which are appropriate in this area.

- 8. The use(s) requested are among those listed as an eligible permitted or conditional use in the general use district as included in the rezoning request.**

The applicant is seeking for the following uses to be allowed in this Conditional Zoning District:

- Single-Family Detached Residential; this use is allowed in the RL District.

- 9. The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare and vibration and not create a nuisance.**

The applicant intends to work collaboratively with both Harrisburg town staff and the NC Department of Transportation in establishing appropriate intersection improvements for

the development. Improvements include along Lower Rocky River Road frontage, Burlwood and nearby intersection improvements.

Landscaping buffers shown are adequate to meet the needs of the adjacent properties, and active open space is designated as part of the subdivision.

10. The use limitations and conditions as proposed and/or imposed for the requested district can reasonably be implemented and enforced for the subject property.

The conditions proposed and imposed for this district can be reasonably implemented on this site.

11. When implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district. If any standards are proposed that are different from the underlying zoning district, the applicant must clearly demonstrate that the overall resultant project is greater than that which is typically allowed by the general district.

All proposed conditions recommended by staff are to bring the site into conformance with applicable local and state regulations.

12. The applicant has agreed to accept the use limitations and conditions as proposed and/or imposed for the requested district.

The applicant will need to agree to all conditions listed in this staff report. Any additional conditions placed on this property will need the acceptance of the applicant before a decision can be made on this application.

13. For an approval, the Board must adopt a consistency statement that the amendment being considered is either consistent or inconsistent with the adopted land use plan and that the Board considers the action to be reasonable and in the public interest.

The Town Council will need to adopt a consistency statement when a recommendation or decision is made on this item.

APPROVAL WITH CONDITIONS:

The proposal is a conditional re-zoning request. Conditions may be imposed on the zoning action; staff recommends that the following conditions be placed on this project. Applicant agrees to the following:

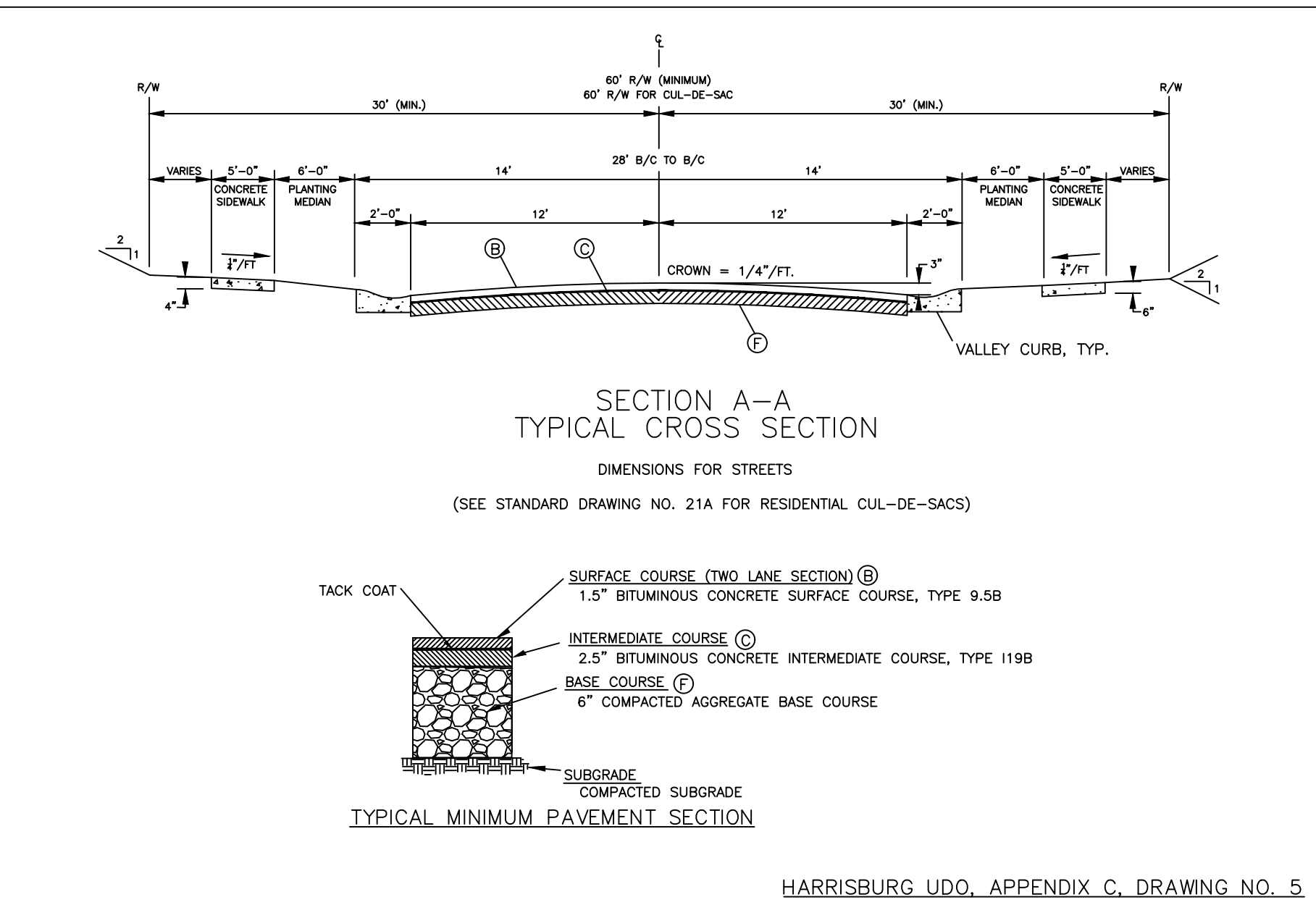
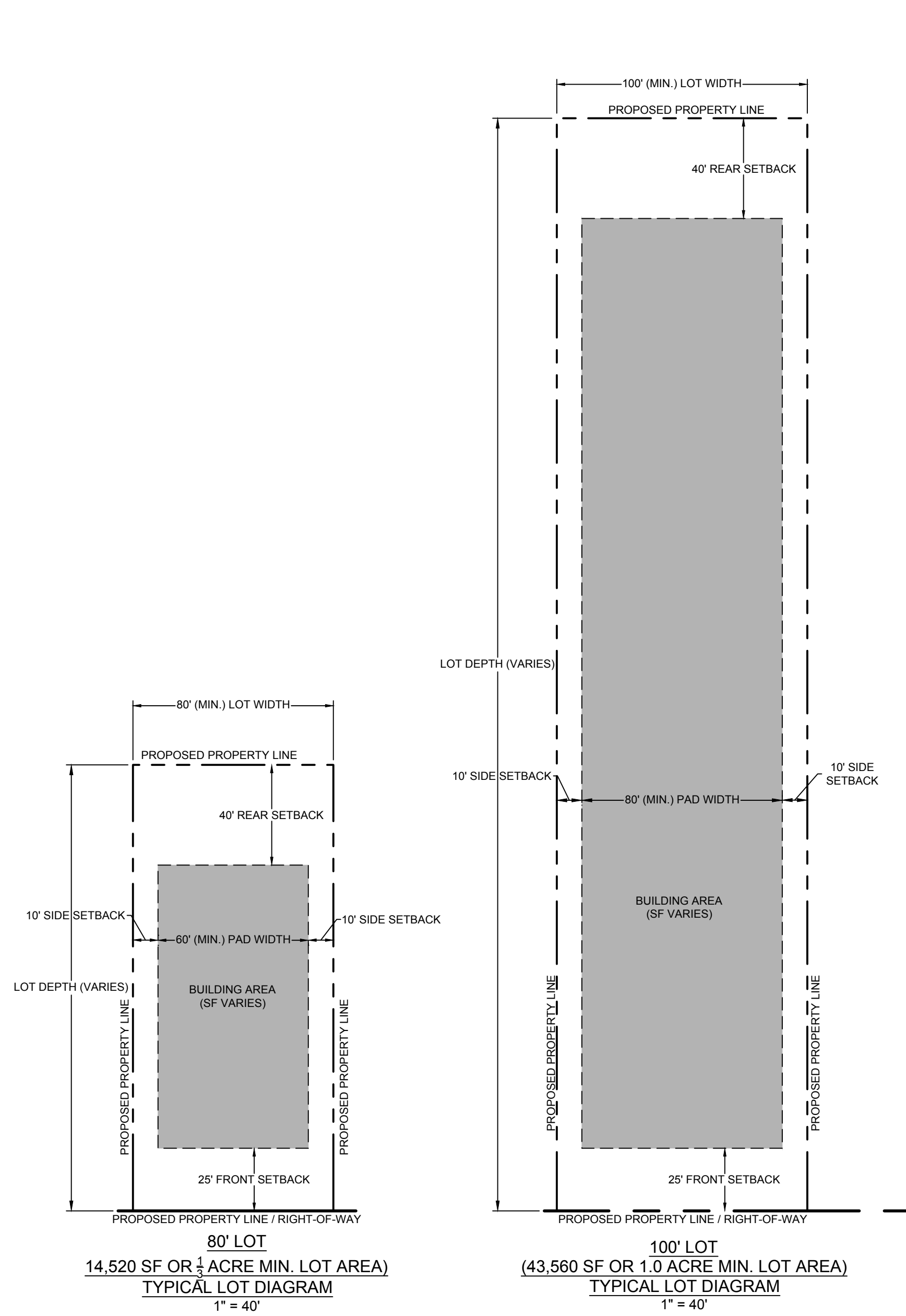
1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to restrict primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used.
3. Applicant agrees that there will be no exposed concrete foundations and that appropriate cladding must extend to the ground level on all sides of the homes.

4. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis.
5. Applicant agrees to provide a minimum 8 foot landscape easement (4 feet on each side of the property line) for residential lots sharing a rear property line.
6. Applicant agrees to construct the portion of town adopted Reedy Creek Greenway along the entire northern property line.
7. Applicant agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area.
8. Applicant agrees to pave the existing gravel driveway on an existing easement that runs parallel along the proposed lots 34 through 53 and provides access to parcel 55262174560000 outside this proposed subdivision. No vehicle parking allowed on the easement.
9. Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
10. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
11. All streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.
12. Applicant will construct a NCDOT approved single lane roundabout at the intersection of Lower Rocky River RD and Pioneer Mill Rd if required Right-of-way and temporary construction easement can be reasonably obtained from adjacent property owners.
13. The applicant shall have a certified professional inspect ground water wells located within 100 ft from rock blasting activities a minimum of 14 days prior to any blasting activities. The well shall be reinspected a minimum of 2 times over the course of rock blasting activities with the final inspection occurring within 30 days of completion of the rock blasting. Inspection report shall be documented and presented to Town Staff. If it is determined that rock blasting construction had a negative impact on the well, the property owner will be compensated for any loss and such negotiations will occur between the applicant and owner.

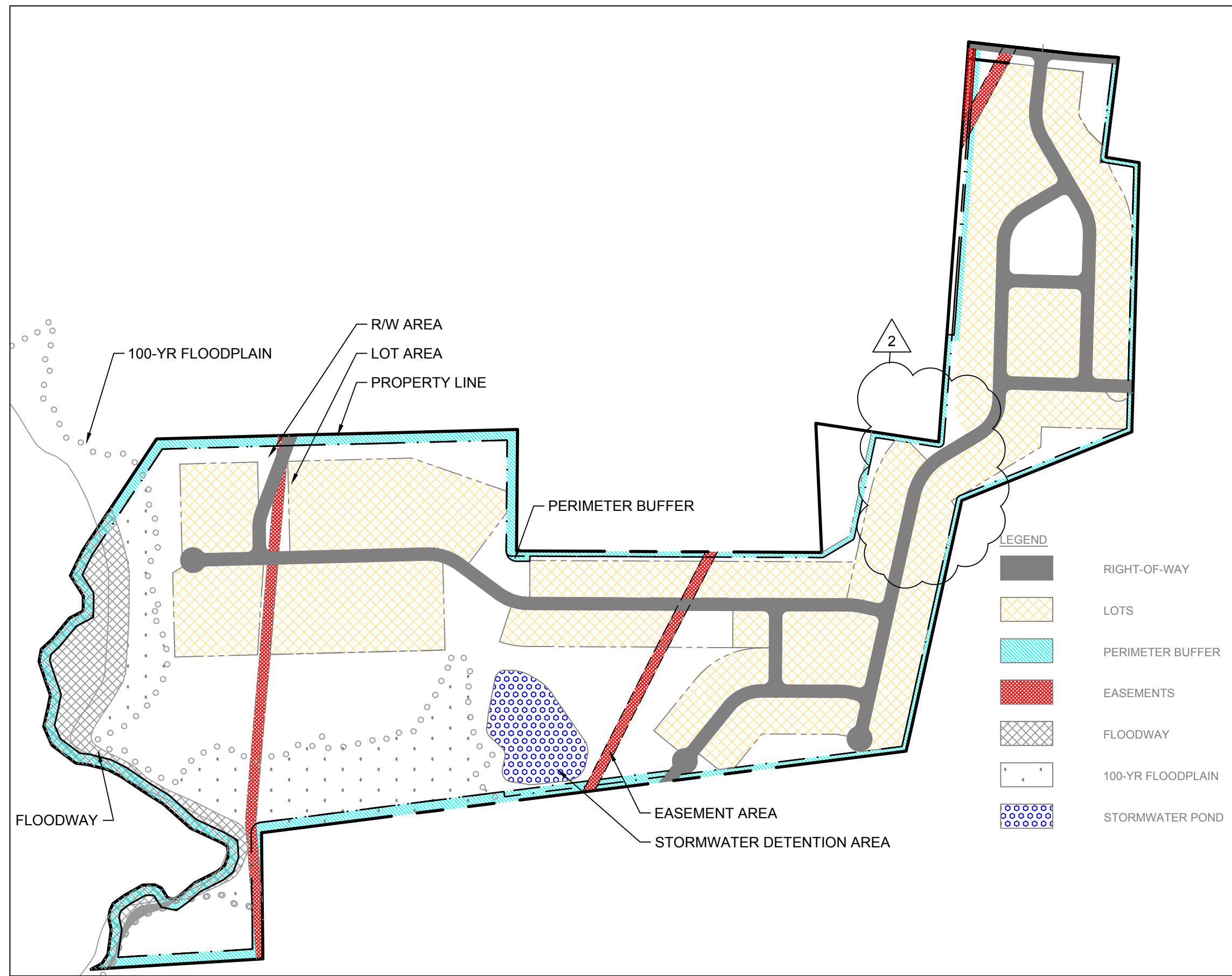
RECOMMENDATION:

With the proposed site plan and conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP) and the Unified Development Ordinance (UDO) standards. Planning and Zoning Department staff supports approval of the rezoning request with conditions.

S:\10445805-Lower Rocky River Rd (CSC Group)\DWG\Sheet\245805C-REZONING PLAN.dwg [Plotted on 9/27/2021 11:37 AM by Anthony Cienzo]



ADJACENT PROPERTY OWNERS				
LOT	PARCEL NUMBER	PROPERTY OWNER	ADDRESS	
A	5526247710000	BLUE WATER INVESTMENTS OF THE CAROLINAS, LLC	PO BOX 507, CONCORD, NC 28026	
B	55262461790000	GESSLER ROBERT J & GESSLER CHRISTINA	1413 BURLWOOD RD, CONCORD, NC 28025	
C	55262368550000	FREEMAN BRANDON A ESTATE & FREEMAN EVELYN L	9055 LOWER ROCKY RIVER RD, CONCORD, NC 28025	
D	55262365670000	FREEMAN BRANDON A ESTATE & FREEMAN EVELYN L	9055 LOWER ROCKY RIVER RD, CONCORD, NC 28025	
E	55262259730000	FREEMAN BRANDON A ESTATE & FREEMAN EVELYN L	9055 LOWER ROCKY RIVER RD, CONCORD, NC 28025	
F	55262262130000	GREEN MATTHEW SCOTT	1446 BILTMORE DR, CONCORD, NC 28025	
G	55262177690000	DORTON STEVEN A	9800 LOWER ROCKY RIVER RD, CONCORD, NC 28025	
H	55262174560000	DORTON STEVEN A	9800 LOWER ROCKY RIVER RD, CONCORD, NC 28025	
I	55263104750000	TODD JOHN KEVIN & TERRI M	813 FREEMAN DR, CONCORD, NC 28025	
J	55263134130000	WISEMAN MICHAEL H & SHIRLEY K	1311 SHALIMAR DR, CONCORD, NC 28025	
K	55263154700000	OVERMAN CAROLYN H	1305 SHALIMAR DR, CONCORD, NC 28025	
L	55263184210000	GRIFFIN BOYD D & NAN C	1211 SHALIMAR DR, CONCORD, NC 28025	
M	55264104680000	DAVIES ANGELA	1203 SHALIMAR DR, CONCORD, NC 28025	
N	55264113610000	DAVIES ANGELA	1203 SHALIMAR DR, CONCORD, NC 28025	
O	55264132590000	CAWLEY MARIE	1120 BOTTLE BRUSH LN, HARRISBURG, NC 28075	
P	55264132590000	CAWLEY MARIE	1120 BOTTLE BRUSH LN, HARRISBURG, NC 28075	
Q	55264277920000	HUNTLEY F W CONSTRUCTION CO, INC	PO BOX 690725, CHARLOTTE, NC 28227	
R	55265185070000	HUNTLEY F W CONSTRUCTION CO, INC	PO BOX 690725, CHARLOTTE, NC 28227	
S	55264063830000	HARPER ANTHONY FRANK	1233 NC HWY 24-27 W, MIDLAND, NC 28107	
T	55264004840000	THOMPSON JAMES C & THOMPSON TRACY A	9910 LOWER ROCKY RIVER RD, CONCORD, NC 28025	
U	55264001270000	JOHNSON CHAD & JOHNSON LAURA	9982 LOWER ROCKY RIVER RD, CONCORD, NC 28025	
V	55253947490000	JONES RICHARD E & JONES LARRY E	10110 PIONEER MILL RD, CONCORD, NC 28025	
W	55252992220000	DEMPSTER BRANDON A & DEMPSTER SUSAN S	10200 LOWER ROCKY RIVER RD, CONCORD, NC 28025	
X	55252901390000	STALLINGS MARGARET ANN	3550 STALLINGS RD, HARRISBURG, NC 28075	
Y	55261180350000	WOOD GRAY FRANKLIN	9705 BLOSSOM DR, CONCORD, NC 28025	
Z	55261078150000	STONE MICHAEL A & TRINKA WESTBROOK	800 GOLF COURSE RD, COLUMBUS, NC 28722	
AA	55261142830000	MONTGOMERY JEFFREY D & MONTGOMERY ANNA C	9712 BLOSSOM DR, CONCORD, NC 28025	
BB	55261112470000	MONTGOMERY JEFFREY D & MONTGOMERY ANNA C	9712 BLOSSOM DR, CONCORD, NC 28025	
CC	55260173460000	WHITLEY CURTIS L & WHITLEY DEBRA H	1825 BONWOOD DR, CONCORD, NC 28025	
DD	55260344060000	HARRIS MARK LEE ESTATE	C/O JAMARIAN MONROE, 1029 BLUE LARKSPUR AVE, WAKE FOREST, NC 27587	
EE	55260407970000	GREE TREE SERVICING LLC, FKA CONSECO FINANCE SERV CORP	160 MINE LAKE CT, STE 200, RALEIGH, NC 27615	
FF	55169532950000	HARRIS G C ESTATE & HARRIS NINA ESTATE	C/O SHARAN H RANKIN, PO BOX 1673, CHANDLER, AZ 85244	
GG	55261694360000	HARRIS JOE B & HARRIS LINDA	1643 PEMBROOK RD, HARRISBURG, NC 28075	
HH	55263651500000	FREEMAN WILLIE A	8776 LOWER ROCKY RIVER RD, CONCORD, NC 28025	
II	55263554150000	ATHENA CEDAR LLC & A DELAWARE LLC	98 MILL PLAIN RD, STE 3C, DANBURY, CT 06811	



- ADDITIONAL CONDITIONS:**
- ACCESS AND TRANSPORTATION CONDITIONS:** THE APPLICANT WILL CONSTRUCT A NCDOT APPROVED SINGLE LANE ROUNDABOUT AT THE INTERSECTION OF LOWER ROCKY RIVER ROAD AND PIONEER MILL ROAD IF REQUIRED RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENTS CAN BE REASONABLY OBTAINED FROM ADJACENT PROPERTY OWNERS.
 - ENVIRONMENTAL FEATURES:** THE APPLICANT SHALL HAVE A CERTIFIED PROFESSIONAL INSPECT GROUND WATER WELLS LOCATED WITHIN 100 FT FROM ROCK BLASTING ACTIVITIES A MINIMUM OF 14 DAYS PRIOR TO ANY BLASTING ACTIVITIES. THE WELL SHALL BE REINSPECTED A MINIMUM OF 2 TIMES OVER THE COURSE OF ROCK BLASTING ACTIVITIES WITH THE FINAL INSPECTION OCCURRING WITHIN 30 DAYS OF COMPLETION OF THE ROCK BLASTING. INSPECTION REPORTS SHALL BE DOCUMENTED AND PRESENTED TO TOWN STAFF. IF IT IS DETERMINED THAT ROCK BLASTING CONSTRUCTION HAD A NEGATIVE IMPACT ON THE WELL, THE PROPERTY OWNER WILL BE COMPENSATED FOR ANY LOSS AND SUCH NEGOTIATIONS WILL OCCUR BETWEEN THE APPLICANT AND OWNER.

GENERAL PROVISIONS:

- SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING SITE PLAN ASSOCIATED WITH THE CONDITIONAL REZONING SITE PLAN FILED BY CSC GROUP ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL SUBDIVISION ON APPROXIMATELY 193.12 ACRE SITE LOCATED ALONG LOWER ROCKY RIVER ROAD (THE "SITE").
- ZONING DISTRICTS / ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING SITE PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF HARRISBURG ZONING ORDINANCE (THE "ORDINANCE").
- GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE STREETS, LOTS, SIDEWALKS, AMENITY CENTER, OPEN SPACE AND OTHER SITE DEVELOPMENT ELEMENTS (COLLECTIVELY THE "DEVELOPMENT / SITE ELEMENTS") SET FORTH ON THE REZONING SITE PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT / SITE ELEMENTS DEPICTED ON THE REZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT / SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING SITE PLAN NOT ANTICIPATED BY THE REZONING SITE PLAN WILL BE REVIEWED AND APPROVED.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING SITE PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT / SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED BY THE TOWN OF HARRISBURG WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS.

- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED SHALL NOT EXCEED 162. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE, BUT ARE NOT LIMITED TO, A MAIL KIOSK, DUMPSTER ENCLOSURES, GAZEBOs, TRELLISES, STORAGE BUILDINGS, CLUBHOUSE, CABANA.

PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- THE SITE MAY BE DEVELOPED WITH UP TO 162 SINGLE FAMILY DETACHED LOTS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE CZ-RL CONSERVATION SUBDIVISION ZONING DISTRICT.
- THE PETITIONER AGREES TO OBTAIN ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY CAN OCCUR.

PLANNING CONDITIONS:

- MAILBOX CLUSTERS SHALL MEET MINIMUM ADA STANDARDS.
- THE PETITIONER AGREES TO CONSTRUCT THE PORTION OF THE REEDY CREEK GREENWAY ALONG THE NORTHERN PROPERTY FRONTAGE.
- THE PETITIONER AGREES TO PROVIDE A MINIMUM 8 FOOT LANDSCAPE EASEMENT (4 FOOT MINIMUM ON EACH LOT) FOR RESIDENTIAL LOTS SHARING A REAR PROPERTY LINE.
- APPLICANT AGREES TO HAVE A DETAIL PLANTING/LANDSCAPE PLAN BE REVIEWED AND APPROVED DURING THE PRELIMINARY PLAT AND/OR CONSTRUCTION DOCUMENT REVIEW PHASE.

ARCHITECTURAL CONDITIONS:

- EXPPOSED CONCRETE FOUNDATIONS ARE NOT PERMITTED. FOUNDATIONS SHALL BE VENEERED TO GROUND LEVEL ON ALL SIDES OF THE HOME.
- EXTERIOR BUILDING MATERIALS USED ON PRINCIPLE BUILDINGS SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING: BRICK, STONE, PRECAST MASONRY PRODUCTS, SYNTHETIC STONE, CEMENT FIBER BOARD, STUCCO, DECORATIVE BLOCK, WOOD AND OTHER MATERIALS ALLOWED BY THE TOWN OF HARRISBURG ORDINANCE. VINYL SIDING WILL NOT BE USED EXCEPT ON SOFFITS, WINDOWS AND OTHER ACCESSORY FEATURES.

ACCESS AND TRANSPORTATION CONDITIONS:

- ACCESS TO THE SITE WILL BE FROM LOWER ROCKY RIVER ROAD AND BURLWOOD ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING SITE PLAN.
- THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE ENGINEERING AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT AND/OR THE TOWN OF HARRISBURG IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN LOT CONFIGURATIONS, TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HARRISBURG IN ACCORDANCE WITH PUBLISHED STANDARDS.
- ALL STREETS AND PAVEMENT SCHEDULES SHOULD BE DESIGNED TO TOWN OF HARRISBURG ENGINEERING STANDARDS. ROADWAY CROSS-SECTIONS WILL BE REVIEWED AND APPROVED DURING THE CONSTRUCTION DOCUMENT PHASE.
- STOP SIGN LOCATIONS WILL BE DETERMINED BY A NORTH CAROLINA LICENSED PROFESSIONAL ENGINEER AND REVIEWED BY THE TOWN OF HARRISBURG ENGINEERING STAFF FOR APPROVAL DURING THE CONSTRUCTION DOCUMENT PHASE.
- ROAD IMPROVEMENT REQUIREMENTS AS SPECIFIED BY THE FINAL APPROVED TRAFFIC IMPACT ANALYSIS WILL BE INSTALLED. THE CONSTRUCTION PHASING OF THE ROAD IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF HARRISBURG AND NCDOT.
- THE PETITIONER SHALL COORDINATE WITH CABARRUS COUNTY E911 ADDRESSING COORDINATOR ON PROPOSING PROJECT NAME AND STREET NAMES.

BUFFERS/TRAILS:

- A 50' TYPE "D" BUFFER IS PROVIDED ADJACENT TO THE PERIMETER OF THE SUBJECT PROPERTY. BUFFER REQUIREMENTS MAY BE MET WITH EXISTING VEGETATION AS ALLOWED BY THE TOWN'S PUBLISHED ORDINANCE STANDARDS. THE TOWN'S ORDINANCE ALLOWS THE BUFFER TO BE REDUCED TO 25' IF A BERM IS PROVIDED. THE HEIGHT AND SIDE SLOPES OF THE BERM ARE DEPENDENT ON THE EXISTING GRADE AND WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PROCESS.
- PROPOSED NATURE TRAILS SHALL BE 10' WIDE AND MAY BE CONSTRUCTED OF EARTHER MATERIALS, MULCH, OR STONE. TRAIL LOCATIONS SHOWN ON THE REZONING PLAN ARE GRAPHICAL REPRESENTATIONS WITH FINAL LOCATIONS TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE AS APPROVED BY THE TOWN OF HARRISBURG.
- THE NATURE TRAIL FROM THE GREENWAY TO THE CUL-DE-SAC ADJACENT TO LOT 150 SHALL BE A PAVED MATERIAL AND SHALL BE PLACED WITHIN A PUBLIC ACCESS EASEMENT.
- THE GREENWAY TRAIL SHALL BE CONSTRUCTED PER HARRISBURG UDO 6.5.3.7.4, WHICH STATES A MINIMUM WIDTH OF 10' AND BE A PAVED MATERIAL. FINAL LOCATION TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE AND AS APPROVED BY THE TOWN OF HARRISBURG.
- A PORTION OF NATURAL TRAILS THAT HAVE ACCESS TO STORMWATER WETPONDS SHALL BE A PAVED MATERIAL.

ENVIRONMENTAL FEATURES:

- THE PETITIONER SHALL COMPLY WITH THE TOWN OF HARRISBURG STORMWATER ORDINANCE AND ENGINEERING STANDARDS.
- THE SITE SHALL BE DESIGNED IN ACCORDANCE WITH THE TOWN OF HARRISBURG STORMWATER DRAINAGE MANUAL AND ENGINEERING STANDARDS.
- STORMWATER MANAGEMENT BMP'S SHOWN ON PLANS ARE GRAPHICAL REPRESENTATIONS AND WILL BE DESIGNED DURING THE CONSTRUCTION DOCUMENT PHASE.
- IF STORMWATER WETPONDS ARE REQUIRED, THE FOLLOWING DESIGN CRITERIA SHALL BE UTILIZED:
 - WET PONDS SHALL PROVIDE A FOUNTAIN.
 - WET PONDS SHALL PROVIDE AT LEAST A 10 FT DEPTH OVER AT LEAST 25% OF THE PERMANENT POOL AREA.
 - THE PERMANENT POOL OF A WET POND SHOULD TRY TO BE VISIBLE FROM ADJACENT LOTS AS MUCH AS EXISTING TOPOGRAPHY AND EXISTING TREE CANOPY CAN REASONABLY ALLOW. SITE CONSTRAINTS WILL LARGELY DETERMINE THE FEASIBILITY BUT EFFORTS WILL BE MADE TO MEET THIS OBJECTIVE.
- IMPACTS TO JURISDICTIONAL WATERS WILL BE PERMITTED THROUGH THE U.S. ARMY CORP OF ENGINEERS AND THE NC DEQ AS REQUIRED.
- A TREE PRESERVATION STUDY WILL BE COMPLETED AND PREPARED PRIOR TO THE PRELIMINARY PLAT PHASE. ANY HERITAGE TREES THAT ARE TO BE REMOVED WILL REQUIRE THE TOWN OF HARRISBURG UDO SPECIFIED MITIGATION.
- HERITAGE TREES DAMAGED DURING CONSTRUCTION SHALL BE MITIGATED OR REPLACED IN ACCORDANCE TO THE TOWN OF HARRISBURG UDO.
- HERITAGE TREES SHOWN ON RZ-3.0 TO REMAIN ARE SUBJECT TO FINAL GRADING CONDITIONS DURING CONSTRUCTION DOCUMENT PHASE. LIKEWISE, THERE MAY BE TREES SHOWN TO BE REMOVED THAT MAY BE ABLE TO REMAIN.

UTILITIES:

- PROPOSED WATER AND SEWER CONNECTIONS ARE CONCEPTUAL IN NATURE. FINAL CONNECTION LOCATIONS WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.

AMENDMENTS TO THE REZONING SITE PLAN:

- FUTURE AMENDMENTS TO THE REZONING SITE PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT.

BINDING EFFECT OF THE REZONING SITE PLAN:

- IF THE REZONING SITE PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE ZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVE, SUCCESSORS IN INTEREST OR ASSIGNS.

THIS DRAWING PREPARED AT THE

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TEL 704.602.8600 FAX 704.576.1076 www.timmons.com

CSC GROUP
600 PARK OFFICES DRIVE, SUITE 372
DURHAM, NORTH CAROLINA 27709

REVISION DESCRIPTION
REVISED PER TOWN COMMENTS
REVISED PER TOWN COMMENTS
ADDED CONDITIONS

DATE
11/13/2020
6/29/2021
09/27/2021
DATE
9/27/2020
DRAWN BY
JH
DESIGNED BY
JTH
CHECKED BY
JTH
SCALE
AS SHOWN

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
NORTH CAROLINA LICENSE NO. C-1652
MCKINLEY SUBDIVISION
HARRISBURG, NORTH CAROLINA
TECHNICAL DATA SHEET

JOB NO.
45805
SHEET NO.
RZ 2.0

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LEGEND

- REMOVE EXISTING TREE
- EXISTING TREE

TOTAL HERITAGE TREES ONSITE: 153
TOTAL HERITAGE TREES REMOVED: 35
TOTAL HERITAGE TREES SAVED: 118

SCALE 1"=200'

NAD 83

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

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S:\10445805-Lower Rocky River Rd (CSC Group)\DWG\SheetRZ45805C-PLANTING PLAN.dwg | Plotted on 9/27/2021 11:37 AM | by Anthony Canuso

PLANT SCHEDULE (STREET YARD)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	SPAC	REMARKS
AS	40	ACER BUERGERIANUM	TRIDENT MAPLE	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
CC	85	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	B&B	2"	8' MIN.	A.I.	SINGLE STEM
CK	78	CORNUS KOUSA	KOUSA DOGWOOD	B&B	2"	8' MIN.	A.I.	SINGLE STEM
IA	45	ILEX X ATTENUATA 'FOSTER'	FOSTER HOLLY	B&B	2"	8' MIN.	A.I.	FULL TO GROUND
LT	71	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
NS	40	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
QA	37	QUERCUS ALBA	WHITE OAK	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
QF	10	QUERCUS FALCATA	SOUTHERN RED OAK	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
QL	12	QUERCUS LYRATA	LAUREL OAK	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
QS	40	QUERCUS SHUMARDII	SHUMARD OAK	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
UP	16	ULMUS PARVIFOLIA	LACEBARK ELM	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM
ZS	38	ZELKOVA SERRATA	JAPANESE ZELKOVA	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM

PLANT SCHEDULE (BUFFER YARD)

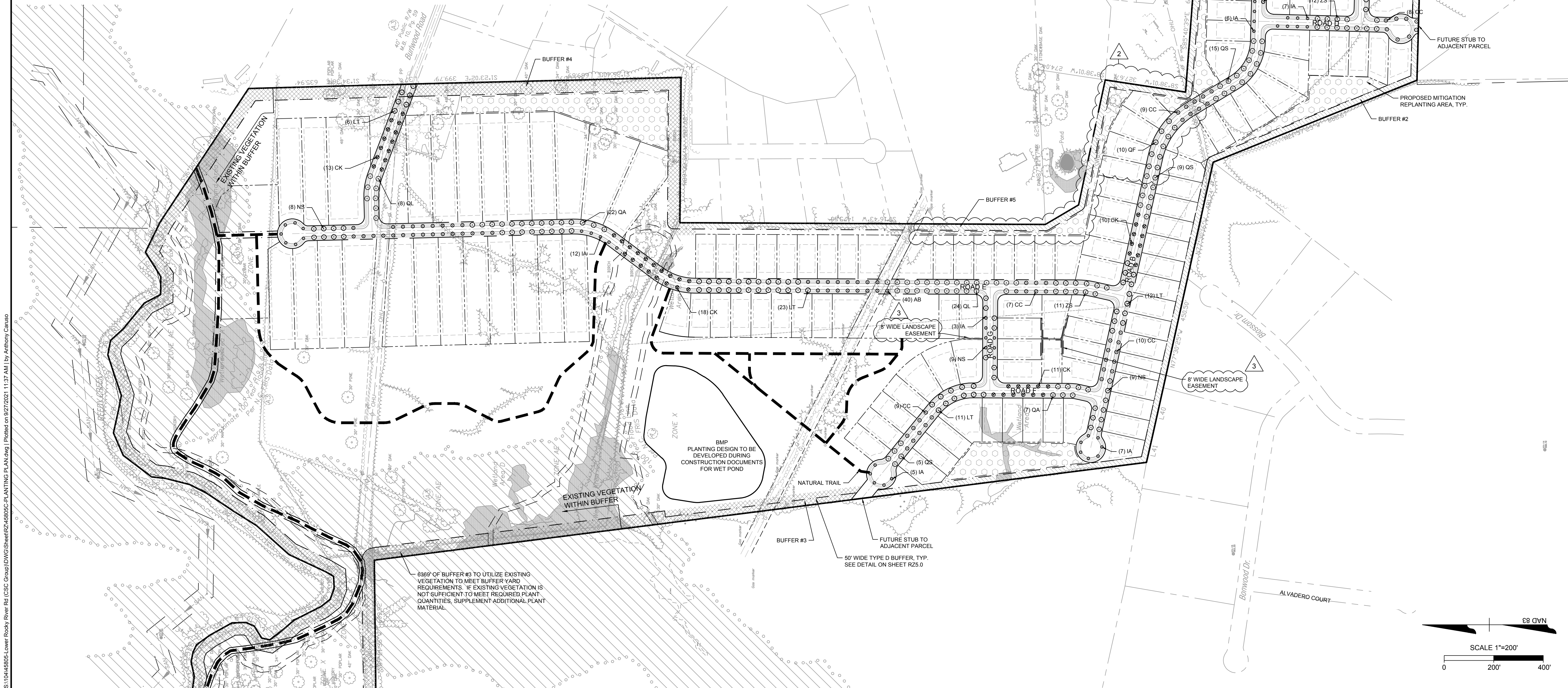
TYPE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	SPAC	REMARKS
SHADE TREE SPECIES								
	376	ACER RUBRUM	RED MAPLE	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
		BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	B&B	3.0"	12' MIN.	A.I.	MULTI-STEM
		LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'	FRUITLESS SWEETGUM	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
EVERGREEN TREE SPECIES								
	943	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B&B	3.0"	12' MIN.	A.I.	FULL TO GROUND
		CEDRUS DEODARA	DEODAR CEDAR	B&B	3.0"	12' MIN.	A.I.	FULL TO GROUND
		TAXODIUM DISTICHUM	BALDCYPRESS	B&B	3.0"	12' MIN.	A.I.	FULL TO GROUND
ORNAMENTAL TREE SPECIES								
	376	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	B&B	2"	8' MIN.	A.I.	MULTI-STEM
		LAGERSTROEMIA INDICA	CRAPPE MYRTLE, SP.	B&B	2"	8' MIN.	A.I.	MULTI-STEM
		PRUNUS CERASIFERA	PURPLELEAF PLUM	B&B	2"	8' MIN.	A.I.	SINGLE STEM

- BUFFER YARD NOTES:
- TREE SPECIES LISTED MAY BE SUBSTITUTED IN WHOLE OR PART WITH ANY OF THE PROVIDED ALTERNATES. SEE TYPICAL BUFFER YARD DETAILS, SHEET RZ4.0 FOR MORE INFORMATION.
 - EXISTING TREES TO BE USED TO MEET REQUIREMENTS WHERE APPLICABLE.

SEE SHEET RZ5.0 FOR PLANTING NOTES, DETAILS AND PLANTING CALCULATIONS

LEGEND

	EXISTING TREE
	PROPOSED 50' WIDE TYPE D BUFFER YARD
	PROPOSED 25' WIDE TYPE D BUFFER YARD
	PROPOSED TREE MITIGATION AREA



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REVISION DESCRIPTION

REVISED PER TOWN COMMENTS

DATE

9/27/2020

DRAWN BY

JTH

DESIGNED BY

JTH

CHECKED BY

JTH

SCALE

1" = 200'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MCKINLEY SUBDIVISION

HARRISBURG, NORTH CAROLINA

PLANTING PLAN

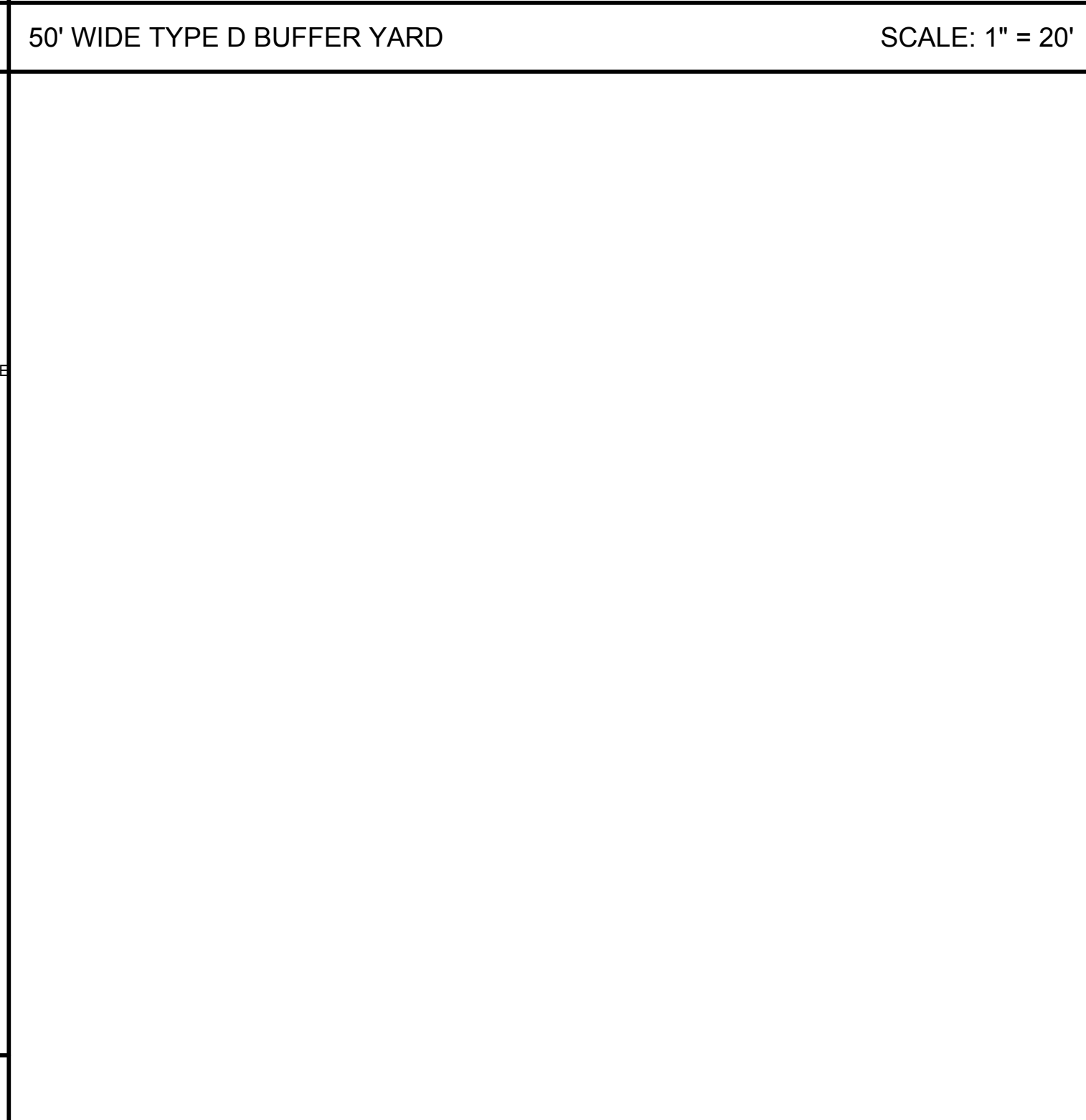
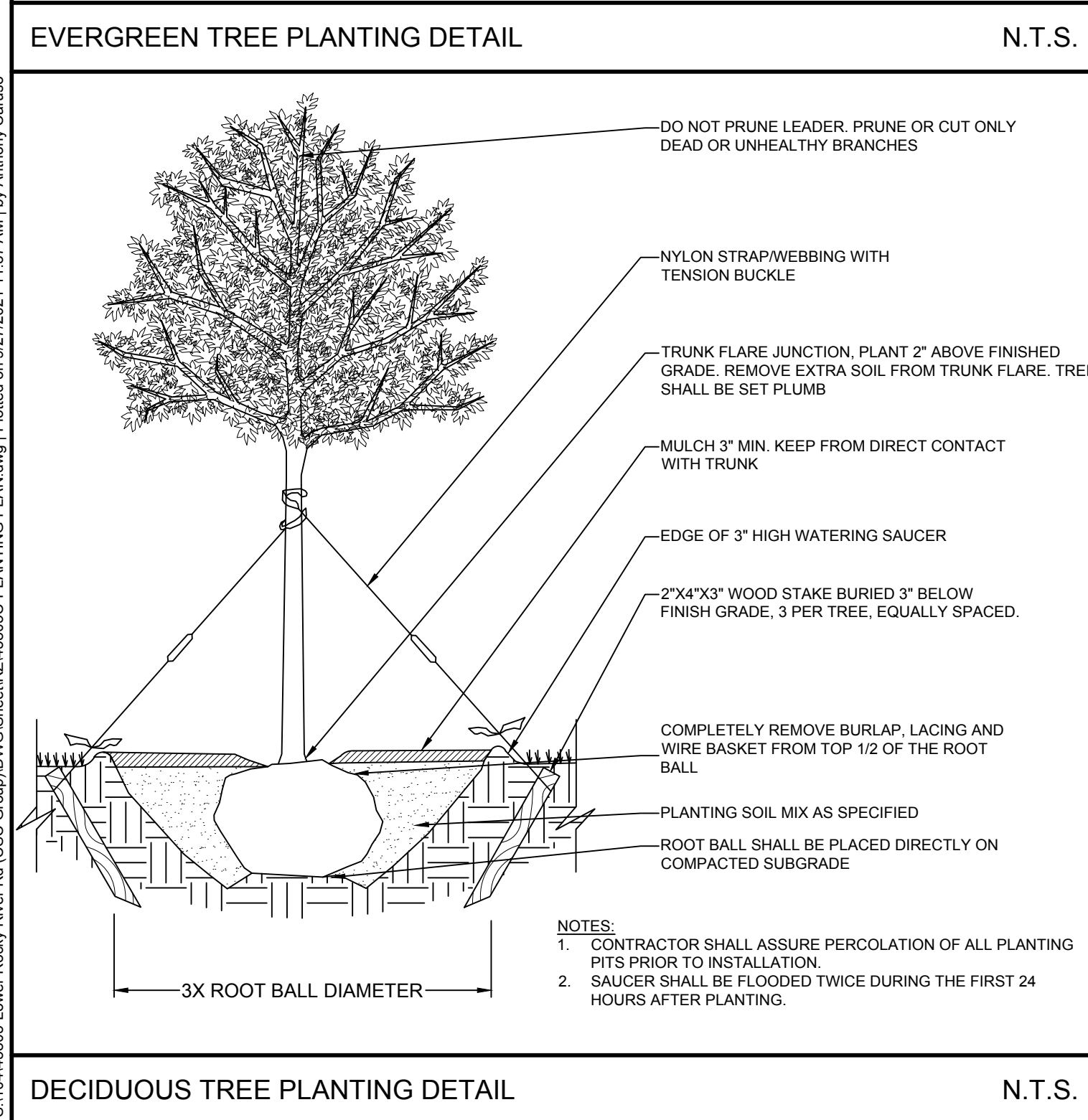
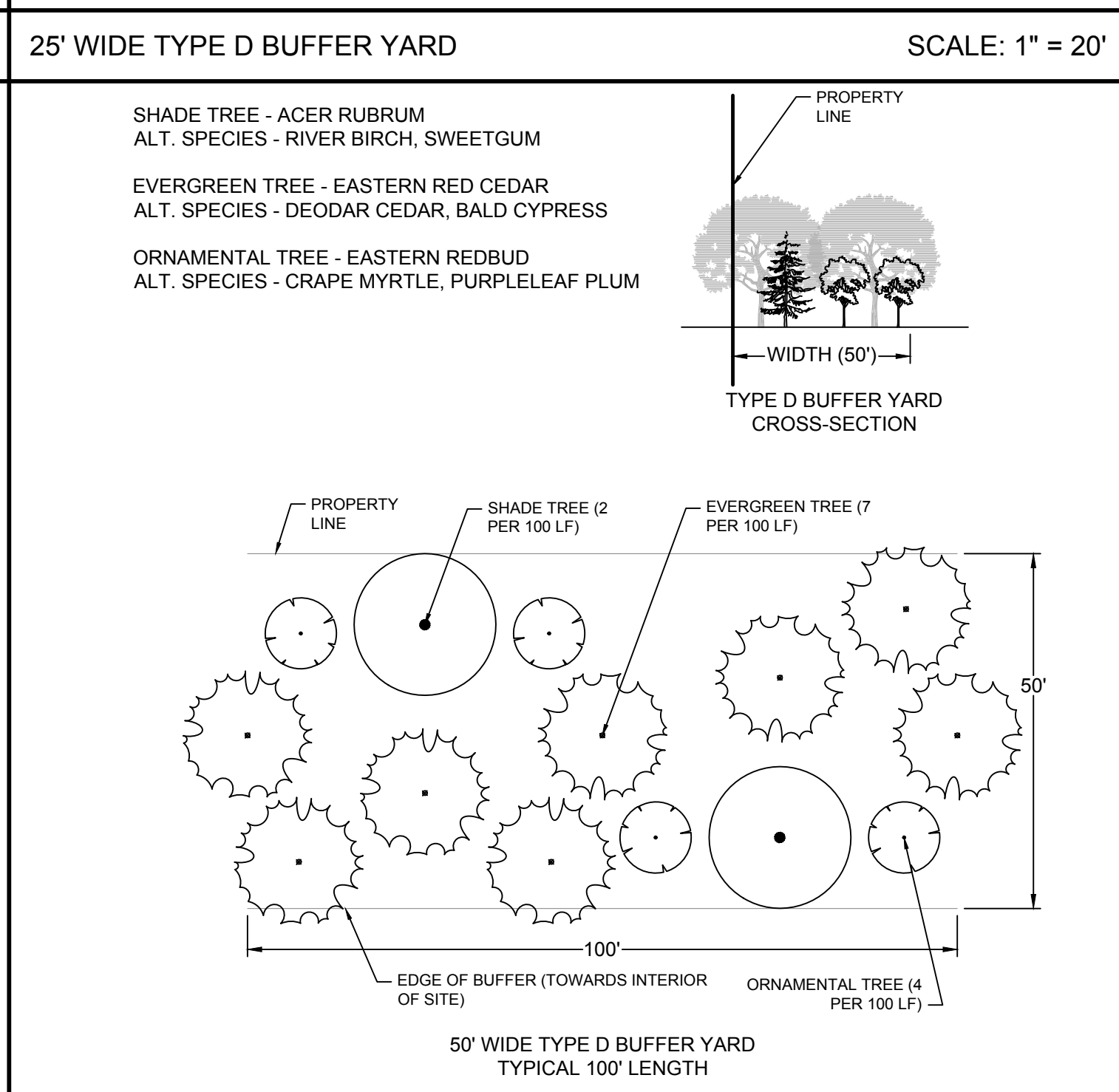
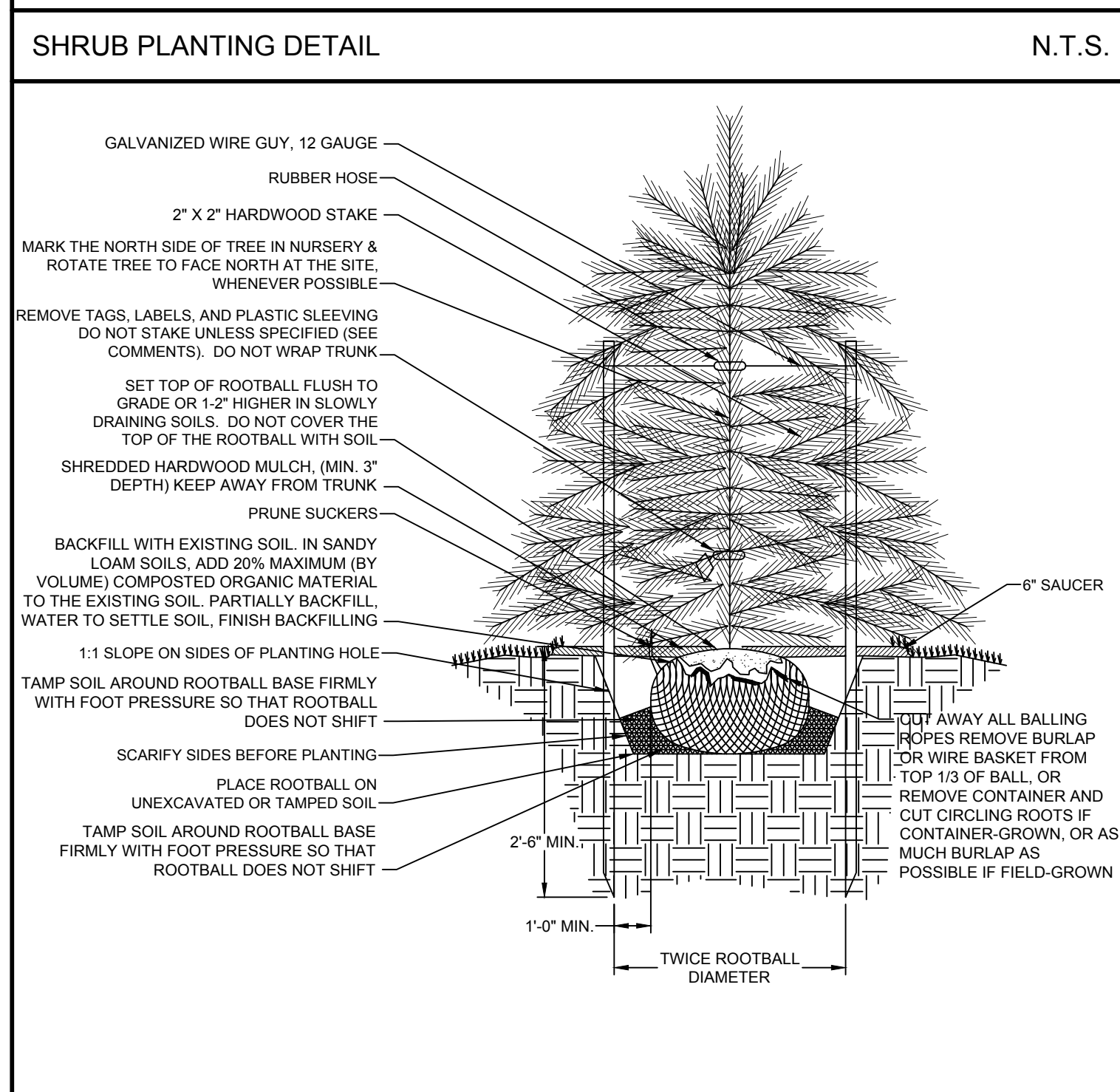
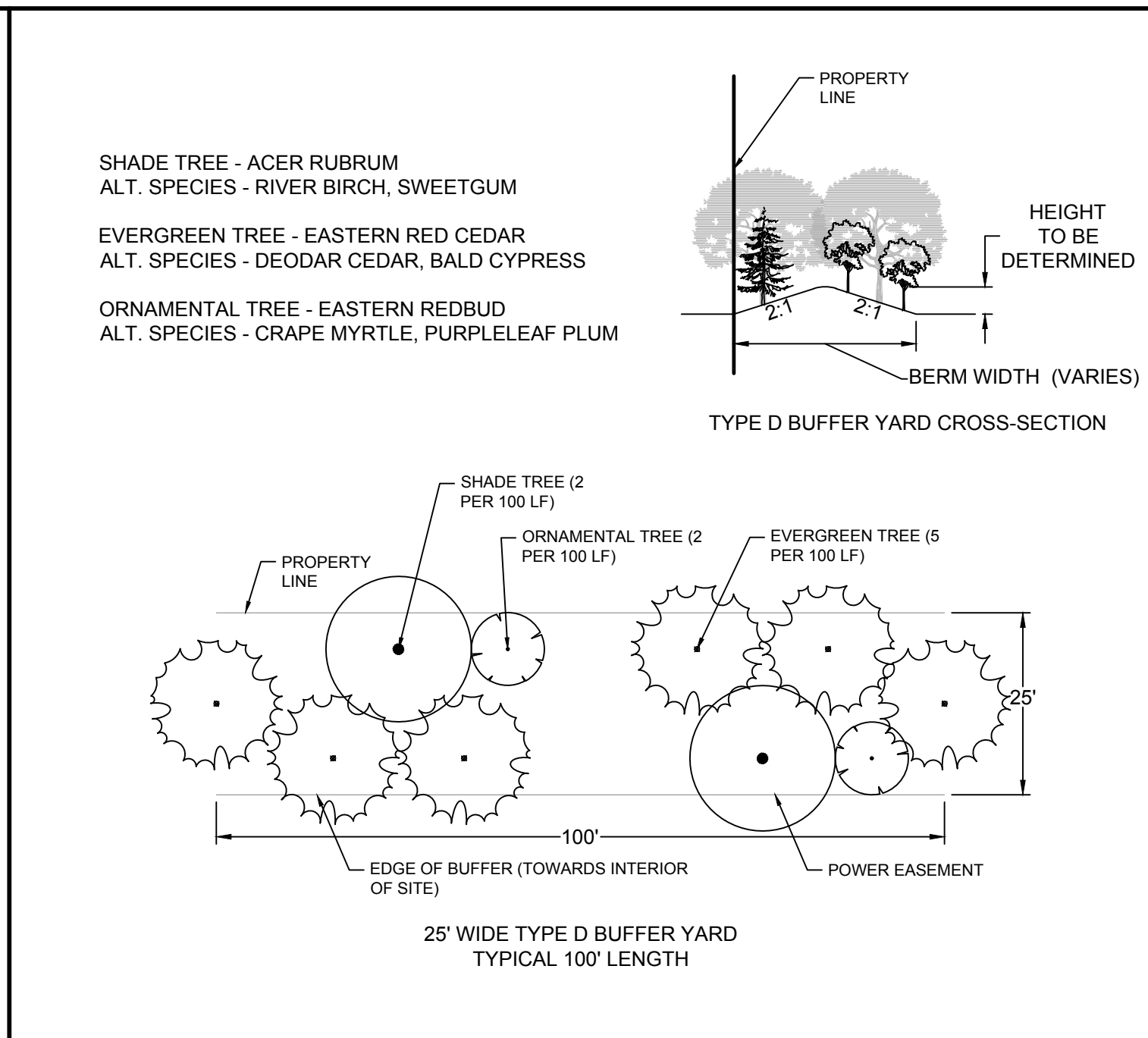
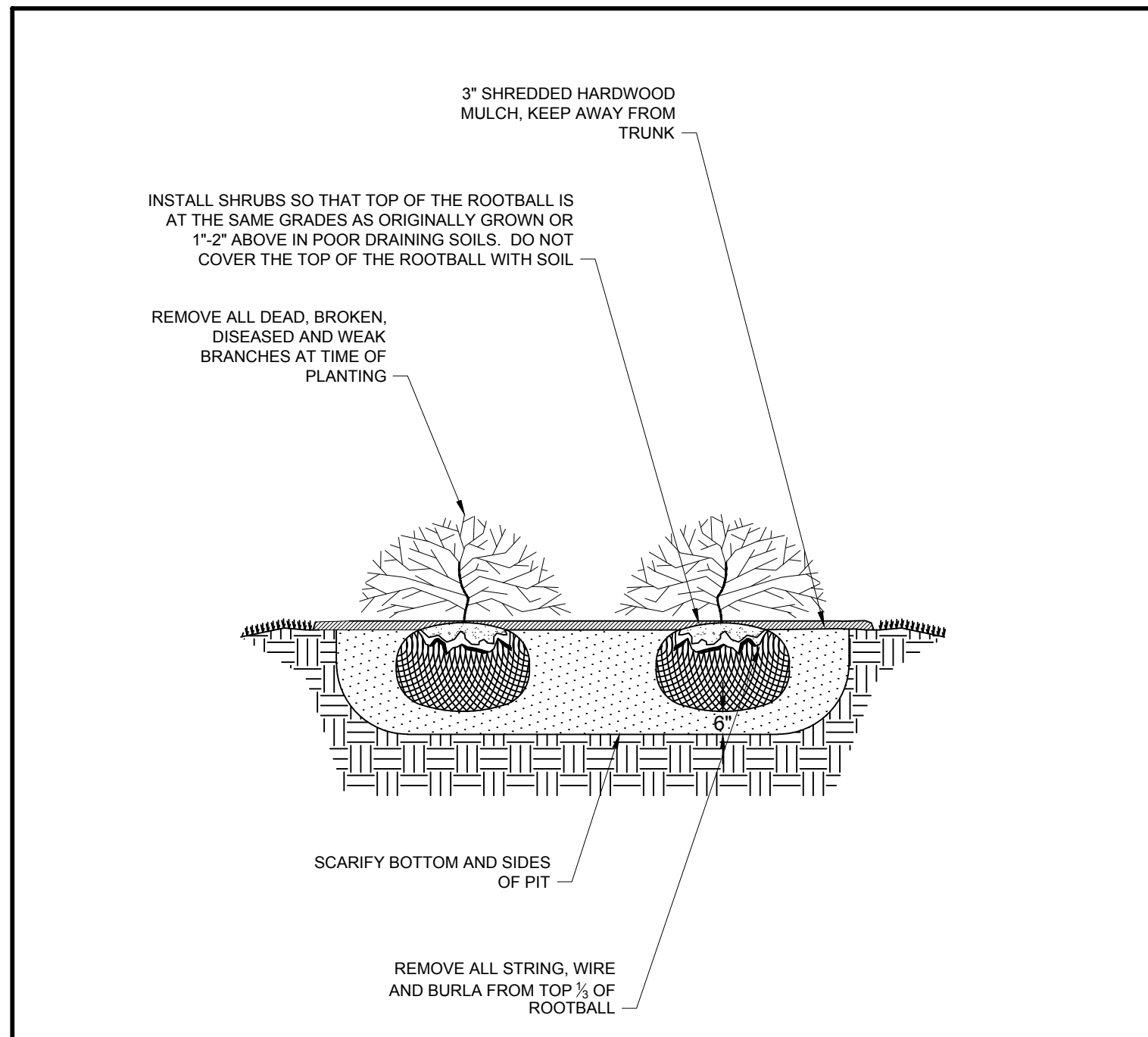
JOB NO.

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SHEET NO.

RZ 4.0

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- ## PLANTING NOTES:
1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
 2. ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 6" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL, AS REQUIRED TO RAISE GRADES.
 3. CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 6" ABOVE CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
 4. CONTRACTOR SHALL MULCH ALL LANDSCAPE BEDS WITH DOUBLE-HAMMERED HARDWOOD MULCH AT MIN 1.5" 2" THICK.
 5. ALL DISTURBED AREAS WITHIN THE PROPERTY NOT INDICATED TO RECEIVE SOO OR MULCH SHALL BE SOODED BY THE CONTRACTOR.
 6. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, ROCKS OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATERIAL WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF PLANTING AREAS.
 7. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 6" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
 8. CONTRACTOR SHALL RESEED LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
 9. CONTRACTOR SHALL REPAIR ANY PAVERS OR HARDSCAPE DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
 10. ALL PLANT MATERIAL & INSTALLATION TECHNIQUES SHALL CONFORM TO THE LATEST STANDARDS BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
 11. CONTRACTOR SHALL COORDINATE PLANTING PLAN WITH ALL CIVIL DRAWINGS AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
 12. ALL CHANGES OR FIELD SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
 13. CONTRACTOR SHALL REMOVE TOP 4" OF EXISTING SOIL WITHIN PLANTING BEDS AND REPLACE WITH PRECONDITIONED SOIL WITH APPROPRIATE PERCENTAGE OF ORGANIC CONTENT FOR OPTIMUM DRAINAGE SUCH AS "GARDEN MAX" SOILS FROM BLUE MAX MATERIALS, BLACK WONDER 5000 BY SIDES SEEDING OR AN APPROVED EQUAL. CONTRACTOR TO TILL IN AMENDED SOIL IN ALL BEDS TO A DEPTH OF 12"-16".
 14. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON PLANS. DRAWINGS SHALL RULE OVER PLANT SCHEDULES.
 15. HEIGHT AND/OR WIDTH OF PLANT MATERIAL SUPERCEDES CONTAINER SIZE.
 16. ALL ANNUAL BEDS DESIGNATED ON THE PLANTING PLAN SHALL BE DESIGNED AND INSTALLED PER THE LANDSCAPE CONTRACTOR'S DISCRETION DURING THE APPROPRIATE SEASON AT TIME OF PLANTING (WARM OR COOL SEASON) WITH INPUT AND/OR APPROVAL FROM OWNER AND/OR ITS REPRESENTATIVES.
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE ANSI A300 STANDARD FOR TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT-STANDARD PRACTICES.
 18. ALL PLANT STOCK SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK.
 19. UTILITIES SHALL BE LOCATED BEFORE PLANTING. WWW.NC811.ORG
 20. ANY PROPOSED PRIVATE IRRIGATION SHALL NOT LIE WITHIN UTILITY EASEMENTS OR STREET RIGHT OF WAYS.
 21. PLANTING LOCATIONS WILL BE ADJUSTED TO PROVIDE SUFFICIENT SPACE FOR UTILITIES, EASEMENTS, STREET LIGHTING, TRAFFIC SIGNS, AND SIGHT TRIANGLES. 5' CLEARANCE AROUND ALL SIDES OF FIRE HYDRANTS AND UTILITY APPURTENANCES. ON PUBLIC STREETS, NO TREES SHALL BE PLANTED WITHIN 75' OF APPROACHING A STOP SIGN, NO PLANTS OR SIGNS OVER 2' TALL WITHIN SITE TRIANGLES.
 22. ALL TREES AND THEIR PLANTED LOCATIONS SHALL BE INSPECTED BY TOWN STAFF BEFORE APPROVAL. ANY PLANT MATERIAL WHICH HAS DIED, TURNED BROWN, OR DEFOLIATED PRIOR TO INSPECTION SHALL BE REJECTED.
 23. ALL PLANTING AREAS SHALL MEET THE REQUIREMENTS OF THE TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE.
 24. ANY PROPOSED REDESIGN OF THE APPROVED PLANTING PLAN OR PLANT SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE TOWN ARBORIST BEFORE INSTALLATION.

LANDSCAPE YARDS CALCULATION SUMMARY													
STREET YARD LANDSCAPING													
	LOCATION	LEVEL	LENGTH	WIDTH	SHADE TREES	ORNAMENTAL TREES	LARGE SHRUBS	MEDIUM SHRUBS	SMALL SHRUBS	REQUIRED POINTS/LF	PROVIDED POINTS		
1	LOWER ROCKY RIVER ROAD	1	688'	6'	7 (10)	7 (11)	0	0	0	N/A	N/A (1586)		
2	STREET A	1	1619'	6'	32 (39)	32 (32)	0	0	0	N/A	N/A (576)		
3	STREET B	1	3100'	6'	67 (100)	67 (50)	0	0	0	N/A	N/A (1468)		
4	STREET C	1	355'	6'	8 (8)	8 (8)	0	0	0	N/A	N/A (144)		
5	STREET D	1	618'	6'	12 (12)	12 (15)	0	0	0	N/A	N/A (234)		
6	STREET F	1	3401'	6'	68 (88)	68 (77)	0	0	0	N/A	N/A (1518)		
7	STREET G	1	1012'	6'	20 (23)	20 (25)	0	0	0	N/A	N/A (426)		
8	STREET H	1	358'	6'	7 (7)	7 (7)	0	0	0	N/A	N/A (126)		
9	STREET I	1	600'	6'	12 (14)	12 (13)	0	0	0	N/A	N/A (246)		
* INCLUDES STREET FRONTAGE ON BOTH SIDES OF NEW STREET. (#) REPRESENTS QUANTITY OF PROPOSED TREES AND/OR SHRUBS.													
BUFFER YARD LANDSCAPING													
	LOCATION	TYPE	LENGTH	WIDTH	SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	EVERGREEN PERCENT (%)	LARGE SHRUBS	MEDIUM SHRUBS	SMALL SHRUBS	REQUIRED POINTS/LF	POINTS
1	SOUTH	D	1672'	25'	33 (33)	33 (33)	84 (84)	56	0	0	0	0.9	1505 (1622)
2	SOUTH	D	3366'	25'	67 (67)	67 (67)	168 (168)	56	0	0	0	0.9	3029 (3220)
3	SOUTH	D	7540'	50'	151 (151)	151 (302)	377 (528)	56	0	0	0	1.2	9048 (9054)
4	WEST	D	1711'	50'	34 (34)	34 (68)	86 (112)	56	0	0	0	1.2	2053 (2460)
5	WEST	D	4566'	25'	91 (91)	91 (91)	228 (228)	56	0	0	0	0.9	4109 (4374)
SEE TYPICAL BUFFER SECTIONS, THIS SHEET. PLANT QUANTITIES ARE ESTIMATES BASED ON LENGTH OF BUFFER YARDS. (#) REPRESENTS QUANTITY OF PROPOSED TREES AND/OR SHRUBS. (*) IDENTIFIES BUFFER THAT WILL UTILIZE EXISTING VEGETATION TO MEET PLANTING REQUIREMENTS.													













June 15, 2021

Chris Todd, PE
Senior Project Manager - TIMMONS GROUP
610 East Morehead St., Suite 250
Charlotte, NC 28202

**Re: Lower Rocky River/McKinley Subdivision – Cabarrus County, NC – Existing
Conditions Assessment of Natural Heritage Area**

Dear Chris,

The information presented in this report is an Existing Conditions Assessment of the yellow shaded area within the property boundary of the subject site “McKinley Subdivision” on the attached map supplied by Timmons Group. This area was formerly included as part of a Cabarrus County Natural Heritage site identified as “Reedy Creek Knoll and Beaver Pond” as published in “An Inventory of The Significant Natural Areas of Cabarrus County, North Carolina, 2002” (Figure 1). I have created a new map that shows the results of my current site assessment along with reference to the original NHP study area (Figure 2).

Introduction:

As one of the field botanists on the team that performed the Cabarrus County Natural Heritage Inventory, I participated in the site inventory for the Reedy Creek Knoll and Beaver Pond (RCKBP) in 1998 and wrote the species list and site description that appear in the 2002 published report. I drew the original site map overlain on a USGS Quadrangle map as published in the report. This was before the advent of GPS/GIS or digital mapping, and our maps were produced to reflect the general extent of the site that was surveyed as a whole. The general outline on the original map is geographical, not based on property or physical boundaries.

As part of the permitting process for the proposed development I am providing a current assessment of the portion of the RCKBP site that occurs on the McKinley subdivision property.

Existing Conditions Assessment:

Natural communities are defined as “a distinct and reoccurring assemblage of populations of plants, animals, bacteria, and fungi naturally associated with each other and their physical environment” (The Nature Conservancy 1981). In North Carolina

these natural communities have been categorized and described by Michael P. Schafale and Alan S. Weakley in “Classification of the Natural Communities of North Carolina – Third Approximation”. Classification of natural communities is useful and facilitates prioritization, study, and management of natural areas. Placing communities into categories allows their complexity to be broken down into more manageable units, however, it must be noted that the categories are fairly broad and contain variation within them. Most environmental factors that determine communities vary over continuous gradients and any boundaries defined for community types are artificial and somewhat arbitrary.

The assessed area on the McKinley Subdivision is covered with a **Basic Oak-Hickory Forest** natural community on the uplands and slope, and grades into a **Piedmont/Low Mountain Alluvial Forest** natural community in the stream corridor.

Basic Oak-Hickory Forest natural community type covers dry-mesic Piedmont forests with less acidic and more fertile soils than typical, associated with mafic or intermediate crystalline rocks or occasionally calcareous sedimentary rocks. The moisture regime is dry to dry-mesic. Under natural conditions these forests are uneven-aged, with old trees present.

Piedmont/Low Mountain Alluvial Forests are forests of narrow floodplains, either on small streams or on large rivers where the floodplain is narrowed by bedrock. Flooding is of shorter duration and more variable than on larger floodplains. These forests contain a mixture of alluvial and upland species.

The condition and overall quality of the area on the proposed subdivision is good, with relatively little recent disturbance, however, offsite portions of the original RCKBP have been destroyed by clear-cut timbering and other unknown human caused disturbance.

Summary of Findings:

A good portion of the historically significant RCKBP site as described in the NHP report is not on the McKinley Subdivision site but is on the adjacent property to the west that has since been heavily disturbed by clear-cut timbering. What remains on the McKinley Subdivision site is an un-cut portion of the knoll with the small, westerly flowing stream and wetland corridor, both of good quality natural community types relative to Cabarrus County, but not rare or unusual from other sites with similar characteristics.

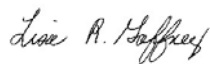
The two main features that made the original RCKPB area significant on the county level in 1998 were the size of continuous, relatively undisturbed habitats as a whole regardless of property lines, and the large wetland complex and beaver impoundments along the northerly flowing tributary on the property to the west of the McKinley Subdivision Site. Although that area was not assessed as part of this study, a review of aerial photography available from several sources indicates that the offsite

area was clear-cut to the property line in 2017. The site to the east of the McKinley Subdivision site near the pond appears to have been disturbed as well, further reducing the overall size of the original RCKBP site. The extreme disturbance, exclusion/fragmentation of off-site beaver impoundments, and reduction in size of the original site could affect the status of what remains on the McKinley Subdivision site if it were to be re-evaluated for a Natural Heritage Program update.

Conclusion:

- There are no rare, threatened, endangered, or protected species or habitats occurring on the site.
- The size and scope of the original Reedy Creek Knoll and Beaver Pond (RCKBP) Natural Heritage site have been significantly reduced by clear-cut timbering and other unknown human disturbance. The Natural Communities on the remnant of the Natural Heritage area on the planned McKinley Subdivision site are of good quality, but the balance of the area that remains has very little environmental or biological importance *from a Natural Heritage Program perspective*. In other words, the current extent of the undisturbed slope and stream corridor would not meet the minimum criteria to qualify as a "significant" natural heritage site on the county level.
- All natural areas have an inherent value, however, in my assessment, the McKinley Subdivision site plan as designed will not destroy any sensitive, rare, or environmentally significant areas.

Respectfully submitted,



Lisa R. Gaffney
Biologist/Botanist

Cc: Len Rindner

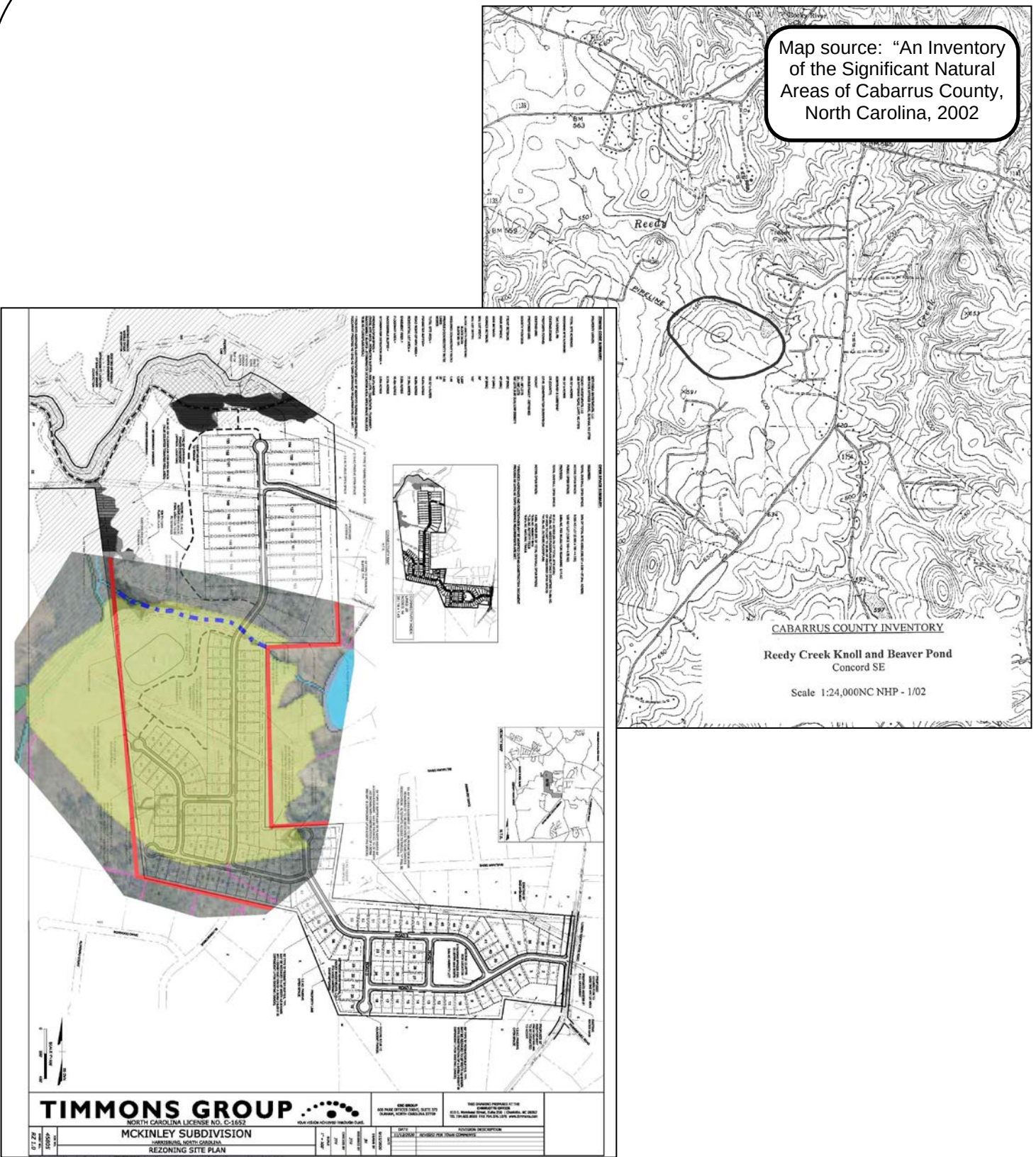


FIGURE NO. 1	WEPG	MCKINLEY SUBDIVISION Cabarrus County, NC	Drawn By: LRG	Reviewed By: LSR	Date: 06/14/21
	Wetlands and Environmental Planning Group Leonard S. Rindner, PLLC. len.rindner@wetlands-epg.com (704) 904-2277 www.wetlands-epg.com	NATURAL COMMUNITIES ASSESSMENT FOR STUDY PURPOSES ONLY	Prepared for: TIMMONS GROUP		

APPROXIMATE MAP – EXISTING CONDITIONS STUDY, JUNE 2021

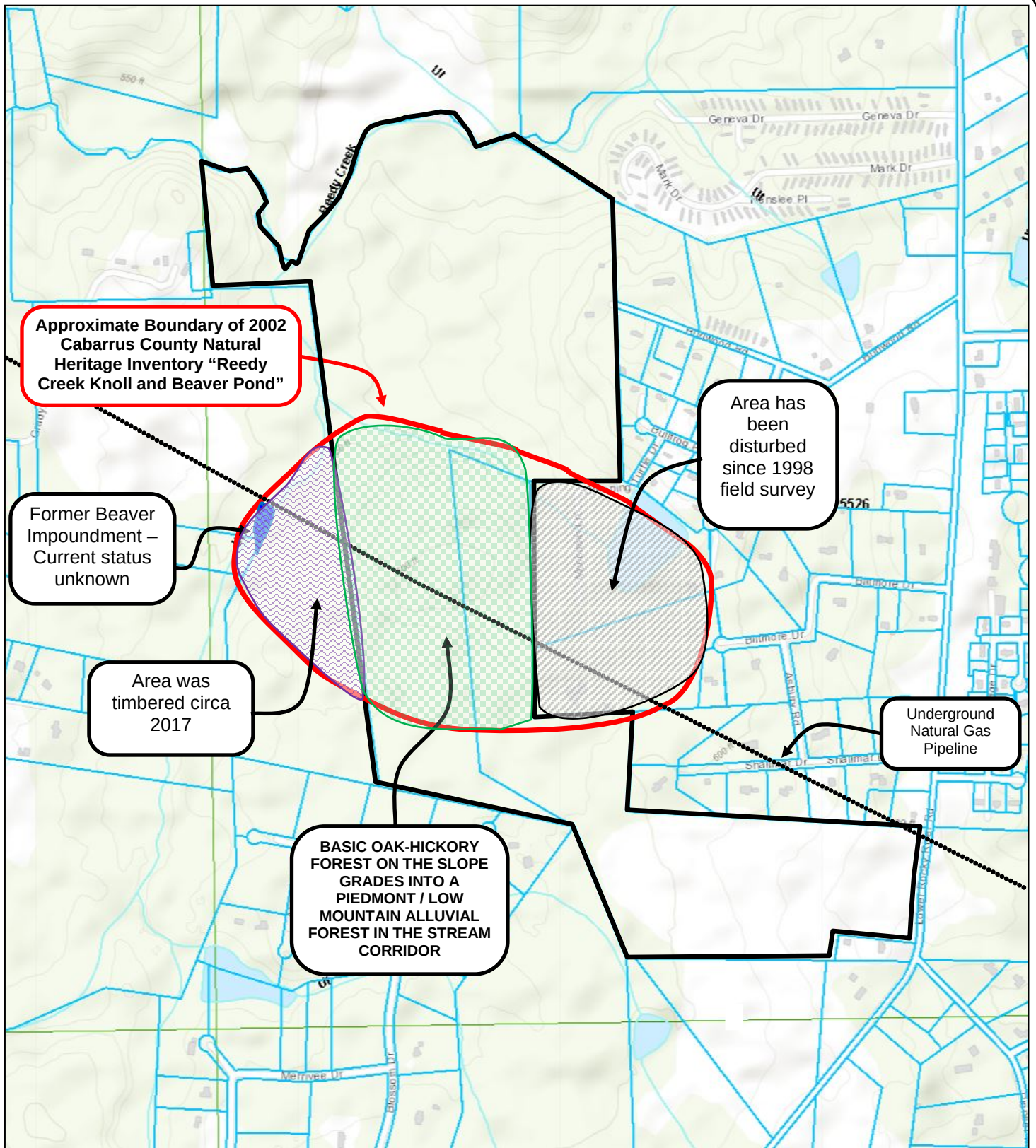


FIGURE NO.
2

WEPG

Wetlands and Environmental Planning Group
Leonard S. Rindner, PLLC.

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www.wetlands-epg.com

MCKINLEY SUBDIVISION
Cabarrus County, NC

NATURAL COMMUNITIES ASSESSMENT

FOR STUDY PURPOSES ONLY

Drawn By:
LRG

Reviewed By:
LSR

Date:
06/14/21

Prepared for: **TIMMONS GROUP**

McKinley Subdivision - Lower Rocky River Road

February 18, 2021

Attendees:

Al and Angela Allen 1203 Shalimar Drive

Questions:

Tracy Thompson - Concerns about runoff and traffic. Widen to which side of the road?

Stormwater treatment per DEQ requirements, storm system to pick up drainage. TIA by KHA, hired by Town. Have to meet site distance requirements by NCDOT. Actual driveway location may shift a little but location is close. Different ways to widen road (symmetrical/asymmetrical) not determined at this stage. Will be figured out in preliminary plat or CDs.

Angel Allen – Ask that City has looked at Lower Rocky River Road traffic and Rocky River Road.

Improvement required at RRR and LRRR. Other intersections were looked at and TIA requires improvements at other intersections.

Price point of homes and size of homes.

Builder is not under contract yet, so price point is not none. Size is probably 3,000-5,000sf.

Indian burial ground.

We are not aware of this. It did not come up in our research. We did seek input from natural and cultural resources from the state. This did not come up with them either.

Swampy land a concern?

No. Geotech engineer will be involved. Suitable soil may need to be brought in, in some cases. This area is not the area that had been a potential park.

Where would development start?

Start homes at LRRR, then work towards the back. Sewer will need to be extended to the creek.

Chris Guessler

Traffic. Why was study during pandemic?

Looked at traffic counts from several years ago and used a growth pattern (2%) to get a traffic number for the model. TIA preCOVID and this TIA and compare at the next Council meeting.

Concern about impact to wells from blasting rock.

Fire marshal and Town engineer will hold applicant responsible.

Issues with Burlwood and sharp corner.

Requirement of TIA is to bring Burlwood to current standards.

Two hundred year old oak trees.

Who pays for it if they are taken down. 153 total heritage trees. Saving 100 of them. If tree is inside of NCDOT R/W and needs to take it down for improvements, developer would pay for. It is not know at this time if the tree would need to be removed.

What do you do if an eagle is nesting in the tree?

We would need to get environmental consultant involved.

Shirley Wiseman –

Town requires 50' wide buffer that may be reduced to 25' with a berm. Parts of the site have 50' or more. Other areas are 25'

Melanie Freeman – TIA cannot make things worse. No way to measure worse, only letter grades. If already failed you can't measure that traffic is making it worse.

There are numerous tables and charts within the letter grades of LOS to determine if the intersection failed more than it is currently failing. Not all Bs are the same. Town requirement is that any impact at all has to mitigated.

50'-25' – Access off of LRR. Plan destroys countryside view/feel that neighborhood wants. Want more realistic photos of homes (no trees).

Lots close to LRRR. Very little frontage. New R/W and then 50' before first home that would be planted and have entry monument. Some homes would keep existing vegetation and photos would be realistic. Photos represent homes after vegetation is mature.

Creek floods. Greenway wouldn't be usable.

That is not uncommon for greenways. Greenways are typically built along rivers and streams and sometimes they can get flooded.

Matt – Spoke to Mark Eisenbeis.

Mark was our client on the previous rezoning attempt. They decided not to pursue the project.

Currently CR, Harrisburg would be RE. Avoiding natural features. Neighboring lots should be bigger than existing lots. 4 natural heritage areas. How are you saving heritage trees?

Referring to illustrations in ordinance. CR and LR is also allowable as long as you maintain density. Heritage tree locations not shown on this plan. Timmons to add slides to presentation for public to view.

Removal of wetlands requires state permitting. Just because its on a rezoning plan doesn't mean that the State will allow it.

Spoke to Mark to try to buy wetlands. Wants to get in touch with owner.

How will you mitigate runoff? Have you studied the creek?

Have to meet state requirements during construction to protect the streams.

How will you patrol the greenway to keep crime down?

Town doesn't patrol 24/7. There is belief that trails bring crime but the Town doesn't see that here. Town will have to look into the issue if it arises.

Clear cutting with climate change?

Goal is to preserve as many trees as possible.

Steve Dorton – Estate lots in wooded area. Runoff will be significant

1 acre lots. Home towards the front, but rear of lots will likely remain untouched.

Matt – why not all estate size lots.

Cost of land dictates the lot yield necessary to make the project work. Multiple price points for buyers.

Angela – Traffic issue. RRR and LRRR is not the bottle neck But issue is RRR and getting to 485.

How can you not account for all of corridor in model.

The TIA studied LRRR and RRR. The other project may have studied further. Upgrading corridors is up to the state and would be part of a CIP. We were not required to study RRR other than the intersection.

It does not violate ordinance requirement. Analyzing the full corridor is not driven by a project. The TIA is to mitigate the impacts of the project.

Why can BMP be placed in wetlands? What study?

State doesn't allow that. USACE will issue permit for wetland removal.

Why is Harrisburg annexing?

Harrisburg is within Harrisburg planning growth area.

**Traffic Impact Analysis UPDATE for
Lower Rocky River Road
Harrisburg, North Carolina**

Prepared for:

**Town of Harrisburg
Harrisburg, North Carolina**

Prepared by:

**Kimley-Horn and Associates, Inc.
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200 South Tryon Street, Suite 200
Charlotte, North Carolina 28202
(704) 333-5131**



Laura N Reid

07/12/21

**July 2021
018536039**

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1.0 Executive Summary

The purpose of this Traffic Impact Analysis (TIA) is to evaluate the vehicular traffic impacts on the surrounding transportation infrastructure as a result of the proposed Lower Rocky River Road development. The primary objectives of the study are:

- To estimate trip generation and distribution for the proposed development.
- To perform intersection capacity analyses for the identified study area.
- To determine the potential traffic impacts of the proposed development.
- To identify improvements to mitigate the proposed development's traffic impacts.

The proposed Lower Rocky River Road development is located in the northeast quadrant of the Lower Rocky River Road and Pioneer Mill Road intersection in Harrisburg, North Carolina. Based on the site plan provided by the applicant, the proposed development is currently envisioned to consist of 165 single-family homes.

For the purposes of this TIA, a build-out year of 2024 was considered. Based on the provided site plan and information provided by the applicant, the proposed development will be accessed via one new full-movement driveway approximately 450 feet north of Pioneer Mill Road.

The proposed development also has a planned connection to Burlwood Road.

A TIA scoping meeting was held with the Town of Harrisburg and representatives of the applicant virtually on September 10, 2020, to obtain background information and to ascertain the scope and parameters to be included in this TIA. A Memorandum of Understanding (MOU) was developed based on discussions from this meeting that documented all scoping parameters to be used for the TIA and was reviewed and agreed upon by the Town of Harrisburg and the applicant. Additionally, North Carolina Department of Transportation (NCDOT) reviewed and approved the MOU, which is included in the **Appendix**.

The following AM and PM peak-hour scenarios were analyzed to determine the proposed development's transportation impacts on the surrounding network:

- 2020 Existing Conditions
- 2024 Background Conditions
- 2024 Build-out Conditions

Based on coordination with the Town, NCDOT, and the Applicant, this TIA evaluated operations under each of the AM and PM peak-hour scenarios above for the following study area intersections:

1. Lower Rocky River Road and Rocky River Road
2. Lower Rocky River Road and Pine Grove Church Road
3. Lower Rocky River Road and Pioneer Mill Road
4. Lower Rocky River Road and Burlwood Road
5. Lower Rocky River Road and Hickory Ridge Road
6. Lower Rocky River Road and Site Access

Kimley-Horn was retained to determine the potential traffic impacts of this development (in accordance with the traffic study guidelines in the *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and set forth by the *Town of Harrisburg Unified Development Ordinance – Appendix F*), and to identify transportation improvements that may be required to

mitigate these impacts. This report presents trip generation, distribution, capacity analyses, and identified transportation improvements required to mitigate anticipated traffic demands produced by the subject development.

Based on the capacity analyses performed at each of the identified study intersections, along with review of the auxiliary turn-lane warrants contained herein, the following improvements have been identified to mitigate the impact of the proposed development on the adjacent street network:

Lower Rocky River Road and Rocky River Road

- Construction of a westbound left-turn lane along Rocky River Road with a minimum of 250 feet of storage.
- Implementation of permitted-overlap phasing on the northbound right-turn lane.

Eastbound right-turn lane is proposed to be constructed by the Hickory Ridge Road (HRR) development. This lane will be required mitigation for this development if not committed by the HRR development.

Lower Rocky River Road and Pine Grove Church Road

- Construction of a westbound right-turn lane along Pine Grove Church Road with a minimum of 100 feet of storage.
- Construction of a southbound left-turn lane along Lower Rocky River Road with a minimum of 150 feet of storage.

Lower Rocky River Road and Burlwood Road

- Construction of a northbound left-turn lane along Lower Rocky River Road with a minimum of 100 feet of storage.
- Upgrade the existing section of Burlwood Road to provide a 20 foot asphalt pavement section (minimum).

Lower Rocky River Road and Pioneer Mill Road

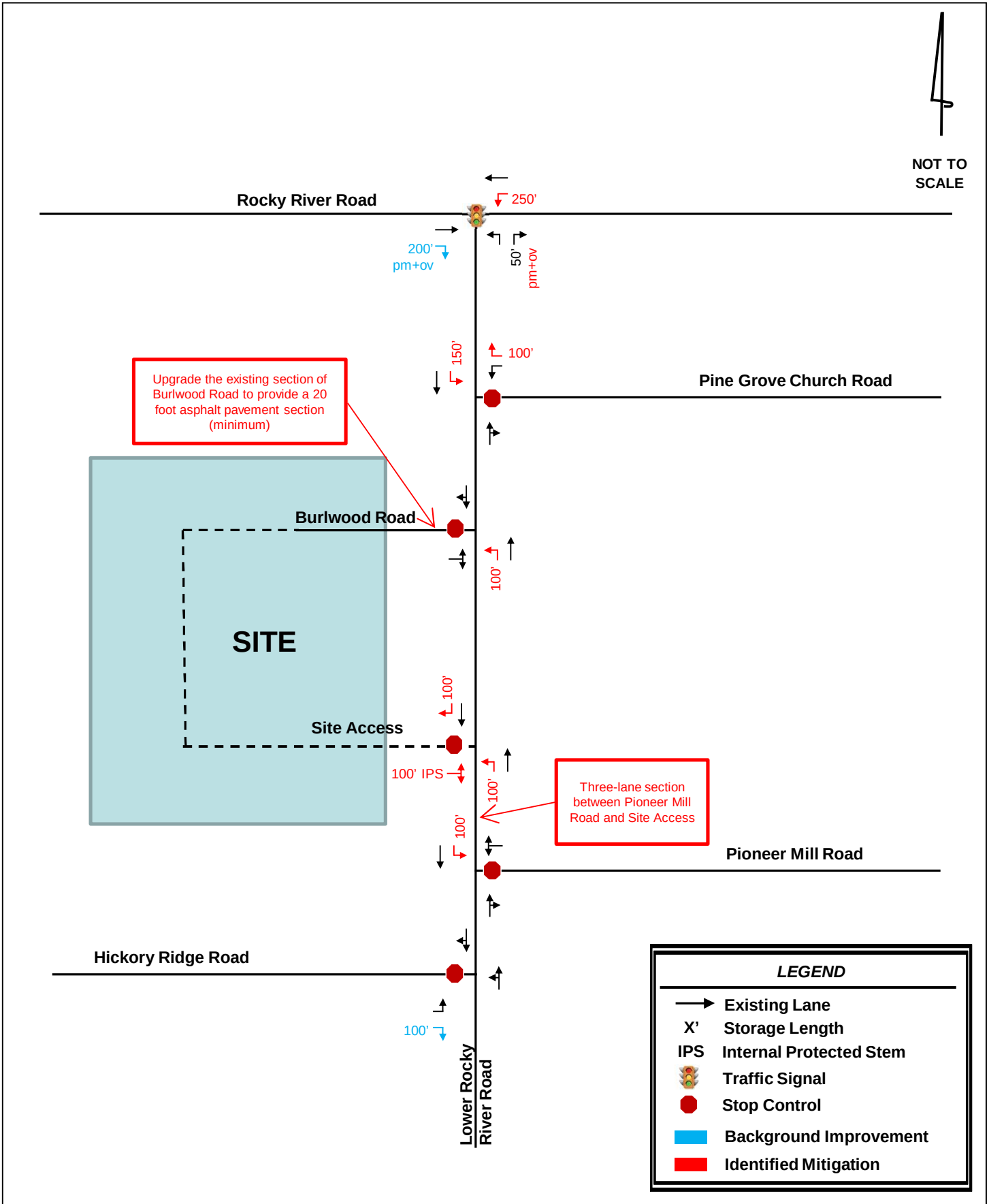
- Construction of a southbound left-turn lane along Lower Rocky River Road with a minimum of 100 feet of storage.
- Construction of a three-lane section along Lower Rocky River Road between Pioneer Mill Road and the Site Access.

Lower Rocky River Road and Site Access

- Construction of the eastbound approach with one ingress & one egress lane and an internal protected stem of 100 feet.
- Construction of a southbound right-turn lane along Lower Rocky River Road with a minimum storage length of 100 feet.
- Construction of a northbound left-turn lane along Lower Rocky River Road with a minimum storage length of 100 feet.
- Construction of a three-lane section along Lower Rocky River Road between Pioneer Mill Road and the Site Access.

The mitigation improvement identified within the study area are shown in **Figure 1.1**. The improvements shown on this figure are subject to approval by NCDOT and the Town of Harrisburg.

All additions and attachments to the State and Town roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.



2.0 Introduction

The proposed Lower Rocky River Road development is located in the northeast quadrant of the Lower Rocky River Road and Pioneer Mill Road intersection in Harrisburg, North Carolina. Based on the site plan provided by the applicant, the proposed development is currently envisioned to consist of 165 single-family homes.

For the purposes of this TIA, a build-out year of 2024 was considered. Based on the provided site plan and information provided by the applicant, the proposed development will be accessed via one new full-movement driveway approximately 450 feet north of Pioneer Mill Road.

The proposed development also has a planned connection to Burlwood Road.

A TIA scoping meeting was held with the Town of Harrisburg and representatives of the applicant virtually on September 10, 2020, to obtain background information and to ascertain the scope and parameters to be included in this TIA. A Memorandum of Understanding (MOU) was developed based on discussions from this meeting that documented all scoping parameters to be used for the TIA and was reviewed and agreed upon by the Town of Harrisburg and the applicant. Additionally, North Carolina Department of Transportation (NCDOT) reviewed and approved the MOU, which is included in the **Appendix**.

Kimley-Horn was retained to determine the potential traffic impacts of this development (in accordance with the traffic study guidelines in the *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and set forth by *Town of Harrisburg Unified Development Ordinance – Appendix F*), and to identify transportation improvements that may be required to mitigate these impacts. This report presents trip generation, distribution, capacity analyses, crash analyses and identified transportation improvements required to mitigate anticipated traffic demands produced by the subject development.

3.0 Existing Traffic Conditions

Existing traffic conditions were coordinated with Town of Harrisburg and NCDOT staff and collected through field observations and previously collected turning-movement counts to establish the existing conditions baseline analysis.

3.1 STUDY AREA

Based on coordination with the Town, NCDOT and the applicant, the study area for this TIA includes the following existing intersections:

1. Lower Rocky River Road and Rocky River Road
2. Lower Rocky River Road and Pine Grove Church Road
3. Lower Rocky River Road and Pioneer Mill Road
4. Lower Rocky River Road and Burlwood Road
5. Lower Rocky River Road and Hickory Ridge Road

Figure 3.1 shows the study area intersections and the site location, **Figure 3.2** shows the proposed site plan for the development as provided by the applicant and **Figure 3.3** shows the existing roadway geometry at the study intersections.

The primary roadways in the vicinity of the site are Lower Rocky River Road, Rocky River Road, Pine Grove Church Road, Pioneer Mill Road, Burlwood Road, and Hickory Ridge Road.

Rocky River Road is currently a two-lane, undivided major collector west of the Lower Rocky River Road intersection and carries an annual average daily traffic (AADT) volume of 11,000 vehicles per day (vpd) based on 2019 NCDOT AADT data. To the east of the Lower Rocky River intersection, it is a two-lane, undivided minor arterial and carries a volume of 8,000 vpd based on 2019 NCDOT AADT data. Rocky River Road has a posted speed limit of 45 miles per hour (mph) throughout the study area.

Lower Rocky River Road is currently a two-lane, undivided minor collector with a posted speed limit of 45 mph in the vicinity of the proposed development. Lower Rocky River Road carries an AADT volume of 4,800 vpd south of Pine Grove Church Road and 2,700 vpd south of Pioneer Mill Road based on 2019 AADT data.

Pine Grove Church Road is currently a two-lane, undivided local road with a posted speed limit of 45 mph in the study area. Pine Grove Church Road carries an AADT volume of 3,200 vpd based on 2019 NCDOT AADT data.

Burlwood Road is currently a two-lane, undivided local road with a posted speed limit of 35 mph in the vicinity of the proposed development. Burlwood Road does not have an available NCDOT AADT volume.

Pioneer Mill Road is currently a two-lane, undivided local road with a posted speed limit of 45 mph within the study area. Pioneer Mill Road does not have an available NCDOT AADT volume.

Hickory Ridge Road is currently a two-lane, undivided local road with a posted speed limit of 45 mph in the vicinity of the proposed development. Hickory Ridge Road carries an AADT volume of 1,400 vpd north of Lower Rocky River Road based on 2019 AADT data.

3.2 EXISTING TRAFFIC VOLUME DEVELOPMENT

Due to COVID-19 and associated impacts to work and school schedules at the time of this TIA, it was determined that new peak-hour turning movement counts may not be indicative of “typical” traffic operations. Existing traffic volumes were determined based on the alternative methodology outlined below and as documented in the approved MOU (included in the **Appendix**).

AM (7:00-9:00 AM) and PM (4:00-6:00 PM) intersection turning-movement, heavy-vehicle, pedestrian and bicycle counts were collected by National Data and Surveying (NDS) on Thursday, April 24, 2018, at the following intersections:

- Lower Rocky River Road and Rocky River Road
- Lower Rocky River Road and Pine Grove Road
- Lower Rocky River Road and Pioneer Mill Road
- Lower Rocky River Road and Hickory Ridge Road

Existing traffic counts were grown based on historic AADTs in the study area. Growth rates for each roadway can be seen in **Table 3.1** below.

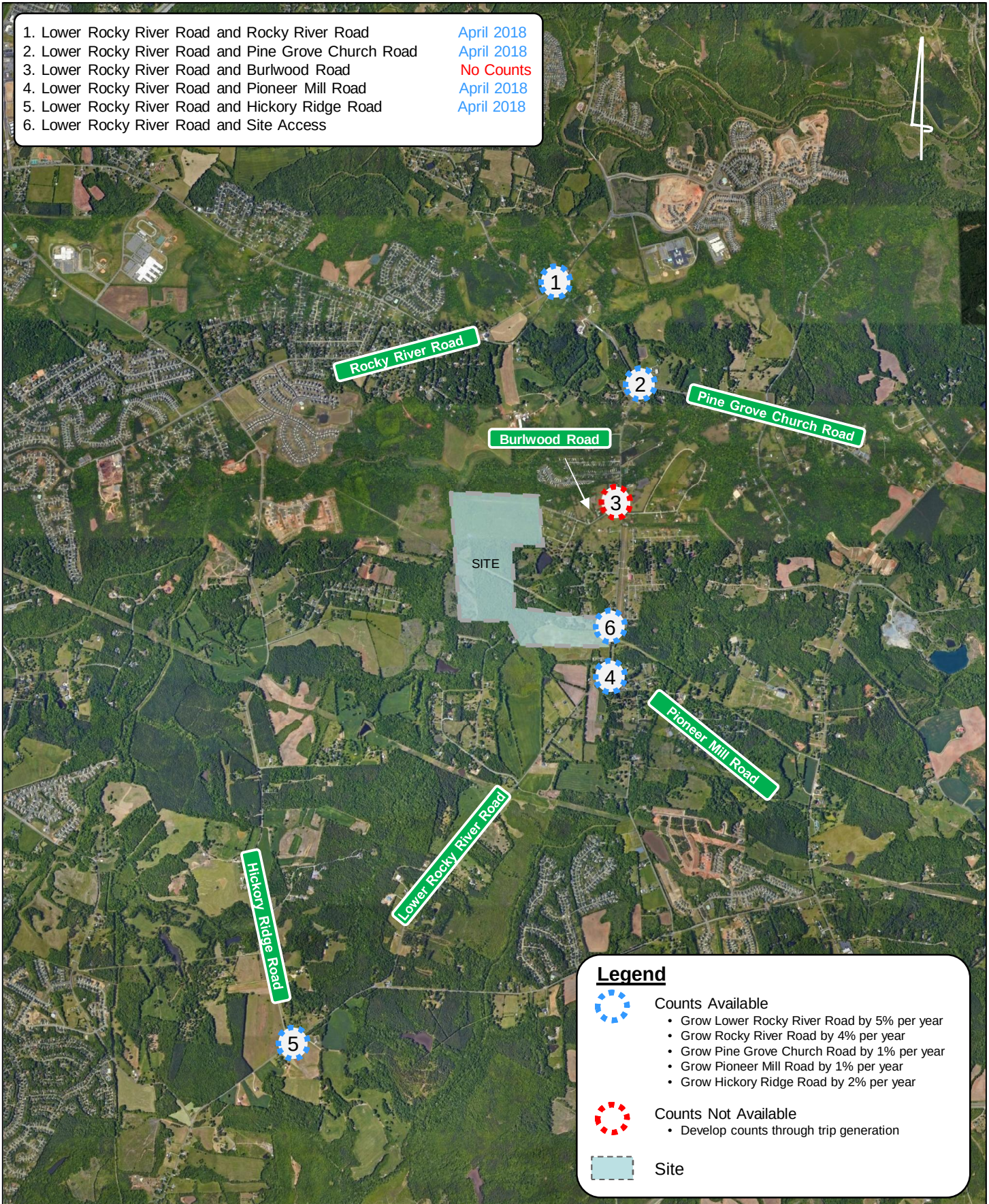
Table 3.1 - Count Growth Methodology			
Study Area Intersection	Count Date	Source	Methodology to determine 2020 traffic volumes
Lower Rocky River Road at Rocky River Road	4/24/18	NDS	• Grow Rocky River Road by 4% per year • Grow Lower Rocky River Road by 5% per year
Lower Rocky River Road at Pine Grove Road	4/24/18	NDS	• Grow Lower Rocky River Road by 5% per year • Grow Pine Grove Road by 1% per year
Lower Rocky River Road at Pioneer Mill Road	4/24/18	NDS	• Grow Lower Rocky River Road by 5% per year • Grow Pioneer Mill Road by 1% per year
Lower Rocky River Road at Hickory Ridge Road	4/24/18	NDS	• Grow Hickory Ridge Road by 2% per year • Grow Lower Rocky River Road by 5% per year

NDS – National Data & Surveying Services (traffic count subconsultant)

A historic peak-hour turning movement count was not available at the intersection of Lower Rocky River Road and Burlwood Road. To determine existing traffic volumes at this intersection, trip generation rates published in *Trip Generation* (Institute of Transportation Engineers, 10th Edition) were used to calculate traffic volumes entering and exiting the existing residential road. Based on review of aerial imagery, a trip generation was performed for 30 homes on Burlwood Road. Calculated trips were then assigned as turning movements based on existing ADTS. Through movements along Lower Rocky River Road were calculated based on traffic volumes at Lower Rocky River Road and Pine Grove Church Road. Hand calculations of these volumes can be found in the **Appendix**.

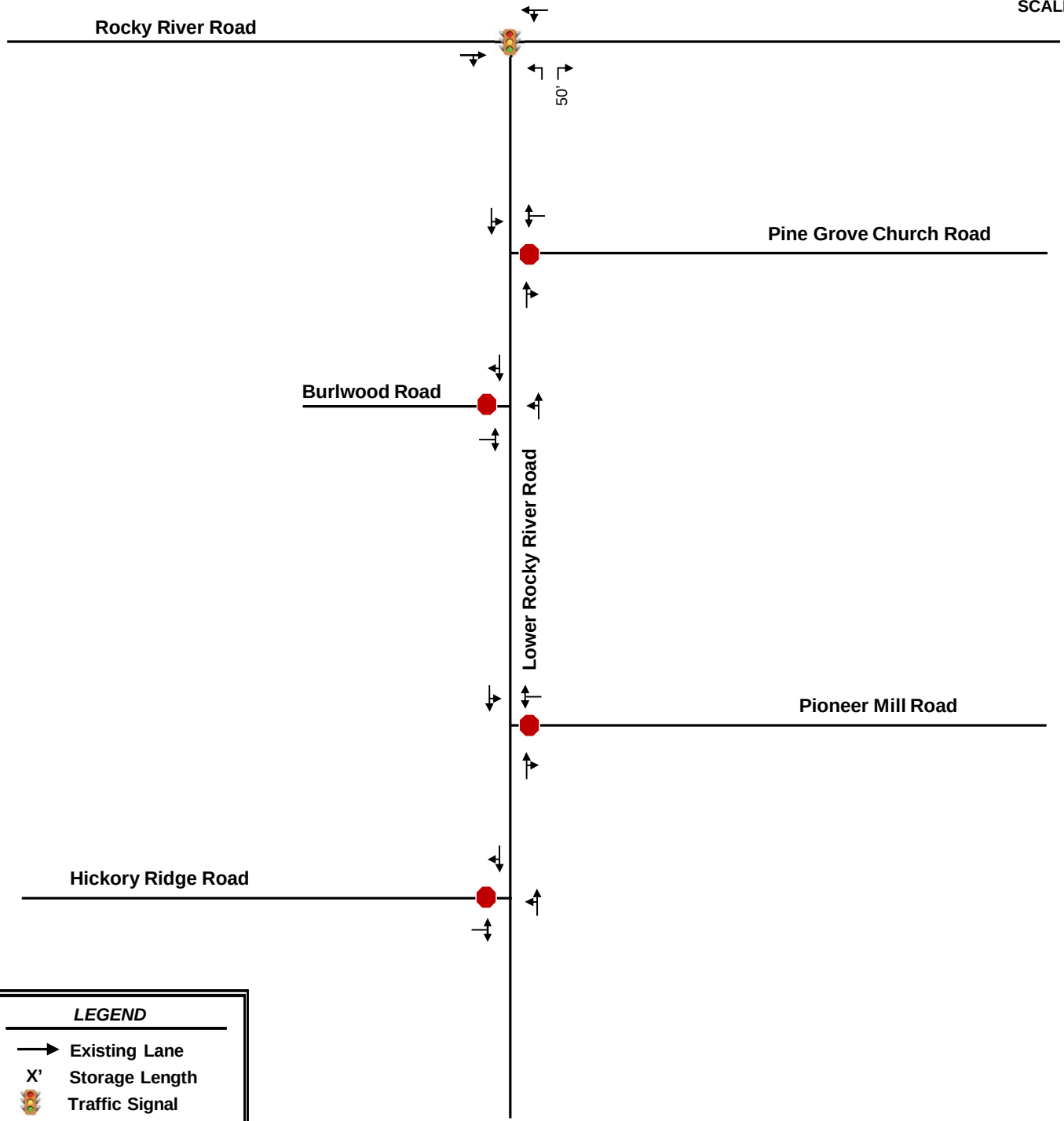
Volume balancing was not performed between the remaining study area intersections due to the presence of driveways and distance between the intersections. Peak-hour intersection turning-movement count data is provided in the **Appendix**. A summary of the count data and methodology can be seen in **Figure 3.1**.

Figure 3.4 illustrates the 2020 existing AM and PM peak-hour traffic volumes.



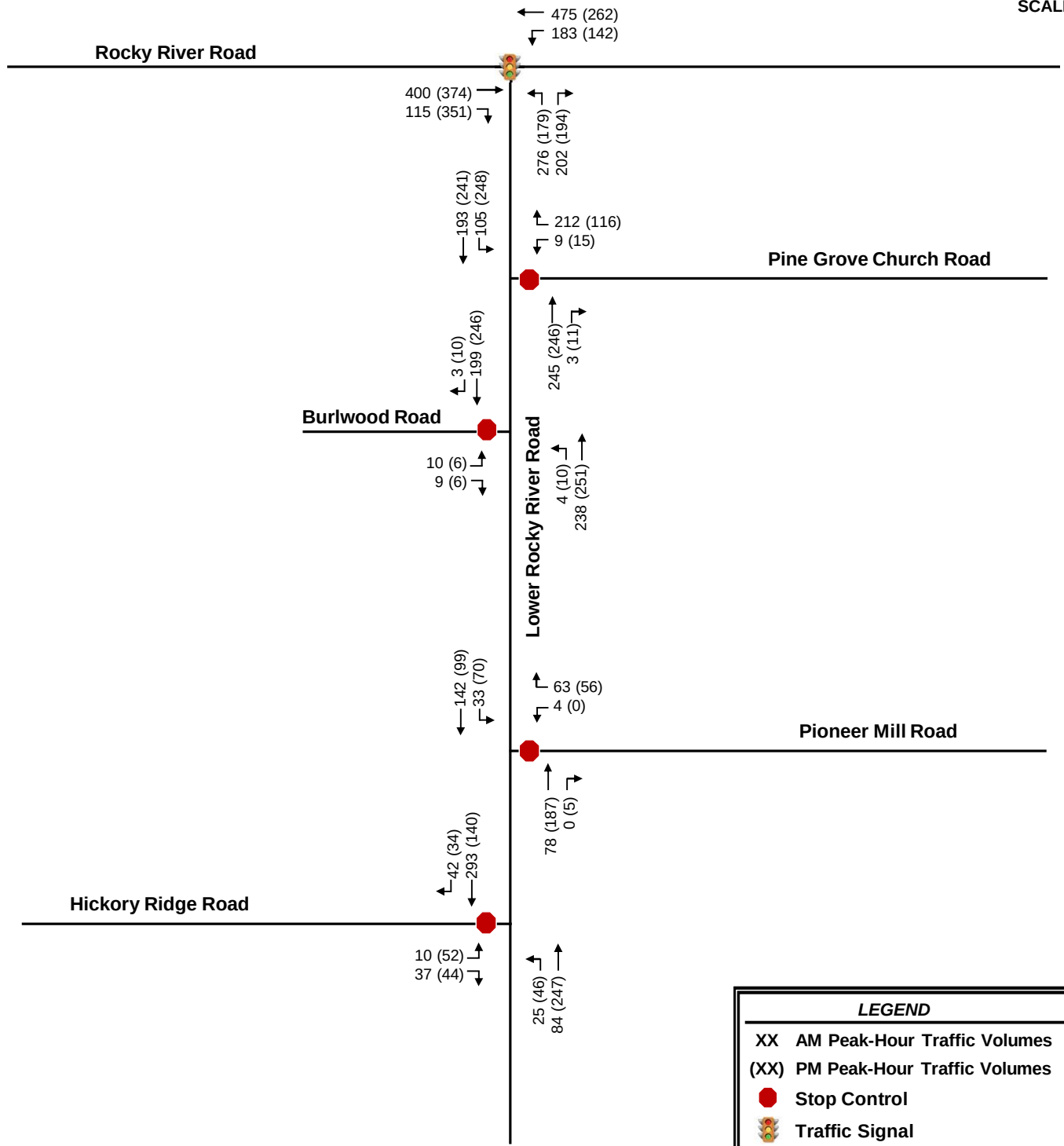


NOT TO
SCALE





NOT TO
SCALE



4.0 Background Traffic Volume Development

Projected background (non-project) traffic is defined as the expected growth or change in traffic volumes on the surrounding roadway network between the year the existing counts were collected and the expected build-out year absent the construction and opening of the proposed project. This includes both non-specific general growth based on historical increase in local traffic volumes (historical background growth), along with specific growth and/or change in traffic volumes caused by either approved, but not yet fully-constructed, off-site developments and/or planned transportation projects specifically identified within the vicinity of the proposed development.

4.1 HISTORICAL BACKGROUND GROWTH TRAFFIC

Historical background growth is the increase in existing traffic volumes due to usage increases and non-specific growth throughout the area, and accounts for growth that is independent of specific off-site developments or planned transportation projects. Historical background growth traffic is calculated using an annual growth rate, which is applied to the existing traffic volumes up to the future horizon years. For this analysis, an annual growth rate of 2% was applied to the 2020 existing peak-hour traffic volumes to calculate base 2024 background traffic volumes. This methodology was determined based on coordination with Town of Harrisburg and NCDOT staff.

4.2 APPROVED DEVELOPMENTS

At the direction of the Town of Harrisburg and NCDOT staff, ten approved developments that are expected to impact traffic volumes within the study area were included in the background traffic volumes for this TIA. Two additional approved developments were added to the original eight outlined in the approved scoping package. The ten approved developments include:

- Farmington Mixed Use
- Holcombe Woods
- Grantham
- Essex Homes
- Camellia Gardens
- Stallings Road Subdivision
- Addison Park
- SW Cabarrus Elementary School
- Orchid Ridge (previously known as Hickory Ridge Road Development)
- Hickory Ridge Single Family

Per coordination with the Town, all developments were assumed to be 0% built-out at the time of the turning-movement counts.

Volumes for the approved developments were obtained from the following sources:

- Farmington TIA (Davenport, May 2018)
- Holcombe Property TIA (SEPI Engineering and Construction, November 2014)
- Avanti – Robinson Church Road Subdivision TIA (STV Incorporated, November 2014) [Grantham]
- Camellia Gardens TIA (Kimley-Horn, June 2019)
- Stallings Road Subdivision TIA (Kimley-Horn, October 2018)
- New Southwest Elementary School TIA (Kimley-Horn, March 2018)
- Hickory Ridge Road Development TIA (Kimley-Horn, February 2021)

A TIA was not performed for Essex Homes, Addison Park, or Hickory Ridge Single Family. Therefore, trip generation was performed for these sites and project trips associated with these developments were distributed throughout the study area based on the existing turning movement counts.

The following laneage improvements were identified at the intersection of Lower Rocky River Road and Hickory Ridge Road in the *New Southwest Elementary School TIA*:

- Construction of a southbound right-turn lane with 100 feet of storage
- Construction of an eastbound left-turn lane with 150 feet of storage
- Construction of the westbound right-turn lane with 50 feet of storage

Per a letter from the NCDOT Municipal and School Transportation Assistance (MSTA) group and Congestion Management section dated October 11, 2019, construction of these improvements are not committed to be done by the school. Therefore, these improvements associated with the school were not included in the future year conditions.

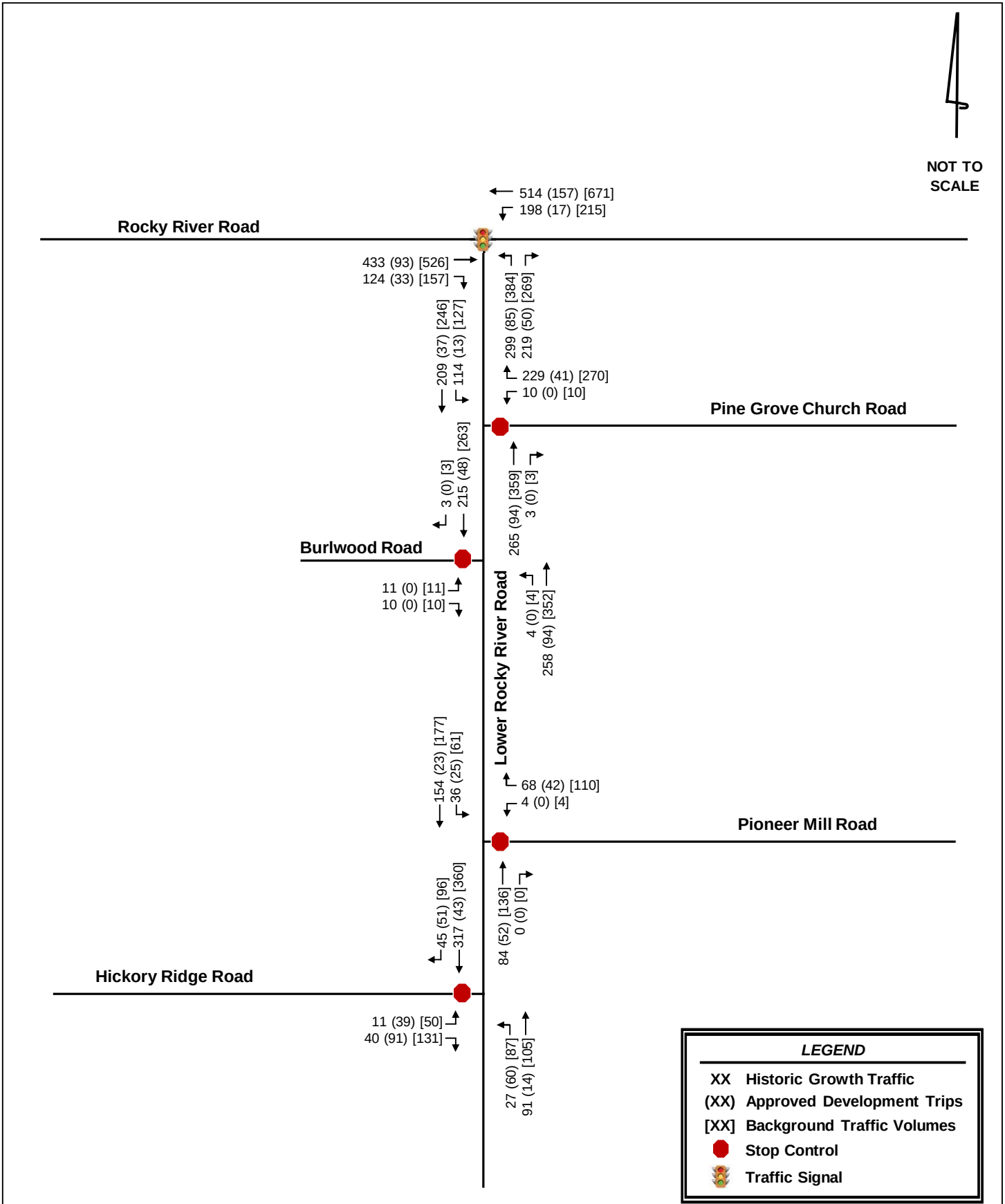
The following laneage improvements were included in all future year conditions at the intersection of Lower Rocky River Road and Rocky River Road based on the identified mitigation in the *Hickory Ridge Road Development TIA* (Orchid Ridge):

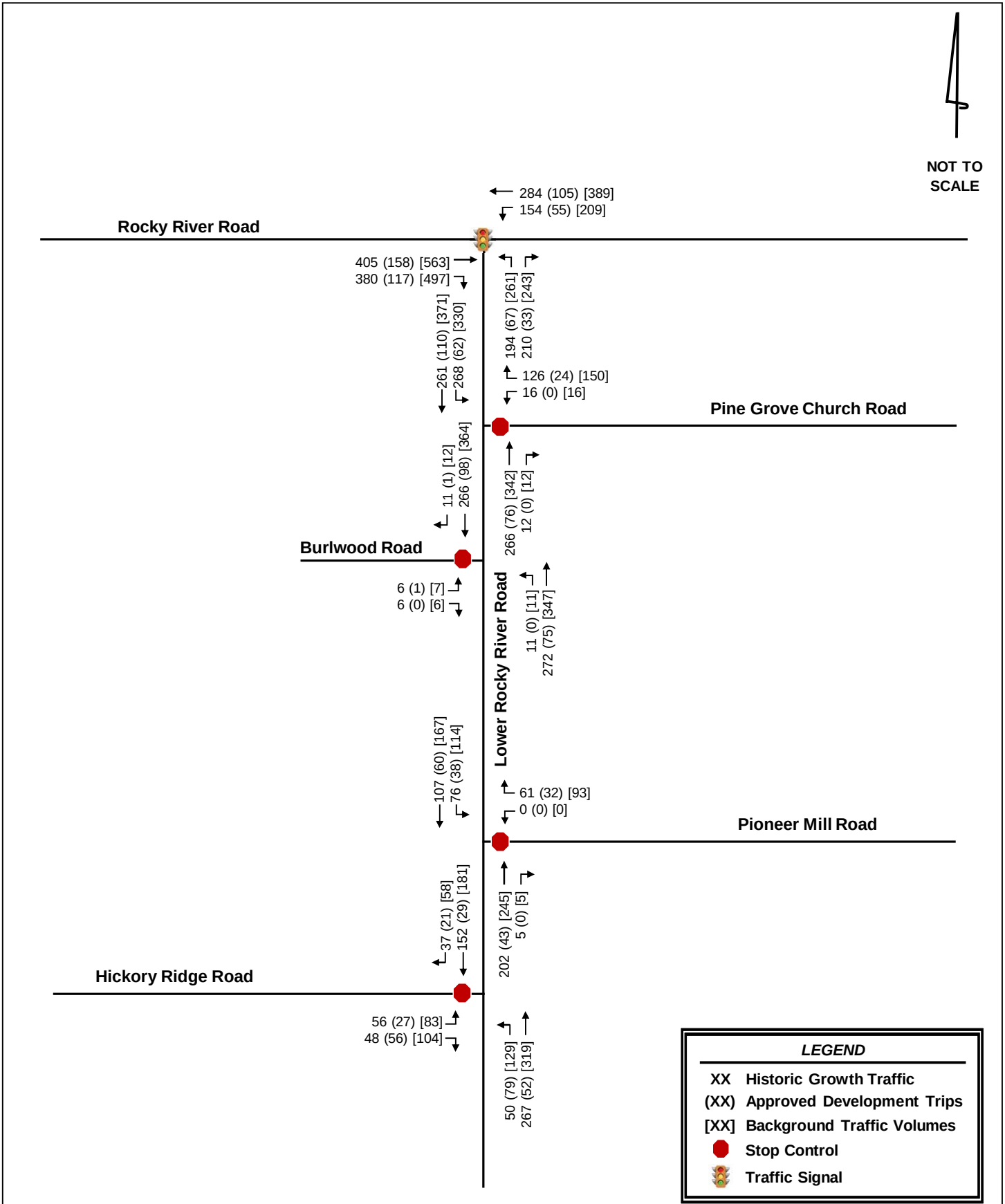
- Construction of an eastbound right-turn lane with 200 feet of storage and permitted-overlap phasing

The following laneage improvements were included in all future year conditions at the intersection of Lower Rocky River Road and Hickory Ridge Road based on the identified mitigation in the *Hickory Ridge Road Development TIA* (Orchid Ridge):

- Construction of an eastbound right-turn lane with 100 feet of storage

Figures 4.1 and 4.2 show the 2024 background AM and PM peak-hour traffic volumes, respectively, that include the historical growth traffic and approved development trips.





5.0 Site Traffic Volume Development

Site traffic developed for this TIA is defined as the vehicle trips expected to be generated and added to the study area by construction of the proposed development, and the distribution and assignment of that traffic throughout the surrounding network.

5.1 SITE ACCESS

For the purposes of this TIA, a build-out year of 2024 was considered. Based on the provided site plan and information provided by the applicant, the proposed development will be accessed via one new full-movement driveway approximately 450 feet north of Pioneer Mill Road.

The proposed development also has a planned connection to Burlwood Road.

5.2 TRAFFIC GENERATION

The traffic generation potential of the proposed development was determined using the trip generation rates published in *Trip Generation* (Institute of Transportation Engineers, Tenth Edition, 2017). Based on the site plan provided by the applicant, the proposed development is currently envisioned to consist of 165 single-family homes.

Table 5.1 summarizes the projected trip generation for the built conditions of the proposed development, respectively. During a typical weekday, upon build-out of the proposed development, it has the potential to generate 122 and 164 net new external trips during the AM and PM peak hours, respectively.

Table 5.1 - Trip Generation										
Land Use		Intensity		Daily	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
	Single-Family Homes	165	DU	1,648	122	31	91	164	103	61
Net New External Trips				1,648	122	31	91	164	103	61

5.3 SITE TRAFFIC DISTRIBUTION AND ASSIGNMENT

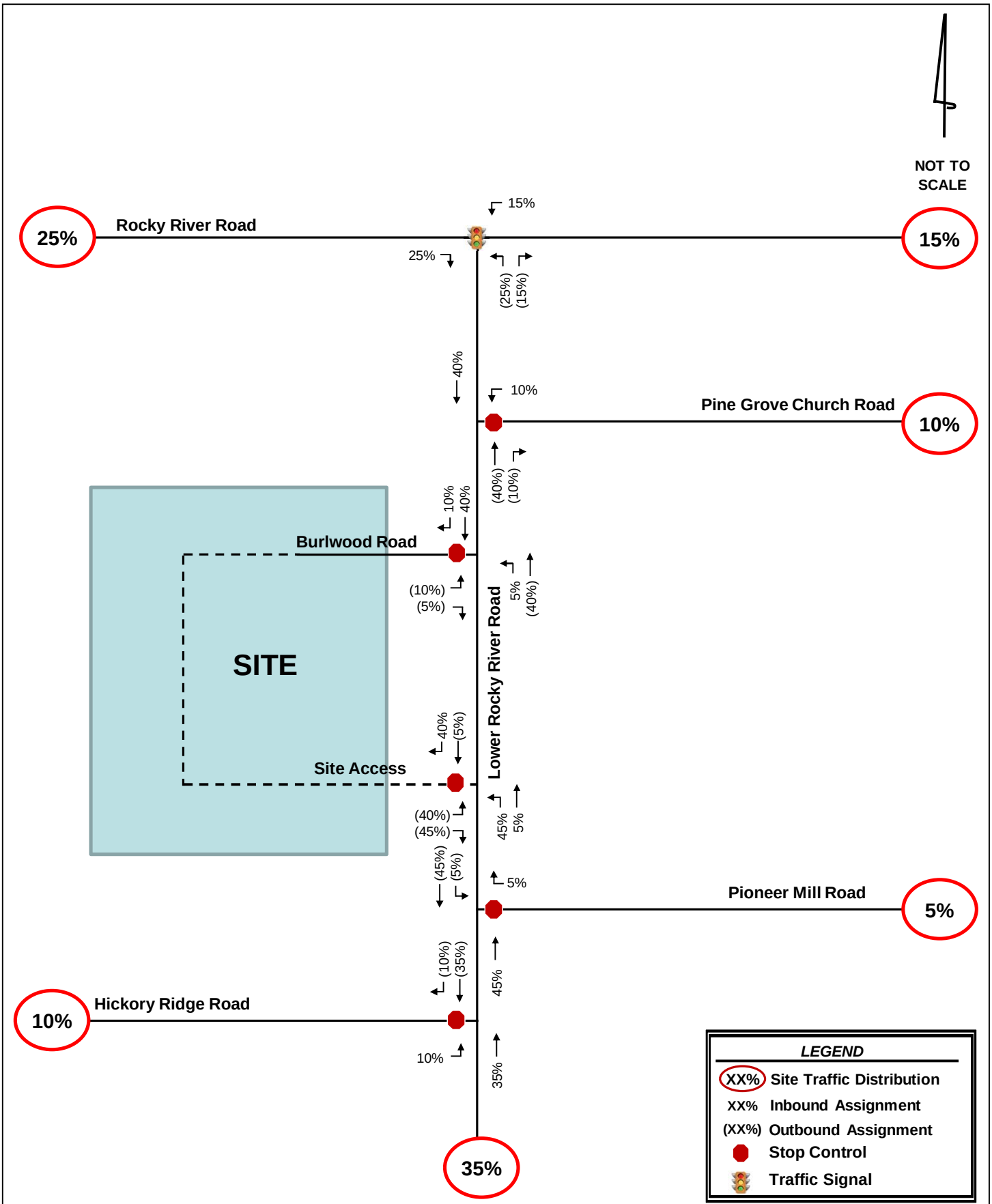
The proposed development's trips were assigned to the surrounding network based on existing peak-hour turning movements, surrounding land uses, locations of similar land use and population densities in the area. The following site traffic distribution was reviewed and approved as part of the MOU by the Town of Harrisburg, NCDOT and the applicant:

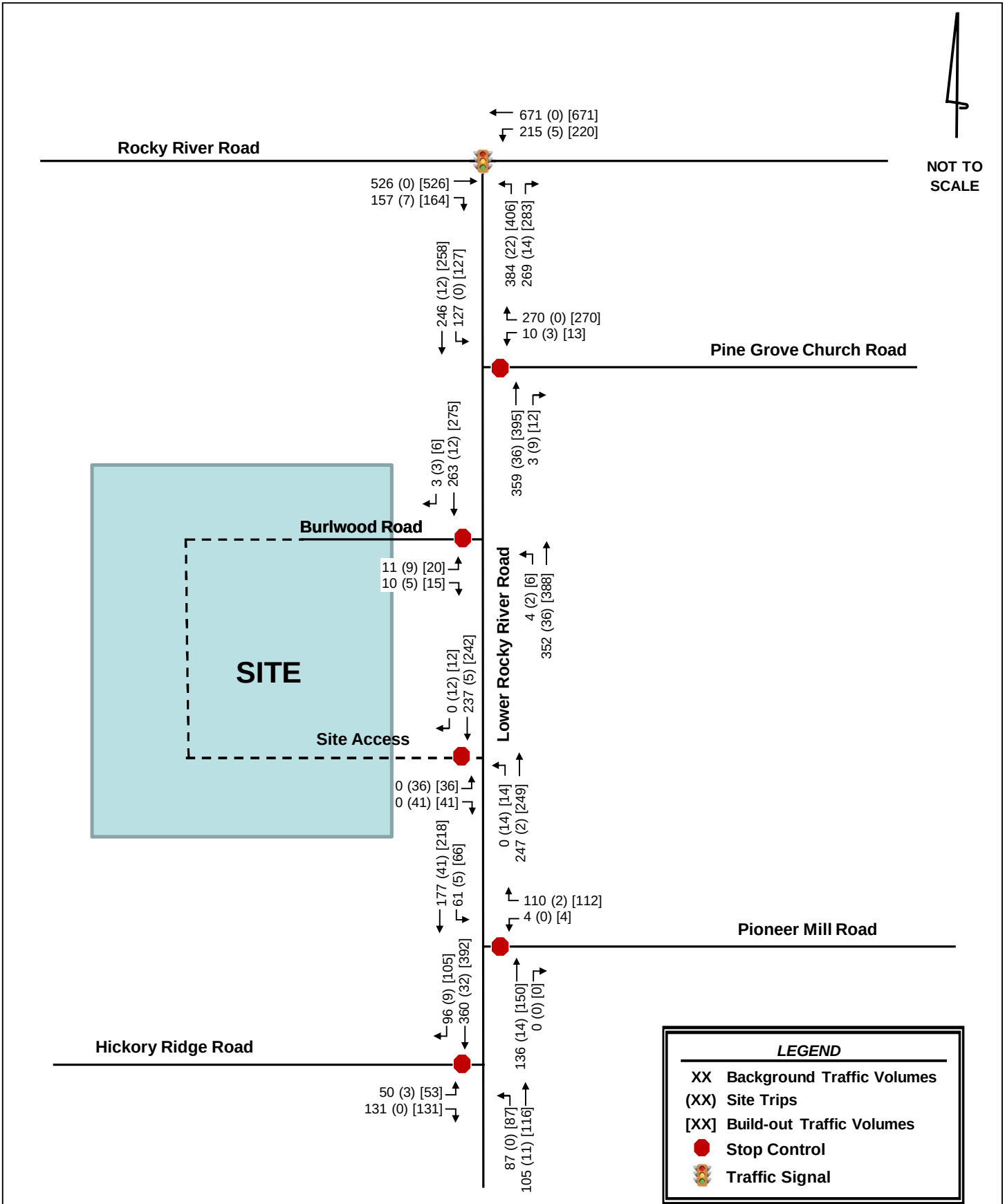
- 25% to/from the west along Rocky River Road
- 15% to/from the east along Rocky River Road
- 10% to/from the east along Pine Grove Church Road
- 5% to/from the east along Hickory Ridge Road
- 10% to/from the west along Hickory Ridge Road
- 35% to/from the south along Lower Rocky River Road

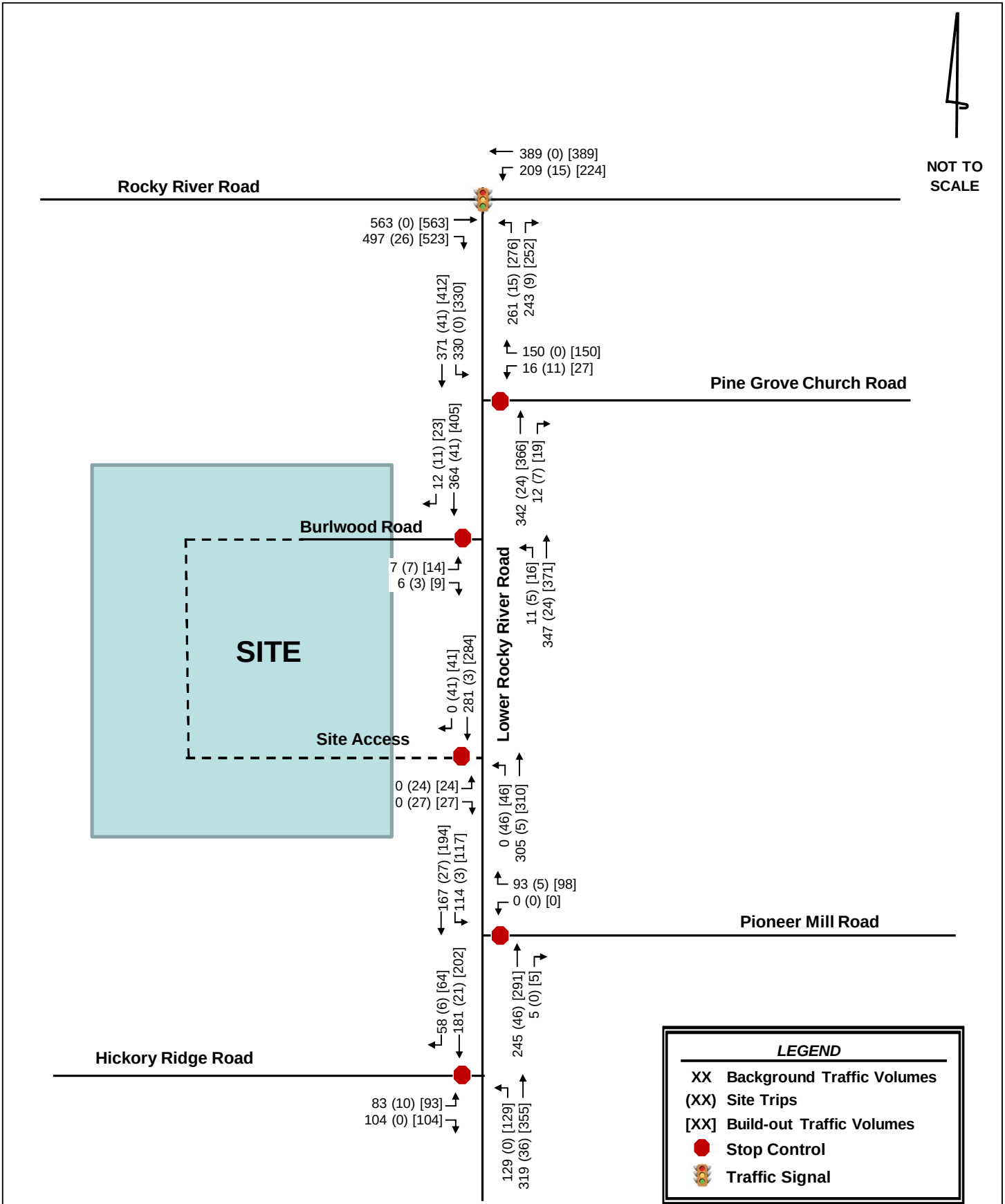
The overall site traffic distribution and assignment is shown in **Figure 5.1**.

5.4 BUILD-OUT TRAFFIC VOLUMES

The build-out traffic volumes include the assignment of the projected site traffic generation added to the appropriate background traffic volumes. **Figures 5.2** and **5.3** show the projected 2024 build-out traffic volumes for the AM and PM peak hours, respectively. Intersection volume development worksheets for all intersections within the study network are provided in the **Appendix**.







6.0 Capacity Analysis

Based on the requirements set forth by the *Town of Harrisburg Unified Development Ordinance – Appendix F* and in accordance with the traffic study guidelines in the *NCDOT Policy on Street and Driveway Access to North Carolina Highways*, capacity analyses were performed at the study area intersections for each of the following AM and PM peak-hour scenarios:

- 2020 Existing Conditions
- 2024 Background Conditions
- 2024 Build-out Conditions

Capacity analyses were performed for the AM and PM peak hours using the Synchro Version 10 software to determine the operating characteristics at the signalized and stop-controlled intersections of the adjacent street network and to evaluate the impacts of the proposed development. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment, or through a particular intersection, within a specified period of time under prevailing operational, geometric and controlling conditions within a set time duration. This software program uses methodologies contained in the *Highway Capacity Manual* (HCM) to determine the operating characteristics of an intersection.

The *Highway Capacity Manual* (HCM) defines LOS as a “quantitative stratification of a performance measure or measures representing quality of service” and is used to “translate complex numerical performance results into a simple A-F system representative of travelers’ perceptions of the quality of service provided by a facility or service”. The HCM defines six levels of service, LOS A through LOS F, with A having the best operating conditions from the traveler’s perspective and F having the worst. However, it must be understood that “the LOS letter result hides much of the complexity of facility performance”, and that “the appropriate LOS for a given system element in the community is a decision for local policy makers”. According to the HCM, “for cost, environmental impact, and other reasons, roadways are typically designed not to provide LOS A conditions during peak periods but instead to provide some lower LOS that balances individual travelers’ desires against society’s desires and financial resources. Nevertheless, during low-volume periods of the day, a system element may operate at LOS A.”

LOS for a two-way stop-controlled (TWSC) intersection is determined by the control delay at the side-street approaches, typically during the highest volume periods of the day, the AM and PM peak periods. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. With respect to field measurements, control delay is defined as the total elapsed time from the time a vehicle stops at the end of the queue to the time the vehicle departs from the stop line. It is typical for stop sign-controlled side streets and driveways intersecting major streets to experience long delays during peak hours, particularly for left-turn movements. The majority of the traffic moving through the intersection on the major street experiences little or no delay.

LOS for signalized intersections is reported for the intersection as a whole, and typically during the highest volume periods of the day, the AM and PM peak periods. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

Table 6.0-A and **6.0-B** list the LOS control delay thresholds published in the HCM for unsignalized and signalized intersections, respectively, as well as the unsignalized operational descriptions assumed herein.

Table 6.0-A Vehicular LOS Control Delay Thresholds for Unsignalized Intersections		
Level-of-Service	Average Control Delay per Vehicle [sec/veh]	
A	≤ 10	Short Delays
B	> 10 – 15	
C	> 15 – 25	
D	> 25 – 35	Moderate Delays
E	> 35 – 50	
F	> 50	Long Delays

Table 6.0-B Vehicular LOS Control Delay Thresholds for Signalized Intersections	
Level-of-Service	Average Control Delay per Vehicle [sec/veh]
A	≤ 10
B	> 10 – 20
C	> 20 – 35
D	> 35 – 55
E	> 55 – 80
F	> 80

Using the signal timing plans provided by NCDOT, cycle lengths and splits were optimized for the existing conditions analysis. A Congestion Management minimum cycle length of 120 seconds based on the phasing of the signalized intersections was also utilized. Intersection cycle lengths and splits were optimized in background conditions and utilized in build-out conditions.

The following modifications from the background data collected were applied to the capacity analyses to meet NCDOT *Congestion Management Capacity Analysis Guidelines*:

- Right-turn-on-red (RTOR) operations were not allowed.
- Protected-only left-turn phasing was used for analysis of future operations where protected/permitted left-turn phasing and a dedicated left-turn lane exists.
- Lost time adjust was added to the yellow and all-red times provided in the existing signal plans to maintain at total lost time of 5 seconds for each movement.
- A minimum of 4 vehicles per hour were used for permissible movements, excluding movements into and out of the proposed site.

In the existing condition, the observed peak hour factor (PHF) was used in the analysis. A weighted PHF was used for all future year conditions in the AM peak hour to account for the impacts of school traffic. A 0.9 PHF was used for all future conditions in the PM peak hour.

Capacity analysis reports generated by Synchro Version 10 software are included in the **Appendix**.

6.1 LOWER ROCKY RIVER ROAD AND ROCKY RIVER ROAD

Table 6.1 summarizes the LOS, control delay and 95th percentile queue lengths at the signalized intersection of Lower Rocky River Road and Rocky River Road.

Table 6.1 - Lower Rocky River Road and Rocky River Road								
Condition	Measure	EB		WB		NB		Intersection
		EBT	EBR	WBL	WBT	NBL	NBR	LOS (Delay)
AM Peak Hour								
2020 Existing	LOS (Delay)	F (100.7)		F (126.3)		F (134.4)		F (120.5)
	Synchro 95th Q	#678'	-	-	#1017'	#521'	#357'	
2024 Background	LOS (Delay)	F (162.0)		F (248.4)		F (200.3)		F (208.5)
	Synchro 95th Q	#852'	143'	-	#1449'	#729'	#484'	
2024 Build-out	LOS (Delay)	F (160.6)		F (249.9)		F (226.9)		F (216.1)
	Synchro 95th Q	#852'	149'	-	#1453'	#783'	#519'	
2024 Build-out IMP:	LOS (Delay)	F (117.7)		B (20.0)		F (116.7)		E (77.5)
WBL Lane	Synchro 95th Q	#710'	114'	215'	367'	#651'	171'	
PM Peak Hour								
2020 Existing	LOS (Delay)	D (52.9)		E (73.4)		F (81.1)		E (65.4)
	Synchro 95th Q	#901'	-	-	#446'	223'	#274'	
2024 Background	LOS (Delay)	D (37.5)		E (75.1)		E (77.5)		E (57.2)
	Synchro 95th Q	#605'	314'	-	#636'	#335'	#327'	
2024 Build-out	LOS (Delay)	D (37.4)		F (84.1)		F (85.9)		E (61.8)
	Synchro 95th Q	#605'	340'	-	#664'	#362'	#343'	
2024 Build-out IMP:	LOS (Delay)	B (19.2)		C (22.6)		D (37.0)		C (24.4)
WBL Lane	Synchro 95th Q	439'	204'	#249'	143'	#289'	160'	
Existing/Background Storage			200'				50'	
Exceeds storage								
# 95th percentile volume exceeds capacity, queue may be longer								

As shown in **Table 6.1**, under 2020 existing conditions, the overall intersection is expected to operate at LOS F and LOS E in the AM and PM peak hours, respectively.

As noted in **Section 4.2**, as committed by the Orchid Ridge development, construction of an eastbound right-turn lane with 200 feet of storage and permitted-overlap phasing was included in both background and build-out conditions at this intersection.

With this improvement in place, under the 2024 background conditions, the overall intersection is expected to continue to operate at LOS F in the AM peak hour and LOS E in the PM peak hour. It should be noted that the significant increase in delay from existing to background conditions in the AM peak hour is due to the addition of approved development volumes.

With the addition of site traffic, the overall intersection is expected to remain at LOS F and LOS E with increases in delay in both peak hours. Due to the increases in delay, mitigation was considered at this intersection.

To mitigate the impact of site traffic, a westbound left-turn lane was considered. With the addition of a westbound left-turn lane, the overall intersection is expected to operate at LOS E and LOS C in the AM and PM peak hours, respectively. A storage length of 250 feet would be needed to accommodate the anticipated westbound left-turning queue. In addition, the implementation of permitted-overlap phasing on the northbound right-turn lane would be recommended.

Implementation of this turn lane would require widening along Rocky River Road, both east and west of Lower Rocky River Road. If all widening is done to the north side of Rocky River Road, the total linear impact could be 1,000-1,500 feet and could impact driveways to Rocky River Presbyterian Church and the intersection of Rocky River Road and Pharr Mill Road.

In addition, the eastbound right-turn lane storage is expected to be exceeded in background and build-out conditions in the PM peak hour and the northbound right-turn lane storage is expected to be exceeded in all conditions analyzed in both peak hours. Since the storage length is expected to be exceeded without the proposed development, and the recommended turn lanes are expected to reduce the background queues, extension of these turn lanes has not been identified as mitigation for the proposed development.

6.2 LOWER ROCKY RIVER ROAD AND PINE GROVE CHURCH ROAD

Table 6.2 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized, stop-controlled intersection of Lower Rocky River Road and Pine Grove Church Road.

Table 6.2 - Lower Rocky River Road and Pine Grove Church Road					
Condition	Measure	WB		NB	SB
		WBL	WBR	NBTR	SBLT
AM Peak Hour					
2020 Existing	LOS (Delay)	B (13.9)		A (0.0)	A (3.8)
	Synchro 95th Q	46'	-	0'	10'
2024 Background	LOS (Delay)	C (22.0)		A (0.0)	A (4.4)
	Synchro 95th Q	105'	-	0'	14'
2024 Build-out	LOS (Delay)	D (26.8)		A (0.0)	A (4.5)
	Synchro 95th Q	128'	-	0'	15'
2024 Build-out IMP	LOS (Delay)	C (20.8)		A (0.0)	A (4.5)
	Synchro 95th Q	93'	93'	0'	15'
PM Peak Hour					
2020 Existing	LOS (Delay)	C (18.7)		A (0.0)	A (5.8)
	Synchro 95th Q	46'	-	0'	25'
2024 Background	LOS (Delay)	C (21.2)		A (0.0)	A (6.6)
	Synchro 95th Q	58'	-	0'	34'
2024 Build-out	LOS (Delay)	E (36.3)		A (0.0)	A (6.7)
	Synchro 95th Q	105'	-	0'	35'
2024 Build-out IMP	LOS (Delay)	C (22.6)		A (0.0)	A (6.7)
	Synchro 95th Q	45'	45'	0'	35'

As shown in **Table 6.2**, under existing conditions, the overall intersection is expected to operate with short delays in both peak hours. In the 2024 background conditions, the intersection is expected to continue to operate with short delays in both peak hours. However, with the addition of site traffic, the stop-controlled westbound approach is expected to operate with moderate delays and drop to LOS D and LOS E in the AM and PM peak hours, respectively. Due to the increase in delay, mitigation was considered at this intersection.

To mitigate the impact of site traffic, it is recommended that a westbound right-turn lane along Pine Grove Church Road with a minimum of 100 feet of storage be constructed. With this improvement in place, the westbound approach is expected to return to LOS C with short delays in both peak hours.

6.3 LOWER ROCKY RIVER ROAD AND BURLWOOD ROAD

Table 6.3 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized, stop-controlled intersection of Lower Rocky River Road and Burlwood Road. Under the build-out condition, Burlwood Road is planned to provide access to the site.

Table 6.3 - Lower Rocky River Road and Burlwood Road				
Condition	Measure	EB	NB	SB
		EBLR	NBLT	SBTR
AM Peak Hour				
2020 Existing	LOS (Delay)	B (11.5)	A (0.1)	A (0.0)
	Synchro 95th Q	3'	0'	0'
2024 Background	LOS (Delay)	B (13.4)	A (0.1)	A (0.0)
	Synchro 95th Q	4'	0'	0'
2024 Build-out	LOS (Delay)	B (14.7)	A (0.2)	A (0.0)
	Synchro 95th Q	8'	0'	0'
PM Peak Hour				
2020 Existing	LOS (Delay)	B (12.1)	A (0.4)	A (0.0)
	Synchro 95th Q	2'	1'	0'
2024 Background	LOS (Delay)	B (13.5)	A (0.4)	A (0.0)
	Synchro 95th Q	3'	1'	0'
2024 Build-out	LOS (Delay)	C (15.4)	A (0.5)	A (0.0)
	Synchro 95th Q	6'	1'	0'

As shown in **Table 6.3**, under 2020 existing conditions, the stop-controlled eastbound approach of Burlwood is expected to operate with short delays in both peak hours.

Under 2024 background conditions, the overall intersection is expected to continue to operate with short during both peak hours. In the build-out conditions, Burlwood Road is planned to provide access to the site. With the addition of site traffic, the overall intersection is expected to continue to operate with short delays in both peak hours.

Therefore, no improvements are recommended at this intersection for capacity reasons due to the proposed site.

Based on coordination with NCDOT and the Town, the existing section of Burlwood Road should be upgraded to provide a 20 foot asphalt pavement section (minimum).

6.4 LOWER ROCKY RIVER ROAD AND PIONEER MILL ROAD

Table 6.4 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized, stop-controlled intersection of Lower Rocky River Road and Pioneer Mill Road.

Table 6.4 - Lower Rocky River Road and Pioneer Mill Road				
Condition	Measure	WB	NB	SB
		WBLR	NBTR	SBLT
AM Peak Hour				
2020 Existing	LOS (Delay)	A (9.4)	A (0.0)	A (1.5)
	Synchro 95th Q	7'	0'	2'
2024 Background	LOS (Delay)	B (10.2)	A (0.0)	A (2.4)
	Synchro 95th Q	16'	0'	5'
2024 Build-out	LOS (Delay)	B (10.4)	A (0.0)	A (2.3)
	Synchro 95th Q	17'	0'	5'
PM Peak Hour				
2020 Existing	LOS (Delay)	B (10.2)	A (0.0)	A (3.5)
	Synchro 95th Q	8'	0'	6'
2024 Background	LOS (Delay)	B (10.8)	A (0.0)	A (3.8)
	Synchro 95th Q	13'	0'	8'
2024 Build-out	LOS (Delay)	B (11.3)	A (0.0)	A (3.7)
	Synchro 95th Q	15'	0'	9'

As shown in **Table 6.4**, under 2020 existing conditions, the stop-controlled westbound approach of Pioneer Mill Road is expected to operate with short delays in both peak hours.

Under 2024 background conditions, the overall intersection is expected to continue to operate with short delays during both peak hours. With the addition of site traffic, the intersection is expected to continue to operate with short delays in both peak hours.

Therefore, no improvements are recommended at this intersection for capacity reasons due to the proposed site.

6.5 LOWER ROCKY RIVER ROAD AND HICKORY RIDGE ROAD

Table 6.5 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized, stop-controlled intersection of Lower Rocky River Road and Hickory Ridge Road.

Table 6.5 - Lower Rocky River Road and Hickory Ridge Road					
Condition	Measure	EB		NB	SB
		EBL	EBR	NBLT	SBTR
AM Peak Hour					
2020 Existing	LOS (Delay)	B (11.3)		A (2.5)	A (0.0)
	Synchro 95th Q	7'	-	2'	0'
2024 Background	LOS (Delay)	C (16.4)		A (5.4)	A (0.0)
	Synchro 95th Q	29'	29'	11'	0'
2024 Build-out	LOS (Delay)	C (17.8)		A (5.4)	A (0.0)
	Synchro 95th Q	34'	34'	12'	0'
PM Peak Hour					
2020 Existing	LOS (Delay)	C (15.3)		A (2.2)	A (0.0)
	Synchro 95th Q	32'	-	5'	0'
2024 Background	LOS (Delay)	C (16.1)		A (3.1)	A (0.0)
	Synchro 95th Q	35'	35'	9'	0'
2024 Build-out	LOS (Delay)	C (18.5)		A (3.1)	A (0.0)
	Synchro 95th Q	47'	47'	10'	0'

As shown in **Table 6.5**, under 2020 existing conditions, the stop-controlled eastbound approach of Hickory Ridge Road is expected to operate with short delays in both peak hours.

As noted in **Section 4.2**, as committed by the Orchid Ridge development, construction of an eastbound right-turn lane with 100 feet of storage was included in both background and build-out conditions at this intersection.

With this improvement in place, under 2024 background conditions, the overall intersection is expected to continue to operate with short delays during both peak hours. With the addition of site traffic, the intersection is expected to continue to operate with short delays in both peak hours.

Therefore, no improvements are recommended at this intersection for capacity reasons due to the proposed site.

6.6 LOWER ROCKY RIVER ROAD AND SITE ACCESS

Table 6.6 summarizes the LOS, control delay and 95th percentile queue lengths at the proposed unsignalized, stop-controlled intersection of Lower Rocky River Road and Site Access.

Table 6.6 - Lower Rocky River Road and Site Access				
Condition	Measure	EB	NB	SB
		EBLR	NBLT	SBTR
AM Peak Hour				
2024 Build-out	LOS (Delay)	B (12.8)	A (0.5)	A (0.0)
	Synchro 95th Q	14'	1'	0'
PM Peak Hour				
2024 Build-out	LOS (Delay)	B (14.0)	A (1.4)	A (0.0)
	Synchro 95th Q	11'	3'	0'

This intersection provides access to the site via a full-movement connection to Lower Rocky River Road. As shown in **Table 6.6**, the stop-controlled eastbound approach of the intersection is expected to operate with short delays under build-out of the site. Therefore, no improvements are recommended at this intersection for capacity reasons due to the proposed site.

Based on the anticipated queues on the eastbound approach, an internal protected stem of 100 feet is recommended.

7.0 Auxiliary Turn Lane Warrants

Warrants for additional turn-lane improvements for unsignalized intersection beyond those necessary for capacity were determined based on a review of the figure titled 'Warrant for Left and Right-Turn Lanes' found on page 80 in the *NCDOT Policy On Street And Driveway Access to North Carolina Highways*. The results of the warrants for left and right-turn lanes under 2024 background and build-out conditions are summarized by intersection below and included in the **Appendix**.

Lower Rocky River Road and Pine Grove Church Road

2024 Background Conditions

- Southbound left-turn lane along Lower Rocky River Road with a minimum storage length of 300 feet

2024 Build Conditions

- Southbound left-turn lane along Lower Rocky River Road with a minimum storage length of 300 feet

Since the southbound left-turn lane is warranted in both background and build-out conditions, it is not recommended to be constructed by the proposed development.

Lower Rocky River Road and Pioneer Mill Road

2024 Background Conditions

- Southbound left-turn lane along Lower Rocky River Road with a minimum storage length of 100 feet

2024 Build Conditions

- Southbound left-turn lane along Lower Rocky River Road with a minimum storage length of 100 feet

Since the southbound left-turn lane is warranted in both background and build-out conditions, it is not recommended to be constructed by the proposed development.

Lower Rocky River Road and Hickory Ridge Road

2024 Background Conditions

- Southbound right-turn lane along Lower Rocky River Road with a minimum storage length of 75 feet
- Northbound left-turn lane along Lower Rocky River Road with a minimum storage length of 100 feet

2024 Build Conditions

- Southbound right-turn lane along Lower Rocky River Road with a minimum storage length of 75 feet
- Northbound left-turn lane along Lower Rocky River Road with a minimum storage length of 100 feet

Since both turn lanes are warranted in both background and build-out conditions, it is not recommended to be constructed by the proposed development.

Lower Rocky River Road and Site Access**2024 Build Conditions**

- Southbound right-turn lane along Lower Rocky River Road with a minimum storage length of 50 feet
- Northbound left-turn lane along Lower Rocky River Road with a minimum storage length of 50 feet

A minimum storage length of 100 feet is typically required for auxiliary turn lanes by NCDOT. Therefore, a southbound right-turn lane and a northbound left-turn lane each with a minimum of 100 feet of storage are recommended. Per NCDOT and the Town, a three-lane section will be required along Lower Rocky River Road between Pioneer Mill Road and the Site Access.

Based on coordination with NCDOT and the Town, the following turn lanes will also be required:

- Northbound left-turn lane with 100 feet of storage along Lower Rocky River Road onto Burlwood Road
- Southbound left-turn lane with 150 feet of storage along Lower Rocky River Road onto Pine Grove Church Road

8.0 Crash Data Analysis

Crash data was obtained at study intersections for crashes that occurred between October 1, 2017 and September 30, 2020. Over this three-year period, 20 total crashes were reported at the five study intersections. The breakdown of crashes at these four study intersections by severity, frequency, and accident type can be seen the tables below.

Table 8.1 – Crash Severity Summary

Crash Type	Number of Crashes
Fatal Crashes	0
Class A	0
Class B	1
Class C	6
Property Damage Only	13
Total	20

Table 8.1 above displays the total number of crashes by severity type from most to least severe. As shown, there were no fatal or Class A crashes reported in the study area intersections over the past three years. 'Class A' incidents are crashes in which serious injury is suspected, which can include significant loss of blood or broken bones. 'Class B' incidents are crashes in which minor injury is suspected, such as bruises or minor cuts. There was one of these crash types within the study area reported over the three years. There were 6 'Class C' crashes reported, which are defined as crashes wherein possible injuries occur. Possible injuries are injuries reported by the person or indicated by his/her behavior, but no wounds or injuries are physically present, such as limping or complaint of neck pain. There were 13 crashes in which only property damage occurred, meaning no injury was reported in 65% of the recorded crashes at the study intersections.

Table 8.2 – Accident Frequency Summary

Location	Crashes/100 MEV
Lower Rocky River Road and Rocky River Road	61.35
Lower Rocky River Road and Pine Grove Church Road	57.97
Lower Rocky River Road and Burlwood Road	24.04
Lower Rocky River Road and Pioneer Mill Road	182.37
Lower Rocky River Road and Hickory Ridge Road	19.84
Average	61.67

Shown in **Table 8.2** are the accident frequency rates for each study intersection, reported in crashes per 100 million entering vehicles (MEV). Their rates resulted in a weighted average crash rate of 61.67 crashes per 100 MEV, with the highest rate occurring at the intersection of Lower Rocky River Road and Pioneer Mill Road.

Table 8.3 – Accident Type Summary

Crash Type	Lower Rocky River Road and Rocky River Road	Lower Rocky River Road and Pine Grove Church Road	Lower Rocky River Road and Burlwood Road	Lower Rocky River Road and Pioneer Mill Road	Lower Rocky River Road and Hickory Ridge Road
Backing Up				1	
Fixed Object	2	2		4	
Left-Turn, Same Roadway	1				
Other Non-Collision					1
Ran off Road - Straight				1	
Ran off Road - Right	1	1			
Rear End, Slow or Stop	4	1			
Sideswipe, Same Direction			1		
Total	8	4	1	6	1

As seen in **Table 8.3**, at the five study intersections, the most common crash type was a collision caused by a fixed object, with 40% of crashes. A majority of these reported crashes were collisions with a ditch, which could be indicative of run-off the road crashes. The second most common crash type was a rear end collision caused by slowing or stopping. This crash type is often associated with mainline traffic along a corridor with unsignalized turning movements with the lack of turn lanes onto side-streets.

9.0 Mitigation Improvements

Based on the capacity analyses performed at each of the identified study intersections, the following improvements have been identified to mitigate the impact of the proposed development on the adjacent street network:

Lower Rocky River Road and Rocky River Road

- Construction of a westbound left-turn lane along Rocky River Road with a minimum of 250 feet of storage.
- Implementation of permitted-overlap phasing on the northbound right-turn lane.

Lower Rocky River Road and Pine Grove Church Road

- Construction of a westbound right-turn lane along Pine Grove Church Road with a minimum of 100 feet of storage.
- Construction of a southbound left-turn lane along Lower Rocky River Road with a minimum of 150 feet of storage.

Lower Rocky River Road and Burlwood Road

- Construction of a northbound left-turn lane along Lower Rocky River Road with a minimum of 100 feet of storage.
- Upgrade the existing section of Burlwood Road to provide a 20 foot asphalt pavement section (minimum).

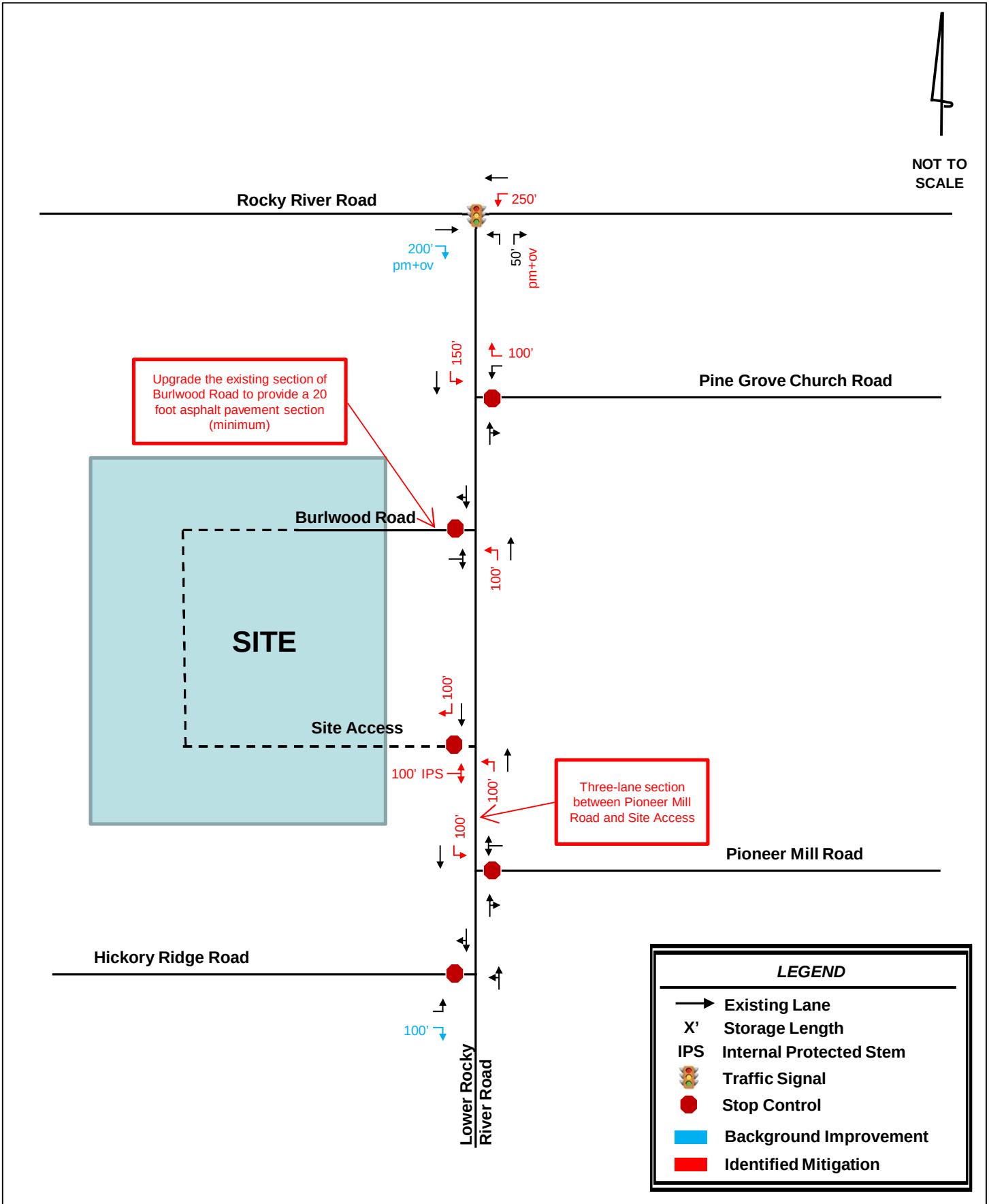
Lower Rocky River Road and Pioneer Mill Road

- Construction of a southbound left-turn lane along Lower Rocky River Road with a minimum of 100 feet of storage.
- Construction of a three-lane section along Lower Rocky River Road between Pioneer Mill Road and the Site Access.

Lower Rocky River Road and Site Access

- Construction of the eastbound approach with one ingress & one egress lane and an internal protected stem of 100 feet.
- Construction of a southbound right-turn lane along Lower Rocky River Road with a minimum storage length of 100 feet.
- Construction of a northbound left-turn lane along Lower Rocky River Road with a minimum storage length of 100 feet.
- Construction of a three-lane section along Lower Rocky River Road between Pioneer Mill Road and the Site Access.

The mitigation improvement identified within the study area are shown in **Figure 9.1**. The improvements shown on this figure are subject to approval by NCDOT and the Town of Harrisburg. All additions and attachments to the State and Town roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.



APPENDIX

July 21, 2021

Town of Harrisburg
Mr. Sushil Nepal
4100 Main Street, Suite 101
Harrisburg, NC 28075

RE: Public Open Space for McKinley Subdivision

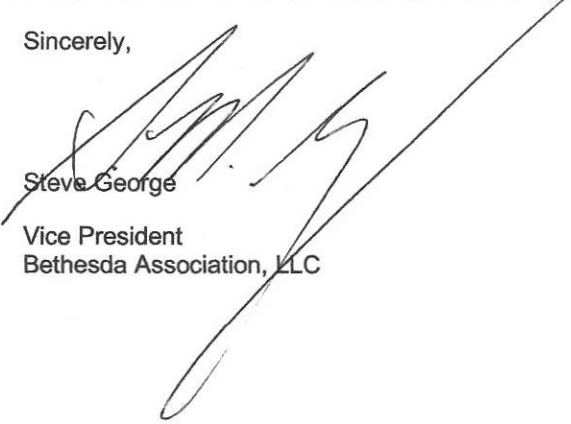
Dear Mr. Nepal,

We would like to present payment in lieu of dedication of public open space for the proposed McKinley single family subdivision plan along Lower Rocky River Road. The total purchase price for the property is \$1,000,000 and the acreage is 193.121 acres which averages out to \$5,178.10 per acre. There are 162 lots to be annexed into the Town of Harrisburg which calculates to 4.62 acres of required open space based upon 1/35 of an acre per unit. The McKinley subdivision plan proposes 1.72 acres of public open space via a 25 ft greenway easement. We request to make a payment for the remaining 2.9 acres of required public open space at the time of lot platting.

Total Fee to be Paid = \$5,178.10 / acres x 2.9 acres = \$15,016.49

Please advise if you have any questions or need additional documentation. We look forward to working with you and the Town of Harrisburg on this project.

Sincerely,



Steve George

Vice President
Bethesda Association, LLC



PETITION REQUESTING ANNEXATION

DATE: 06/29/2021

TO THE TOWN COUNCIL OF THE TOWN OF HARRISBURG

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the Town of Harrisburg.

2. The area to be annexed is:

☐ CONTIGUOUS

☒ NON-CONTIGUOUS

to the Town of Harrisburg and the boundaries of such territory are:

☒ ATTACHED

☐ DESCRIBED AS FOLLOWS:

3. A sealed survey is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Harrisburg.

4. SIGNATURE OF OWNERS

NAME

ADDRESS

Rocky Investments, LLC 205 Ivyshaw Rd, Cary, NC 27519

Bethesda Association, LLC 4112 Blue Ridge Rd, Suite 20
Durham, NC 27711



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-58.1**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town of Harrisburg Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Harrisburg, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on September 13, 2021.

Section 2. The area proposed for annexation is described as follows:

BEGINNING at a computed point near the center of Lower Rocky River Road, said point having N.C. Grid Coordinates of N 560466.2328 E 1524399.0284, said road having a Variable width maintained N.C.D.O.T. Right of way; Thence from said beginning point N 82°49'35" W passing an iron found at 30.79 feet for a total distance of 486.32 feet to an iron found, said iron being a common corner of the James Thompson Property recorded in Deed Book 6561 page 231 of the Cabarrus County Registry; thence from said iron found S 9°06'50" W 162.63 feet to an iron found; Thence N 88°38'21" W 70.28 feet to an iron found; thence N 88°25'46" W 1232.24 feet to a P.K. nail found; said nail found being a common corner of the Margaret Stallings property recorded in Deed Book 2003E, page 39 of the Cabarrus County Registry; thence N 21°57'25" W 886.67 feet to and Axle Found; thence N 77°30'16" W 481.24 feet to an iron found; thence N 77°30'25" W 450.50 feet to an iron found; thence N 77°30'28" W 205.47 feet to an iron pipe; thence N 77°03'52" W 104.39 feet to an iron pipe, said pipe being a common corner of the Mark Lee Harris Estate recorded in Deed Book 87, Page 291 of the Cabarrus County Registry; thence from said pipe and with the Harris Estate Line N 7°13'28" W 3141.94 Feet to an iron found; thence S 89°21'36" W 609.92 feet to an iron found, said iron being a common corner of the Green Tree Servicing LLC Property recorded in Deed Book 9636, Page 301 of the Cabarrus County Registry; thence N 3°28'49" W Passing an iron found on the creek bank at 757.41 feet, for a total distance of 832.41 feet to a point in the center of Reedy Creek; thence from said point and running with the center of Reedy Creek for Thirty-five (35) calls as follows: (1) S 28°48'04" E 60.32 (2) S 57°00'13" E 52.24 (3) S 82°17'45" E 119.37 (4) N 77°58'45" E 60.14 (5) S 79°08'26" E 39.55 (6) S 64°02'47" E 32.6 (7) S 36°05'41" E 66.44 (8) S 29°08'13" E 102.62 (9) S 1°26'10" E 56.22 (10) S 24°22'05" W 36.46 (11) S 57°47'11" W 57.06 (12) S 11°57'11" W 33.03 (13) S 36°03'29" E 52.41 (14) S 41°15'49" E 72.95 (15) S 26°49'00" E 124.63 (16) S 38°38'48" E 45.23 (17) S 69°28'02" E 47.2 (18) N 86°54'23" E 46.85 (19) N 30°37'30" E 37.14 (20) N 25°03'48" E 163.57 (21) N 41°49'25" E 174.81 (22) N 33°01'33" E 239.88 (23) N 27°14'55" E 77.22 (24) N 14°08'54" E 101.5 (25) N 6°19'11" E 55.97 (26) N 37°01'06" E 143.83 (27) N 66°28'02" E 99.21 (28) S 76°02'51" E 155.16 (29) N 71°29'29" E 172.3 (30) S 79°29'17" E 59.35 (31) S 42°19'37" E 70.07 (32) S 50°48'40" E 133.94 (33) S 27°21'14" E 74.08 (34) S 89°15'26" E 72.84 (35) N 57°41'31" E 116.56 to a point in the Center of said creek; thence leaving Reedy Creek S 63°56'37" E 136.30 feet to a concrete filled pipe; thence S 56°30'36" E 645.81 feet to and Axle found, said Axle being a common corner of the Athena Cedar LLC Property recorded in Deed Book 7615, Page 01 and the T&T Custom Homes property recorded in Deed Book 13835, page 59, Both of the Cabarrus County Registry;

thence from said Axle S 1°34'36" E 635.94 feet to an iron found; Thence S 1°31'27" E 40.89 feet to an iron found; thence S 1°23'02" E 399.79 Feet to an iron found; thence S 1°26'40" E 669.69 feet to an iron found; thence N 89°32'36" W 587.02 feet to an Axle Found; thence S 0°16'43" W 1475.50 feet to an iron pipe found; thence S 30°34'19" E 155.94 feet to a point; thence S 77°56'14" E 515.84 feet to an iron found; thence S 8°38'01" W 327.67 to an iron found; thence S 85°40'39" E 610.06 feet to an iron found; thence S 85°52'17" E 88.0 feet to an iron found; thence S 85°42'20" E 231.69 feet to an iron found; thence S 85°40'35" E 256.78 feet to an iron found; thence S 85°42'10" E 251.75 feet to an iron found; thence S 85°38'11" E 98.78 feet to an iron found; thence S 85°47'48" E 146.68 feet to an iron found; thence S 85°47'48" E 255.53 feet to a computed point near the Centerline of Lower Rocky River Road; thence S 6°24'09" W 520.32 feet to a computed point; thence S 4°44'30" W 208.28 feet to the point and place of BEGINNING, containing 190.50 Acres as shown on a survey by Lawrence Associates titled Annexation Plat, Dated July 27, 2021 to which reference is hereby made.

Section 3. Notice of the public hearing shall be published in the Independent Tribune, a newspaper having general circulation in the Town of Harrisburg, at least ten (10) days prior to the date of the public hearing.

Steven J. Sciascia, Mayor

ATTEST:

Janet Rackley, Clerk



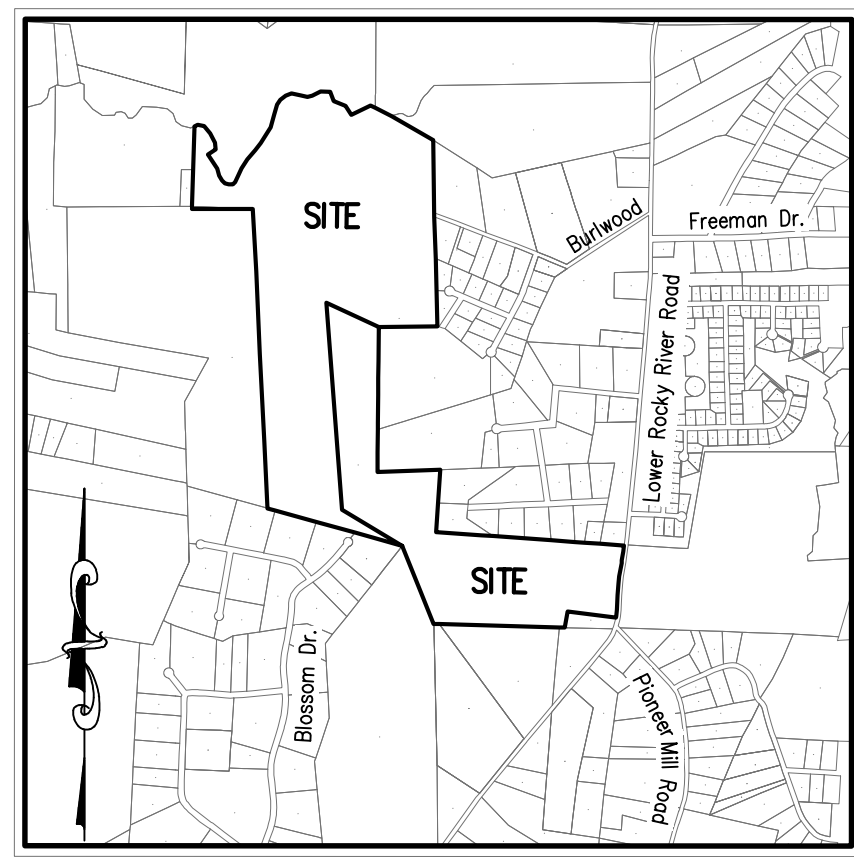
To the Town Council of the Town of Harrisburg of Harrisburg North Carolina:

I, Janet Rackley, Clerk, do hereby certify that I have investigated the petitions attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

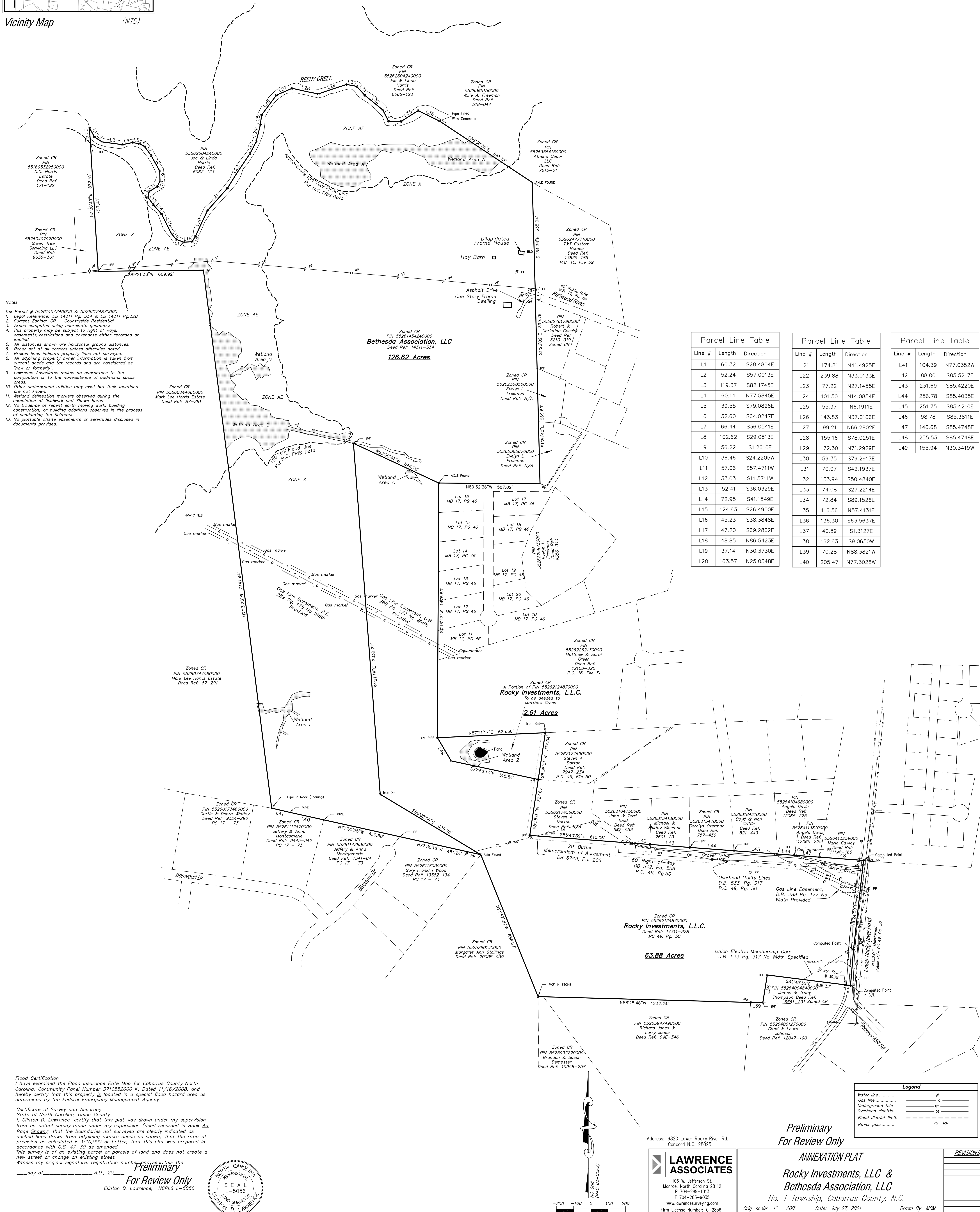
In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 29th day of June 2021.



Janet Rackley
Janet Rackley, Clerk



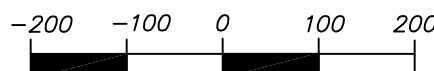
Vicinity Map (NTS)



Flood Certification
I have examined the Flood Insurance Rate Map for Cabarrus County North Carolina, Community Panel Number 3710552600 K, Dated 11/16/2008, and hereby certify that this property is located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, Clinton D. Lawrence, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book & Page Shown); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plot was prepared in accordance with G.S. 47-30 as amended.
This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
Witness my original signature, registration number and seal, this the _____ day of _____ A.D., 20____

Preliminary
For Review Only
Clinton D. Lawrence, NCPLS L-5056



Address: 9820 Lower Rocky River Rd.
Concord N.C. 28025

LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013
F 704-283-9035
www.lawrencesurveying.com
Firm License Number: C-2856

Preliminary
For Review Only

ANNEXATION PLAT
Rocky Investments, LLC & Bethesda Association, LLC
No. 1 Township, Cabarrus County, N.C.

Orig. scale: 1" = 200' Date: July 27, 2021 Drawn By: MCM

ORDINANCE #7020

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF HARRISBURG, NORTH CAROLINA**

WHEREAS, the Town of Harrisburg has been petitioned under G.S. 160A-58.1 to annex the area described below; and

WHEREAS, the Town of Harrisburg has by resolution directed the Town of Harrisburg Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town of Harrisburg Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Harrisburg Town Hall, 4100 Main Street, Suite 101, Harrisburg, N.C. on September 13th, 2021, after due notice by Independent Tribune; and

WHEREAS, the Town of Harrisburg finds that the area described therein meets the standards of G.S. 160A-58,1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the Town of Harrisburg;
- b. No point of the proposed satellite corporate limits is closer to another municipality than to the Town of Harrisburg;
- c. The area described is so situated that the Town of Harrisburg will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the Town of Harrisburg; and

WHEREAS, the Town Council further finds that the petition has been signed by all owners of the real property in the area who are required by law to sign; and

WHEREAS, the Town Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town of Harrisburg and of the area proposed for annexation will best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Harrisburg of Harrisburg, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the Town of Harrisburg:

BEGINNING at a computed point near the center of Lower Rocky River Road, said point having N.C. Grid Coordinates of N 560466.2328 E 1524399.0284, said road having a Variable width maintained N.C.D.O.T. Right of way; Thence from said beginning point N 82°49'35" W passing an iron found at 30.79 feet for a total distance of 486.32 feet to an iron found, said iron being a common corner of the James Thompson Property recorded in Deed Book 6561 page 231 of the Cabarrus County Registry; thence from said iron found S 9°06'50" W 162.63 feet to an iron found; Thence N 88°38'21" W 70.28 feet to an iron found; thence N 88°25'46" W 1232.24 feet to a P.K. nail found; said nail found being a common corner of the Margaret Stallings property recorded in Deed Book 2003E, page 39 of the Cabarrus County Registry; thence N 21°57'25" W 886.67 feet to and Axle Found; thence N 77°30'16" W 481.24 feet to an iron found; thence N 77°30'25" W 450.50 feet to an iron found; thence N 77°30'28" W 205.47 feet to an iron pipe; thence N 77°03'52" W 104.39 feet to an iron pipe, said pipe being a common corner of the Mark Lee Harris Estate recorded in Deed Book 87, Page 291 of the Cabarrus County Registry; thence from said pipe and with the Harris Estate Line N 7°13'28" W 3141.94 Feet to an iron found; thence S 89°21'36" W 609.92 feet to an iron found, said iron being a common corner of the Green Tree Servicing LLC Property recorded in Deed Book 9636, Page 301 of the Cabarrus County Registry; thence N 3°28'49" W Passing an iron found on the creek bank at 757.41 feet, for a total distance of 832.41 feet to a point in the center of Reedy Creek; thence from said point and running with the center of Reedy Creek for Thirty-five (35) calls as follows: (1) S 28°48'04" E 60.32 (2) S 57°00'13" E 52.24 (3) S 82°17'45" E 119.37 (4) N 77°58'45" E 60.14 (5) S 79°08'26" E 39.55 (6) S 64°02'47" E 32.6 (7) S 36°05'41" E 66.44 (8) S 29°08'13" E 102.62 (9) S 1°26'10" E 56.22 (10) S 24°22'05" W 36.46 (11) S 57°47'11" W 57.06 (12) S 11°57'11" W 33.03 (13) S 36°03'29" E 52.41 (14) S 41°15'49" E 72.95 (15) S 26°49'00" E 124.63 (16) S 38°38'48" E 45.23 (17) S 69°28'02" E 47.2 (18) N 86°54'23" E 46.85 (19) N 30°37'30" E 37.14 (20) N 25°03'48" E 163.57 (21) N 41°49'25" E 174.81 (22) N 33°01'33" E 239.88 (23) N 27°14'55" E 77.22 (24) N 14°08'54" E 101.5 (25) N 6°19'11" E 55.97 (26) N 37°01'06" E 143.83 (27) N 66°28'02" E 99.21 (28) S 76°02'51" E 155.16 (29) N 71°29'29" E 172.3 (30) S 79°29'17" E 59.35 (31) S 42°19'37" E 70.07 (32) S 50°48'40" E 133.94 (33) S 27°21'14" E 74.08 (34) S 89°15'26" E 72.84 (35) N 57°41'31" E 116.56 to a point in the Center of said creek; thence leaving Reedy Creek S 63°56'37" E 136.30 feet to a concrete filled pipe; thence S 56°30'36" E 645.81 feet to and Axle found, said Axle being a common corner of the Athena Cedar LLC Property recorded in Deed Book 7615, Page 01 and the T&T Custom Homes property recorded in Deed Book 13835, page 59, Both of the Cabarrus County Registry; thence from said Axle S 1°34'36" E 635.94 feet to an iron found; Thence S 1°31'27" E 40.89 feet to an iron found; thence S 1°23'02" E 399.79 Feet to an iron found; thence S 1°26'40" E 669.69 feet to an iron found; thence N 89°32'36" W 587.02 feet to an Axle Found; thence S 0°16'43" W 1475.50 feet to an iron pipe found; thence S 30°34'19" E 155.94 feet to a point; thence S 77°56'14" E 515.84 feet to an iron found; thence S 8°38'01" W 327.67 to an iron found; thence S 85°40'39" E 610.06 feet to an iron found; thence S 85°52'17" E 88.0 feet to an iron found; thence S 85°42'20" E 231.69 feet to an iron found; thence S 85°40'35" E 256.78 feet to an iron found; thence S 85°42'10" E 251.75 feet to an iron found; thence S 85°38'11" E 98.78 feet to an iron found; thence S 85°47'48" E 146.68 feet to an iron found; thence S 85°47'48" E 255.53 feet to a computed point near the Centerline of Lower Rocky River Road; thence S 6°24'09" W 520.32 feet to a computed point; thence S 4°44'30" W 208.28 feet to the point and place of BEGINNING, containing 190.50 Acres as shown on a survey by Lawrence Associates titled Annexation Plat, Dated July 27, 2021 to which reference is hereby made.

Map recorded at Cabarrus County Register of Deeds, Book _____ Page _____

Section 2. Upon and after November 8th, 2021, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in forced in the Town of Harrisburg and shall be entitled to the same privileges and benefits as other parts of the Town of Harrisburg. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Harrisburg shall cause to be recorded in the office of the Register of Deeds of Cabarrus County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of the ordinance. Such a map shall also be delivered to the Cabarrus County Board of Election, as required by G.S. 163-288.1.

Adopted this 8th day of November, 2021

Steven J. Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Conditional Rezoning and Zoning Map Amendment of Properties at the Corner of Rocky River Rd. and Hickory Ridge, Shoppes at Hickory Ridge (Blume Corner). (H2021-05 (R))

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

Motion to approve the Conditional Rezoning and Zoning Map Amendment for parcels at the Corner of Rocky River Rd and Hickory Ridge (H-2021-05 (R)).

If denied, the following motion is suggested:

Motion to deny the Conditional Rezoning and Zoning Map Amendment for parcels at the Corner of Rocky River Rd and Hickory Ridge (H-2021-05 (R)).

Description/Background:

ESP Associates, on behalf of the the property owners and developers of parcel 55164783470000 has submitted a request to rezone approximately 14.281 acres of land located at the southeast corner of the intersection of Rocky River Road and Hickory Ridge Road (Blume Corner). The applicant proposes to develop a mixed-use development with five commercial/office buildings and 55 attached residential units (town homes). To achieve this, the applicant is requesting that the property be rezoned from RE (Residential Estate) to CZ-B1 (Conditional Zoning Neighborhood Commercial/Office). The proposed gross density of the residential portion of the site is 6.19 dwelling units per acre. The property is in the Town of Harrisburg corporate limits and therefore an Annexation is not required.

A staff report is attached for more information and a site plan is submitted for your consideration. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent Preliminary Plat and Construction Document (CDs) reviews. Staff is recommending approval of the rezoning request with conditions included in the staff report.

A Public Hearing on the rezoning request was properly held at the September Council meeting. Final action on the rezoning was to be taken at the October 11th meeting. However, the final action was deferred to November 8th meeting at the request of the applicant, as approved by the Town Council at the October 11th meeting.

Recommendation:

With the conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP) and the Unified Development Ordinance (UDO). Planning and Zoning Board recommended approval at their July meeting.

Planning and Zoning Department staff supports approval of the rezoning request (H2021-05-R) with conditions.

Fiscal Impact:

The annexation has no direct fiscal impact as a result of the annexation itself, however, the result of the development on the annexed properties will both generate additional property tax revenue for the Town and add to the costs associated with providing the additional homes with Town services.

Attachments:

1. H_2021_05_R_Application for Rezoning Map Amendment
2. H_2021_05_R_Site Map
3. H_2021_05_R_Staff Report TC rev
4. H_2021_05_R_Rezoning Site Plan rev
5. H_2021_05_R_Neighborhood Meeting Summary
6. H_2021_05_R_TIA Report
7. H2021-05-R Open Space Fee-in-Lieu



APPLICATION FOR ZONING MAP AMENDMENT

The following steps are required in order for your application to be considered complete.

Incomplete applications will be returned to the applicant and will not be processed.

1. Schedule a pre-application meeting with staff.
2. Submit a completed application for an amendment to the official zoning map. All applications must include:
 - a. A list of all adjacent property owners (include owner name, address, and Parcel Identification Number)
 - b. A recent survey or legal description of the property or area to be rezoned
 - c. A copy of the letter, minutes, and the sign-up sheet from the Neighborhood Meeting
 - d. Copies of the Traffic Impact Analysis (TIA), proposed site plan, landscape plan, and proposed building elevations (applicability determined at pre-application meeting with staff)
3. Submit cash, checks, or money orders made payable to the Town of Harrisburg for all fees listed in the pre-application checklist.

Overview of the Rezoning Process:

1. Hold a pre-application meeting with staff to discuss your rezoning request and the map amendment process.
2. Hold a **neighborhood meeting** with the adjacent property owners. All adjacent property owners must be contacted and given an opportunity to meet with the applicant at a meeting established at a reasonable time. No member of the Town decision-making entity may participate in this meeting.
3. Submit a Zoning Map Amendment application to the Town of Harrisburg Planning Department. All applications must be submitted by the third Tuesday of the Month to go before the Planning and Zoning Board on the following month. NOTE: If the request is a Conditional Zoning request, complete and submit, with this application, a Conditional Rezoning Application.
4. Planning staff will review your application and subsequent information, prepare a staff report for the Board and take your request to the Planning and Zoning Board for a recommendation to the Town Council. Planning Board meetings are held on the third Tuesday of every month at 7:00 PM.
5. Once the Planning and Zoning Board has made a recommendation, staff will notify the adjacent property owners of the public hearing, post a sign on the property, and place announcements of the hearing in the local newspaper.
6. Town Council meetings are held on the second Monday of every month at 7:00 PM. At this meeting the Council will hold a public hearing and may vote on your request. Meetings are held at the Harrisburg Town Hall located at 4100 Main Street, Suite 101.

Questions: Contact the Town of Harrisburg Planning Department with any questions regarding rezonings in the Town of Harrisburg. Staff can be reached at 704-455-0709.



HarrisburgNC

The right side of opportunity

Subject Property Information

1. Street Address 8479 Rocky River Road
2. PIN(s) (10 digit#) 5516 -- 478 -- 347 ; -- --
3. Deed Reference Book 2405 Page 330
4. Township # 1

Description of Subject Property

5. Size (square feet or acreage) 15.461
6. Street Frontage (feet) 936 ft on Hickory Ridge Rd, 782 ft on Rocky River Rd.
7. Current Land Use RE
8. Surrounding Land Use and Zoning Classification

North: Zoning LDR Land Use Single family

South: Zoning CZ-RL Land Use Single family

East: Zoning CZ-RL Land Use Single family

West: Zoning CR Land Use Vacant Land

9. Request to Change Zoning From RE to CZ-B1

10. Is this a request for a Conditional Rezoning? ☒ YES ☐ NO

(If YES, you must also submit an application for a Conditional Rezoning)

11. Purpose for Request: To rezone the property to allow for
a townhome & neighborhood commercial development.



HarrisburgNC

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Owner/Agent/Applicant Information

It is understood by all parties hereto that while this application will be carefully considered and reviewed, the burden of providing its need and providing all required evidence rests with the below named petitioner.

I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

12. Property Owner

Address

Phone

Fax

Email:

Signature

13. Agent (if any)

Address

Phone

Fax

Email

Signature

14. Applicant (if any)

Address

Phone

Fax

Email

Signature

True Summit Capital, Inc.

1815 Back Creek Dr.

980. 721. 6636

midlibj@truesummitcapital.com

[Handwritten Signature]

NOTE: If multiple parcels are involved in a request, property owners must sign an application identifying the individual parcel(s) represented. Each parcel included in the request must be accounted for in the application process for the application to be considered complete.



HarrisburgNC

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APPLICATION FOR CONDITIONAL REZONING

Applications for a Conditional District must be accompanied by an application for a Zoning Map Amendment.

1. Please submit fifteen (15) copies of a complete development plan in conformance with Appendix B, Section B-4 of the UDO (all conditional rezoning applications shall include a site specific development plan which, if approved, shall be binding on the property in question). If approved, a zoning site plan review and approval will be required to receive a zoning compliance permit. For specific requirements, please see the form entitled "Site Plan Requirements".
2. Please list the specific permitted land use(s) that you are proposing. Land use(s) shall be chosen from Article 4.6 in the Harrisburg UDO titled "Use Regulations" and shall correspond to the Zoning District requested.

Single-family, attached
Child care Center
Accounting & Tax Services
Banks
Clothing Alterations/Repair
Footwear repair
Dry Cleaning & Laundry Services
Electronic repair (ex: phone repair)
Hair, Skin, Nail Care Services
Architectural/Engineering Services

Interior Design Services
Legal & Financial Services
Medical/Healthcare Offices
Petcare Services (ex: animal hospital)
Real Estate Office
Art Dealer
Bake Goods/Snack Shop
Book/Music Store
Brewery
Clothing Store
Florist

3. Please list any specific conditions that you would be willing to impose as part of this application (example: no outside storage permitted on-site, increased buffer width, etc.).

- Gast Stations & automobile-related uses are prohibited
- Maximum number of Townhome units that can be rented is 10% of total units
- Berm along southern property boundary will be enhanced
- Fence to be installed on eastern side of new public ROW
- Vinyl will not be allowed as a primary building material

(Continued)





APPLICATION FOR CONDITIONAL REZONING

Applications for a Conditional District must be accompanied by an application for a Zoning Map Amendment.

1. Please submit fifteen (15) copies of a complete development plan in conformance with Appendix B, Section B-4 of the UDO (all conditional rezoning applications shall include a site specific development plan which, if approved, shall be binding on the property in question). If approved, a zoning site plan review and approval will be required to receive a zoning compliance permit. For specific requirements, please see the form entitled "Site Plan Requirements".
2. Please list the specific permitted land use(s) that you are proposing. Land use(s) shall be chosen from Article 4.6 in the Harrisburg UDO titled "Use Regulations" and shall correspond to the Zoning District requested.

Continued

Gift, novelty, Sovenir store

Health club & fitness uses

Jewelry, Luggage store

Pet Supply store

Pharmacies, health, personal care stores

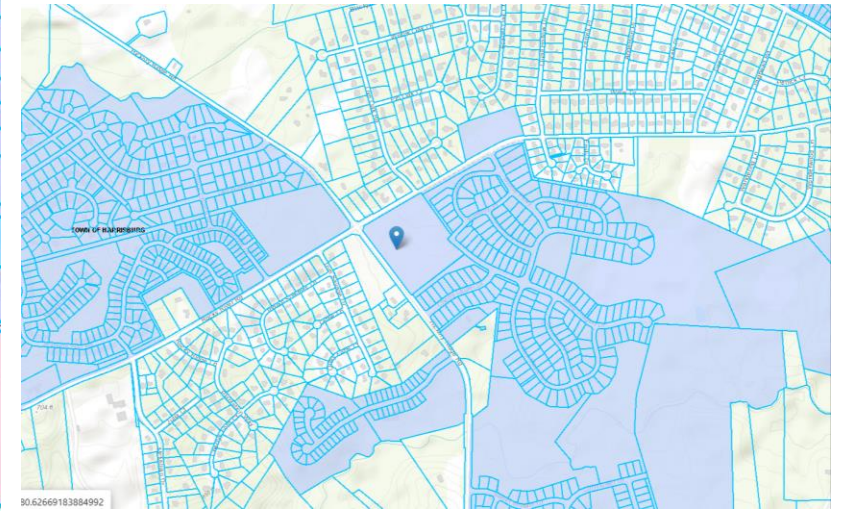
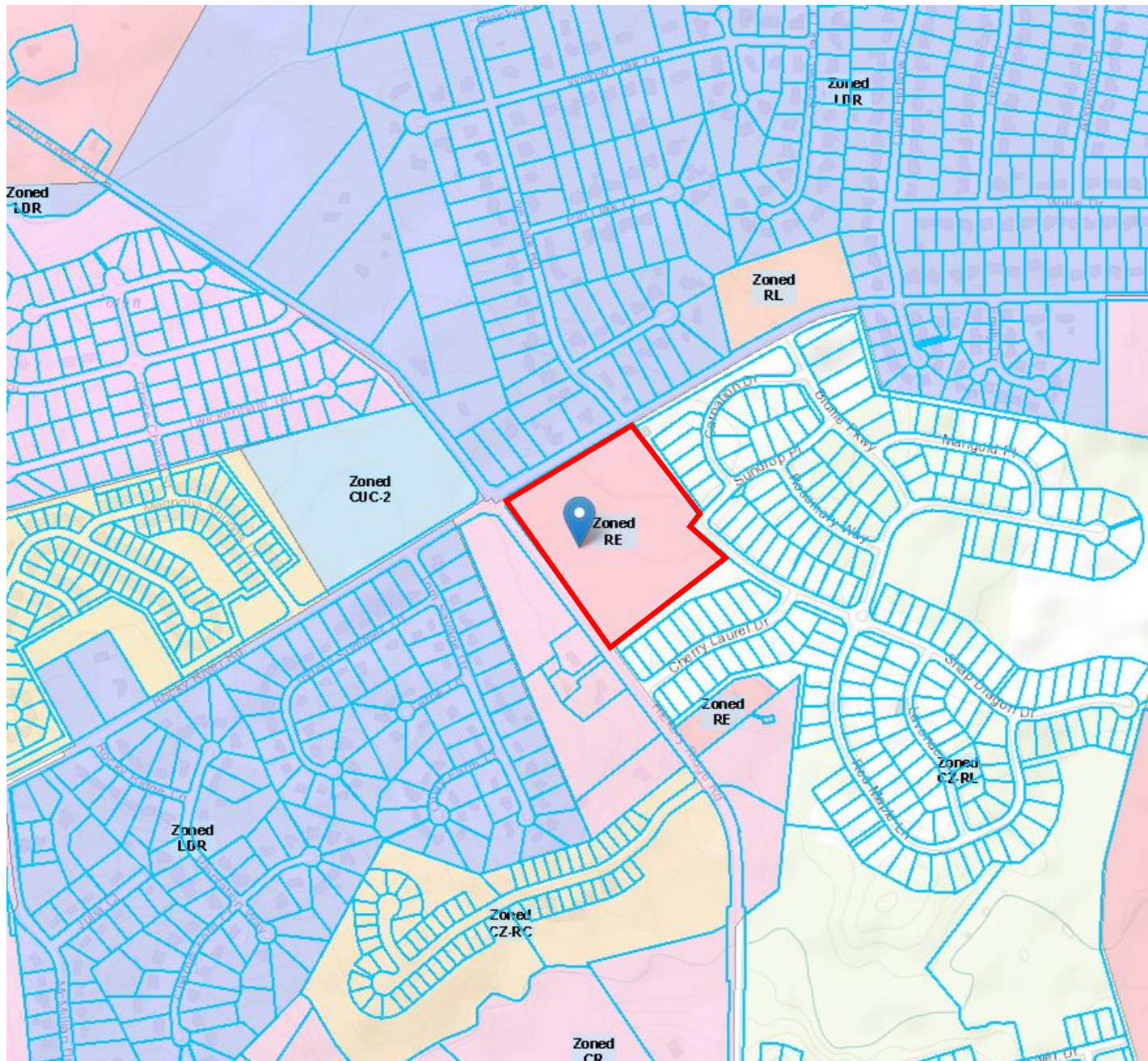
Restaurants (dine-in & carry out)

Furniture / Lighting showroom

Coffee Shop (restaurant)

Ice Cream shop (restaurant)

3. Please list any specific conditions that you would be willing to impose as part of this application (example: no outside storage permitted on-site, increased buffer width, etc.).



H2021-05(R)
Rezoning Request

Parcel Identification Number:
5516-47-8347

Applicant: True Summit Capital
Current Zoning: Rural Estate (RE)
Requested Rezoning: Conditional Neighborhood Commercial (CZ-B-1)

Map Created: July 2021





Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: September 27, 2021

SUBJECT: Shoppes at Hickory Ridge (Blume Corner)

Request H-2021-05-(R): To rezone approximately 14.281 acres from RE (Rural Estate) to CZ-B-1 (Conditional Zoning Neighborhood Commercial/Office)

Location: The subject properties are located on the southeast corner of the intersection of Rocky River Road and Hickory Ridge Road (PIN 5516-47-8347)

Applicant: True Summit Capital and Pulte Homes, represented by ESP Associates

Staff Report Prepared by: Craig Thomas, Senior Planner
Planning and Economic Development Dept.

Neighborhood Meeting: Held May 20, 2021

BACKGROUND:

Area: ±14.281 acres Total

Existing Land Use: Vacant/Single-Family Residential

Zoning within 500 feet: North - Low Density Residential (LDR), Cabarrus County
South - Conditional Low Density Residential (CZ-RL), Town
East - Conditional Low Density Residential (CZ-RL), Town
West - Countryside Residential (CR), County

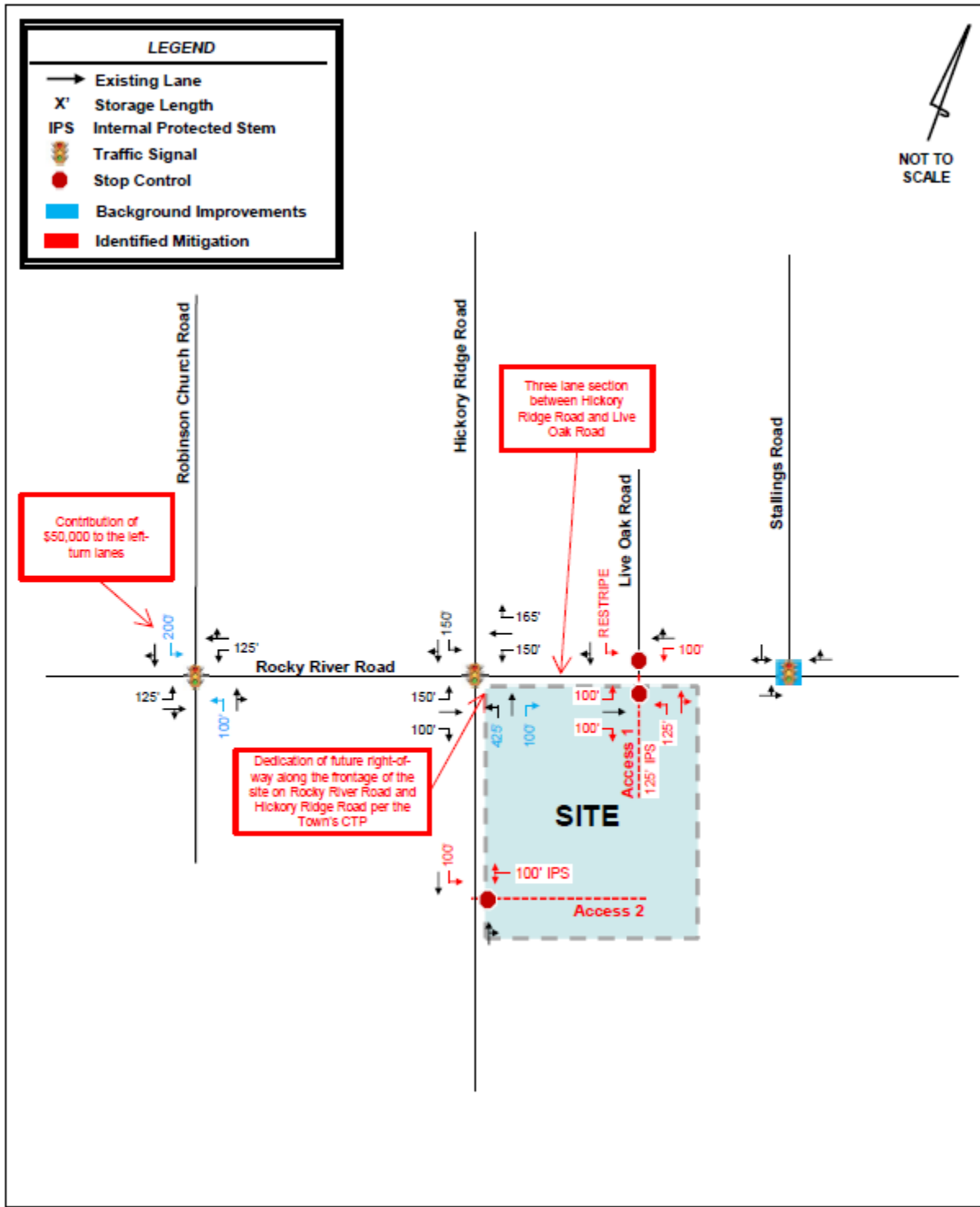
Land Uses within 500 feet: North - Single-family Residential, County
South - Single-family Residential, Town
East - Single-family Residential, Town
West - Single-family Residential, County

APPLICATION SUMMARY:

- The applicant proposes to develop a mixed-use development with five commercial buildings and 55 attached residential units (town homes). To achieve this, the applicant is requesting that the property be rezoned from RE (Rural Estate) to CZ-B1 (Conditional Zoning Neighborhood Commercial/Office) district.
- The property is 14.281 acres, of which 4.65 acres is commercial and 8.89 acres is residential. The proposed residential density of the site is 6.19 dwelling units per acre. The maximum residential density in a B1 District needs to conform to Residential Compact (RC) district which has maximum density of 15 units/acre. Upon approval of this rezoning, the density will be capped at 6.19 units/acre and the site plan will be attached with the land.
- The applicant proposes the dedication of 1.71 acres of open space, including 1.38 acres of active open space, as part of the development. A fee-in-lieu in amount of \$62,800 will be paid towards the Public Open Space requirements.
- As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning, which is attached for your consideration.
- The property is within the town limits of the Town of Harrisburg and does not require Annexation.
- The applicant agrees to install the following road improvements per the Traffic Impact Analysis (TIA) completed for the project (see map on the following page):
 - **Robinson Church Road and Rocky River Road:**
 - Contribution of \$50,000 to the left-turn lanes along Robinson Church Road
 - **Hickory Ridge Road and Rocky River Road:**
 - Dedication of future right-of-way along the frontage of the site on Rocky River Road and Hickory Ridge Road per the Town's CTP.
 - **Rocky River Road and Live Oak Road/Access 1:**
 - Restripe the southbound approach of Live Oak Road to include a separate left-turn lane with a minimum of 100 feet of storage and a shared through-right lane.
 - Construction of northbound approach of Access 1 with one ingress and two egress lanes and an internal protected stem of 125 feet.
 - Construction of an eastbound right-turn lane along Rocky River Road with a minimum of 100 feet of storage.
 - Construction of an eastbound left-turn lane along Rocky River Road with a minimum of 100 feet of storage. This should create a three-lane section along Rocky River Road, between Hickory Ridge Road and Live Oak Road.
 - Construction of a westbound left-turn lane along Rocky River Road with minimum of 100 feet storage.

○ **Hickory Ridge Road and Access 2:**

- Construction of southbound left-turn lane along Hickory Ridge Road with minimum of 100 feet storage.
- Construction of the westbound approach of Access 2 with one ingress and one egress lane and an internal protected stem of 100 feet.



APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 14.281 acres in size.

2. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the goals, objectives and policies of the Ordinance;

Per the Unified Development Ordinance, the intent of the proposed district depicted on the submitted site plan is as follows:

***B-1:** The B-1 district is established to provide small areas for office and professional services combined with shopfront retail uses. This district provides a balance of residential and non-residential land use opportunities. Location of B-1 districts should include lots located at the intersections of collector roads and thoroughfares.*

Per the Harrisburg Area Land Use Plan, the subject property is located in a node designated on the future land use map as **Mixed Use Node D**. The description of Mixed Use Node D is as follows:

“This node will have a smaller non-residential component comprised primarily of neighborhood-serving uses (convenience retail, small restaurants, and service uses). Adjoining townhome and small-lot single family home developments will be designed with pedestrian connections to the center.”

Based on the description of the Mixed Use Node, the proposed town homes, proximity to neighborhood oriented commercial development, and sidewalk connections would meet the intent that has been set for this area in the Land Use Plan.

With regard to the overall goals of the Land Use Plan, **recommendation LU-5** states that the Town should “Expand Housing Options” to appeal to a broad range of audiences just starting out or looking to downsize with affordable high-quality products not currently available.

Recommendation LU-7 of the Plan recommends consistency between the Town’s zoning regulations and the adopted Future Land Use Map. A table included as part of this goal establishes the “appropriate” zoning districts to use when making zoning decisions based on the Future Land Use Map. The map designates this area as Mixed Use and a B-1 zoning classification is deemed a suitable district.

3. The benefits or detriments for the owner, neighbors and surrounding community;

The benefits to the owner of the property would be that single-family attached residential development at the proposed density of 6.19 dwelling units per acre and accompanying commercial properties would provide services not currently available in the area and lessen the dependency on automobile traffic for nearby residents.

As with most developments, the addition of residential units and commercial properties increase trip generations compared to what's there today. Certain intersection improvements and road widening have been required as part of the Traffic Impact Analysis as a means to mitigate and minimize the impact of additional trip generations in the area associated with this development.

4. Whether the proposed request is in compliance with the adequate public facilities criteria;

a. Utilities:

Utilities are available in this area, and are sufficient to meet the needs of this property. Water lines exist along Rocky River Road and Hickory Ridge Road. Sewer access is available from adjacent residential developments. Any utility line extensions or upgrades necessary to serve this development will be the responsibility of the developer.

b. Transportation:

A TIA was complete based on the size of the development and the anticipated amount of traffic generated by the project. All traffic improvements are detailed and depicted on a map in the Application Summary (above) and will be completed and delivered by the proposed project, as per that TIA.

c. Safety and Sanitation Services:

Adequate police, fire, and sanitation services are available for the proposed use, and will be provided upon annexation.

d. Schools:

Per Cabarrus County, the APF Ordinance for schools is currently not being enforced after a ruling by the NC Supreme Court. However, Cabarrus County Schools does still review the capacity of the K-12 schools that this development will feed into and provides future capacity numbers based on the units proposed. For this site, Cabarrus County has provided the following information:

Current Capacity:

Elementary (Hickory Ridge ES)	<u>88%</u>
Middle (Hickory Ridge MS) -	<u>93%</u>
High (Hickory Ridge HS) -	<u>112%</u>

Future Capacity Based on Unbuilt Lots and Including this Request:

Elementary (Hickory Ridge ES)	<u>89%</u>
Middle (Hickory Ridge MS) -	<u>94%</u>
High (Hickory Ridge HS) -	<u>112%</u>

As per Cabarrus County School, the Single-family homes in this development will generate upon full buildout an additional 8 elementary students, 4 middle school students, and 5 high school students.

5. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. The Commission shall consider the following:

- a. Whether the proposed zoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting or other nuisances;**

The proposed single-family attached development and density of the proposed development (6.19 dwelling units per acre) is slightly higher than surrounding land uses, but compatible considering the location at a major intersection that is designated as a mixed-use node. The stormwater generated will be managed internal to the site using stormwater control measures throughout the development. Several traffic improvements will be made as prescribed by the TIA (included in the Application Summary of this report).

- b. Any change of character in the area due to installation of public facilities, other zoning changes, new growth changes, deterioration, and development;**

Like all other development activity in this area, the development of this land would convert former vacant land into residential and commercial properties, while preserving appropriate area for open space.

- c. The zoning districts and existing land uses of the surrounding properties;**

The areas around this property are generally zoned for low to medium density residential use. The location at the intersection is designated for mixed-use node and provides a natural transition from residential to a mixture of neighborhood oriented commercial, office and residential use. Existing land use patterns in the area typically consist of low to medium density residential neighborhoods.

- d. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;**

The property is suitable for the uses which it has been restricted to under the existing zoning classification.

- e. Whether the rezoning is compatible with the adjacent neighborhood, especially concerning neighborhood stability and character;**

As previously mentioned, the specific use of the property, single family attached homes and limited commercial, is consistent with surrounding neighborhoods and aligns with Harrisburg Area Land Use Plan (HALUP) mixed-use areas.

- f. The length of time the subject property has remained vacant as zoned (if applicable);**

This property has been vacant.

- g. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs;**

Land supply is not a direct issue in this area.

- 6. Whether the existing zoning was in error at the time of adoption.**

The existing zoning was not in error at the time of adoption.

Furthermore, as a Conditional Zoning request, the Board must consider the following criteria:

- 7. The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the current Land Use Plan.**

The rezoning application to B-1 district of the property, with the proposed density limitation, is consistent with the density and lot size standards established for the base B-1 Zoning District in the Unified Development Ordinance and Mixed Use Node in the Land Use Plan.

The development proposal accompanying the rezoning request would restrict permitted uses to single family attached residences, which are appropriate in this area.

- 8. The use(s) requested are among those listed as an eligible permitted or conditional use in the general use district as included in the rezoning request.**

The applicant is seeking for the following uses to be allowed in this Conditional Zoning District, certain uses are restricted as noted in the Conditions towards the end of this staff report and included on site plan:

- Single-Family Attached Residential
- Child Care Center
- Accounting and Tax Services
- Banks
- Clothing Alterations and Repair
- Footwear Repair
- Dry Cleaning and Laundry Services
- Electronic Repair

- Hair, skin, nail care services
- Architectural/Engineering Services
- Interior Design Services
- Legal and Financial Services
- Medical/Healthcare Offices
- Real Estate Office
- Art Dealer
- Bake Goods/Snack Shop
- Book/Music Store
- Florist
- Gift, Novelty, Souvenir Store
- Health Club
- Jewelry Store
- Restaurant (dine in only)

9. **The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare and vibration and not create a nuisance.**

The applicant intends to work collaboratively with both Harrisburg town staff and the NC Department of Transportation in establishing appropriate intersection improvements for the development. Improvements include widening of Hickory Ridge Road and Rocky River Road, and turn lanes in both directions.

Landscaping buffers shown are adequate to meet the needs of the adjacent properties, and active open space is designated as part of the subdivision.

10. **The use limitations and conditions as proposed and/or imposed for the requested district can reasonably be implemented and enforced for the subject property.**

The conditions proposed and imposed for this district can be reasonably implemented on this site.

11. **When implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district. If any standards are proposed that are different from the underlying zoning district, the applicant must clearly demonstrate that the overall resultant project is greater than that which is typically allowed by the general district.**

All proposed conditions recommended by staff are to bring the site into conformance with applicable local and state regulations.

12. The applicant has agreed to accept the use limitations and conditions as proposed and/or imposed for the requested district.

The applicant will need to agree to all conditions listed in this staff report. Any additional conditions placed on this property will need the acceptance of the applicant before a decision can be made on this application.

13. For an approval, the Board must adopt a consistency statement that the amendment being considered is either consistent or inconsistent with the adopted land use plan and that the Board considers the action to be reasonable and in the public interest.

The Town Council will need to adopt a consistency statement when a recommendation or decision is made on this item.

APPROVAL WITH CONDITIONS:

The proposal is a conditional re-zoning request. Conditions may be imposed on the zoning action; staff recommends that the following conditions be placed on this project. Applicant agrees to the following:

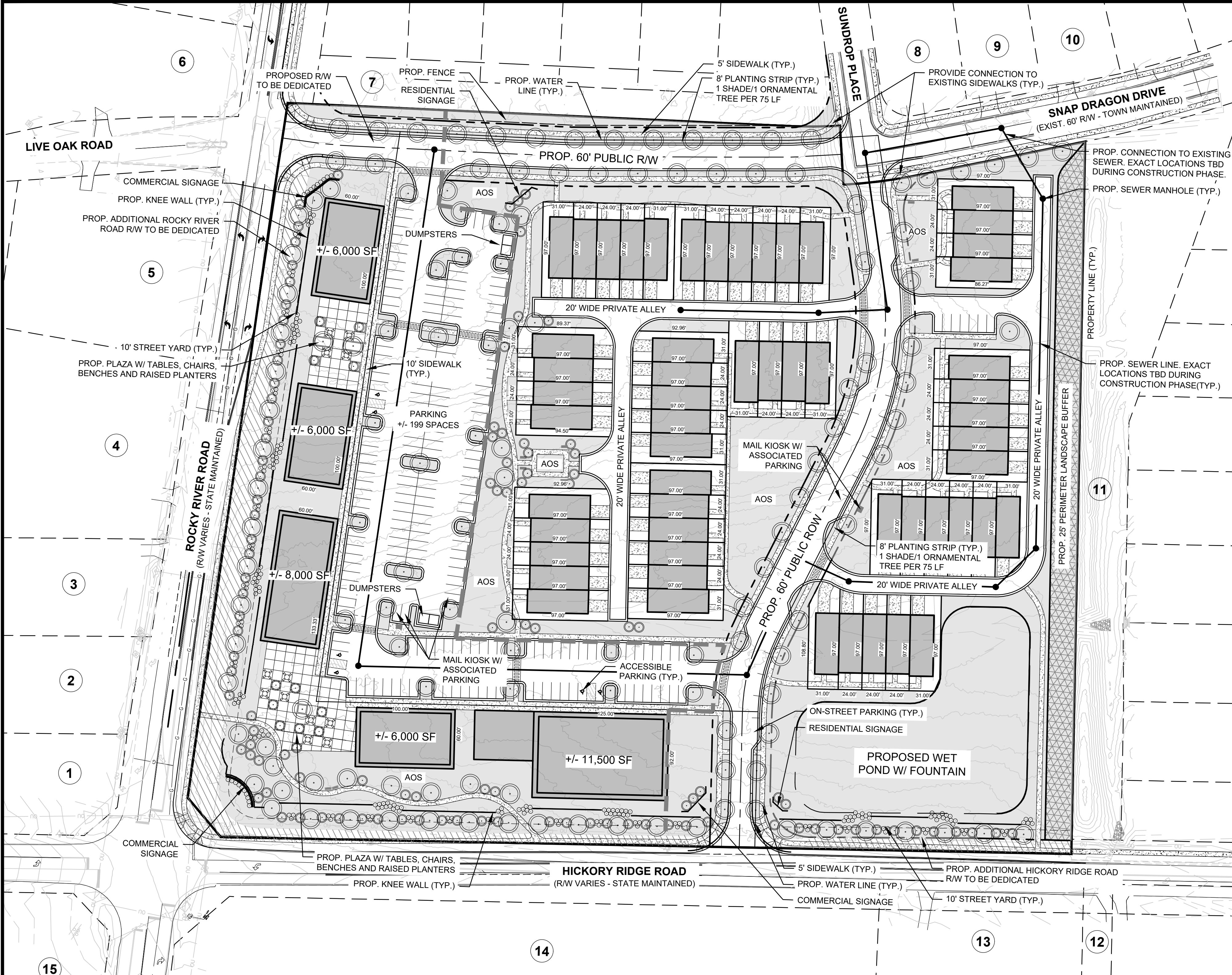
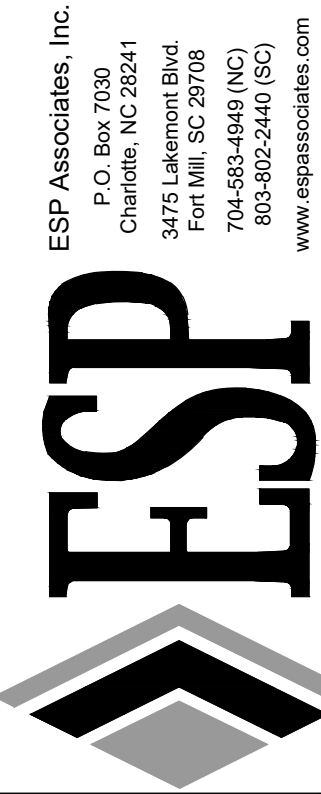
1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to prohibit variety stores on the site, Variety store in this case shall mean any store that sells a combination of retail, grocery and household items and has an area greater than 5,000 sq. feet size.
3. Applicant agrees that all uses are limited to the permitted uses (P) outlined for B-1 zoning in the Harrisburg Unified Development Ordinance with the exception of gas stations, convenience stores and automobile related uses, which are prohibited under this conditional rezoning.
4. Applicant agrees to restrict primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used. Commercial buildings shall meet regulations set forth in Appendix E of the current Harrisburg Unified Development Ordinance (UDO) or equivalent UDO section at the time of Construction Document review/approval.
5. Applicant agrees that there will be no exposed concrete foundations and that cladding material must extend to the ground level on all sides of the homes.
6. Applicant agrees to limit the number of townhome rental units to 10% of allowable number of townhomes.
7. Applicant agrees that all stormwater control measures shall be wet ponds with fountain(s), with minimum depth of 10 feet over 25% of the permanent pool area.
8. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
9. Applicant shall provide landscaping between the side elevations of the proposed homes and Snap Dragon Drive.
10. Applicant shall not disturb the existing berm located on adjacent properties behind the homes on Cherry Laurel Drive. In the event the applicant disturbs the existing berm behind these homes, it will be repaired and replanted to the existing condition (mulch, trees, shrubs etc.)

RECOMMENDATION:

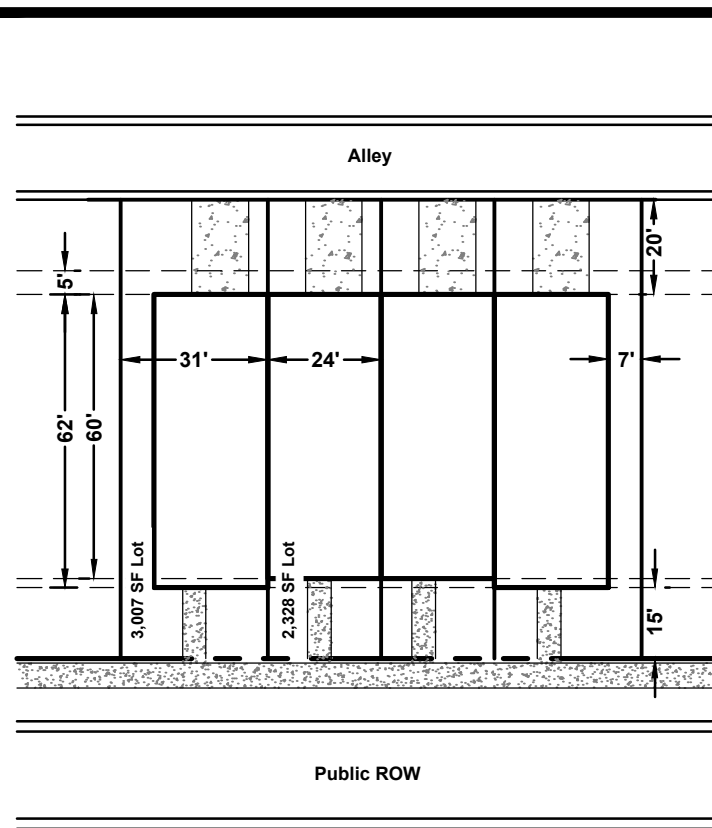
With the proposed site plan and conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP) and the Unified Development Ordinance (UDO). Planning and Zoning Department staff supports approval of the rezoning request with conditions.

HICKORY RIDGE ROAD SITE

LOCATED IN HARRISBURG, NORTH CAROLINA



TYPICAL TOWNHOME DETAIL NOT TO SCALE



Townhomes - Alley Load

Setbacks:
Front: 15'
Side: 7'
Rear: 5' (2' from BOC to Face of Garage)

*INNOVATIVE STANDARD REQUEST TO REDUCE FRONT SETBACK FROM 30' TO 15'. BASIS IS ALLEY LOADED TOWNHOME.

ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 855-0908
CONTACT: MATT LEVESQUE
EMAIL: MLEVESQUE@ESPASSOCIATES.COM

DEVELOPER: TRUE SUMMIT CAPITAL
ADDRESS: 1815 BACK CREEK DRIVE
CHARLOTTE, NC 28213

REVIEW AGENCY: TOWN OF HARRISBURG PLANNING & ZONING DEPARTMENT
ADDRESS: 4100 MAIN STREET, SUITE 102
HARRISBURG, NC 28075
(704) 455-5614

VICINITY MAP NOT TO SCALE



SITE DATA:

TAX PARCELS: 55164783470000

TOTAL ACREAGE: +/- 14.281 ACRES (PER SURVEY)
PROJECT ACREAGE: +/- 13.54 ACRES (APPROX.)
RESIDENTIAL ACREAGE: +/- 8.89 ACRES
COMMERCIAL ACREAGE: +/- 4.65 ACRES

NOTE: BASED ON REMOVAL OF APPROXIMATE FUTURE HICKORY RIDGE ROAD AND ROCKY RIVER ROAD ROW. LOCATION OF FUTURE ROW WILL NEED TO BE VERIFIED.

LOCATION: HARRISBURG, NC

ZONING: RE
EXISTING: B-1 (CZ)
PROPOSED:

TOTAL POTENTIAL UNITS: +/- 65 UNITS
WANDO INTERIOR UNITS: +/- 33 UNITS
ASHLEY EXTERIOR UNITS: +/- 22 UNITS

PROPOSED DENSITY: +/- 6.19 DU/AC**

NOTE: DENSITY CALCULATED USING RESIDENTIAL ACREAGE.

TOWNHOUSE PARKING:
REQUIRED: 83 SPACES (1.5/UNIT)
PROVIDED: +/- 142 SPACES (3.8/UNIT)***

GARAGE SPACES: +/- 54 SPACES
DRIVEWAY SPACES: +/- 54 SPACES
ON-STREET SPACES: +/- 27 SPACES
OFF-STREET SPACES: +/- 7 SPACES

NOTE: PROVIDED PARKING NUMBERS INCLUDE GARAGE, DRIVEWAY, ON-STREET AND OFF-STREET SPACES FOR TOWNHOUSE UNITS. FOUR (4) SPACES ASSOCIATED W/ MAIL KIOSK ARE INCLUDED IN ON-STREET SPACE COUNT.

RETAIL/OFFICE PARKING:
REQUIRED: 150 SPACES (1 SPACE/250 GFA - MINIMUM)
250 SPACES (1 SPACE/250 GFA - MAXIMUM)
PROVIDED: +/- 199 SPACES (INCLUDES ACCESSIBLE AND MAIL KIOSK SPACES)
ACCESSIBLE SPACES: +/- 6 SPACES
LOADING/UNLOADING: +/- 1 SPACE
BICYCLE SPACES: +/- 8 SPACES
MAIL KIOSK SPACES: +/- 3 SPACES

OPEN SPACE:
REQUIRED: +/- 1.71 ACRES (12%) MINIMUM
PROVIDED: +/- 1.71 ACRES (12%)****

NOTE: BASED ON TOTAL ACREAGE (+/- 14.28 ACRES) - SUBJECT TO CHANGE. REQUIRED OPEN SPACE BASED ON RC STANDARDS.

ACTIVE OPEN SPACE (AOS):
REQUIRED: +/- 1.38 ACRES (0.025 AC x 55 UNITS)
PROVIDED: +/- 1.38 ACRES

PUBLIC OPEN SPACE DEDICATION:
REQUIRED: +/- 1.57 ACRES (1/5 AC x 55 UNITS)
PROVIDED: +/- 0.00 ACRES****

NOTE: PUBLIC OPEN SPACE DEDICATION REQUIREMENT SHALL BE SATISFIED BY PAYING A FEE IN LIEU.

CONNECTIVITY:
REQUIRED: 1.40
PROPOSED: 2.00 (2 LINKS/1 NODE)

General Notes
1. Base information provided by Boundary Survey: "ALTANSPS SURVEY OF: TAX LOT 5551-6478-347-0000 8479 ROCKY RIVER ROAD, 14.281 ACRES" prepared by ESP Associates, Inc. dated June 10, 2021.
2. All site zoning and wetland information utilized in the preparation of this Preliminary Zoning Major Site Plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
No floodplain located on site.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by Cabarrus County GIS data. For purposes of preparation of this Preliminary Zoning Major Site Plan, any potential wetland areas and stream features depicted on the sketch are considered to be preliminary in nature and approximate in location.

Access Points/Driveways/Streets
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Harrisburg Unified Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

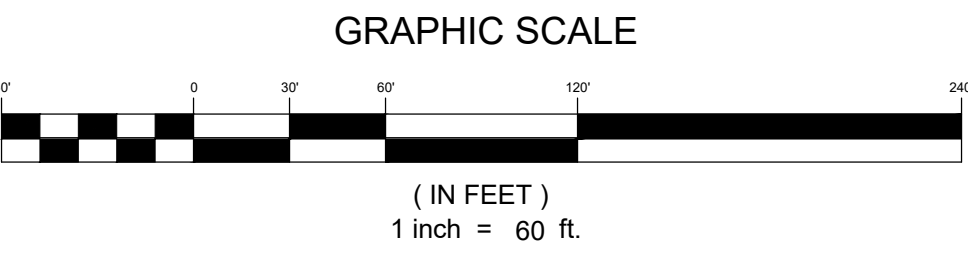
Open Space/Active Open Space
Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

List of Adjacent Property Owners:						
Site Number	Parcel Number	Owner	Owner	Mailing Address	Mailing City	Mailing State
1	55164717620000	DAMON SRINIVAS R	REDDY DEEPA S WF	3559 GROVESIDE ST	HARRISBURG	NC 28075
2	55164727690000	DAMON SRINIVAS R	REDDY DEEPA S WF	3559 GROVESIDE ST	HARRISBURG	NC 28075
3	55164738540000	SEEGARS JAMES H TRUSTEE	SEEGARS PATRICIA M TRUSTEE	6484 ROCKY RIVER RD	HARRISBURG	NC 28075
4	55164743690000	PRICE JAMES B JR	PRICE GERALDINE WF	8478 ROCKY RIVER RD	HARRISBURG	NC 28075
5	55164779050000	BRADY BRONIA F	BRADY BRONIA F	8474 LIVE OAK RD	HARRISBURG	NC 28075
6	55164881200000	MOORE CAMERON B	MOORE JORDAN SPOUSE	8475 LIVE OAK RD	HARRISBURG	NC 28075
7	55165739290000	BLUMER HOMESOWNERS ASSN INC	BLUMER HOMESOWNERS ASSN INC	C/O CAMS COMMUNITY MGMT	WILMINGTON	NC 28403
8	55165739800000	BLUMER HOMESOWNERS ASSN INC	BLUMER HOMESOWNERS ASSN INC	C/O CAMS COMMUNITY MGMT	WILMINGTON	NC 28403
9	55165744410000	KANDISANY GOVINDARAJU	KANDISANY GOVINDARAJU	2505 SNAP DRAGON DR	HARRISBURG	NC 28075
10	55165749990000	MATTHEW WILLIAM E	MATTHEW WILLIAM E	2511 SNAP DRAGON DR	HARRISBURG	NC 28075
11	55165750350000	BLUMER HOMESOWNERS ASSN INC	BLUMER HOMESOWNERS ASSN INC	C/O CAMS COMMUNITY MGMT	WILMINGTON	NC 28403
12	55164654630000	TOWNSEND ROY L JR	SHERRELLS FORD	4562 PARADISE CV	SHEPHERD	NC 28673
13	55164647990000	HAMBUR GLENN E	PRICE GERALDINE WF	8642 HICKORY RIDGE ROAD	HARRISBURG	NC 28075
14	55164730780000	PRICE JAMES B JR	PRICE GERALDINE WF	8478 ROCKY RIVER RD	HARRISBURG	NC 28075
15	55163756740000	MAGNOLIA CORNERS LLC A NC LLC	PO BOX 578	MATTHEWS	NC 28106	
Property Owners	55164783470000	BLUMER FAMILY FARM LLC	A NC LTD LIABILITY CO	1217 CRESCENT AVE	GASTONIA	NC 28052

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 2	PRELIMINARY ZONING MAJOR SITE PLAN - COVER SHEET	04/05/2021	06/29/2021
2 OF 2	TECHNICAL DATA SHEET	04/05/2021	06/29/2021



PRELIMINARY ZONING MAJOR SITE PLAN
COVER SHEET (1 OF 2)

HICKORY RIDGE ROAD SITE

TRUE SUMMIT CAPITAL

HARRISBURG, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MJ
DRAWN BY:	MJ
PROJECT NUMBER:	JN76.100
ORIGINAL DATE:	4/5/2021
SHEET:	1 OF 2

U:\2021 Projects\J\J026 - Hickory Ridge Road Site (Pulse)\Submittal Working Drawings\2021_09-24_Rezoning 3rd Street\Sheet\JN76-TDS.dwg, TDS.mntntr

1. GENERAL PROVISIONS:

A. SITE LOCATION:

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TRUE SUMMIT CAPITAL ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF UP TO FIFTY-FIVE (55) SINGLE-FAMILY ATTACHED DWELLING UNITS AND 37,500 SQUARE FEET OF COMMERCIAL AND OFFICE USES AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED DEVELOPMENT WILL BE ON AN APPROXIMATELY 14.285 ACRE SITE LOCATED ON HICKORY RIDGE ROAD (THE "SITE").

B. ZONING DISTRICTS/ORDINANCE:

- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE HARRISBURG ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1 ZONING CLASSIFICATION SHALL GOVERN.

C. GRAPHICS AND ALTERATIONS:

- THE SCHEMATIC DEPICTIONS LOTS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENTS/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENTS/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ORDINANCE.
- SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES:

A. RESIDENTIAL USES: THE SITE MAY BE DEVELOPED WITH UP TO FIFTY-FIVE (55) SINGLE FAMILY ATTACHED RESIDENTIAL UNITS.

B. NON-RESIDENTIAL USE: THE SITE MAY BE DEVELOPED WITH UP TO 37,500 SQUARE FEET OF USES PERMITTED IN THE B-1 ZONING DISTRICT.

THE FOLLOWING USES SHALL BE PROHIBITED:

- VARIETY STORES (VARIETY STORE SHALL MEAN ANY STORE THAT SELLS A COMBINATION OF RETAIL, GROCERY AND HOUSEHOLD ITEMS IN EXCESS OF 5,000 SQUARE FEET)
- GAS STATIONS
- CONVENIENCE STORES AND AUTOMOBILE RELATED USES

3. ACCESS AND TRANSPORTATION:

I. PROPOSED ACCESS:

- ACCESS TO THE SITE WILL BE FROM HICKORY RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HARRISBURG AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE PETITIONER SHALL INSTALL PHASED TRANSPORTATION IMPROVEMENTS PER THE APPROVED TRAFFIC IMPACT ANALYSIS.
- THE OVERALL STREET NETWORK IS CONCEPTUAL IN NATURE AND MAY BE ADJUSTED DURING THE PERMITTING PROCESS SO LONG AS THE PROVISIONS OF THE ORDINANCE RELATED TO CONNECTIVITY, BLOCK LENGTHS AND LINKS ARE ADHERED TO.
- THE SITE SHALL MEET THE PROVISIONS OF THE ORDINANCE RELATED TO CONNECTIVITY.

II. PROPOSED IMPROVEMENTS:

- THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH IN THE APPROVED TRANSPORTATION IMPACT STUDY SUBJECT TO THE PROVISIONS SET FORTH IN SECTION III.

III. STANDARDS, PHASING AND OTHER PROVISIONS:

- TOWN OF HARRISBURG AND NCDOT STANDARDS. ALL OF THE PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF THE TOWN OF HARRISBURG AND/OR NCDOT (AS IT RELATES TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY). IT IS UNDERSTOOD THAT AN ALTERNATE PAVEMENT SCHEDULE IS NOT PERMITTED AND ROADWAY CROSS SECTIONS WILL BE REVIEWED AND APPROVED AT THE CONSTRUCTION DOCUMENT PHASE. IT IS ALSO UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- PHASING TO BE FORTHCOMING
- SUBSTANTIAL COMPLETION. REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF THE APPROVED TIS SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE APPROVED TIS PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY THE TOWN OF HARRISBURG) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE TOWN OF HARRISBURG MAY INSTRUCT APPLICABLE AUTHORITIES AND/OR DEPARTMENTS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
- RIGHT-OF-WAY CONVEYANCE. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED.
- ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH COUNCIL ACTION UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, AND THE TOWN OF HARRISBURG; PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION IN THE OVERALL AREA OF THE REZONING. IT IS UNDERSTOOD THAT CHANGES TO THE TIA SHALL NOT REQUIRE A REZONING.

FOR EXAMPLE, TRANSPORTATION IMPROVEMENTS MAY BE SUBSTITUTED AND/OR PAYMENT IN LIEU FOR OTHER IMPROVEMENTS IN THE OVERALL AREA OF THE REZONING MAY BE IMPLEMENTED AS DESCRIBED IN SUBSECTION (D) ABOVE.

4. ARCHITECTURAL STANDARDS:

A. RESIDENTIAL BUILDING MATERIALS:

- THE BUILDING MATERIALS USED ON THE RESIDENTIAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, CEMENTITIOUS FIBER SHAKE, EIFS, STUCCO, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM SHALL NOT BE USED AS A PRIMARY SIDING MATERIAL HOWEVER IT MAY BE USED ON WINDOWS, SOFFITS, FASCIA AND/OR SIMILAR ROOF OVERHANG ELEMENTS, HANDRAILS/RAILINGS, AND/OR OTHER MISCELLANEOUS TRIM ELEMENTS. THE PROPOSED ROOFING MATERIALS WILL BE ARCHITECTURAL SHINGLES, SLATE, TILE AND/OR METAL.

B. NON-RESIDENTIAL BUILDINGS:

- COMMERCIAL BUILDINGS SHALL MEET REGULATIONS SET FORTH IN APPENDIX E OF THE HARRISBURG UNIFIED DEVELOPMENT ORDINANCE.
- THE PETITIONER AGREES TO RESTRICT CLADDING MATERIALS FOR ALL BUILDINGS TO CLADDING PRODUCTS OTHER THAN VINYL SIDING.
- THERE SHALL BE NO EXPOSED CONCRETE FOUNDATIONS; SIDING AND/OR OTHER MATERIALS MUST EXTEND TO THE GROUND LEVEL ON ALL SIDES OF THE HOMES.

5. BUFFERS, YARDS, AND OPEN SPACE:

A. A TWENTY-FIVE (25) FOOT PERIMETER LANDSCAPE BUFFER SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

- OPEN SPACE SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND IS INTENDED TO PROVIDE POCKETS OF OPEN SPACE THROUGHOUT THE DEVELOPMENT. OPEN SPACES MAY INCLUDE BENCHES, PLAY STRUCTURES, TRAILS, SIGNATURE LANDSCAPING, COURTYARDS, LAWNS AND/OR OTHER FEATURES THAT PROVIDE OPPORTUNITIES TO RECREATE OR FOSTER COMMUNITY ENGAGEMENT.

6. ENVIRONMENTAL FEATURES:

- STORMWATER AND WATER QUALITY FEATURES AND DETAILS SHALL COMPLY WITH THE ORDINANCE AND ENGINEERING STANDARDS. THE PETITIONER RESERVES THE RIGHT TO PROVIDE UNDERGROUND STORMWATER FACILITIES IN LIEU OF WET PONDS.
- ALL STORMWATER BMPs WILL BE SCREENED BY LANDSCAPING ON ANY SIDE FACING LOTS AND WHEN VISIBLE FROM PUBLIC STREETS. BMP(S) FRONTING PUBLIC STREETS SHALL INCLUDE AMENITIES AND SERVE AS A FEATURE FOR THE COMMUNITY. ALL WET PONDS SHALL BE CONSTRUCTED WITH A FOUNTAIN.
- THE PETITIONER SHALL MITIGATE OR REPLACE HERITAGE TREES IF DAMAGED DURING CONSTRUCTION IN ACCORDANCE WITH THE ORDINANCE.
- WET PONDS WILL HAVE A TEN (10) FOOT DEPTH OVER MINIMUM 25% OF THE PERMANENT POOL AREA.
- THE APPLICANT AGREES TO NOT UTILIZE SAND FILTERS AS A STORMWATER CONTROL MEASURE.

7. MISCELLANEOUS PROVISIONS:

- PETITIONER AGREES TO OBTAIN ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY OCCURS ON THE SITE.
- MAILBOX CLUSTERS SHALL MEET ADA STANDARDS.

8. AMENDMENTS TO THE REZONING PLAN:

- FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

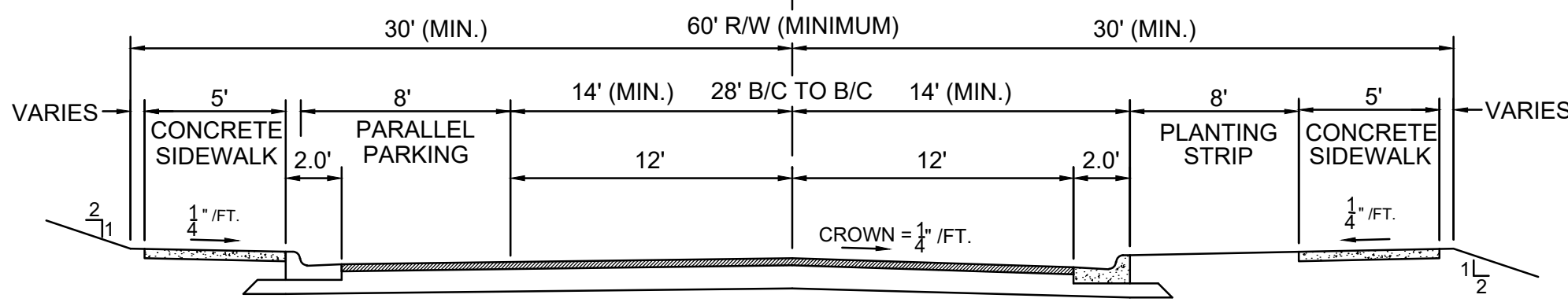
9. BINDING EFFECT OF THE REZONING APPLICATION:

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED BY THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING ON THE PETITIONER AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

NOTABLE CONDITIONS:

SHOPPES AT HICKORY RIDGE PROJECT CONDITIONS:

- APPLICANT AGREES TO OBTAIN ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY CAN TAKE PLACE (PLANNING) (SEE DEVELOPMENT STANDARDS SECTION 7).
- A DRIVEWAY PERMIT FROM NCDOT WILL BE REQUIRED FOR THE ENTRANCES OFF OF HICKORY RIDGE ROAD & ROCKY RIVER ROAD. A TOWN PERMIT WILL BE REQUIRED FOR ACCESS ALONG SNAP DRAGON ROAD. ALL RIGHTS-OF-WAY NECESSARY FOR ROAD IMPROVEMENTS WILL BE ACQUIRED PRIOR TO NCDOT DRIVEWAY PERMIT BEING EXECUTED.
- THE DEVELOPER SHALL BE RESPONSIBLE TO MAKE ALL ROADWAY IMPROVEMENTS AS IDENTIFIED IN THE APPROVED TIA (NCDOT) (SEE DEVELOPMENT STANDARDS SECTION 3).
- APPLICANT AGREES TO DEDICATE ADDITIONAL FUTURE RIGHT-OF-WAY FROM THE EXISTING RIGHT OF WAY SO THAT THE TOTAL DEDICATION IS 52.5 FEET FROM CENTERLINE ON ROCKY RIVER ROAD AND 40 FEET FROM CENTERLINE ON HICKORY RIDGE ROAD.
- APPLICANT AGREES THAT WET POND SHALL BE INTERACTIVE FEATURE OF THE COMMUNITY WITH A FOUNTAIN AND MINIMUM DEPTH OF 10 FEET OVER 25% OF THE PERMANENT POOL AREA (SEE DEVELOPMENT STANDARDS SECTION 6).
- APPLICANT AGREES THAT ALL USES ARE LIMITED TO THE PERMITTED USES (P) OUTLINED FOR B-1 ZONING IN THE HARRISBURG UNIFIED DEVELOPMENT ORDINANCE WITH THE EXCEPTION OF GAS STATIONS, CONVENIENCE STORES AND AUTOMOBILE RELATED USES, WHICH ARE PROHIBITED UNDER THIS CONDITIONAL REZONING (SEE DEVELOPMENT STANDARDS SECTION 2).
- APPLICANT AGREES TO PROHIBIT VARIETY STORES (VARIETY STORE SHALL MEAN ANY STORE THAT SELLS A COMBINATION OF RETAIL, GROCERY AND HOUSEHOLD ITEMS IN EXCESS OF 5,000 SQUARE FEET) (SEE DEVELOPMENT STANDARDS SECTION 2).
- APPLICANT AGREES TO RESTRICT PRIMARY CLADDINT MATERIALS FOR ALL RESIDENTIAL BUILDINGS TO MASONRY OR SIMILAR PRODUCTS; VINYL SIDING WILL NOT BE USED. COMMERCIAL BUILDINGS SHALL MEET REGULATIONS SET FORTH IN APPENDIX E OF THE HARRISBURG UNIFIED DEVELOPMENT ORDINANCE (SEE DEVELOPMENT STANDARDS SECTION 4).
- APPLICANT AGREES THAT THERE WILL BE NO EXPOSED CONCRETE FOUNDATIONS AND THAT SIDING AND/OR OTHER MATERIAL MUST EXTEND TO THE GROUND LEVEL ON ALL SIDES OF THE HOMES (SEE DEVELOPMENT STANDARDS SECTION 4).
- APPLICANT AGREES TO LIMIT THE NUMBER OF TOWNHOME RENTAL UNITS TO 10% OF THE ALLOWABLE NUMBER OF TOWNHOMES CONTINGENT UPON FURTHER EVALUATION OF IMPACTS ON MORTGAGE LENDING CRITERIA; FINAL DECISION ON THE RENTAL CAP TO BE DETERMINED DURING THE PRELIMINARY PLAT REVIEW AND APPROVAL.
- APPLICANT AGREES MAILBOX CLUSTERS SHALL MEET ADA STANDARDS AT A MINIMUM (SEE DEVELOPMENT STANDARDS SECTION 7).
- APPLICANT AGREES THAT ALL STREETS SHOULD BE TO THE TOWN OF HARRISBURG ENGINEERING DESIGN STANDARDS, ALTERNATE PAVEMENT SCHEDULE IS NOT ALLOWABLE. ROADWAYS CROSS SECTIONS WILL BE REVIEWED AND APPROVED AT THE CONSTRUCTION DOCUMENT PHASE (SEE DEVELOPMENT STANDARDS SECTION 3).
- APPLICANT SHALL PROVIDE LANDSCAPING BETWEEN THE SIDE ELEVATIONS OF THE PROPOSED HOMES AND SNAP DRAGON DRIVE.
- APPLICANT SHALL NOT DISTURB THE EXISTING BERM LOCATED ON ADJACENT PROPERTIES BEHIND THE HOMES ON CHERRY LAUREL DRIVE. IN THE EVENT THE APPLICANT DISTURBS THE EXISTING BERM BEHIND THESE HOMES, IT WILL BE REPAIRED AND REPLANTED TO THE EXISTING CONDITION (MULCH, TREES, SHRUBS, ETC).



LOCAL RESIDENTIAL STREET (COLLECTOR)
W/ PARALLEL PARKING ON BOTH SIDES - 60' R/W

NOTES:

- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF STREET A MINIMUM OF 8' FROM BACK OF CURB. IN AREAS WHERE PARALLEL PARKING IS PROVIDED, SIDEWALK SHALL BE LOCATED AT BACK OF CURB.
- AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY TOWN OF HARRISBURG BASED ON SPECIFIC TRAFFIC PARAMETERS.
- DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN OF EQUAL OR GREATER STRENGTH TO DIRECTOR OF ENGINEERING FOR APPROVAL.



NO.	DATE	REVISION	BY
1	06/24/2021	REVISED PER STAFF COMMENTS	MW
	09/24/2021	REVISED PER STAFF COMMENTS	MW

TECHNICAL DATA SHEET
SHEET (2 OF 2)

HICKORY RIDGE ROAD SITE

HARRISBURG, NC

TRUE SUMMIT CAPITAL

PROJECT INFORMATION

PROJECT MANAGER:	ML
DESIGNED BY:	MJ
DRAWN BY:	MJ
PROJECT NUMBER:	JN76.100
ORIGINAL DATE:	4/5/2021
SHEET:	2 OF 2

COMMUNITY MEETING REPORT FOR HICKORY RIDE ROAD AND ROCKY RIVER ROAD

Petitioner: True Summit Capital with The Pulte Group

Property: ± 14.285 acres located at Hickory Ridge Road and Rocky River Road

This Community Meeting Report is being filed with the Office of the City Clerk and the Planning Department.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Thursday May 20, 2021. The Town of Harrisburg mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations as required by Ordinance.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday May 20, 2021, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit A**. The Petitioner's representatives at the required Community Meeting were Mohammed Idlibi with True Summit Capital, Matt Kearns with The Pulte Group, Matt Levesque with ESP and Associates, and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

After introductions by the Town of Harrisburg Planning Staff, Bridget Grant welcomed everyone in attendance and introduced the rezoning team.

Matt Kearns with The Pulte Group gave a brief overview of Pulte's development history and its intent to develop a quality townhome community on the site in partnership with True Summit Capital's non-residential uses.

Ms. Grant described the benefits of conditional zoning, the site location, and the plan's consistency with the adopted land use policy. Ms. Grant described that the proposed plan would allow the development of up to 55 townhomes, 12,000 square feet of retail, 14,000 square feet of office, and 11,500 square feet for a childcare facility.

The development team described the Transportation Impact Study (TIS) and the required transportation improvements required to mitigate the traffic impacts.

Ms. Grant closed by sharing precedent images that reflect the quality of the development anticipated for the site and then opened the meeting up for questions.

II. Summary of Questions/Comments and Responses:

The following groups the question/comments into four areas: land use, residential uses, non-residential uses, and traffic and connectivity.

LAND USE – It was clarified that this meeting is a follow up to a petition that was filed in early 2020. The applicant and town staff agreed to hold a second community meeting given the delay and new residential partner. One attendee asked why develop non-residential uses in this location. Ms. Grant and Mr. Nepal explained that the proposed mix of uses is consistent with the adopted land use policy which recommends townhome and commercial uses in this location. One attendee inquired what BMP's are and another asked for additional detail on the fountain. Staff confirmed BMPs are required water quality features that will be improved as fountains to be aesthetically pleasing. The development team explained that it is their intention to develop the site in a manner that provides easily accessible amenities and services in a walkable format consistent with the vision set forth in the land use plan. Providing a mix of uses in close proximity to homes can decrease the number of trips people take in cars further away from home. One resident inquired what would happen if the plan couldn't be developed. Ms. Grant and Mr. Nepal confirmed that any change to the approved plan would require another rezoning with additional community engagement. The conditions of the plan remain with the land regardless of ownership.

RESIDENTIAL USES. Several participants asked about the quality of the homes to be constructed on the site and the potential price points. The development team anticipates the price points to be in the high two's or low three's but market changes can impact the sales prices. Ms. Grant confirmed that the community would have its own HOA and amenity areas; there is no expectation that the residents of the proposed Pulte community will be permitted to use Blume amenities. The townhomes are a "for sale" product. Residents requested that a "quality" or "higher-end" community be developed on the site. One attendee noted that the anticipated price per square foot is comparable to the home values in Blume.

NON-RESIDENTIAL USES – One attendee inquired about the proposed non-residential uses. Ms. Grant noted that the development team is seeking uses that are considered "neighborhood services" and are intended to serve the surrounding residential communities. Mr. Nepal confirmed that all uses in the B-1 zoning district are permitted subject to the conditions of the rezoning. Several attendees requested that a "dollar general" type store not be permitted on the site. Ms. Grant confirmed that the development team would further amend the list of permitted uses and look to exclude what are commonly referred to as "variety stores" as well as gas stations, vape stores, fast food restaurants, or other uses not desired by the adjacent existing residential. The development team also confirmed that the proposed non-residential uses will be one story.

TRAFFIC & CONNECTIVITY

Several participants inquired about the traffic study. It was confirmed that the traffic study takes into consideration all approved plans. The staff will go back to the traffic engineer to address including the traffic counts from the recently approved rezoning at Hickory Ridge and Lower Rocky River. Residents of Blume expressed concern that traffic would increase within their community. Ms. Grant described how the extension of existing streets would provide more options to access Hickory Ridge Road and Rocky River Road. One attendee requested that a pedestrian connection be provided to Blume South; it was noted that a pedestrian connection is not anticipated. It was confirmed that Snap Dragon would connect to the new development and extend to Rocky River Road. Mr. Nepal confirmed that the street connections are required.

In closing, Ms. Grant and Mr. Nepal shared their email addresses in order to address any remaining questions.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will revise the conditions to include additional prohibited uses.

cc: Sushil Nepal, Planning Director, Town of Harrisburg
Mohammed Idlibi, True Summit Capital
Matt Kearns, The Pulte Group
Bridget Grant, Moore & Van Allen, PLLC

EXHIBIT A

HICKORY RIDGE TOWNHOMES COMMUNITY MEETING ATTENDEES

- 1 Alex Eggleston, 2643 Red Maple Lane, Harrisburg 28075
- 2 Angie Anderson, 2627 Cherry Laurel Drive
- 3 Aubrey Whitten, 3652 Burnage Hall Rd, Harrisburg, NC
- 4 Bella Elawaf, 8459 Rosemary Way
- 5 Casey Alexander, 2611 Cherry Laurel Dr., Shoppes at Hickory Ridge
- 6 Craig and Susan, Carter 8476 Rosemary Way, Harrisburg, NC 28075
- 7 Daryl Taylor, 9000 Cornflower Dr. Harrisburg NC 28075
- 8 Eleanor Zaloom, 7617 Maple Bluff Lane, Concord, NC
- 9 Jacqueline Eggleston, 2643 Red Maple Lane, Harrisburg
- 10 Janice Horne, 3723 Ayrshire Court Harrisburg, NC 28075
- 11 Jason and JoAnna Lynn, 2506 Red Maple Ln, Harrisburg
- 12 Joe Anderson, 2627 Cherry Laurel Dr.
- 13 Joseph Iskra, 2268 Sweet Pea Ln Harrisburg NC 28075
- 14 Joyce Hurst, 2628 Cherry Laurel Drive
- 15 Kevin Frazier, 9027 Daisy Place
- 16 Lloyd Quay, 7570 Hickory Ridge Road, Harrisburg, NC 28075
- 17 Sarah Robinson, 2616 Cherry Laurel Drive
- 18 Shanta Peggins Blume
- 19 Tara Beverly, 2539 Snap Dragon, Harrisburg, NC
- 20 Tom Mikulasovich, 2518 Red Maple Lane
- 21 Vickie Wallis, 2507 Carnation Drive Harrisburg, NC

**Traffic Impact Analysis UPDATE for
Shoppes at Hickory Ridge
Harrisburg, North Carolina**

Prepared for:

**Town of Harrisburg
Harrisburg, North Carolina**

Prepared by:

**Kimley-Horn and Associates, Inc.
NC License #F - 0102
200 South Tryon Street, Suite 200
Charlotte, North Carolina 28202
(704) 333-5131**



Laura N Reid
07/12/21

**July 2021
018536038**

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1.0 Executive Summary

The purpose of this Traffic Impact Analysis (TIA) is to evaluate the vehicular traffic impacts on the surrounding transportation infrastructure as a result of the proposed Shoppes at Hickory Ridge development. The primary objectives of the study are:

- To estimate trip generation and distribution for the proposed development.
- To perform intersection capacity analyses for the identified study area.
- To determine the potential traffic impacts of the proposed development.
- To identify improvements to mitigate the proposed development's traffic impacts.

The proposed Shoppes at Hickory Ridge development is located in the southeast quadrant of the Rocky River Road and f Hickory Ridge Road intersection in Harrisburg, North Carolina. Based on the site plan provided by the applicant, the proposed development is currently envisioned to consist of approximately:

- 12,000 square feet (sf) of general office space (two 6,000 sf buildings)
- 14,000 sf of retail space
- 11,500 sf of daycare center space
- 55 townhomes

For the purposes of this TIA, the build-out year of 2024 was considered. Based on the provided site plan and information provided by the applicant, the proposed development will be accessed via two external access points:

- Access 1 – an unsignalized, full-movement connection to Rocky River Road aligned with Live Oak Road (approximately 700 feet east of Hickory Ridge Road)
- Access 2 – an unsignalized, full-movement connection to Hickory Ridge Road approximately 550 feet south of Rocky River Road

An internal connection to the existing Blume subdivision is also proposed via Sundrop Place and Snap Dragon Drive.

A TIA scoping meeting was held with the Town of Harrisburg and representatives of the applicant at Town Hall on February 4, 2020, to obtain background information and to ascertain the scope and parameters to be included in this TIA. After COVID-19 delays, a Memorandum of Understanding (MOU) was developed in July 2020 based on discussions from this meeting that documented all scoping parameters to be used for the TIA and was reviewed and agreed upon by the Town of Harrisburg and the applicant. Additionally, North Carolina Department of Transportation (NCDOT) reviewed and approved the MOU, which is included in the **Appendix**.

The following AM and PM peak-hour scenarios were analyzed to determine the proposed development's transportation impacts on the surrounding network:

- 2020 Existing Conditions
- 2024 Background Conditions
- 2024 Build-out Conditions

Based on coordination with the Town, NCDOT, and the Applicant, this TIA evaluated operations under each of the AM and PM peak-hour scenarios above for the following study area intersections:

1. Rocky River Road and Robinson Church Road
2. Rocky River Road and Hickory Ridge Road
3. Rocky River Road and Stallings Road
4. Rocky River Road and Live Oak Road/Access 1
5. Hickory Ridge Road and Access 2

Kimley-Horn was retained to determine the potential traffic impacts of this development (in accordance with the traffic study guidelines in the *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and set forth by the *Town of Harrisburg Unified Development Ordinance – Appendix F*), and to identify transportation improvements that may be required to mitigate these impacts. This report presents trip generation, distribution, capacity analyses, and identified transportation improvements required to mitigate anticipated traffic demands produced by the subject development.

Based on the capacity analyses performed at each of the identified study intersections, along with review of the auxiliary turn-lane warrants contained herein, the following improvements have been identified to mitigate the impact of the proposed development on the adjacent street network:

Robinson Church Road and Rocky River Road

- Contribution of \$50,000 to the left-turn lanes along Robinson Church Road.

Hickory Ridge Road and Rocky River Road

- Dedication of future right-of-way along the frontage of the site on Rocky River Road and Hickory Ridge Road per the Town's CTP.

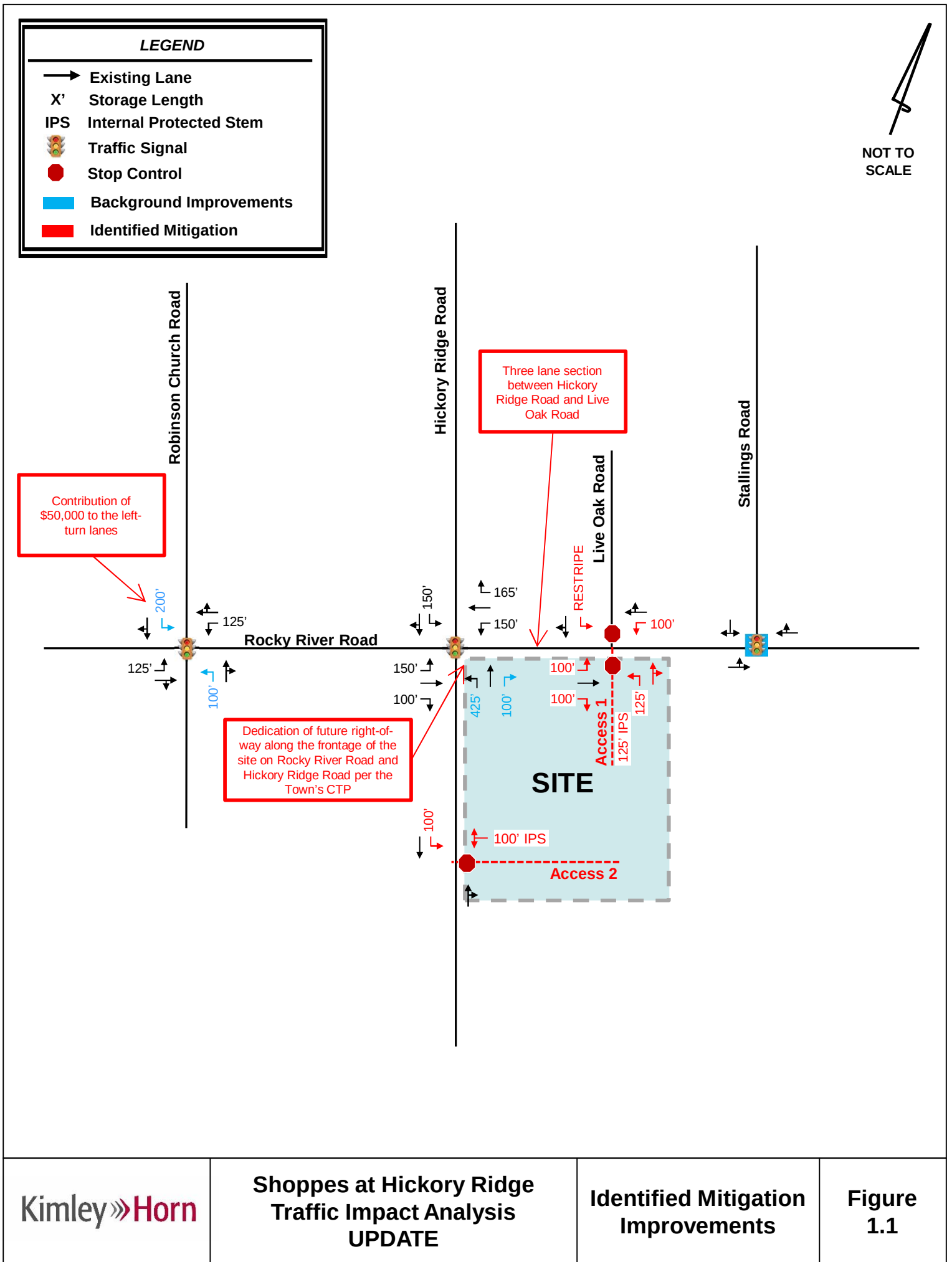
Rocky River Road and Live Oak Road/Access 1

- Restripe the southbound approach of Live Oak Road to include a separate left-turn lane with a minimum of 100 feet of storage and a shared through-right lane.
- Construction of the northbound approach of Access 1 with one ingress & two egress lanes and an internal protected stem of 125 feet.
- Construction of an eastbound right-turn lane along Rocky River Road with a minimum of 100 feet of storage.
- Construction of an eastbound left-turn lane along Rocky River Road with a minimum of 100 feet of storage. This should create a three-lane section along Rocky River Road, between Hickory Ridge Road and Live Oak Road.
- Construction of a westbound left-turn lane along Rocky River Road with a minimum of 100 feet of storage.

Hickory Ridge Road and Access 2

- Construction of a southbound left-turn lane along Hickory Ridge Road with a minimum of 100 feet of storage.
- Construction of the westbound approach of Access 2 with one ingress & one egress lane and an internal protected stem of 100 feet.

The mitigation improvement identified within the study area are shown in **Figure 1.1**. The improvements shown on this figure are subject to approval by NCDOT and the Town of Harrisburg. All additions and attachments to the State and Town roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.



2.0 Introduction

The proposed Shoppes at Hickory Ridge development is located in the southeast quadrant of the Rocky River Road and f Hickory Ridge Road intersection in Harrisburg, North Carolina. Based on the site plan provided by the applicant, the proposed development is currently envisioned to consist of approximately:

- 12,000 square feet (sf) of general office space (two 6,000 sf buildings)
- 14,000 sf of retail space
- 11,500 sf of daycare center space
- 55 townhomes

For the purposes of this TIA, the build-out year of 2024 was considered. Based on the provided site plan and information provided by the applicant, the proposed development will be accessed via two external access points:

- Access 1 – an unsignalized, full-movement connection to Rocky River Road aligned with Live Oak Road (approximately 700 feet east of Hickory Ridge Road)
- Access 2 – an unsignalized, full-movement connection to Hickory Ridge Road approximately 550 feet south of Rocky River Road

An internal connection to the existing Blume subdivision is also proposed via Sundrop Place and Snap Dragon Drive.

A TIA scoping meeting was held with the Town of Harrisburg and representatives of the applicant at Town Hall on February 4, 2020, to obtain background information and to ascertain the scope and parameters to be included in this TIA. After COVID-19 delays, a Memorandum of Understanding (MOU) was developed in July 2020 based on discussions from this meeting that documented all scoping parameters to be used for the TIA and was reviewed and agreed upon by the Town of Harrisburg and the applicant. Additionally, North Carolina Department of Transportation (NCDOT) reviewed and approved the MOU, which is included in the **Appendix**.

Kimley-Horn was retained to determine the potential traffic impacts of this development (in accordance with the traffic study guidelines in the *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and set forth by *Town of Harrisburg Unified Development Ordinance – Appendix F*), and to identify transportation improvements that may be required to mitigate these impacts. This report presents trip generation, distribution, capacity analyses, crash analyses and identified transportation improvements required to mitigate anticipated traffic demands produced by the subject development.

3.0 Existing Traffic Conditions

Existing traffic conditions were coordinated with Town of Harrisburg and NCDOT staff and collected through field observations and previously collected turning-movement counts to establish the existing conditions baseline analysis.

3.1 STUDY AREA

Based on coordination with the Town, NCDOT and the applicant, the study area for this TIA includes the following existing intersections:

1. Rocky River Road and Robinson Church Road
2. Rocky River Road and Hickory Ridge Road
3. Rocky River Road and Stallings Road
4. Rocky River Road and Live Oak Road

Figure 3.1 shows the study area intersections and the site location, **Figure 3.2** shows the proposed site plan for the development as provided by the applicant and **Figure 3.3** shows the existing roadway geometry at the study intersections.

The primary roadways in the vicinity of the site are Rocky River Road, Robinson Church Road, Hickory Ridge Road, and Stallings Road.

Rocky River Road is currently a two-lane, undivided major collector with a posted speed limit of 45 miles per hour (mph). Rocky River Road carries an annual average daily traffic (AADT) volume of 10,500 vehicles per day (vpd) in the vicinity of the proposed development based on 2018 NCDOT AADT data.

Robinson Church Road is currently a two-lane, undivided major collector with a posted speed limit of 45 mph in the vicinity of the proposed development. Robinson Church Road carries an AADT volume of 8,200 vpd north of and 6,400 vpd south of Rocky River Road.

Hickory Ridge Road is currently a two-lane, undivided local street with a posted speed limit of 45 mph in the vicinity of the proposed development. Hickory Ridge Road carries an AADT volume of 6,600 vpd north of Rocky River Road and does not have a posted AADT south of Rocky River Road.

Stallings Road is currently a two-lane, undivided local street with a posted speed limit of 35 mph. Stallings Road does not have a NCDOT AADT volume posted north of Rocky River Road.

3.2 EXISTING TRAFFIC VOLUME DEVELOPMENT

At the time of the TIA scoping meeting in February 2020 new peak-hour turning movement counts were planned to be collected for this TIA in accordance with the TIA Ordinance. However, due to COVID-19 and associated impacts to work and school schedules at the time of this TIA, it was determined that new peak-hour turning movement counts may not be indicative of “typical” traffic operations. Existing traffic volumes were determined based on the alternative methodology outlined below and as documented in the approved MOU (included in the **Appendix**).

AM (7:00-9:00 AM) and PM (4:00-6:00 PM) intersection turning-movement, heavy-vehicle, pedestrian and bicycle counts were collected by National Data and Surveying (NDS) on Thursday, May 18, 2017, at the following intersections:

- Rocky River Road and Robinson Church Road
- Rocky River Road and Hickory Ridge Road

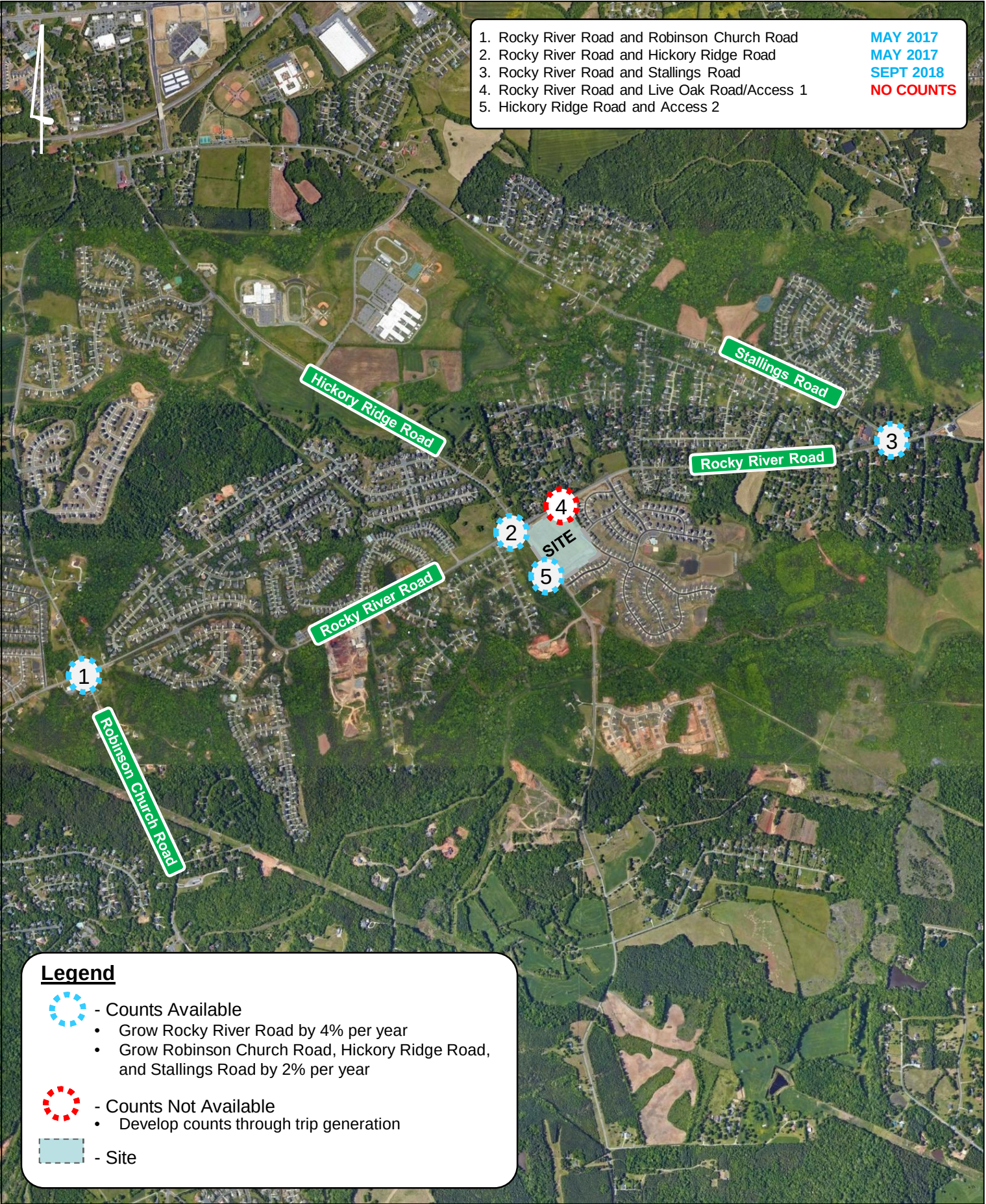
AM (7:00-9:00 AM) and PM (4:00-6:00 PM) intersection turning-movement, heavy-vehicle, pedestrian and bicycle counts were collected by NDS on Thursday, September 20, 2018 at the intersection of Rocky River Road and Stallings Road.

The turning-movement counts along Rocky River Road were grown by 4% per year to determine the 2020 existing traffic volumes. The turning-movement counts along Robinson Church Road, Hickory Ridge Road, and Stallings Road were grown by 2% per year to determine the 2020 existing traffic volumes.

Turning movement counts were not available at the intersection of Rocky River Road and Live Oak Road. Given that Live Oak Road serves an existing neighborhood, volumes on this street were developed by conducting trip generation analysis for the neighborhood using the trip generation rates published in *Trip Generation* (Institute of Transportation Engineers, Tenth Edition, 2017). Based on review of aerial imagery, the neighborhood was assumed to include approximately 110 single family homes. The resulting site trips were assigned to the study intersection based on the site trip distribution for the Shoppes at Hickory Ridge development. Through volumes along Rocky River Road were balanced with the adjacent study area intersection of Rocky River Road and Hickory Ridge Road. Trip generation calculations and site trip assignments are included in the **Appendix**.

Volume balancing was not performed between the remaining study area intersections due to the presence of driveways and distance between the intersections. Peak-hour intersection turning-movement count data is provided in the **Appendix**. A summary of the count data and methodology can be seen in **Figure 3.1**.

Figure 3.4 illustrates the 2020 existing AM and PM peak-hour traffic volumes.



LEGEND

Existing Lane

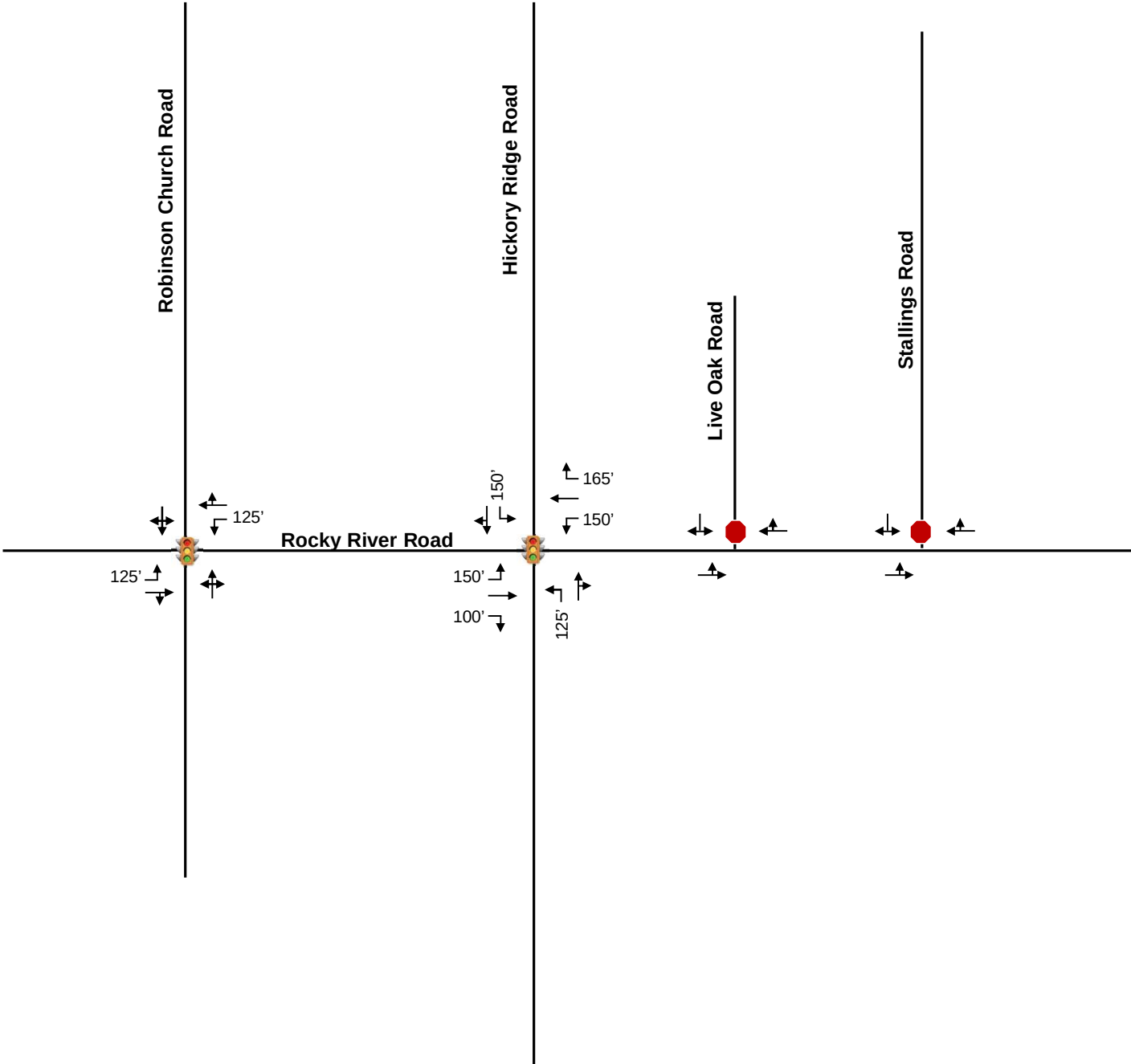
X' Storage Length

Traffic Signal

Stop Control



NOT TO SCALE



LEGEND

- XX AM Peak-Hour Traffic Volumes
- (XX) PM Peak-Hour Traffic Volumes
- Stop Control
- 🚦 Traffic Signal



4.0 Background Traffic Volume Development

Projected background (non-project) traffic is defined as the expected growth or change in traffic volumes on the surrounding roadway network between the year the existing counts were collected and the expected build-out year absent the construction and opening of the proposed project. This includes both non-specific general growth based on historical increase in local traffic volumes (historical background growth), along with specific growth and/or change in traffic volumes caused by either approved, but not yet fully-constructed, off-site developments and/or planned transportation projects specifically identified within the vicinity of the proposed development.

4.1 HISTORICAL BACKGROUND GROWTH TRAFFIC

Historical background growth is the increase in existing traffic volumes due to usage increases and non-specific growth throughout the area, and accounts for growth that is independent of specific off-site developments or planned transportation projects. Historical background growth traffic is calculated using an annual growth rate, which is applied to the existing traffic volumes up to the future horizon years. For this analysis, an annual growth rate of 2% was applied to the 2020 existing peak-hour traffic volumes to calculate base 2024 background traffic volumes. This methodology was determined based on coordination with Town of Harrisburg and NCDOT staff.

4.2 APPROVED DEVELOPMENTS

At the direction of the Town of Harrisburg and NCDOT staff, ten approved developments that are expected to impact traffic volumes within the study area were included in the background traffic volumes for this TIA. Two additional approved developments were added to the original eight outlined in the approved scoping package. The ten approved developments include:

- Farmington Mixed Use
- Holcombe Woods
- Grantham
- Essex Homes
- Camellia Gardens
- Stallings Road Subdivision
- Addison Park
- SW Cabarrus Elementary School
- Orchid Ridge (previously known as Hickory Ridge Road Development)
- Hickory Ridge Single Family

Per coordination with the Town, all developments were assumed to be 0% built-out at the time of the turning-movement counts.

Volumes for the approved developments were obtained from the following sources:

- Farmington TIA (Davenport, May 2018)
- Holcombe Property TIA (SEPI Engineering and Construction, November 2014)
- Avanti – Robinson Church Road Subdivision TIA (STV Incorporated, November 2014) [Grantham]
- Camellia Gardens TIA (Kimley-Horn, June 2019)
- Stallings Road Subdivision TIA (Kimley-Horn, October 2018)
- New Southwest Elementary School TIA (Kimley-Horn, March 2018)
- Hickory Ridge Road Development TIA (Kimley-Horn, February 2021)

A TIA was not performed for Essex Homes, Addison Park, or Hickory Ridge Single Family. Therefore, trip generation was performed for these sites and project trips associated with these developments were distributed throughout the study area based on the existing turning movement counts.

The following laneage improvements were identified at the intersection of Rocky River Road and Hickory Ridge Road in the *New Southwest Elementary School TIA*:

- Construction of a northbound right-turn lane with 275 feet of storage and permitted overlap phasing.
- Extension of the northbound left-turn lane to provide 150 feet of storage
- Construction of a southbound right-turn lane with 100 feet of storage and permitted overlap phasing.
- Extension of the westbound right-turn lane to provide 465 feet of storage.
- Extension of the westbound left-turn lane to provide 175 feet of storage.
- Extension of the eastbound right-turn lane to provide 250 feet of storage.

Per a letter from the NCDOT Municipal and School Transportation Assistance (MSTA) group and Congestion Management section dated October 11, 2019, construction of these improvements are not committed to be done by the school. Therefore, per coordination with the Town and local NCDOT staff, these improvements associated with the school were not included in the future year conditions.

Per Town staff, the following laneage improvements were included in all future year conditions at the intersection of Rocky River Road and Robinson Church Road based on committed improvements as part of the Grantham development:

- Construction of a northbound left-turn lane with 100 feet of storage.
- Construction of a southbound left-turn lane with 200 feet of storage (via \$50,000 contribution).

The following laneage improvements were included in all future year conditions at the intersection of Rocky River Road and Stallings Road based on the identified mitigation in the *Stallings Road Subdivision TIA*:

- Installation of a traffic signal.

The following laneage improvements were included in all future year conditions at the intersection of Rocky River Road and Hickory Ridge Road based on the identified mitigation in the *Hickory Ridge Road Development TIA*:

- Construction of a northbound right-turn lane with 100 feet of storage.
- Extension of the northbound left-turn lane to provide 425 feet of storage.

Figures 4.1 and **4.2** show the 2024 background AM and PM peak-hour traffic volumes, respectively, that include the historical growth traffic and approved development trips.

LEGEND

- XX Historic Growth Traffic
- (XX) Approved Development Trips
- [XX] Background Traffic Volumes
- Stop Control
- 🚦 Traffic Signal

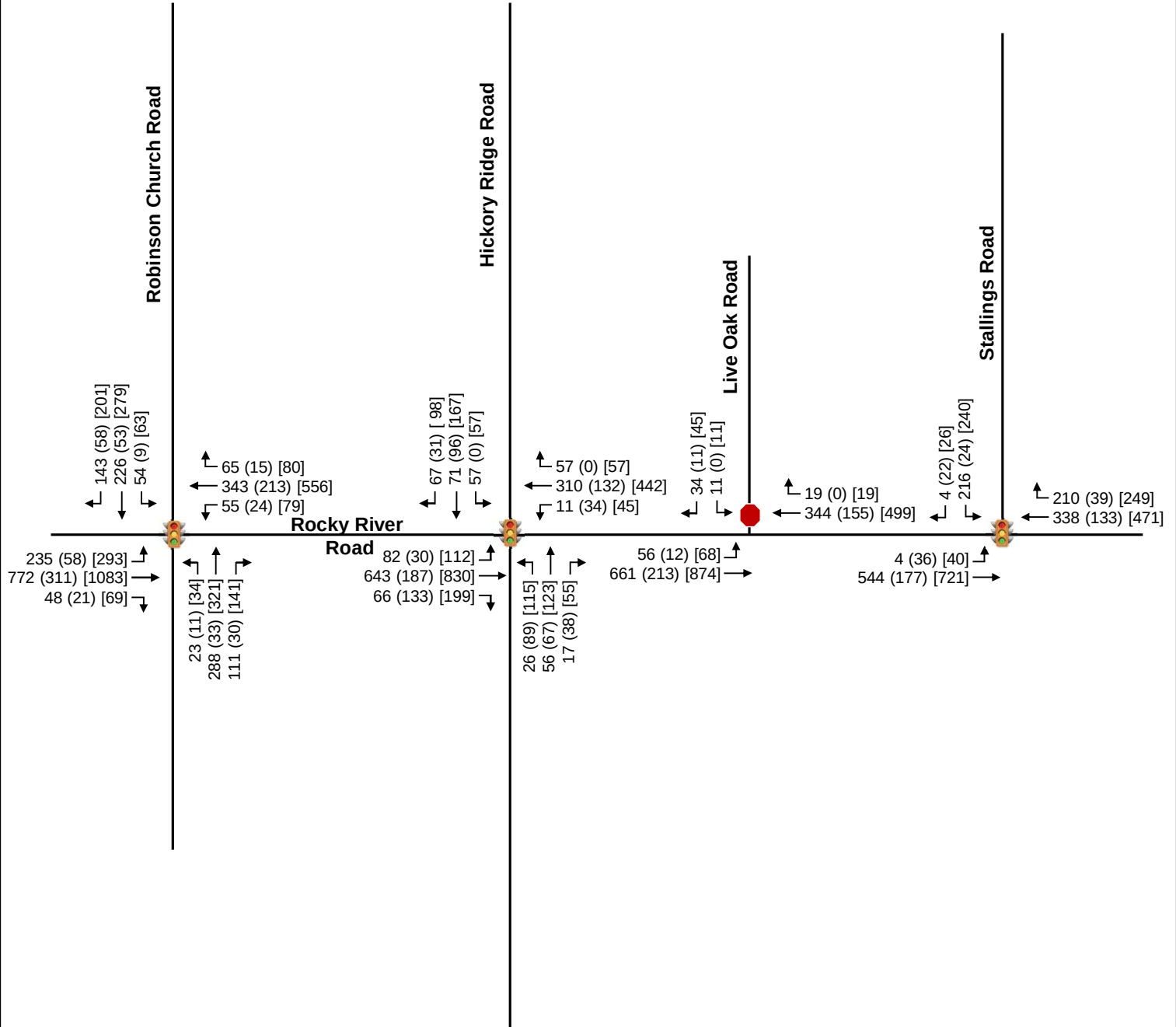
NOT TO SCALE



LEGEND

- XX Historic Growth Traffic
- (XX) Approved Development Trips
- [XX] Background Traffic Volumes
- Stop Control
- 🚦 Traffic Signal

NOT TO SCALE



5.0 Site Traffic Volume Development

Site traffic developed for this TIA is defined as the vehicle trips expected to be generated and added to the study area by construction of the proposed development, and the distribution and assignment of that traffic throughout the surrounding network.

5.1 SITE ACCESS

Based on the provided site plan and information provided by the applicant, the proposed development will be accessed via two external access points:

- Access 1 – an unsignalized, full-movement connection to Rocky River Road aligned with Live Oak Road (approximately 700 feet east of Hickory Ridge Road)
- Access 2 – an unsignalized, full-movement connection to Hickory Ridge Road approximately 550 feet south of Rocky River Road

An internal connection to the existing Blume subdivision is also proposed via Sundrop Place and Snap Dragon Drive.

5.2 TRAFFIC GENERATION

The traffic generation potential of the proposed development was determined using the trip generation rates published in *Trip Generation* (Institute of Transportation Engineers, Tenth Edition, 2017). Based on the site plan provided by the applicant, the proposed development is currently envisioned to consist of approximately:

- 12,000 square feet (sf) of general office space (two 6,000 sf buildings)
- 14,000 sf of retail space
- 11,500 sf of daycare center space
- 55 townhomes

Table 5.1 summarizes the projected trip generation for the built conditions of the proposed development, respectively. During a typical weekday, upon build-out of the proposed development, it has the potential to generate 190 and 255 net new external trips during the AM and PM peak hours, respectively.

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
General Office [ITE 710] ^	12,000 SF	136	26	23	3	79	14	65
Shopping Center 1 [ITE 820]*	8,000 SF	302	8	5	3	30	14	16
Shopping Center 2 [ITE 820]*	6,000 SF	227	6	4	2	23	11	12
Day Care Center [ITE 565]	11,500 SF	548	127	67	60	128	60	68
Multifamily Housing Low-Rise - (Townhomes) [ITE 220]	55 DU	375	27	6	21	35	22	13
Subtotal		1,588	194	105	89	295	121	174
Internal Capture		232	4	2	2	26	13	13
ITE 820 Pass-By - 0% AM / 34% PM		8	0	0	0	8	4	4
ITE 820 Pass-By - 0% AM / 34% PM		6	0	0	0	6	3	3
Adjacent Street Traffic			2,602			2,165		
10% Adjacent Street Traffic		480	262	131	131	218	109	109
Pass-By~		14	0	0	0	14	7	7
Net New External Trips		1,342	190	103	87	255	101	154

^ General Office buildings calculated together due to shared parking field
 * Shopping Center buildings calculated separately per NCDOT guidelines
 * Adjacent Rate used to calculate Shopping Center trip generation due to small square footages
 ~ Pass-by will be limited to a maximum of 10% adjacent street traffic; The trip generation may be updated to reflect this limit once counts are collected

Internally captured trips are trips that begin and end within the project site and do not access the external roadway network. The National Cooperative Highway Research Program (NCHRP) *Report 684 Enhancing Internal Trip Capture Estimation for Mixed-Use Developments*, produced by the Transportation Research Board, was used to calculate the internal capture for the development. Internal capture calculations are included in the **Appendix**.

Pass-by trips are trips already on the roadway network that turn into the site as they pass-by on the adjacent street. Pass-by volumes were calculated for the proposed site based on the equations and data presented in the ITE *Trip Generation Handbook*. Per NCDOT guidelines, pass-by volumes

were limited to ten percent of the adjacent street traffic. Pass-by calculations are included in the **Appendix**.

5.3 SITE TRAFFIC DISTRIBUTION AND ASSIGNMENT

The proposed development's trips were assigned to the surrounding network based on existing peak-hour turning movements, surrounding land uses, locations of similar land use and population densities in the area. The following site traffic distribution was reviewed and approved as part of the MOU by the Town of Harrisburg, NCDOT and the applicant:

- 10% to/from the north along Robinson Church Road
- 10% to/from the south along Robinson Church Road
- 10% to/from the north along Hickory Ridge Road
- 10% to/from the south along Hickory Ridge Road
- 5% to/from the north along Stallings Road
- 20% to/from the east along Rocky River Road
- 30% to/from the west along Rocky River Road
- 5% to/from the Blume subdivision

The overall site traffic distribution and assignment is shown in **Figure 5.1**.

5.4 BUILD-OUT TRAFFIC VOLUMES

The build-out traffic volumes include the assignment of the projected site traffic generation added to the appropriate background traffic volumes. **Figures 5.2** and **5.3** show the projected 2024 build-out traffic volumes for the AM and PM peak hours, respectively. Intersection volume development worksheets for all intersections within the study network are provided in the **Appendix**.

LEGEND

XX% Site Traffic Distribution

XX% Inbound Assignment

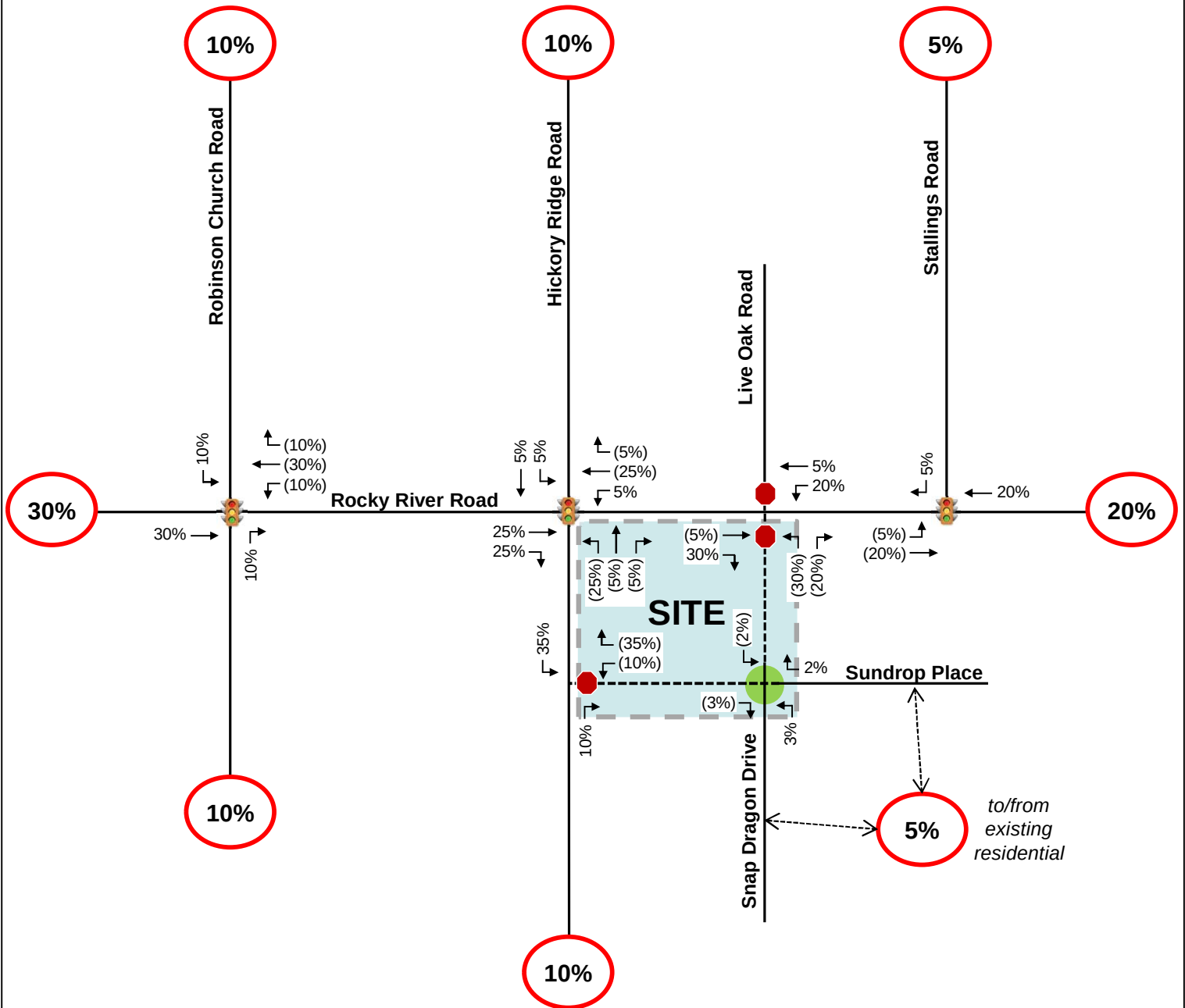
(XX%) Outbound Assignment

● Stop Control

🚦 Traffic Signal

● Not a Study Area Intersection

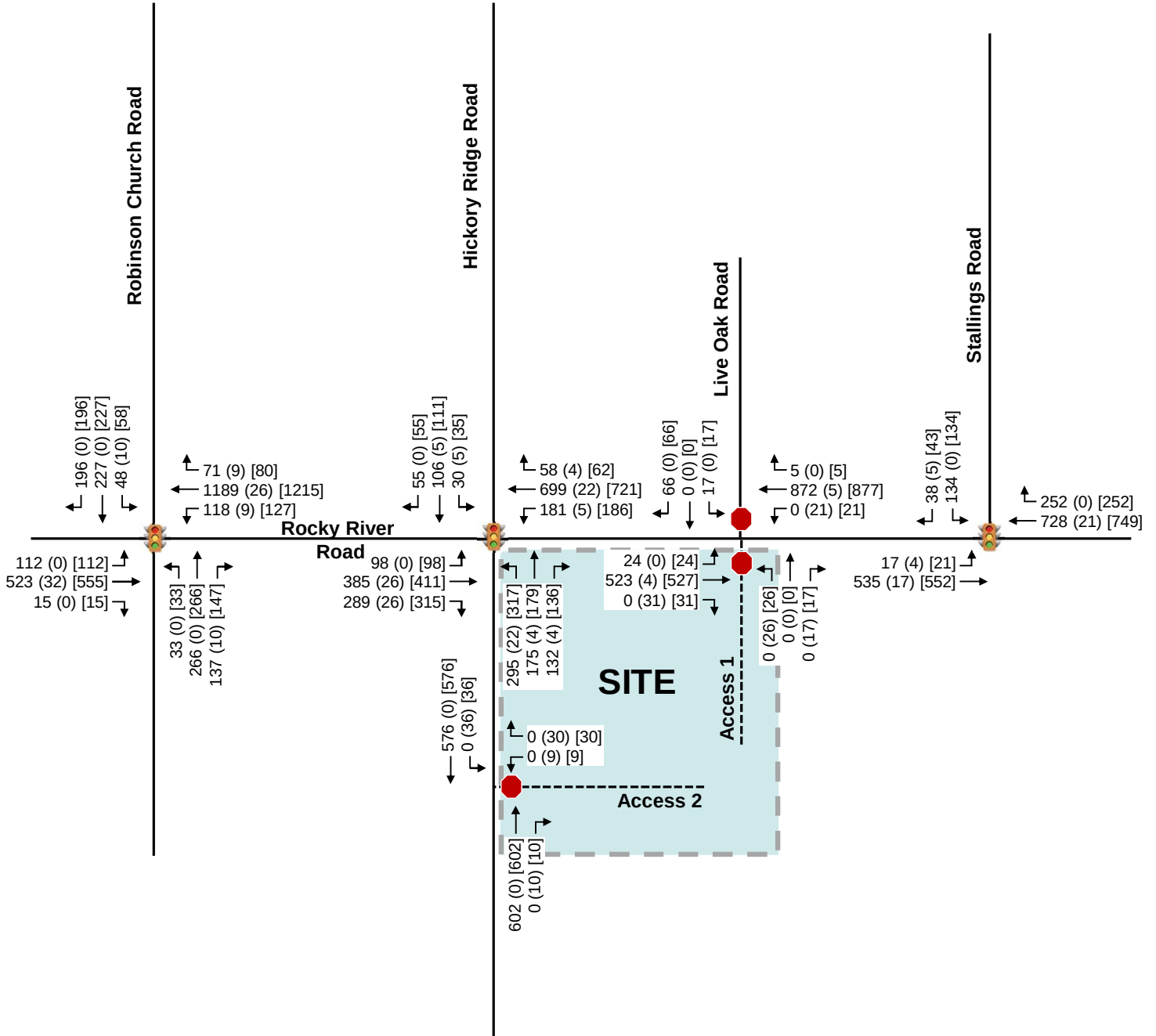
NOT TO SCALE



LEGEND

- XX Background Traffic Volumes
- (XX) Site Trips
- [XX] Build-out Traffic Volumes
- Stop Control
- 🚦 Traffic Signal

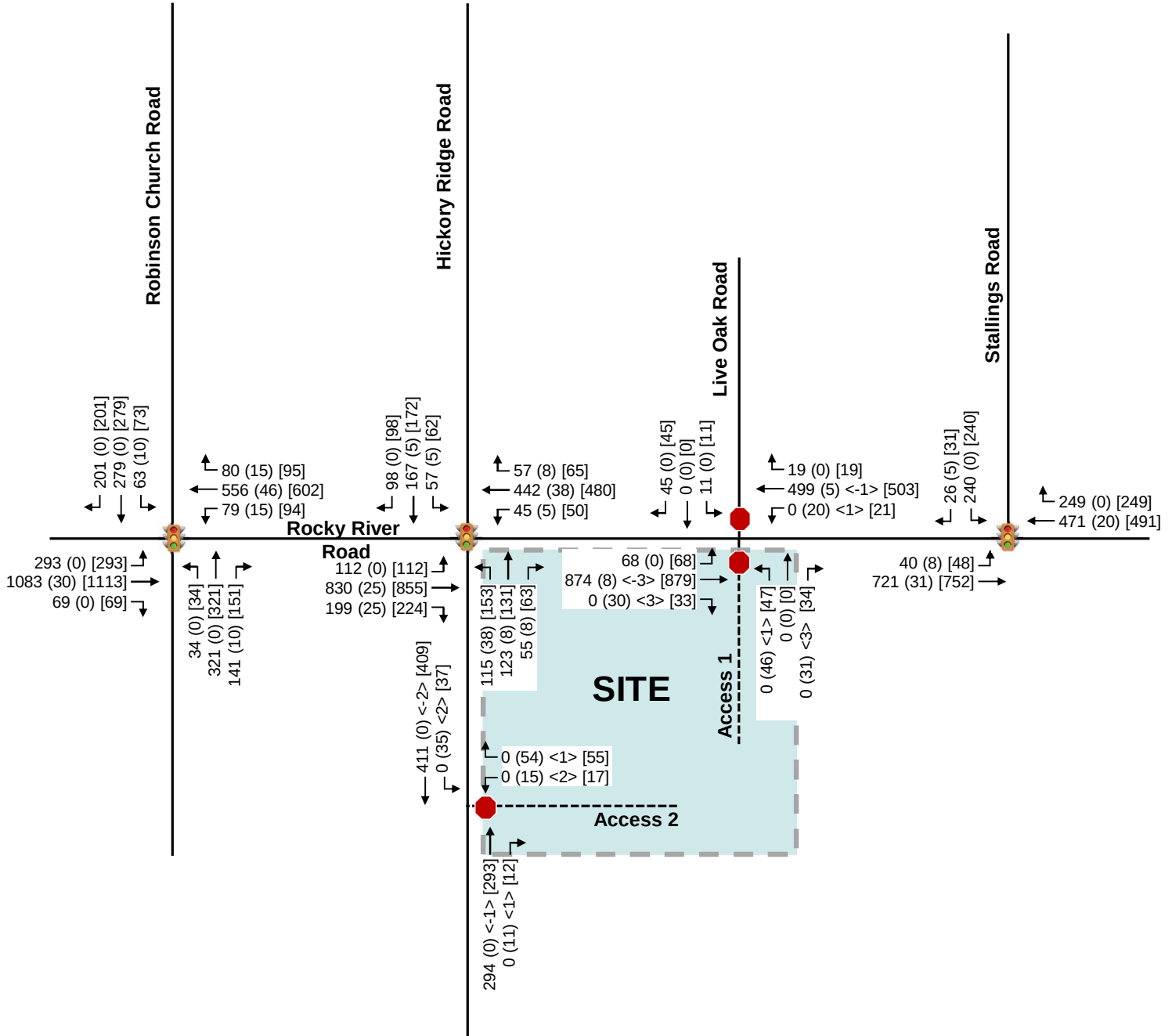
NOT TO SCALE



LEGEND

- XX Background Traffic Volumes
- (XX) Site Trips
- <XX> Pass-by Trips
- [XX] Build-out Traffic Volumes
- Stop Control
- 🚦 Traffic Signal

NOT TO SCALE



6.0 Capacity Analysis

Based on the requirements set forth by the *Town of Harrisburg Unified Development Ordinance – Appendix F* and in accordance with the traffic study guidelines in the *NCDOT Policy on Street and Driveway Access to North Carolina Highways*, capacity analyses were performed at the study area intersections for each of the following AM and PM peak-hour scenarios:

- 2020 Existing Conditions
- 2024 Background Conditions
- 2024 Build-out Conditions

Capacity analyses were performed for the AM and PM peak hours using the Synchro Version 10 software to determine the operating characteristics at the signalized and stop-controlled intersections of the adjacent street network and to evaluate the impacts of the proposed development. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment, or through a particular intersection, within a specified period of time under prevailing operational, geometric and controlling conditions within a set time duration. This software program uses methodologies contained in the *Highway Capacity Manual* (HCM) to determine the operating characteristics of an intersection.

The *Highway Capacity Manual* (HCM) defines LOS as a “quantitative stratification of a performance measure or measures representing quality of service” and is used to “translate complex numerical performance results into a simple A-F system representative of travelers’ perceptions of the quality of service provided by a facility or service”. The HCM defines six levels of service, LOS A through LOS F, with A having the best operating conditions from the traveler’s perspective and F having the worst. However, it must be understood that “the LOS letter result hides much of the complexity of facility performance”, and that “the appropriate LOS for a given system element in the community is a decision for local policy makers”. According to the HCM, “for cost, environmental impact, and other reasons, roadways are typically designed not to provide LOS A conditions during peak periods but instead to provide some lower LOS that balances individual travelers’ desires against society’s desires and financial resources. Nevertheless, during low-volume periods of the day, a system element may operate at LOS A.”

LOS for a two-way stop-controlled (TWSC) intersection is determined by the control delay at the side-street approaches, typically during the highest volume periods of the day, the AM and PM peak periods. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. With respect to field measurements, control delay is defined as the total elapsed time from the time a vehicle stops at the end of the queue to the time the vehicle departs from the stop line. It is typical for stop sign-controlled side streets and driveways intersecting major streets to experience long delays during peak hours, particularly for left-turn movements. The majority of the traffic moving through the intersection on the major street experiences little or no delay.

LOS for signalized intersections is reported for the intersection as a whole, and typically during the highest volume periods of the day, the AM and PM peak periods. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

Table 6.0-A and **6.0-B** list the LOS control delay thresholds published in the HCM for unsignalized and signalized intersections, respectively, as well as the unsignalized operational descriptions assumed herein.

Table 6.0-A Vehicular LOS Control Delay Thresholds for Unsignalized Intersections		
Level-of-Service	Average Control Delay per Vehicle [sec/veh]	
A	≤ 10	Short Delays
B	> 10 – 15	
C	> 15 – 25	
D	> 25 – 35	Moderate Delays
E	> 35 – 50	
F	> 50	Long Delays

Table 6.0-B Vehicular LOS Control Delay Thresholds for Signalized Intersections		
Level-of-Service	Average Control Delay per Vehicle [sec/veh]	
A	≤ 10	
B	> 10 – 20	
C	> 20 – 35	
D	> 35 – 55	
E	> 55 – 80	
F	> 80	

Using the signal timing plans provided by NCDOT, cycle lengths, splits, and offsets were optimized for the existing conditions analysis. A Congestion Management minimum cycle length of 120 seconds based on the phasing of the signalized intersections was also utilized. Intersection cycle lengths and splits were optimized in background conditions and utilized in build-out conditions.

The following modifications from the background data collected were applied to the capacity analyses to meet NCDOT *Congestion Management Capacity Analysis Guidelines*:

- Right-turn-on-red (RTOR) operations were not allowed.
- Protected-only left-turn phasing was used for analysis of future operations where protected/permitted left-turn phasing exists.
- Lost time adjust was added to the yellow and all-red times provided in the existing signal plans to maintain at total lost time of 5 seconds for each movement.
- A minimum of 4 vehicles per hour were used for permissible movements, excluding movements into and out of the proposed site.

In the existing condition, the observed peak hour factor (PHF) was used in the analysis. A weighted PHF was used for all future year conditions in the AM peak hour to account for the impacts of school traffic. A 0.9 PHF was used for all future conditions in the PM peak hour.

Capacity analysis reports generated by Synchro Version 10 software are included in the **Appendix**.

6.1 ROCKY RIVER ROAD AND ROBINSON CHURCH ROAD

Table 6.1 summarizes the LOS, control delay and 95th percentile queue lengths at the signalized intersection of Rocky River Road and Robinson Church Road.

Table 6.1 - Rocky River Road and Robinson Church Road										
Condition	Measure	EB		WB		NB		SB		Intersection
		EBL	EBTR	WBL	WBTR	NBL	NBT	SBL	SBTR	LOS (Delay)
AM Peak Hour										
2020 Existing	LOS (Delay)	C (25.6)		D (54.2)		E (59.9)		F (92.2)		E (56.9)
	Synchro 95th Q	88'	219'	54'	#1175'	-	394'	-	#655'	
2024 Background	LOS (Delay)	E (57.1)		F (200.0)		F (152.3)		F (159.7)		F (152.5)
	Synchro 95th Q	#265'	498'	#209'	#2055'	#101'	#734'	#140'	#794'	
2024 Build-out	LOS (Delay)	E (57.8)		F (213.8)		F (160.7)		F (173.4)		F (162.1)
	Synchro 95th Q	#265'	543'	#234'	#2128'	#101'	#757'	#170'	#794'	
PM Peak Hour										
2020 Existing	LOS (Delay)	D (48.4)		C (31.7)		D (42.6)		E (69.9)		D (48.0)
	Synchro 95th Q	136'	#907'	38'	404'	-	412'	-	#532'	
2024 Background	LOS (Delay)	F (136.3)		E (67.4)		F (105.9)		F (130.0)		F (115.1)
	Synchro 95th Q	#491'	#1709'	#198'	#849'	#102'	#738'	#187'	#770'	
2024 Build-out	LOS (Delay)	F (147.6)		F (89.4)		F (112.7)		F (142.1)		F (127.5)
	Synchro 95th Q	#491'	#1773'	#237'	#982'	#102'	#760'	#214'	#770'	
Existing/Background Storage		125'		125'		0/100'		0/200'		
Exceeds storage										
# 95th percentile volume exceeds capacity, queue may be longer										

The following laneage improvements were included in all future year conditions at this intersection based on committed improvements as part of the Grantham development:

- Construction of a northbound left-turn lane with 100 feet of storage.
- Construction of a southbound left-turn lane with 200 feet of storage (via \$50,000 contribution).

Based on projected volumes, these turn lanes were assumed to operate as permitted in all future year scenarios. As shown in **Table 6.1**, under 2024 background conditions, the overall intersection is expected to operate at LOS F in both peak hours.

It should be noted that the significant increase in LOS and delay from existing to background conditions is due to the changing of permitted protected phasing to protected only as well as the approved development volumes. The approved developments contribute to almost a quarter of the background volume.

With the addition of site traffic, the overall intersection is expected to remain at LOS F with increases in delay in both peak hours. However, the westbound approach is expected to drop from LOS E to LOS F in the PM peak hour. Due to the increases in delay and drop in LOS, mitigation should be considered at this intersection.

Per coordination with the Town and NCDOT, the proposed development should make a \$50,000 contribution to the left-turn lanes being constructed by the Town and the Grantham development.

6.2 ROCKY RIVER ROAD AND HICKORY RIDGE ROAD

Table 6.2 summarizes the LOS, control delay and 95th percentile queue lengths at the signalized intersection of Rocky River Road and Hickory Ridge Road.

Table 6.2 - Rocky River Road and Hickory Ridge Road													
Condition	Measure	EB			WB			NB			SB		Intersection
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	LOS (Delay)
AM Peak Hour													
2020 Existing	LOS (Delay)	B (13.4)			C (29.2)			C (32.8)			C (34.6)		C (24.2)
	Synchro 95th Q	35'	190'	32'	17'	418'	31'	70'	80'	-	33'	77'	
2024 Background	LOS (Delay)	D (53.6)			F (82.1)			E (70.1)			F (124.1)		E (73.0)
	Synchro 95th Q	149'	479'	194'	231'	#983'	52'	375'	200'	97'	60'	#231'	
2024 Build-out	LOS (Delay)	E (55.9)			F (88.4)			E (77.2)			F (128.5)		E (78.0)
	Synchro 95th Q	149'	#522'	216'	237'	#1031'	55'	#434'	204'	101'	70'	#246'	
PM Peak Hour													
2020 Existing	LOS (Delay)	C (20.4)			B (19.2)			C (30.4)			C (32.0)		C (22.6)
	Synchro 95th Q	40'	453'	36'	9'	202'	33'	30'	85'	-	57'	155'	
2024 Background	LOS (Delay)	D (43.8)			C (29.2)			E (60.3)			E (75.4)		D (46.9)
	Synchro 95th Q	156'	#960'	105'	81'	390'	42'	#217'	158'	70'	95'	#400'	
2024 Build-out	LOS (Delay)	D (45.3)			C (30.4)			F (93.4)			E (79.3)		D (53.0)
	Synchro 95th Q	156'	#1006'	119'	87'	435'	46'	#299'	168'	78'	102'	#408'	
Existing/Background Storage		150'		100'	150'		165'	125'/425'		0'/100'	150'		
Exceeds storage													
# 95th percentile volume exceeds capacity, queue may be longer													

The following laneage improvements were included in all future year conditions at this intersection based on the identified mitigation in the *Hickory Ridge Road Development TIA*:

- Construction of a northbound right-turn lane with 100 feet of storage.
- Extension of the northbound left-turn lane to provide 425 feet of storage.

As shown in **Table 6.2**, under 2024 background conditions, the overall intersection is expected to operate at LOS E and LOS D in the AM and PM peak hours, respectively. With the addition of site traffic, the overall intersection is expected to remain at LOS E and LOS D in the AM and PM peak hours. However, the eastbound approach is expected to drop from LOS D to LOS E in the AM peak hour and the northbound approach is expected to drop from LOS E to LOS F in the PM peak hour. Due to the increases in delay and drops in LOS, mitigation was considered at this intersection.

Per coordination with the Town and NCDOT, the site should dedicate future right-of-way along the frontage of the site on Rocky River Road and Hickory Ridge Road per the Town's Community Transportation Plan (CTP).

In the AM peak hour, the northbound left-turn queues are expected to exceed the background 425-foot storage length and the northbound right-turn queues are expected to exceed the background 100-foot storage length. The increase for each queue is less than one car; therefore, extension of these turn lanes is not recommended as developer mitigation.

6.3 ROCKY RIVER ROAD AND STALLINGS ROAD

Table 6.3 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized intersection of Rocky River Road and Stallings Road.

Table 6.3 - Rocky River Road and Stallings Road					
Condition	Measure	EB	WB	SB	Intersection
		EBLT	WBTR	SBLR	LOS (Delay)
AM Peak Hour					
2020 Existing	LOS (Delay)	A (0.4)	A (0.0)	E (38.6)	-
	Synchro 95th Q	1'	0'	72'	
2024 Background	LOS (Delay)	B (12.3)	C (21.7)	E (63.4)	C (22.3)
	Synchro 95th Q	174'	491'	#196'	
2024 Build-out	LOS (Delay)	B (18.2)	C (23.6)	E (69.0)	C (25.9)
	Synchro 95th Q	213'	525'	#202'	
PM Peak Hour					
2020 Existing	LOS (Delay)	A (0.2)	A (0.0)	F (56.7)	-
	Synchro 95th Q	1'	0'	160'	
2024 Background	LOS (Delay)	C (23.1)	B (14.0)	D (37.1)	C (21.5)
	Synchro 95th Q	#453'	283'	#224'	
2024 Build-out	LOS (Delay)	C (27.9)	B (13.2)	D (44.1)	C (24.3)
	Synchro 95th Q	#504'	300'	#229'	
# 95th percentile volume exceeds capacity, queue may be longer					

As shown in **Table 6.3**, under 2020 existing conditions, the stop-controlled southbound approach of Stallings Road is expected to operate with moderate delays in the AM peak hour and long delays in the PM peak hour.

Based on the identified mitigation in the *Stallings Road Subdivision TIA*, the installation of a traffic signal was included in all future year conditions at this intersection.

Under 2024 background conditions, the overall intersection is expected to operate at LOS C during both peak hours. With the addition of site traffic, the overall intersection is expected to continue to operate at LOS C in both peak hours.

Therefore, no capacity improvements are recommended at this intersection due to the proposed site.

6.4 ROCKY RIVER ROAD AND LIVE OAK ROAD/ACCESS 1

Table 6.4 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized tee-intersection of Rocky River Road and Live Oak Road/Access 1.

Table 6.4 - Rocky River Road and Live Oak Road/Access 1							
Condition	Measure	EB	WB	NB		SB	
		EBLTR	WBLTR	NBL	NBTR	SBL	SBTR
AM Peak Hour							
2020 Existing	LOS (Delay)	A (0.6)	A (0.0)	-		C (16.9)	
	Synchro 95th Q	1'	0'	-	-	-	17'
2024 Background	LOS (Delay)	A (1.2)	A (0.0)	-		F (61.3)	
	Synchro 95th Q	3'	0'	-	-	-	87'
2024 Build-out	LOS (Delay)	A (1.2)	A (0.9)	F (607.9)		F (157.7)	
	Synchro 95th Q	3'	2'	-	139'	-	148'
2024 Build-out IMP	LOS (Delay)	A (1.2)	A (0.9)	F (453.0)		F (71.0)	
	Synchro 95th Q	3'	2'	101'	3'	54'	30'
PM Peak Hour							
2020 Existing	LOS (Delay)	A (1.3)	A (0.0)	-		B (14.9)	
	Synchro 95th Q	4'	0'	-	-	-	9'
2024 Background	LOS (Delay)	A (2.1)	A (0.0)	-		E (44.5)	
	Synchro 95th Q	6'	0'	-	-	-	45'
2024 Build-out	LOS (Delay)	A (2.2)	A (1.3)	F (Err)		F (180.7)	
	Synchro 95th Q	6'	3'	-	Err	-	110'
2024 Build-out IMP	LOS (Delay)	A (2.2)	A (1.3)	F (5785.4)		F (106.6)	
	Synchro 95th Q	6'	3'	Err	11'	49'	8'

As shown in **Table 6.4**, under 2024 background conditions, the stop-controlled southbound approach of Live Oak Road is expected to operate with long delays in the AM peak hour and moderate delays in the PM peak hour. With the addition of site traffic and Access 1 (creating the 4th leg of this intersection), the stop-controlled southbound and northbound approaches of Live Oak Road and Access 1 are expected to operate with long delays in both peak hours. Due to the increase in delay, mitigation was considered at this intersection.

To mitigate the impact of site traffic, it is recommended that the southbound approach be restriped to provide a southbound left-turn lane and a shared through-right lane along Live Oak Road. Based on review of aerial imagery, the southbound approach appears to be between 20 and 24 feet, which would allow for the restriping.

The northbound approach of Access 1 is recommended to be constructed with a left-turn lane and a shared through-right lane to lower delay experienced on this stop-controlled approach. As shown on the site plan, the proposed cross access is about 125 feet back from the intersection. The northbound left-turn lane along Access 1 should extend back 125 feet to this point.

It should be noted that Access 1 is still expected to operate with long delays and queues even with separate turn lanes. Should drivers making the northbound left-turn movement not want to experience these delays, they have the option of using Access 2 along Hickory Ridge Road in order to reach the Hickory Ridge Road and Rocky River Road intersection. Sending the majority of northbound left-turn movements to Access 2 would result in LOS D at Access 1 in both peak hours while not impacting Access 2's delay.

6.5 HICKORY RIDGE ROAD AND ACCESS 2

Table 6.5 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized tee-intersection of Hickory Ridge Road and Access 2.

Table 6.5 - Hickory Ridge Road and Access 2				
Condition	Measure	WB	NB	SB
		WBLR	NBTR	SBLT
AM Peak Hour				
2024 Build-out	LOS (Delay)	E (40.1)	A (0.0)	A (1.7)
	Synchro 95th Q	29'	0'	4'
PM Peak Hour				
2024 Build-out	LOS (Delay)	B (12.8)	A (0.0)	A (1.0)
	Synchro 95th Q	13'	0'	3'

This intersection provides site access via a full-movement connection to Hickory Ridge Road. As shown in **Table 6.5**, the stop-controlled westbound approach of the intersection is expected to operate with short to moderate delays under build-out of the site. No improvements are recommended at this intersection for capacity purposes.

As discussed in **Section 6.4**, if the majority drivers making the northbound left-turn movement at Access 1 utilize Access 2 instead, the delay is not expected to be negatively impacted.

Based on the anticipated queues on the westbound approach, an internal protected stem of 100 feet is recommended.

7.0 Auxiliary Turn Lane Warrants

Warrants for additional turn-lane improvements for unsignalized intersection beyond those necessary for capacity were determined based on a review of the figure titled 'Warrant for Left and Right-Turn Lanes' found on page 80 in the *NCDOT Policy On Street And Driveway Access to North Carolina Highways*. The results of the warrants for left and right-turn lanes under 2024 background and build-out conditions are summarized by intersection below and included in the **Appendix**.

Rocky River Road and Live Oak Road/Access 1

2024 Background Conditions

- Eastbound left-turn lane along Rocky River Road with a minimum storage length of 75 feet

2024 Build Conditions

- Eastbound left-turn lane along Rocky River Road with a minimum storage length of 75 feet
- Eastbound right-turn lane along Rocky River Road with a minimum storage length of 50 feet
- Westbound left-turn lane along Rocky River Road with a minimum storage of 50 feet

Based on coordination with NCDOT, an eastbound left-turn lane with a minimum of 100 feet of storage will be required on Rocky River Road. This should create a three-lane section along Rocky River Road, between Hickory Ridge Road and Live Oak Road.

An eastbound right-turn lane and a westbound left-turn lane along Rocky River Road are recommended as mitigation for the Shoppes at Hickory Ridge development. Based on NCDOT Congestion Management Capacity Analysis Guidelines, full storage for both right- and left-turn lanes should accommodate a minimum of 100 feet. Therefore, an eastbound right-turn lane and a westbound left-turn lane with a minimum of 100 feet of storage is recommended as mitigation.

Hickory Ridge Road and Access 2

2024 Build Conditions

- Southbound left-turn lane along Hickory Ridge Road with a minimum storage length of 50 feet

Based on coordination with NCDOT, a southbound left-turn lane with a minimum of 100 feet of storage is recommended as mitigation for the Shoppes at Hickory Ridge development.

8.0 Crash Data Analysis

Crash data was obtained at study intersections for crashes that occurred between July 1, 2017 and June 30, 2020. Over this three-year period, 31 total crashes were reported at the four study intersections. The breakdown of crashes at these four study intersections by severity, frequency, and accident type can be seen the tables below.

Table 8.1 – Crash Severity Summary

Crash Type	Number of Crashes
Fatal Crashes	0
Class A	0
Class B	0
Class C	8
Property Damage Only	23
Total	31

Table 8.1 above displays the total number of crashes by severity type from most to least severe. As shown, there were no fatal or Class A crashes reported in the study area intersections over the past three years. 'Class A' incidents are crashes in which serious injury is suspected, which can include significant loss of blood or broken bones. 'Class B' incidents are crashes in which minor injury is suspected, such as bruises or minor cuts. There were none of these crash types within the study area reported over the three years. There were 8 'Class C' crashes reported, which are defined as crashes wherein possible injuries occur. Possible injuries are injuries reported by the person or indicated by his/her behavior, but no wounds or injuries are physically present, such as limping or complaint of neck pain. There were 23 crashes in which only property damage occurred, meaning no injury was reported in 74% of the recorded crashes at the study intersections.

Table 8.2 – Accident Frequency Summary

Location	Crashes/100 MEV
Robinson Church Road and Rocky River Road	55.70
Hickory Ridge Road and Rocky River Road	32.02
Rocky River Road and Stallings Road	52.91
Rocky River Road and Live Oak Road	34.42
Average	45.05

Shown in **Table 8.2** are the accident frequency rates for each study intersection, reported in crashes per 100 million entering vehicles (MEV). Their rates resulted in a weighted average crash rate of 45.05 crashes per 100 MEV, with the highest rate occurring at the intersection of Robinson Church Road and Rocky River Road.

Table 8.3 – Accident Type Summary

Crash Type	Robinson Church Road and Rocky River Road	Hickory Ridge Road and Rocky River Road	Rocky River Road and Stallings Road	Rocky River Road and Live Oak Road
Angle	3	2	0	0
Animal	0	1	0	0
Left-Turn, Different Roadways	0	0	7	1
Left-Turn, Same Roadway	2	0	0	0
Rear End, Slow or Stop	7	3	1	3
Right-Turn, Different Roadways	1	0	0	0
Total	13	6	8	4

As seen in **Table 8.3**, at the four study intersections, the most common crash type was a rear-end collision caused by slowing or stopping, with 45% of crashes. This crash type is often associated with mainline traffic along a corridor with unsignalized turning movements with the lack of turn lanes onto side-streets. The second most common crash type was a left-turn collision from different roadways.

9.0 Mitigation Improvements

Based on the capacity analyses performed at each of the identified study intersections, the following improvements have been identified to mitigate the impact of the proposed development on the adjacent street network:

Robinson Church Road and Rocky River Road

- Contribution of \$50,000 to the left-turn lanes along Robinson Church Road.

Hickory Ridge Road and Rocky River Road

- Dedication of future right-of-way along the frontage of the site on Rocky River Road and Hickory Ridge Road per the Town's CTP.

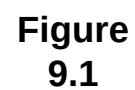
Rocky River Road and Live Oak Road/Access 1

- Restripe the southbound approach of Live Oak Road to include a separate left-turn lane with a minimum of 100 feet of storage and a shared through-right lane.
- Construction of the northbound approach of Access 1 with one ingress & two egress lanes and an internal protected stem of 125 feet.
- Construction of an eastbound right-turn lane along Rocky River Road with a minimum of 100 feet of storage.
- Construction of an eastbound left-turn lane along Rocky River Road with a minimum of 100 feet of storage. This should create a three-lane section along Rocky River Road, between Hickory Ridge Road and Live Oak Road.
- Construction of a westbound left-turn lane along Rocky River Road with a minimum of 100 feet of storage.

Hickory Ridge Road and Access 2

- Construction of a southbound left-turn lane along Hickory Ridge Road with a minimum of 100 feet of storage.
- Construction of the westbound approach of Access 2 with one ingress & one egress lane and an internal protected stem of 100 feet.

The mitigation improvement identified within the study area are shown in **Figure 9.1**. The improvements shown on this figure are subject to approval by NCDOT and the Town of Harrisburg. All additions and attachments to the State and Town roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.



APPENDIX

July 22, 2021

Town of Harrisburg
Mr. Sushil Nepal
4100 Main Street
Harrisburg, NC 28075

Re: Public Open Space Dedication for Proposed Rezoning on Hickory Ridge Road

Dear Mr. Nepal:

True Summit Capital is applying for a mixed use development at Hickory Ridge Road and Rocky River Road (the Site). Per Ordinance, public open space dedication is required at a rate of 1/35 of an acre per the number of lots developed.

We would like to present payment in lieu of dedication of public open space. The recent purchase price for the overall 14.28 acre property is \$950,000. It is noted, the residential portion of the site 8.89 acres with a fair market value of \$40,000 per acre.

There are 55 lots proposed on 8.89 acres of the site thus the land dedication would be equal to 1.57 acres.

Total fee to be paid in lieu = $1.57 \times \$40,000 = \$62,800$

Payment will be provided at the time of lot platting.

Please do not hesitate to contact me if you have any questions or need additional information. We look forward to working with you and the Town of Harrisburg on the redevelopment of the Site.

Respectfully,

DocuSigned by:

6E3F2044934840E...
Mohammed Idlibi
True Summit Capital



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Amendment to the previously approved rezoning condition #15 for the Harrisburg Town Center project (H 2018-14 (R))

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

Motion to approve extending the timeline for the Rezoning Condition #15 through June 30, 2022, for the Harrisburg Town Center project (H 2018-14-R).

If denied, the following motion is suggested:

Motion to deny extending the timeline for the Rezoning Condition #15 through June 30, 2022, for the Harrisburg Town Center project (H 2018-14-R).

Description/Background:

Town Council approved the rezoning request H2018-14-(R) at the May 13, 2019 meeting and amended condition #15 at December 9, 2019, October 12, 2020, December 14, 2020 and April 12, 2021 meeting. The original approval was to rezone 15.03 acres property in Harrisburg Town Center (PIN #55079703680000 & 55078785890000) from Planned Unit Development (PUD) to Conditional City Center (CZ-CC). The rezoning was approved with following conditions, as amended:

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees not to use vinyl siding and utilize high quality building materials for all buildings. All architectural design and building elevations shall be submitted to the town for review and approval.
3. Applicant agrees to restrict outside storage.
4. Applicant agrees to continued maintenance of buildings and grounds in the form of deed restrictions, establishment of HOA or restrictive covenants recorded and will run with the land.
5. Applicant agrees to contribute proportionate funds to the Towns' regional storm water management system servicing the proposed Town Center Development.
6. Applicant agrees to contribute funds for onsite and off-site roadway improvements documented in the Traffic Impact Analysis (TIA) directly related to proposed development.
7. Applicant reserves the right to combine Buildings 10 and 11 contingent on future market demand. Additionally, the Applicant reserves the right to renovate or demolish and rebuild in place Building 13 dependent upon future structural investigations of the existing structure. Any changes will need to be reviewed and approved by the Town.
8. Applicant agrees to build a maximum of 333 residential units and 829,600 square feet of mixed use. Applicant reserves the right to trade up to 10% of the gross floor area of proposed office use to retail use and/or trade up to 20% of the gross floor area of proposed retail use to office use. Any changes will need to be reviewed and approved by the Town.
9. Applicant agrees to build approximately 15,000 square feet Public Green Space and 9,000 square feet Central Plaza at no cost to the Town. Applicant will provide approximately 19,500 square feet for the Art Center. The Applicant reserves the right to arrange the program, operate and control the use of these

spaces within the limits of Federal, State and Local laws and shall not conflict with Town's Park and Recreation Programs.

10. Applicant agrees that parking for each phase will be reviewed and approved as part of site plan and appropriate temporary surface parking lots in lieu of parking garages to support early phases of development.
11. Applicant agrees that loading/unloading spaces on the street will be serviced at night time off-hours.
12. Applicant shall be permitted to convert Professional Blvd and Physicians Blvd as a pedestrian friendly and a living streets and may be temporarily closed for special events in accordance with Town's Street Closure Guidelines.
13. Applicant shall be permitted to allow retail spaces for Pharmacies, Health and Personal Care Stores to the extent that such uses are not stand-alone buildings but are integrated within the mixed-use buildings.
14. Applicant shall be permitted for ground floor residential on Building 17 on Parcel 4, where the building is designed to setback from the street and have a central courtyard and the ground floor of building 16 and 18 on Parcel 4 shall be restricted to retail, office and other commercial uses.
15. Applicant agrees that the zoning shall revert to its original PUD if the Applicant fails to submit and secure Council approval on revised Site Plan by December 31, 2021.

The original applicant is no longer pursuing the Town Center project, the current property owner has submitted a revision of previously approved rezoning site plan for staff review. In discussion with Town Council and staff regarding the revised site plan, there are several pending questions that need to be addressed, and that the extension of Condition #15 will allow the applicant to do so before it is brought forward for council consideration.

The property owner reached out to the Town requesting an extension of Condition #15 through June 30, 2022, currently set to expire on December 31, 2021. If Condition #15 is not extended, the approved Center City rezoning on the property will expire and will revert back to the original Planned Unit Development (PUD). If the zoning is reverted back to the PUD, any new development of the site outside of the PUD allowances would be required to begin the rezoning process from the beginning.

Staff consulted legal counsel to discuss the appropriate process to bring forward the applicant's request to Town Council and, as advised, this item is put under "old business" for Town Council's consideration.

Recommendation:

The requested extension for Condition #15 has no impact to the intent of the approved rezoning and the previously approved site plan remains unchanged.

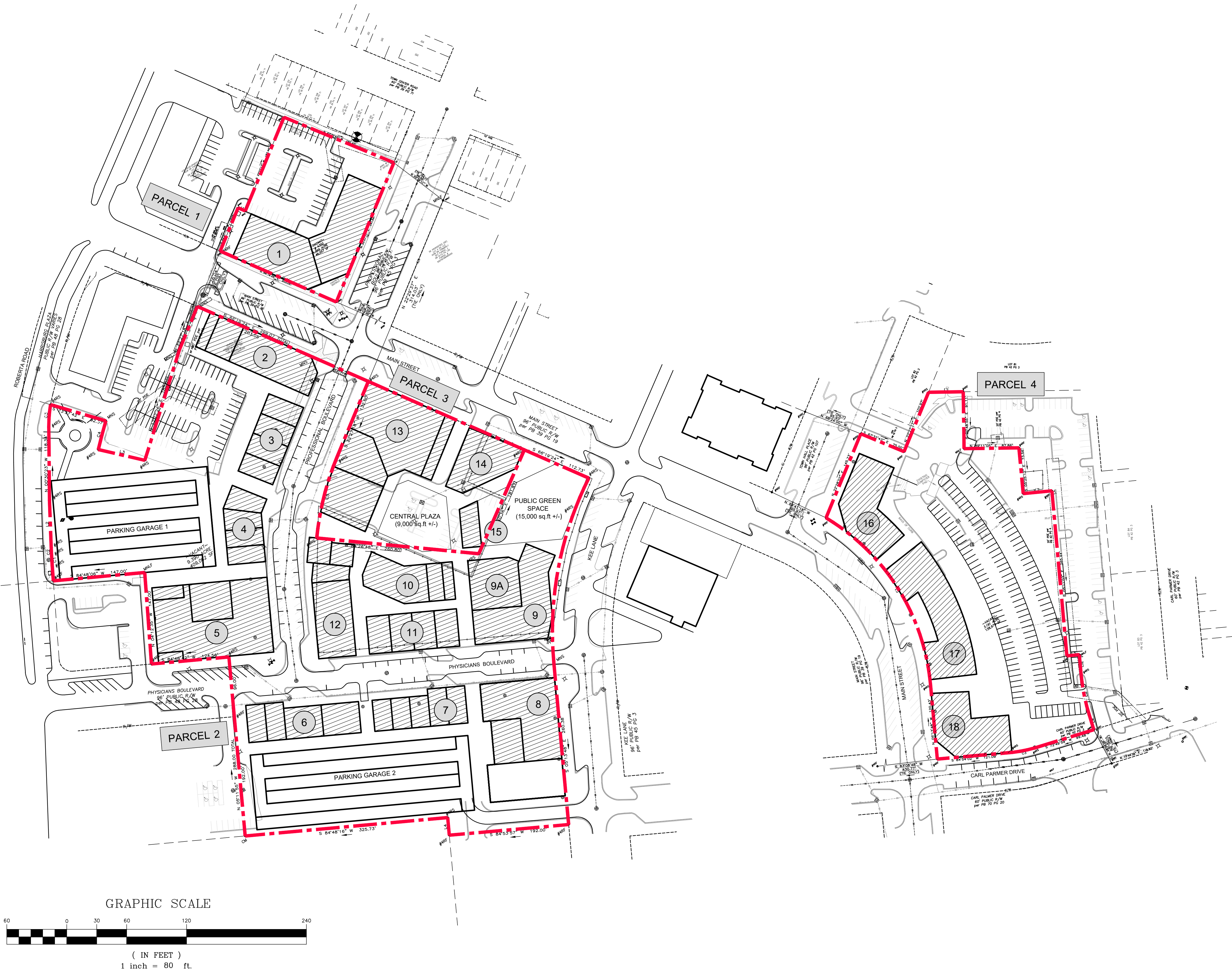
Planning and Zoning Department staff recommend approval of the extension of Condition #15 through June 30, 2022 for the Harrisburg Town Center project (H 2018-14-R).

Fiscal Impact:

The timeline extension to Condition #15 has no financial impact to the Town. It will, however, allow more time for the applicant to revise the site plan and redevelop Town Center to align with approved Rezoning, increasing the Town's tax base and contributing to establishing a vibrant downtown with office, retail and residential uses.

Attachments:

1. Town Center Site Plan_AllCombined
2. Rezoning Approval Letter- TownCenter Rezoning 04.12.21 Rev



PROGRAM:

Land Information			
Parcel Number	Acreage	Sq.F	Building Area(sf)
1	1.069	46,557	76,000
2	9.390	409,062	514,100
3	1.380	60,113	88,200
4	3.191	138,979	151,300
Total	15.03	654,711	829,600

Land Use Information	
Site area	15.03 Acres
Gross Building Area	829,600 Sq Feet
Total dwelling units	333 Units
Total Parking Spaces:	1,155 Spaces

Overall (Parcel 1-4)						
Uses	Building Areas(sf)	Percentage (%)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
Retail/Commercial	176,300	21%	333	15.03	1.27	22.2
Office	148,000	18%				
Art Center	19,500	2%				
Residential	485,800	59%				
Total Mixed-use Areas	829,600	100%				
Open Space	196,200					
Percentage of Open Space	30.0%					
Parking Space	1,155 Spaces, including 635 off-street Parking and 520 On-street Parking					
Loading Space	24					

SURVEY:

LEGEND

- PARCEL BOUNDARY
- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- PDE PUBLIC DRAINAGE EASEMENT
- SDE STORM DRAIN EASEMENT
- MNLF MAG NAIL FOUND
- CM CONCRETE MONUMENT
- CP COMPUTED POINT
- MNS MAG NAIL SET
- X- CHAINLINK FENCE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ LIGHT POLE
- ⊕ SS SANITARY SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ CLEAN OUT
- ⊕ HANDICAPPED PARKING
- ⊕ DROP INLET
- ⊕ D STORM DRAIN MANHOLE

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE TOWN OF HARRISBURG. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

SITE NOTES:

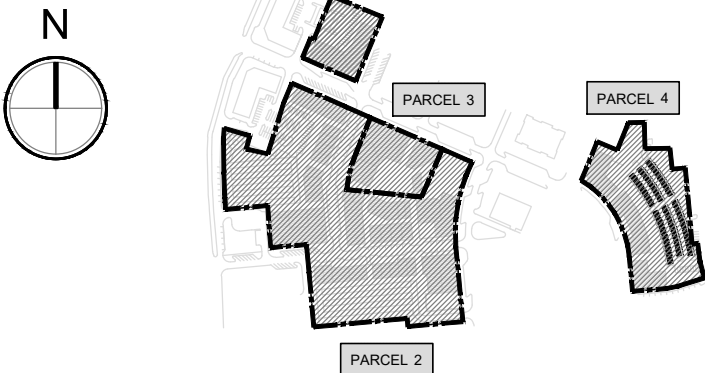
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP: COMMUNITY PANEL 3710550700, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
4350 MAIN STREET
PARCEL # 55079703680000
BEING THE REMAINING PORTION OF DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
DATE: OCTOBER 9, 2018

PHOENIX LAND SURVEYING, INC
3318 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912
Land Surveying FIELD WORK: JLR-M-W-MPHS # 02
Land Planning PROJ # 688-3701 1.06 ACRE HARRISBURG TOWN CENTER

KEY PLAN



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :

REZONING
OVERALL SITE PLAN

SCALE : 1" = 80'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

CHECKED BY

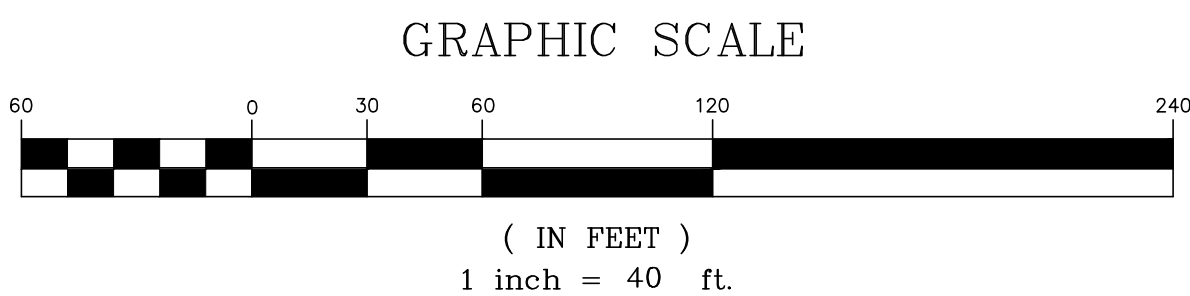
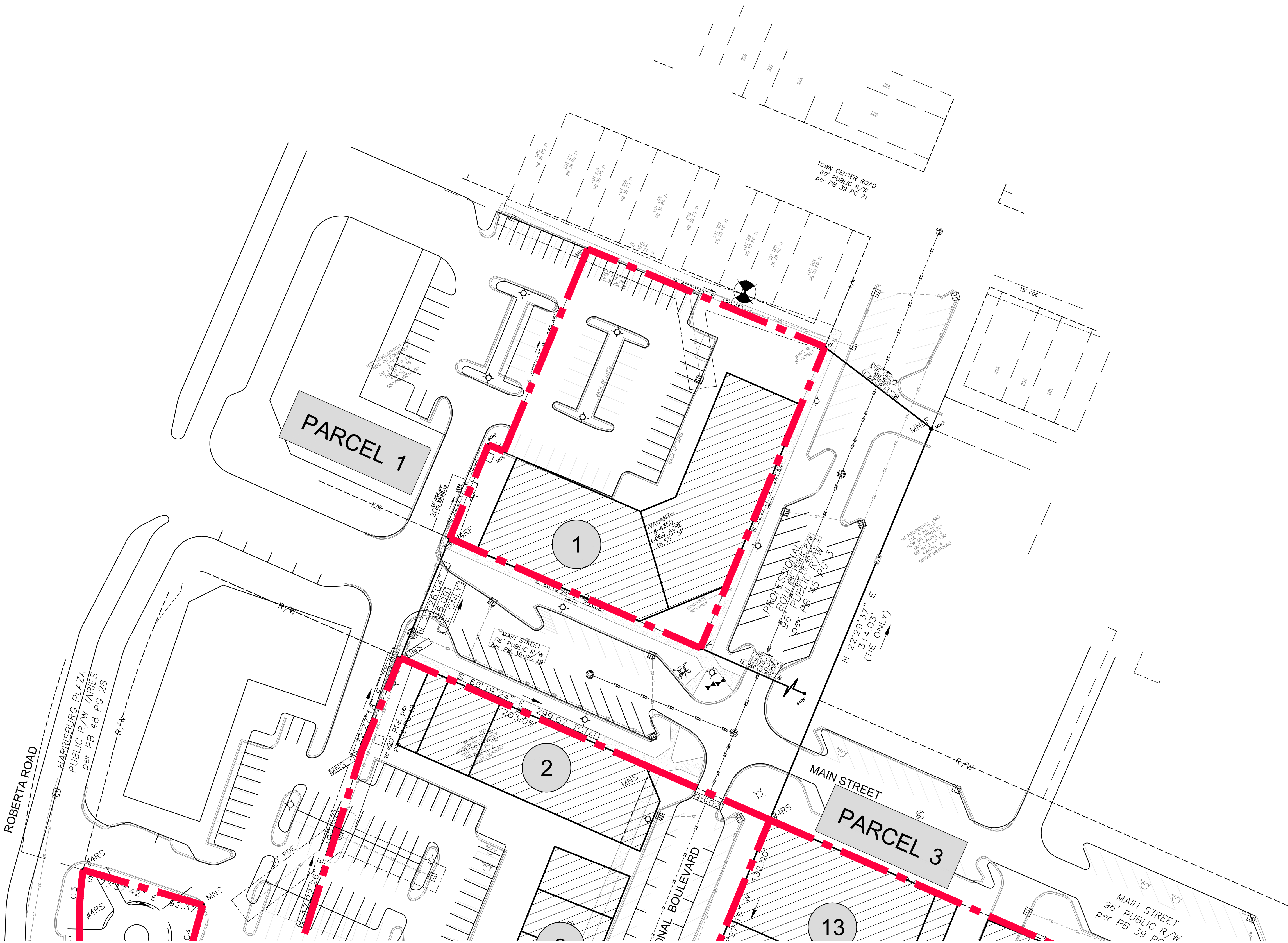
APPROVED BY

NOTE:

DRAWING No.

FIG.1

TOTAL :



PROGRAM:

PARCEL 1 PROGRAM:

Parcel 1					
Uses	Building Areas(sf)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
Retail/Commercial	19,000	39	1.069	1.63	36.5
Residential	57,000				
Total Mixed-use Areas	76,000				
Open Space	8,700				
Percentage of Open Space	18.7%				
Parking Space (Off-street)	44				
Loading Space	2				

SURVEY:

LEGEND

---	PARCEL BOUNDARY
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
PDE	PUBLIC DRAINAGE EASEMENT
SDE	STORM DRAIN EASEMENT
MNLF	MAG NAIL FOUND
CM	CONCRETE MONUMENT
CP	COMPUTED POINT
MNS	MAG NAIL SET
-X-	CHAINLINK FENCE
⊙	FIRE HYDRANT
⊕	WATER VALVE
⊙	LIGHT POLE
⊙	SANITARY SEWER MANHOLE
⊙	CATCH BASIN
⊙	CLEAN OUT
⊙	HANDICAPPED PARKING
⊙	DROP INLET
⊙	STORM DRAIN MANHOLE

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4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
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7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 66°19'25" W	12.55'

SITE NOTES:

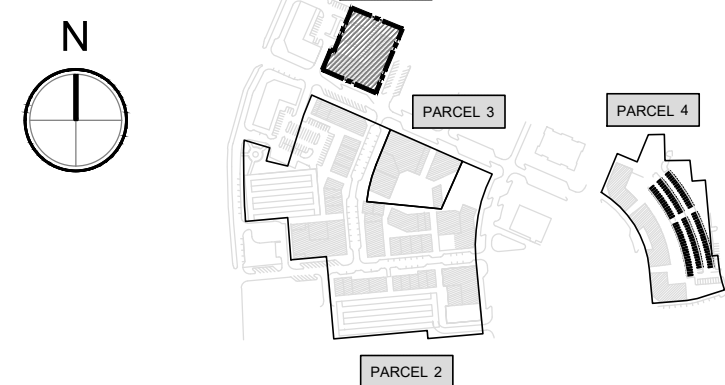
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710550700J, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
1.069 ACRES
4350 MAIN STREET
PARCEL # 55079703680000
BEING THE REMAINING PORTION OF DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
DATE: OCTOBER 9, 2018

PHOENIX LAND SURVEYING, INC.
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912
FIELD WORK: JHRM, MAPPING: JF, DZ
PROJ. # 628-3701 1.06 ACRE HARRISBURG TOWN CENTER

KEY PLAN



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :
**REZONING
PARCEL 1 SITE PLAN**

SCALE : 1" = 40'

DATE : March 12, 2019

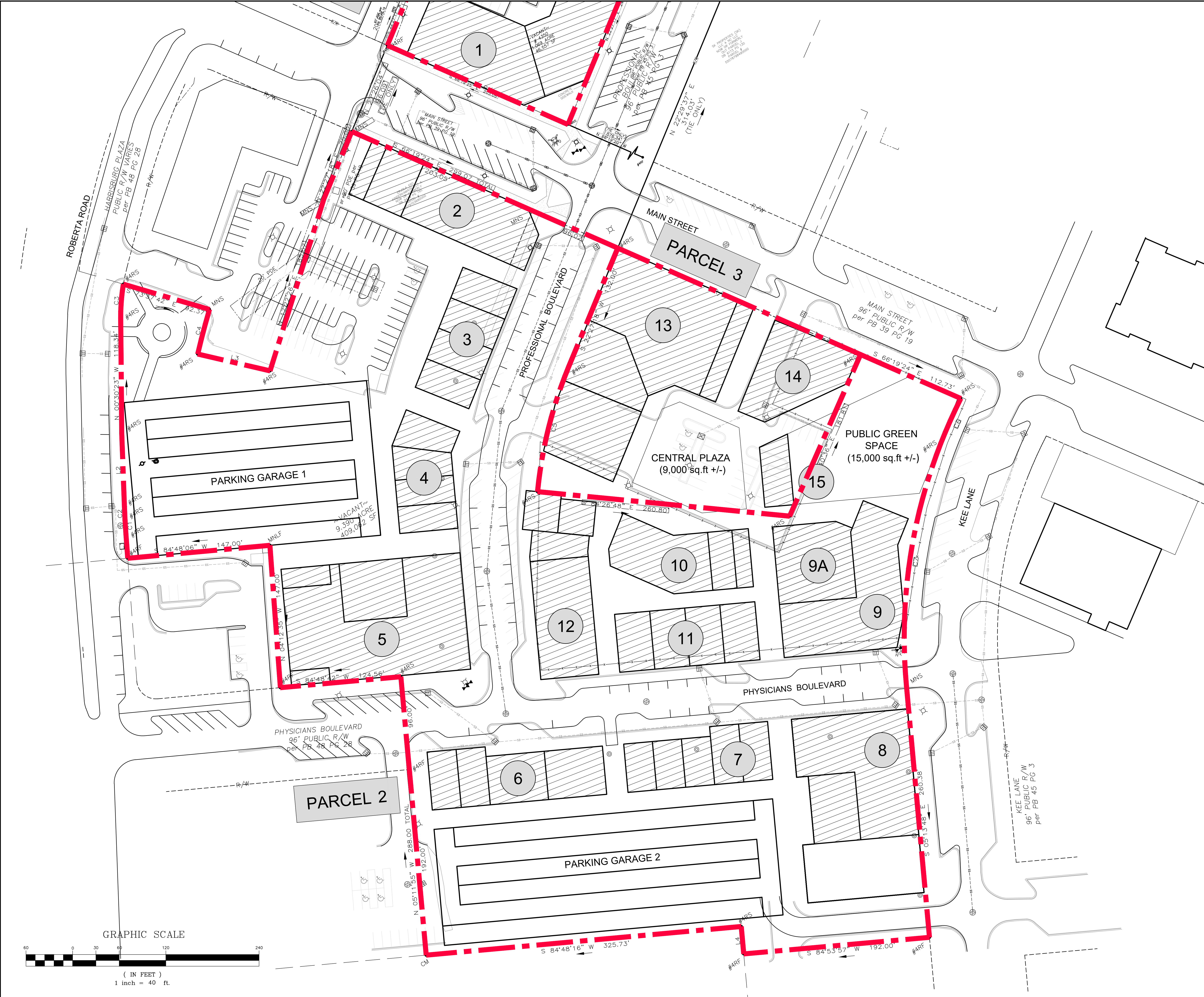
DESIGN BY
DRAWN BY
CHECKED BY
APPROVED BY

NOTE:

DRAWING No.

FIG.2

TOTAL :



PROGRAM:

PARCEL 2 PROGRAM:

Parcel 2	Uses	Building Area(sqf)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
Retail/Commercial		116,300	199	9.390	1.26	21.2
Office		91,800				
Art Center		19,500				
Residential		286,500				
Total Mixed-use Areas		514,100				
Open Space			117,000			
Percentage of Open Space			28.6%			
Parking Space (Off-street)			446			
Loading Space			15			

PARCEL 3 PROGRAM:

Parcel 3	Uses	Building Area(sqf)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
Retail/Commercial		32,000	0	1.380	1.47	0.0
Office		56,200				
Total Mixed-use Areas		88,200				
Open Space			22,000			
Percentage of Open Space			36.6%			
Parking Space (Off-street)			0			
Loading Space			3			

SURVEY:

LEGEND	
RF	PARCEL BOUNDARY
RS	REBAR FOUND
R/W	REBAR SET
SF	RIGHT-OF-WAY
MB	SQUARE FEET
DB	MAP BOOK
PG	DEED BOOK
FC	PAGE
RY	FRONT SETBACK
SY	REAR YARD
PDE	SIDE YARD
SDE	PUBLIC DRAINAGE EASEMENT
MNLF	STORM DRAIN EASEMENT
CM	MAG NAIL FOUND
CP	CONCRETE MONUMENT
MNS	COMPUTED POINT
X	MAG NAIL SET
	CHAINLINK FENCE
	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	SANITARY SEWER MANHOLE
	CATCH BASIN
	CLEAN OUT
	HANDICAPPED PARKING
	DROP INLET
	STORM DRAIN MANHOLE

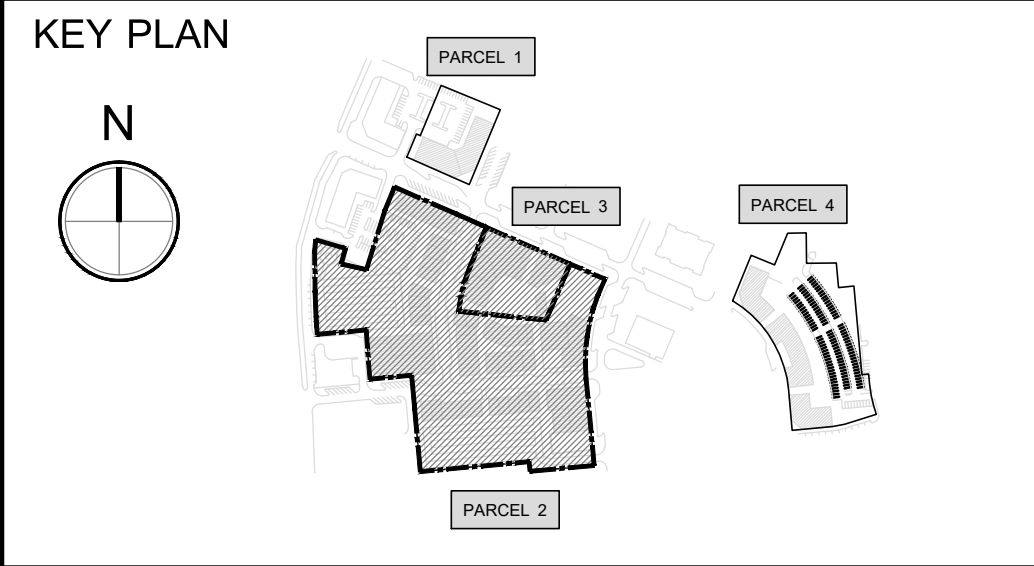
- NOTES
1. AREA CALCULATED BY COORDINATE COMPUTATION.
 2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
 3. IRON RODS AT ALL CORNERS UNLESS NOTED.
 4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
 5. ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
 6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE TOWN OF HARRISBURG. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 8. NO NCCS MONUMENT FOUND WITHIN 2000 FEET.
 9. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
 10. SUBJECT PROPERTY ZONED PUD.

SITE NOTES:	
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD	
FRONT:	0 FEET
SIDE YARD:	10 FEET
REAR YARD:	0 FEET

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710550700J, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
9.391 ACRES
6447 KEE LANE
PARCEL # 5507970369000
BEING A REMAINING PORTION OF DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
DATE: OCTOBER 9, 2016

PHOENIX LAND SURVEYING, INC.
1316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
TEL: (704) 335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3512
Land Surveying FIELD WORK: SURVEY, MAPPING, IF, DZ
Land Planning PROJ # 198-369-2731 ACRES: 1.38



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION		
No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :

REZONING PARCEL 2 & 3 SITE PLAN

SCALE : 1" = 40'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

CHECKED BY

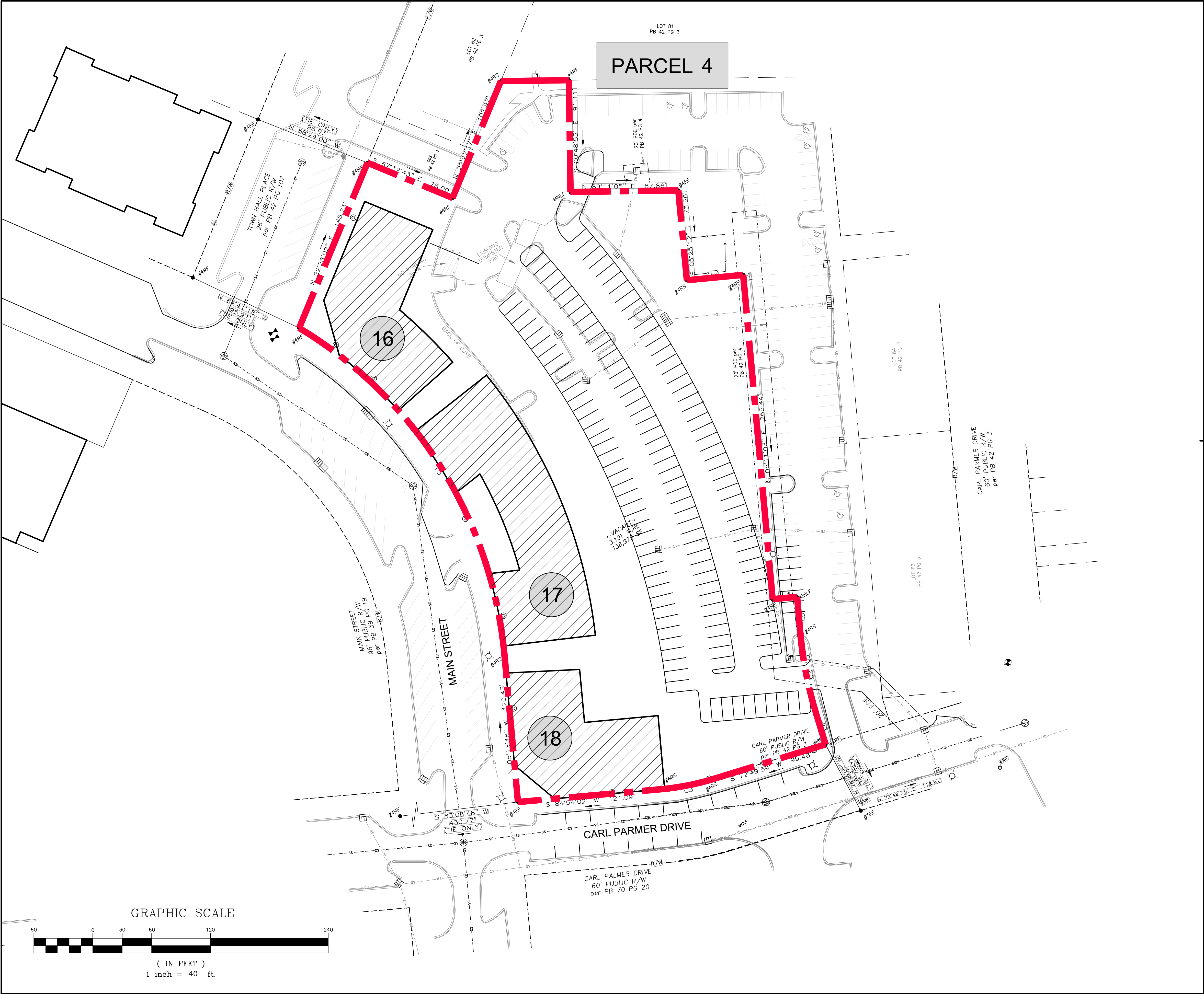
APPROVED BY

NOTE:

DRAWING No.

FIG.3

TOTAL :



PROGRAM:
PARCEL 4 PROGRAM:

Parcel 4					
Uses	Building Areas(sf)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
Retail/Commercial	9,000	95	3.191	1.09	29.8
Residential	142,300				
Total Mixed-use Areas	151,300				
Open Space		48,500			
Percentage of Open Space		34.9%			
Parking Space (Off-street)		145			
Loading Space		4			

SURVEY:

LEGEND

---	PARCEL BOUNDARY
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
PDE	PUBLIC DRAINAGE EASEMENT
SDE	STORM DRAIN EASEMENT
MNLF	MAG NAIL FOUND
CM	CONCRETE MONUMENT
CP	COMPUTED POINT
MNS	MAG NAIL SET
-X-	CHAINLINK FENCE
	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	SANITARY SEWER MANHOLE
	CATCH BASIN
	CLEAN OUT
	HANDICAPPED PARKING
	DROP INLET
	STORM DRAIN MANHOLE

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
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7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°11'05" E	55.53'
L2	N 84°34'48" E	46.12'
L3	N 84°48'57" E	20.00'
L4	S 17°10'25" E	25.95'
L5	S 05°11'03" E	30.47'

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710550700J, DATED: NOVEMBER 5, 2008.

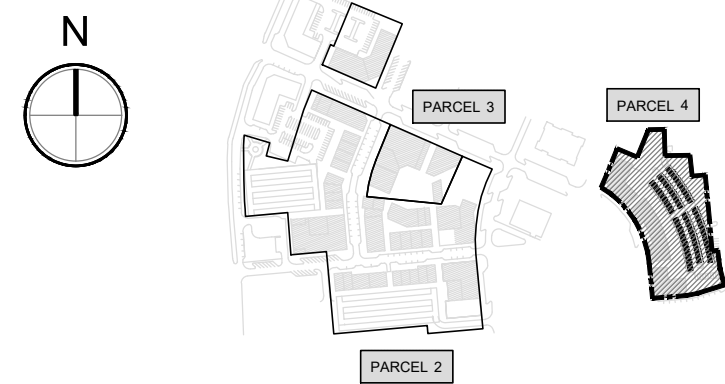
PHYSICAL SURVEY
AT PROPERTY KNOWN AS
3.191 ACRES
MAIN STREET
PARCEL # 55079703680000 DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
FOR: HARRISBURG TOWN CENTER
DATE: OCTOBER 9, 2018



PHOENIX LAND SURVEYING, INC
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912

FIELD WORK: JLR/m- MAPPING: JF, DZ
PROJ # 698-03-01 HARRISBURG TOWN CENTER

KEY PLAN



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :
**REZONING
PARCEL 4 SITE PLAN**

SCALE : 1" = 40'

DATE : March 12, 2019

DESIGN BY
DRAWN BY
CHECKED BY
APPROVED BY

NOTE:

DRAWING No.

FIG.4

TOTAL :

General Description:

Given its decade-long stagnation in development, the Harrisburg Town Center will be filed by CapitalNexus LLC and Redtown Investment LLC for rezoning from Planned Unit Development (PUD) to a City Center (CC) to complete the town center capability.

The goal of this rezoning plan is to complete the vision of the Harrisburg Town Center, by introducing 829,600 square feet of new mixed-use program, including retail/commercial, residential and offices, along with art center and educational uses. The new program is arranged to create a core attraction of exciting architecture, pedestrian-friendly streets and green spaces that can draw residents and visitors alike. The ultimate goal is to make Harrisburg a regional attraction and a great place to live, work and play in this area of metropolitan Charlotte.

Land Uses:

The development shall follow the uses permitted in the City Center Zoning, as well as comply with the supplemental design regulations in Article 4, Article 5 and /or Article 11 of UDO. The principle uses in the rezoning districts are retail/commercial, residential, office and an art center for exhibitions, events and activities.

Urban Design and Open Space:

1. Urban Design:
--Establish a mixed-use project core with an attractive pedestrian network of plazas, greens, arcades, colonnades and pedestrian-scaled streets;
--Establish a variety of small spaces between buildings to provide settings for outdoor dining and social gatherings; utilize changing geometries in the layout of walks, plazas and buildings to create variety;
--Where highly-visible building corners and façade elements exist in the building fabric, use these to create iconic, attractive architectural features.

2. Public Open Space:
--Create an overall network of pedestrian-friendly streets, passages, a central plaza, and green spaces to establish connectivity throughout the plan and easy pedestrian links to all attractions;
--Create a layout of major open space elements - a central plaza and a green space - that link the core of the new project to the existing Town Center Building and to new residences on the east side of the plan;
--Create a public green space in the core of the project for town events like performances, exhibitions, markets, and other social gatherings;
--Create a central plaza with an interactive children's playground to bring animation and family fun into the core; buildings surrounding the entire plaza shall add vibrant retail, art and entertainment, in attractive store-fronts and colonnaded edges;

3. Public Open Space include a Public Green Space (15,000 SF +/-), a Central Plaza (9,000 SF +/-) and Continuous Landscape.

Dimensional and Density Standards:

Buildings constructed within the development shall satisfy the City Center requirements of UDO.

1. Building Setback requirements:

Front: 0 Feet, Side Yard: 10 Feet, Rear Yard: 0 Feet

2. Maximum Building Height: 72 Feet

3. Overall Program Summary

	Footprint (Sq. feet)	Floors	Units	Total (Sq. feet)	Percentage (%)
Retail/Commercial 1 in Parcel 1	19,000	1.0		19,000	
Retail /Commercial 2 in Parcel 2	116,300	1.0		116,300	
Retail /Commercial 3 in Parcel 3	32,000	1.0		32,000	
Retail /Commercial 4 in Parcel 4	9,000	1.0		9,000	
Retail /Commercial Total				176,300	21%
Residential in Parcel 1	19,000	3.0	39	57,000	
Residential in Parcel 2	80,900	3.0 / 4.0	199	286,500	
Residential in Parcel 3	0	0	0	0	
Residential in Parcel 4	34,150	4.0/5.0	95	142,300	
Residential Total			333	485,800	59%
Office in Parcel 2	45,900	2.0		91,800	
Office in Parcel 3	28,100	2.0		56 ,200	
Office				148,000	18%
Art Center in Parcel 2	6,500	3.0		19,500	
Core Space Total				19,500	2%
Total Development Areas (Square feet)				829,600	100.0%
Total Site (Acres)	15.03				
FAR	1.27				
Total Parking Numbers on Site	1,155				
Total Loading Spaces on Site	24				
Open Space	Central Plaza	Green Space	Others	Total (Acres)	
Open Space Area (Acres)	0.207	0.528	3.770	4.505	30.0%

4. Development Phases:

Development Phase 1	Retail	Residential	Office	Art Center
Parcel 3: Building 13,14,15	32,000 SF		56,200 SF	
Green Space	15,000 SF +/-			
Central Plaza	9,000 SF +/-			
Parcel 4: Building 16,17,18	9,000 SF	142,300 SF		
Total Areas	299,500 SF			

Development Phase 2	Retail	Residential	Office	Art Center
Parcel 2: Building 9, 10, 11, 12			91,800 SF	19,500 SF
Garage 3, 100 Parking Spaces	28,400 SF			
Total Areas	139,700 SF			

Development Phase 3	Retail	Residential	Office	Art Center
Parcel 1: Building 1	19,000 SF	57,000 SF		
Parcel 2: Building 2,3,4,5,6,7,8	87,900 SF	286,500 SF		
Garage 1,2,340 Parking Spaces				
Total Areas	450,400 SF			

Parking Space:

1. The Parking Space is suggested and calculated as follows:

--Existing on-street parking spaces are 462, which could be shared by new development in the plan;

--Existing surface parking spaces in parcel 1 (44 spaces) and Parcel 2 (46 spaces) will be utilized or redesigned in the plan;

--Existing parking spaces along Professional Blvd and Physician Blvd (110 total) will be redesigned in the plan;

--Parking Structures will be developed in the plan to meet with the Parking Space requirements of the plan.

Land Use	Vehicle Spaces
Parking Space	
Residential	1.5/Unit
Retail	1 per 300 sf GFA
Office	1 per 200-1000 sf GFA
Dine-in restaurants	1 per 50-150 sf GFA
Health Club and Arts Space	1 per 500-650 sf GFA
Loading/unloading Space	
Retail and service establishments	1 loading space (12feet * 25 feet) per 20,000 GFA
Office buildings and lodging establishments	1 loading space (12feet * 25 feet) per 50,000 GFA

2. Parking Space and Loading/unloading Space Calculation:

Land Use	Total Area (Sq. feet)	Parking Spaces Required	Loading Spaces Required
Retail/Commercial	176,300	588	9
Residential	485,800 (333 Units)	500	
Office	148,000	148	3
Art Center	19,500	30	
Total	829,600	1,265	

3. Table 8.1.-5 Shared Parking Allowance by Land Use is used to calculate the amount of required parking in the mixed-use plan. The result of this calculation is that 1,074 parking spaces are required for a mixed-use development plan.

Type	Weekday			Weekend			Nighttime	
	Daytime	Evening		Daytime	Evening			
Retails	60%	353	90%	529	100%	588	70%	412
Residential	75%	375	100%	500	75%	375	100%	500
Office	100%	148	10%	15	10%	15	5%	7
Art Center	40%	12	100%	30	80%	24	100%	30
	888	1,074		1,002	949		415	

4. Parking Spaces Plan and Breakdown:

--Utilize garages along with off-street surface parking lots and on-street parking, at locations around the core to support program growth and enable easy pedestrian movement between parking and central activities;
--Provide a total of 1,155 parking spaces, including 635 off-street and 520 on-street parking spaces;
--Provide 24 loading/servicing spaces, sited to minimize negative visual impacts and interruptions to building functions.

Garage Parking 1 (Label F)	140
Garage Parking 2 (Label G)	160
Garage Parking 3 (Proposed to be integrated with Art Center/Mixed Use Building)	100
Surface Parking in Parcel 1 (Existing Off-Street Parking)	44
Surface Parking in Parcel 2 (Modified Parking)	46
Surface Parking in Parcel 4 (Modified Parking)	145
On-Street Parking (Existing Diagonal Parking)	462
On-Street Parking (Modified Parallel Parking on Professional and Physician's Blvd)	58
Total Parking Numbers on Site	1,155
Loading Spaces (including 14 on-street loading and 9 back-street loading)	24

Pedestrian and Vehicular Access:

1. Vehicular Circulation:

--Utilize and reinforce the established Regional, Primary and Secondary road network in the layout of the new development;
--Make modifications and extensions to certain Tertiary Roads (such as the new connection between professional Boulevard and Harrisburg Plaza) to enhance access to surface parking lots and to provide new parking garages with two routes of access;
--To improve pedestrian streetscape quality, modify portions of Professional Boulevard and Physicians Boulevard by changing parking to parallel, and by narrowing the rights-of-way.

2. Pedestrian Circulation:

--Create a comprehensive pedestrian circulation network that effectively links site attractions and gathering places, to where users live, work and park;
--Make the pedestrian ways to main attractions as convenient and direct as possible;
--Make the pedestrian circulation experience the primary mode of movement within Harrisburg Town Center.

Architectural Standards:

The architectural design shall meet with the expectation and regulations of UDO. Illustrations of the architecture attached to this plan provide a preliminary design concept which will be developed in the next steps.

Lighting:

All the lighting of the development shall meet with the regulations of UDO. Lighting located on the side of Main Street, Kee Ln and Carl Parmer Dr. will be preserved. Lighting located on the side of Professional Blvd and Physician's Blvd shall be proposed in the next steps.

Signage:

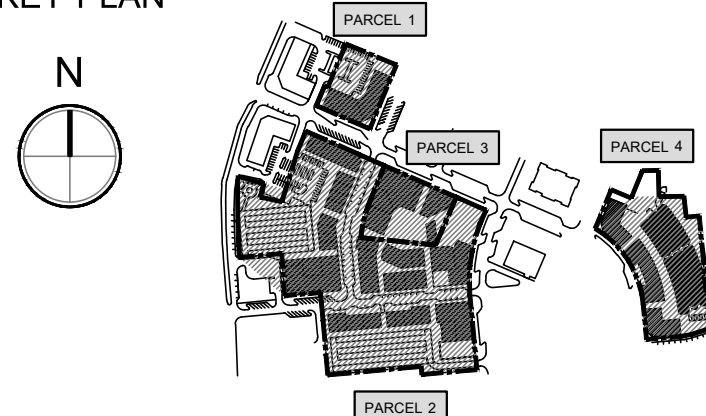
All the signage of the development shall be proposed in the next steps and meet with the regulations of UDO.

Public Infrastructure Improvements:

In the next steps the Developer will work with the administrator to carry-out Traffic Impact Analysis and Adequate Public Facilities (APF) review to satisfy needed public infrastructure improvements.

Storm Water Management :

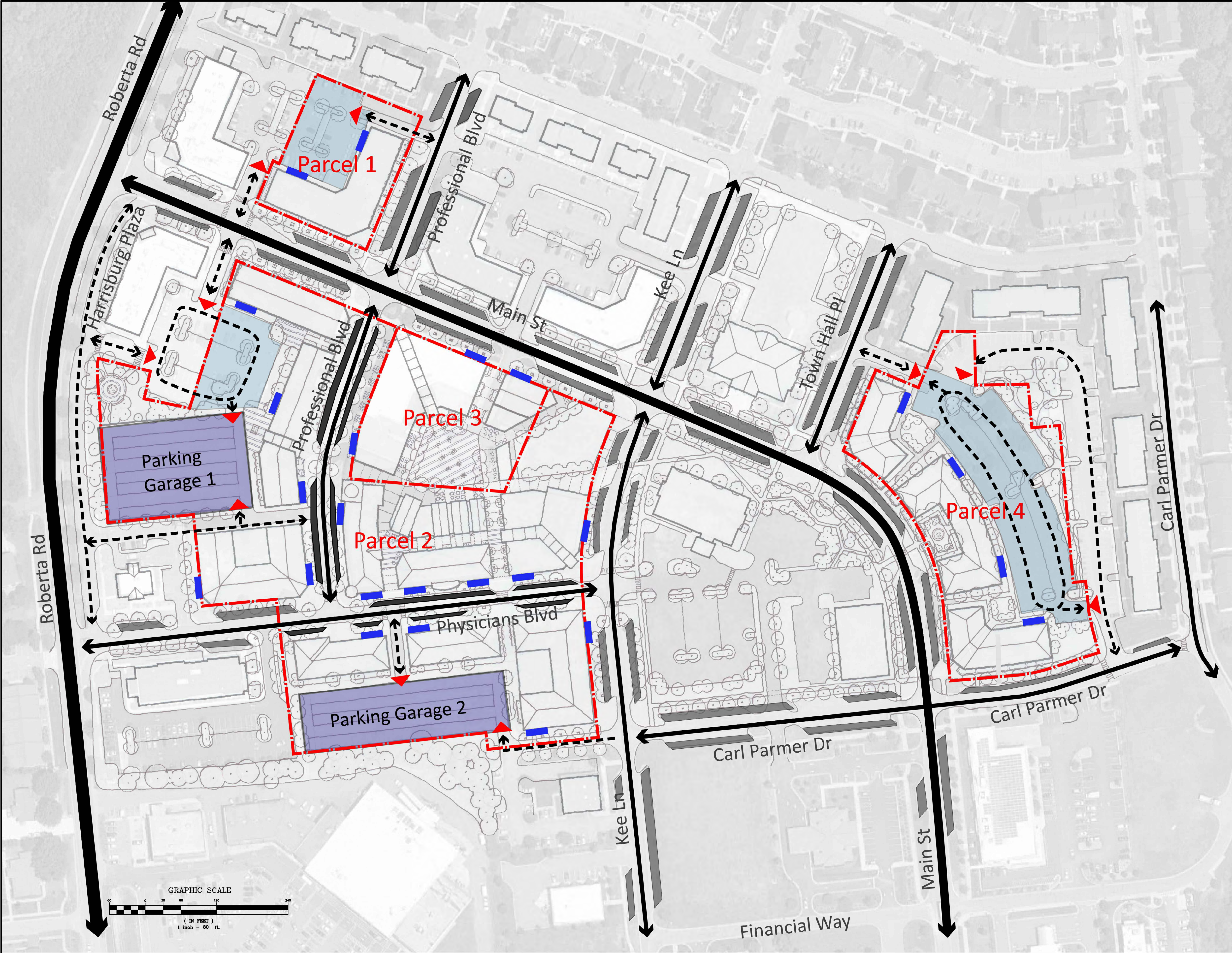
No portion of the rezoning districts shown in the plan lies within a special flood hazard area per F.E.M.A Flood insurance rate mapping.

KEY PLAN 	SITE PLANNER :  International Place Design, LLC Land Planning and Landscape Architecture 50 Beharrell Street, Concord, MA 01742, USA Tel: 1-978-287-0900 Cell: 1-617-281-9445 Fax: 1-978-369-2731	CLIENT :	ARCHITECTS :			REVISION			NOTE :	DATE : March 12, 2019	DRAWING No.
		CapitalNexus LLC, Redtown Investment LLC				No.	DATE	DESCRIPTION	DESCRIPTION	DESIGN BY	
		PROJECT :	CIVIL ENGINEERS :			1				DRAWN BY	
						2				CHECKED BY	
						3				APPROVED BY	
		REZONING	TRAFFIC ENGINEERS :			4				SCALE :	NOTE:



- LABELS:**
- 1. Mixed Use Building
 - 2. Mixed Use Building
 - 3. Mixed Use Building
 - 4. Mixed Use Building
 - 5. Mixed Use Building
 - 6. Mixed Use Building
 - 7. Mixed Use Building
 - 8. Mixed Use Building
 - 9. Mixed Use Building
 - 9A. Art Center
 - 10. Mixed Use Building
 - 11. Mixed Use Building
 - 12. Mixed Use Building
 - 13. Mixed Use Building
 - 14. Mixed Use Building
 - 15. Retail/Commercial
 - 16. Mixed Use Building
 - 17. Residential Building
 - 18. Mixed Use Building
-
- A. Main Street Entry
 - B. Public Green Space (15,000 sq.ft +/-)
 - C. Central Plaza (9,000 sq.ft +/-)
 - D. Pedestrian Street
 - E. Pedestrian Friendly Street
 - F. Off-street Parking 1
 - G. Off-street Parking 2

KEY PLAN	SITE PLANNER : International Place Design, LLC Land Planning and Landscape Architecture 50 Beharrell Street, Concord, MA 01742, USA Tel: 1-978-287-0900 Cell: 1-617-281-9445 Fax: 1-978-369-2731	CLIENT : CapitalNexus LLC, Redtown Investment LLC	ARCHITECTS :		REVISION		NOTE :	DATE : March 12, 2019	DRAWING No. FIG.6	
					No.	DATE	DESCRIPTION	DRAWING TITLE : OVERALL LANDSCAPE PLAN		DESIGN BY
		PROJECT : HARRISBURG TOWN CENTER Harrisburg, North Carolina	CIVIL ENGINEERS :		1			CHECKED BY	DRAWN BY	TOTAL :
					2				APPROVED BY	
					3					
		REZONING	TRAFFIC ENGINEERS :		4			SCALE : 1" = 80'	NOTE:	



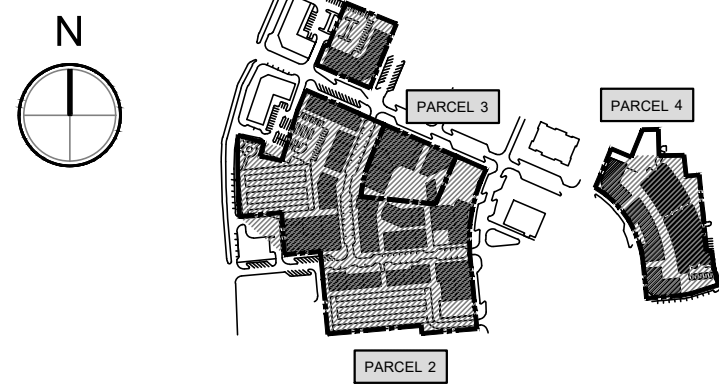
PARKING PROGRAM:

Garage Parking 1 (Label F)	140
Garage Parking 2 (Label G)	160
Garage Parking 3 (Proposed to be integrated with Art Center/Mixed Use Building)	100
Surface Parking in Parcel 1 (Existing Off-Street Parking)	44
Surface Parking in Parcel 2 (Modified Parking)	46
Surface Parking in Parcle 4 (Modified Parking)	145
On-Street Parking (Existing Diagonal Parking)	462
On-Street Parking (Modified Parallel Parking on Professional and Physican's Blvd)	58
Total Parking Numbers on Site	1,155
Loading Spaces	24

LEGEND

- Parcel Property Line
- Regional Road
- Primary Road
- Secondary Road
- Tertiary Road
- Parking Access
- Garage Parking
- Surface Parking
- On-Street Existing Diagonal Parking
- Modified Parallel Parking on Professional and Physican's Blvd
- Loading Spaces
(Loading Spaces on the main streets should be serviced at night time off-hours.)

KEY PLAN



SITE PLANNER :

Place International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :
**VEHICULAR
CIRCULATION &
PARKING PLAN**

SCALE : 1" = 80'

DATE : March 12, 2019

DESIGN BY
DRAWN BY
CHECKED BY
APPROVED BY

NOTE:

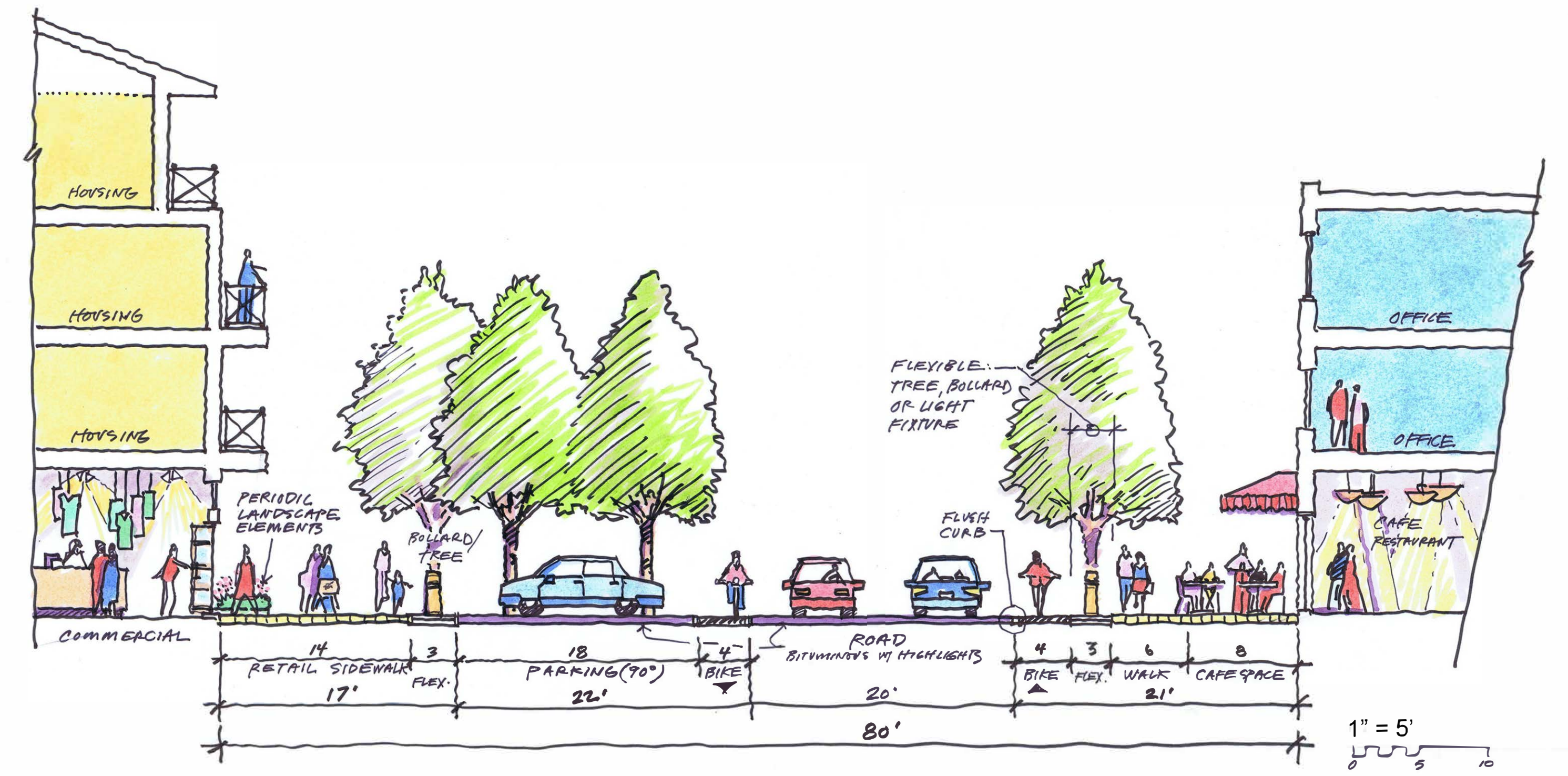
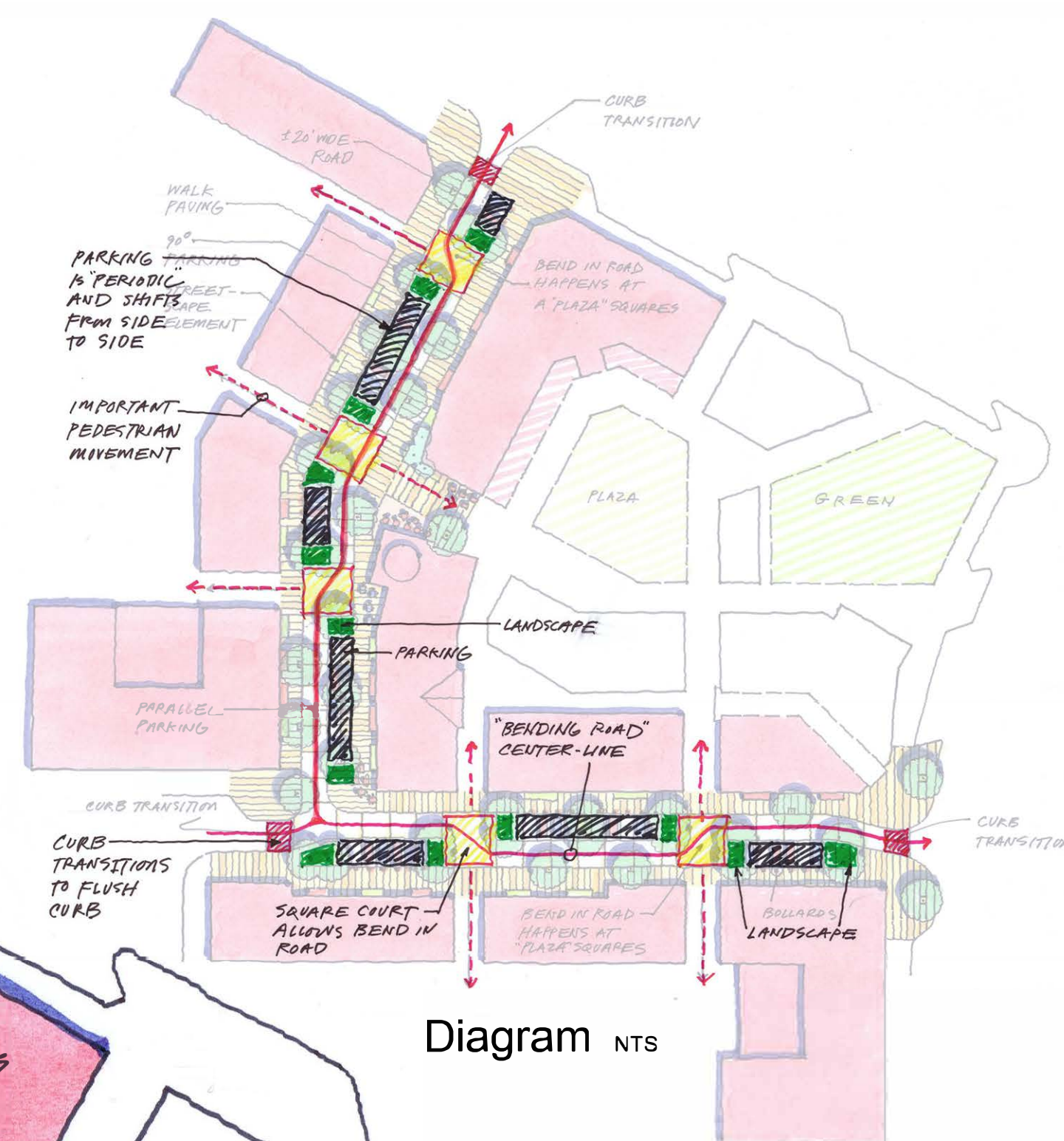
DRAWING No.

FIG.7

TOTAL :



Woonerf Street Plan

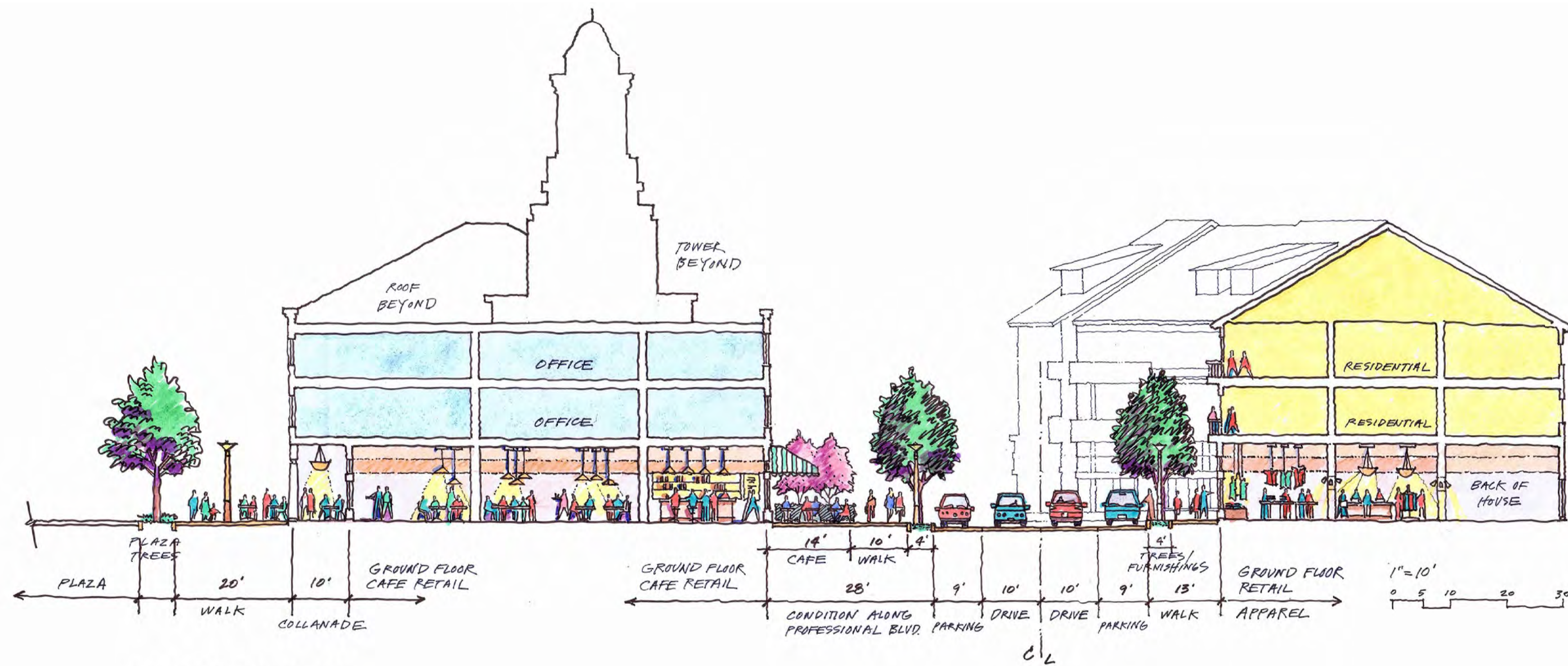


Woonerf Street Typical Section

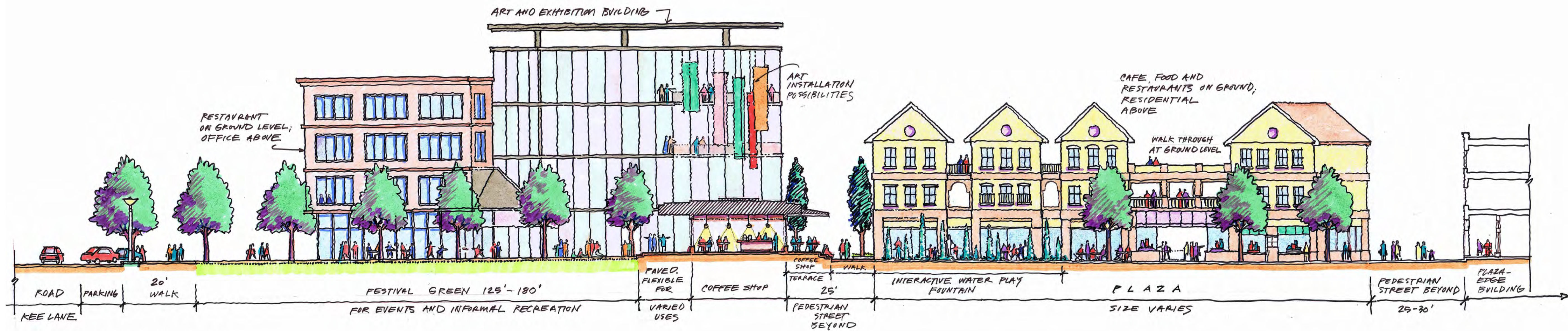
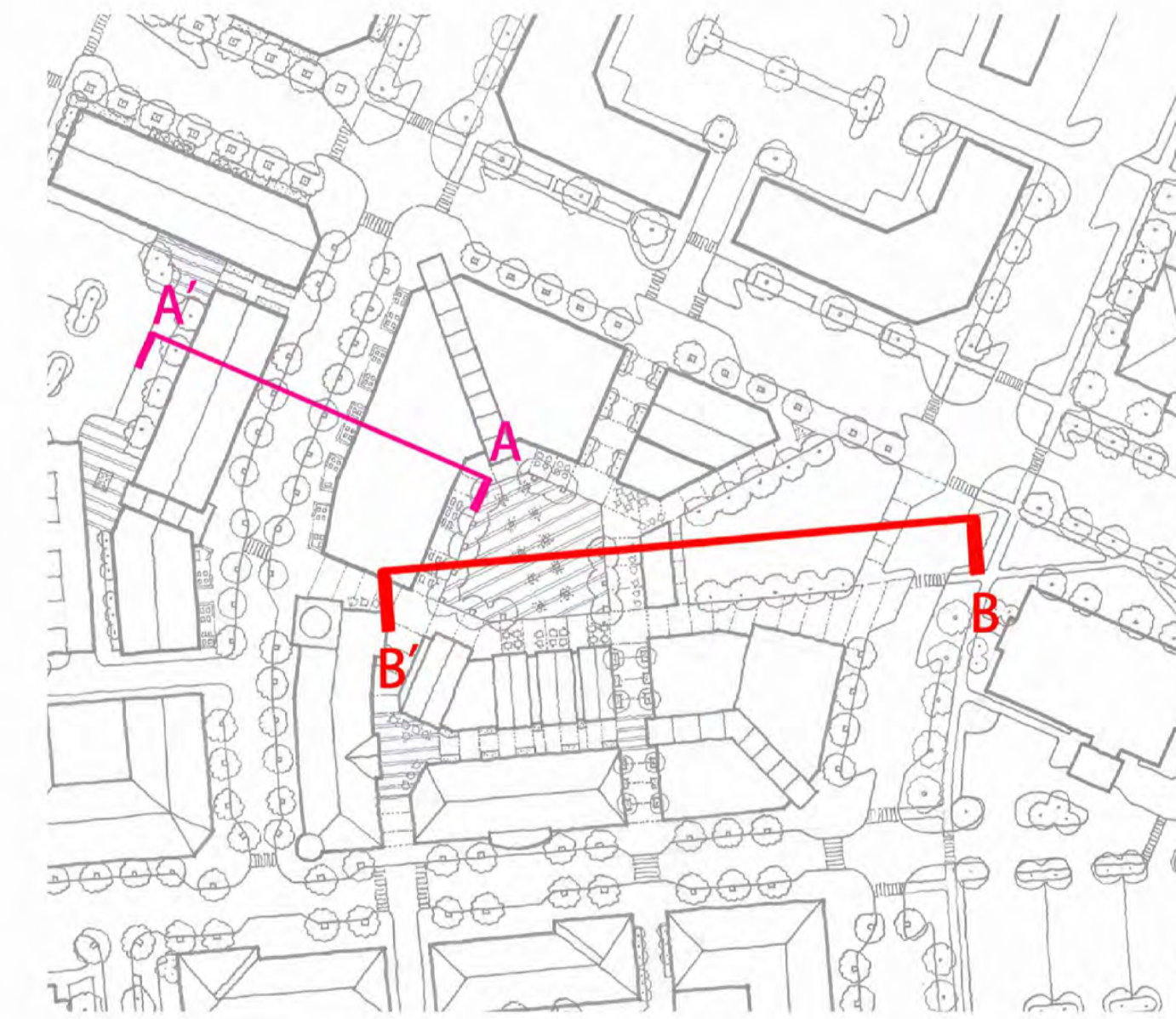


Woonerf Street Image

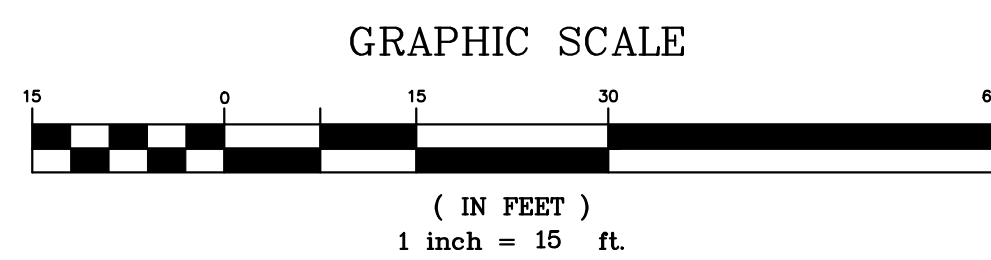
KEY PLAN 	SITE PLANNER : International Place Design, LLC Land Planning and Landscape Architecture 50 Beharrell Street, Concord, MA 01742, USA Tel: 1-978-287-0900 Cell: 1-617-281-9445 Fax: 1-978-369-2731	CLIENT : CapitalNexus LLC, Redtown Investment LLC PROJECT : HARRISBURG TOWN CENTER Harrisburg, North Carolina REZONING	ARCHITECTS : CIVIL ENGINEERS : TRAFFIC ENGINEERS :	REVISION			NOTE : DRAWING TITLE : Conceptual Woonerf Street SCALE : 1" = 50'	DATE : March 12, 2019 DESIGN BY DRAWN BY CHECKED BY APPROVED BY NOTE:	DRAWING No. FIG.9 TOTAL :
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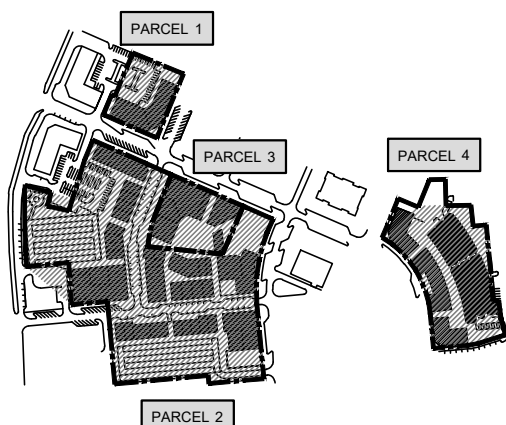
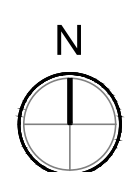
SECTION A-A'



SECTION B-B'



KEY PLAN



SITE PLANNER :



International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :

**ILLUSTRATIVE
SITE SECTIONS**

SCALE : 1" = 15'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

CHECKED BY

APPROVED BY

NOTE:

DRAWING No.

FIG.8

TOTAL :



May 14, 2019 / Rev. Condition #15 Dec 9, 2019; October 12, 2020; December 14, 2020; April 12, 2021

Mark Swartz
Charlotte Real Estate Services
4350 Main St, Suite 220
Harrisburg, NC 28075

Mr. Swartz,

This letter is to inform you that the rezoning request H2018-14-(R) was **approved** by the Town Council on Monday, May 13th, 2019 meeting.

This property is located at parcel PIN# 55079703680000 & 55078785890000, generally on the northeast and southeast corner of the intersection of Roberta Drive and Main Street, centered in town center. The rezoning request H2018-14-(R) was to rezone 15.03 acres from PUD, Planned Unit Development to CZ-CC, Conditional City Center. The rezoning was approved with the following conditions.

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees not to use vinyl siding and utilize high quality building materials for all buildings. All architectural design and building elevations shall be submitted to the town for review and approval.
3. Applicant agrees to restrict outside storage.
4. Applicant agrees to continued maintenance of buildings and grounds in the form of deed restrictions, establishment of HOA or restrictive covenants recorded and will run with the land.
5. Applicant agrees to contribute proportionate funds to the Towns' regional storm water management system servicing the proposed Town Center Development.
6. Applicant agrees to contribute funds for onsite and off-site roadway improvements documented in the Traffic Impact Analysis (TIA) directly related to proposed development.
7. Applicant reserves the right to combine Buildings 10 and 11 contingent on future market demand. Additionally, the Applicant reserves the right to renovate or demolish and rebuild in place Building 13 dependent upon future structural investigations of the existing structure. Any changes will need to be reviewed and approved by the Town.
8. Applicant agrees to build a maximum of 333 residential units and 829,600 square feet of mixed use. Applicant reserves the right to trade up to 10% of the gross floor area of proposed office use to retail use and/or trade up to 20% of the gross floor area of proposed retail use to office use. Any changes will need to be reviewed and approved by the Town.
9. Applicant agrees to build approximately 15,000 square feet Public Green Space and 9,000 square feet Central Plaza at no cost to the Town. Applicant will provide approximately 19,500 square feet for the Art Center. The Applicant reserves the right to arrange the program, operate and control the



use of these spaces within the limits of Federal, State and Local laws and shall not conflict with Town's Park and Recreation Programs.

10. Applicant agrees that parking for each phase will be reviewed and approved as part of site plan and appropriate temporary surface parking lots in lieu of parking garages to support early phases of development.
11. Applicant agrees that loading/unloading spaces on the street will be serviced at nighttime off-hours.
12. Applicant shall be permitted to convert Professional Blvd and Physicians Blvd as a pedestrian friendly and a living streets and may be temporarily closed for special events in accordance with Town's Street Closure Guidelines.
13. Applicant shall be permitted to allow retail spaces for Pharmacies, Health and Personal Care Stores to the extent that such uses are not stand-alone buildings but are integrated within the mixed-use buildings.
14. Applicant shall be permitted for ground floor residential on Building 17 on Parcel 4, where the building is designed to setback from the street and have a central courtyard and the ground floor of building 16 and 18 on Parcel 4 shall be restricted to retail, office and other commercial uses.
15. Applicant agrees that the zoning shall revert to its original PUD if the Applicant fails to submit and secure Council approval on revised Site Plan by December 31, 2021.

You may continue with Site Plan review for approval through the Town of Harrisburg Planning and Zoning Department, the next step is to submit Preliminary Plat for review that meets the above conditions.

If you have any questions or concerns, please let me know.

Sincerely,

Sushil Nepal

Sushil Nepal, AICP
Planning & Economic Development Director
Town of Harrisburg



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of the construction of a new Pump Track cycling facility at Harrisburg Park

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

If approved:

Motion to approve the construction of a Pump Track Cycling Facility in Harrisburg Park not to exceed \$6,000

Description/Background:

Parks & Rec Staff, along with volunteer help from their Advisory Board, have researched the opportunity to add a Bicycle Pump Track to the facilities at Harrisburg Park. The track would be constructed in the grassy area above Shelter #1 in the former sand volleyball footprint, that is currently not being utilized for any specific purpose. This pump track was initially included with the Harrisburg Park Phase 1 project, but was cut due to costs early in the project. As the project was completed with funding remaining, this portion of the project is being brought back before Council. Additionally, a mountain bike training area will be constructed in the area adjacent to the pump track. Construction will be handled by Parks & Rec Staff and volunteers with the only costs incurred being for materials.

Pump tracks are a looped sequence of rollers and berms (swoopy, banked turns) for bike riders. It's designed to maximize the biker's momentum, so they can ride with minimal pedaling. The mountain bike training area will include rocks, stone, wooden ramps/beams and dirt features to allow beginners to learn at their own pace how to maneuver mountain bike trails. These two new amenities will compliment the Town's existing mountain bike trails in the Harris Depot and Harrisburg Parks.

Recommendation:

Parks & Recreation Staff recommend the construction of these amenities as it will allow us to improve service to all ages who participate in biking.

Fiscal Impact:

The fiscal impact is estimated not to exceed \$6,000. This addition to Harrisburg Park will be funded with available contingency funds within the Harrisburg Park Redevelopment Capital Project Ordinance. Currently, the project authorization, which expires on June 30, 2022, has available contingency funds of approximately \$50,000.

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Sheriff's Department Offices Expansion and related ARPA Grant Ordinance and FY2022 Budget Ordinance Amendment

Presenting Personnel:

Robert Donham, Town Engineer

Suggested Motion or Action:

If approved:

Motion to authorize \$125,000 for the installation of a temporary Sheriff's Deputies' office and storage space at Fire Station #1 site and approve the related ARPA Grant Ordinance.

Motion to approve the FY2022 Budget Ordinance Amendment in the amount of \$20,300 for the monthly recurring costs for the temporary Sheriff's Deputies' office and storage.

Description/Background:

The Town currently contracts with the Cabarrus County Sheriff to provide police protection within municipal limits. Over the years, the size and complexity of the Harrisburg unit has grown with the needs of the Town. For the last several years, the Town has been planning to provide offices and storage space for the Sheriff's Deputies to serve the critical needs of the Department. The Department is currently housed in one single office within Fire Admin offices and can no longer effectively operate out of this space. In addition, the increased number of offices and extra square footage will allow the Deputies to properly distance themselves and maintain better protection against the spread of COVID. The long-term plan has been to eventually house the Sheriff's Deputies within the future Train Station community building. Due to delays caused by NC Rail and the private rail carrier, the Sheriff's Deputies are in need of space long before the train station project is expected to be completed and this enables the Town to address a near-term, COVID-related spacing issue.

The proposal and associated costs are to construct temporary modular offices on the rear lot area of Fire Station #1. Fire Department management has been consulted and are agreeable to the location selected. This will also free up office space for the Fire Department Administration group that could use the additional area.

The total cost of construction for the modular installation with delivery, setup, site work, new parking, sidewalks, utilities, and misc. expenses is approximately \$125,000. The monthly lease cost is projected at about \$2,400 per month and utility costs are projected to be an additional \$500 per month.

The Town intends to utilize American Rescue Plan Act (ARPA) grant funds for the initial cost of the facility and operational funds for the monthly lease and utilities. See the fiscal impact section of this agenda item for more information.

Recommendation:

Staff recommends approval of the \$125,000 office expansion with utilization of ARPA grant funds and the \$20,300 FY2022 Budget Ordinance Amendment for monthly recurring costs.

Fiscal Impact:**Initial Costs - ARPA Funding**

The Town intends to utilize \$125,000 of ARPA grant funds to accomplish this expansion project. The Town received or is due to receive a total of \$5,282,729 of ARPA funds, none of which has been appropriated by Town Council yet. If approved, the ARPA grant balance available for appropriation is reduced to \$5,157,729 for other uses. The addition of office space resulting in better employee spacing is a project that qualifies under the grant requirements in two different areas: 1) COVID-19 mitigation efforts for public health and safety staff, and/or 2) utilization of the Town's Loss Revenue Calculation.

The attached grant project ordinance is a multi-year ordinance that covers the life of the grant, expiring when all grant funds have been exhausted or December 31, 2026, whichever is sooner. Approval for this project only appropriates \$125,000 of the grant funding at this time. No other uses have been approved to date.

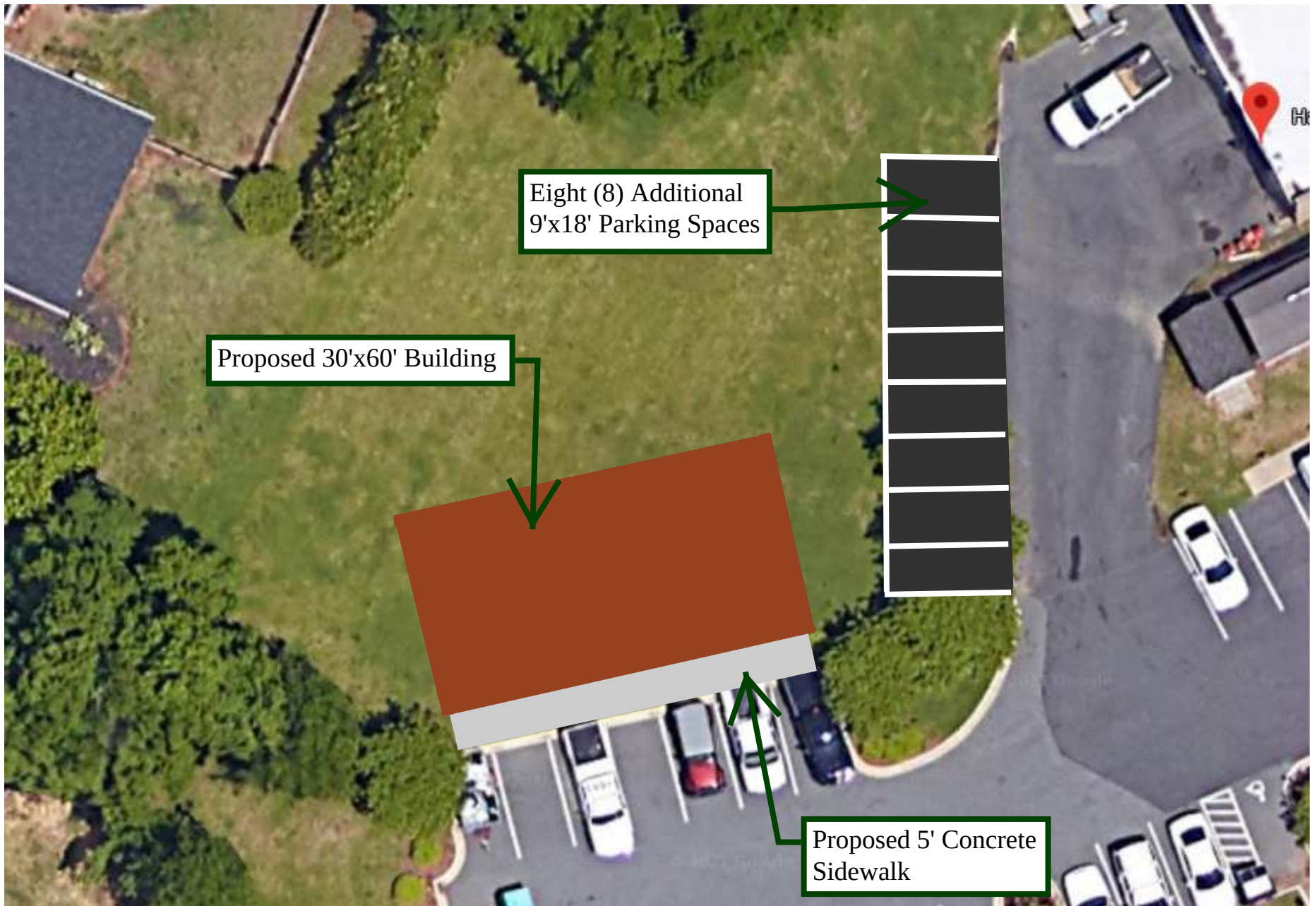
The purchase or lease of the building space is over \$30,000 but under \$90,000, meaning informal bidding procedures meet the Town's, the State's, and the Federal Grant's procurement requirements. Quotes were received from two providers with United Rentals offering the best price for the Town. Much of the remainder of the work within the total project cost of approximately \$125,000 is performed in-house, such as sidewalks, parking, wood ramp installation, and water and sewer utilities.

Recurring Costs - Operations

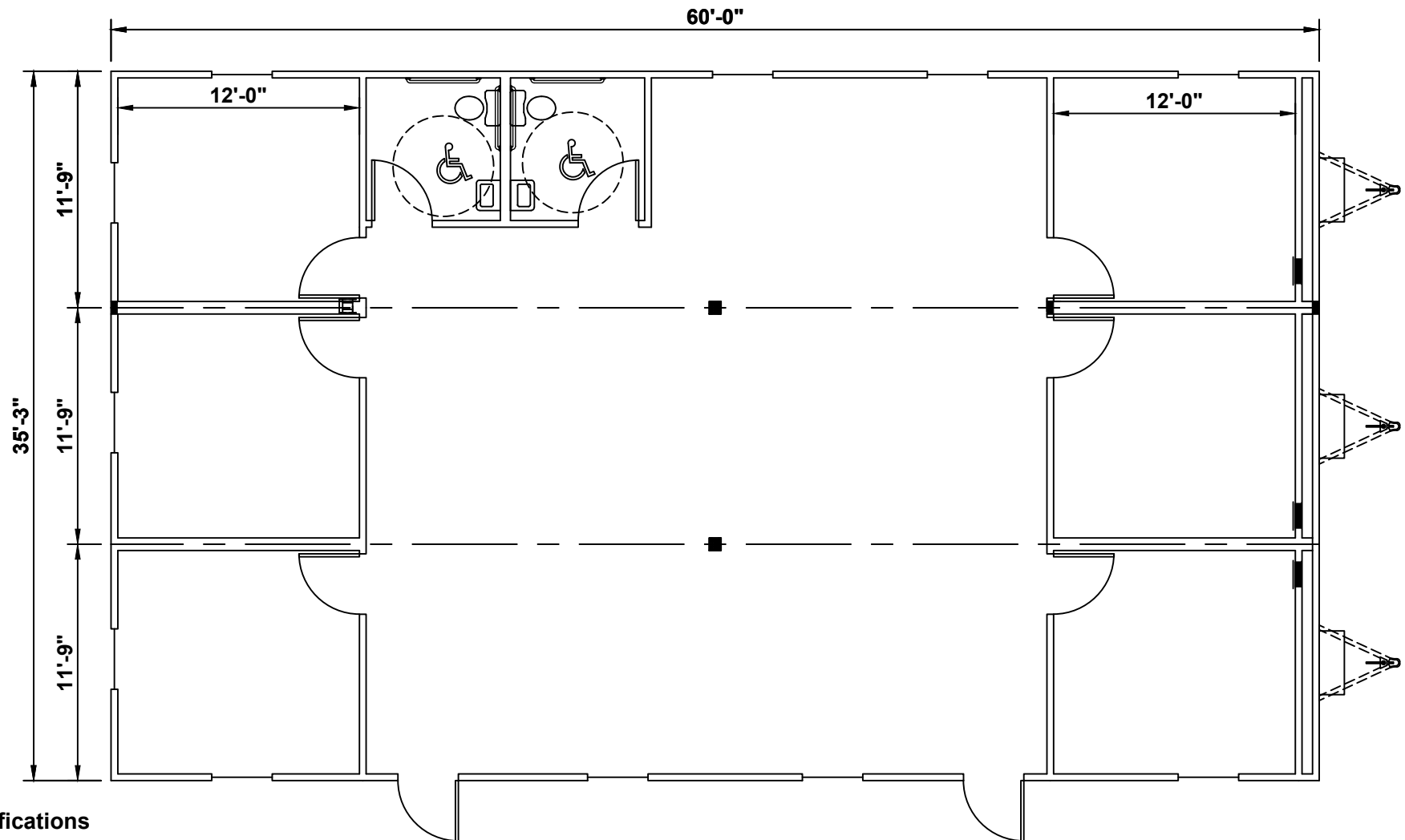
Monthly recurring costs are estimated to be approximately \$2,900 per month for a period of at least 24 months (7 months occurring in FY2022), consisting of lease expense of \$2,400, electric costs of \$400, and water/sewer costs of \$100. Funding for recurring, operational costs is recommended from the General Fund Contingency account. The current balance in contingency is \$270,140, which, if approved, would be reduced to \$249,840 for the remainder of FY2022.

Attachments:

1. FS1-Final
2. building floor plan
3. WillScot-Essentials-Brochure-EN
4. Town of Harrisburg 36x60 Modular Building quote
5. Sheriff Modular Install Price
6. Resolution - ARPA Special Revenue Fund 11082021
7. Amendment - GF - Deputy Office and Storage Space 11082021



**Harrisburg Fire Station 1
Proposed Police Building
N.T.S.**



Specifications

Size	Interior Finish	Electric	Exterior Finish/Frame
64' Long (including hitch) 60' Box size 36 Wide nominal 8' Ceiling height nominal	- Paneled walls - Vinyl tile or carpet floor - Gypsum ceiling - Private offices - Wide open shells available	- Fluorescent ceiling lights 110/240 volt single phase electric - Breaker panel	- Aluminum siding - I-Beam outrigger frame - Standard drip rail gutters
		Windows/Doors	Heating and Cooling
		- horizontal slider windows - Vision panel doors w/ std locks	- Central A/C - Heat in A/C unit

Additional floor plans available. Floor plans and specifications may vary from those shown and are subject to in-stock availability.

CAD FILE: CRM/SM	DWG # A-1	REV# 0	REP:	APPROVAL:
SCALE: NTS	SERIAL#:	DATE	DWN BY: CAD DEPT.	APVL DATE:

THE USE OF THIS DRAWING FOR ANY MEANS OTHER THAN INTENDED IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF AN AUTHORIZED WILLIAMS SCOTSMAN REPRESENTATIVE.

Williams Scotsman, Inc. All Rights Reserved.



THE

ESSENTIALS

Everything you need for your space, inside and out.

WILLSCOT

TM



ONE CALL AND YOU'RE READY TO WORK

With other providers, when you order an office trailer, that's what you get — an empty trailer. Then it becomes your job to fill it up. Not so with WillScot. We provide the space, plus everything else you need to make it functional right away. It's called the Essentials, and it couldn't be easier.

- + Working with one source for everything saves valuable time and money.
- + We handle ordering, delivery, setup and return, so you can stay focused on your project.
- + Eliminate startup headaches by having one consistent offering and one bill.
- + Make one call to us and suddenly you have a lot less to worry about.

EVERY DETAIL, HANDLED

WillScot is the leader in modular workspace solutions. We know temporary space like no other company, and our experts know how to best configure it to meet any need and budget.

We offer a breadth of ready-to-go Essentials packages that cover the most typical needs. Plus we provide these packages at multiple levels, from simple, quality furnishings that accommodate your construction teams, to more premium options suitable for entertaining customers and VIPs.

We also offer a full range of items à la carte to finish out your space. You need it? Chances are we've got it.

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À La Carte Items	45





OFFICE PACKAGES

Whether you need a big open-concept workspace or something more private, we can help you create the ideal work environment. Our package levels are designed to fit any need or budget.

PACKAGE LEVELS

	BASIC	PROFESSIONAL	PREMIUM
Standard Desk	1x	1x	
Manager’s Chair	1x		
Small White Board	1x	1x	1x
Floor Chair Mat	1x	1x	1x
Small Office Trash Can	1x	1x	1x
Over Door Coat Hook	1x	1x	1x
Luxhide Executive Chair		1x	1x
Stackable Side Chair		2x	2x
3 Drawer Pedestal File Cabinet		1x	2x
Office Supply Starter Kit		1x	1x
Premium “L” Desk			1x



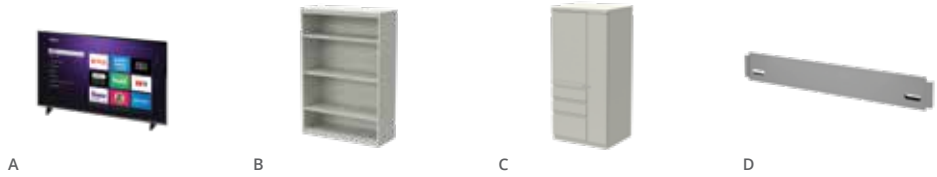
Premium Office



Professional Office



Basic Office



RECOMMENDED ADD-ONS

- A | 50" Flat Screen (pg. 50)
- B | 4 High Bookcase (pg. 48)
- C | Wardrobe / Cupboard Tower (pg. 48)
- D | Modesty Panels* (pg. 46)

*Modesty panels provide privacy below the desk.



CONFERENCE ROOM PACKAGES

WillScot makes it easy for you to create a larger meeting room where your teams can convene and collaborate. Our packages come with everything you need to be productive, from a kitchen space to scalable table options for any sized group.

PACKAGE LEVELS

	BASIC	PROFESSIONAL	PREMIUM
Folding Table	2x		
Folding Chair	4x		
Mini Refrigerator	1x		
Coffee Pot	1x	1x	1x
Microwave	1x	1x	1x
Large White Board	1x	1x	1x
Large Trash Can	1x	1x	1x
Convenience Starter Kit	1x	1x	1x
Standard Desk / Table		2x	
Conference Table			2x
Café Table		1x	1x
Manager’s Chair		8x	12x
Full Size Refrigerator		1x	1x
Keurig			1x



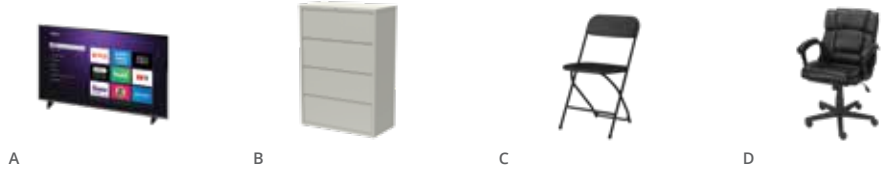
Premium Conference Room



Professional Conference Room



Basic Conference Room



RECOMMENDED ADD-ONS

- A | 50" Flat Screen (pg. 50)
- B | 4 Drawer Lateral File Cabinet (pg. 48)
- C | Extra Folding Chairs (pg. 47)
- D | Extra Manager's Chairs (pg. 47)



WORKSTATION PACKAGES

Create an open working environment that encourages collaboration, while also giving your people the personal space they need to do their jobs. Our packages are built to provide privacy, comfort and tidy cable management.

PACKAGE LEVELS

	BASIC	PROFESSIONAL
Standard Desk / Table	1x	
Manager’s Chair	1x	1x
Floor Chair Mat	1x	1x
3 Drawer Pedestal File Cabinet	1x	1x
Small Office Trash Can	1x	1x
Surge Protector	1x	1x
Privacy Shields Around Desk	1x	1x
Modesty Panels Around Desk	1x	1x
Office Supply Starter Kit		1x
Premium “L” Desk		1x



Professional Workstation with additional 3 Drawer Pedestal File Cabinet

Basic Workstations



Modesty and Privacy Panels

RECOMMENDED ADD-ONS

- A | 50" Flat Screen (pg. 50)
- B | Small White Board (pg. 50)
- C | 3 Drawer Pedestal File Cabinet (pg. 48)
- D | 4 High Bookcase (pg. 48)



CUBICLE PACKAGES

Provide workspace privacy in any configuration with our flexible and scalable cubicle packages. Our unique panel system allows fast, tool-free assembly, accommodates power and data supply, and complements modern WillScot furniture.



PACKAGE LEVELS

	BASIC	PROFESSIONAL
Desk	1x	
Manager's chair	1x	1x
Pedestal File Cabinet	1x	2x
Small Office Trash Can	1x	1x
Floor Mat	1x	1x
Cubicle Panels	3x	5x
"L" Desk		1x
5 ft. Open Shelf		1x



Endless configurations
for whatever you may need



**A versatile solution
that completes any space**

Clean, modern aesthetic
Sound dampening panels with tackable walls
Power and data options available
Fast, tool-free assembly



RECOMMENDED ADD-ONS

- A | 3 Drawer Pedestal File Cabinet (pg. 48)
- B | Power / Data Pole (pg. 52)
- C | 5 ft. Open Shelf (pg. 48)
- D | Manager's Chair (pg. 47)

CAFÉ PACKAGES

Part of building worksite productivity is making it easy for your people to take a quick break. Our packages allow you to provide a well-outfitted space to grab a coffee, keep snacks cool, and warm up lunch.



PACKAGE LEVELS

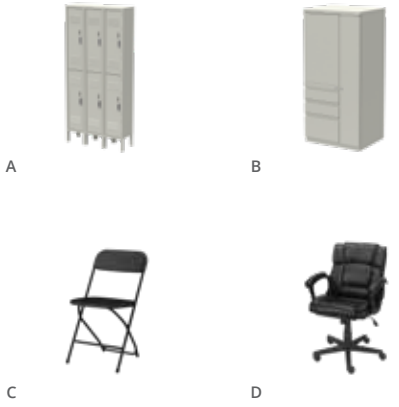
	BASIC	PROFESSIONAL
Folding Table	1x	
Mini Refrigerator	1x	
Coffee Pot	1x	1x
Microwave	1x	1x
Convenience Starter Kit	1x	1x
Large Trash Can	1x	1x
Café Table		1x
Full Size Refrigerator		1x
Keurig		1x

Professional Café



RECOMMENDED ADD-ONS

- A | Vented Lockers (pg. 48)
- B | Wardrobe / Cupboard Tower (pg. 48)
- C | Folding Chairs (pg. 47)
- D | Manager's Chairs (pg. 47)



Basic Café





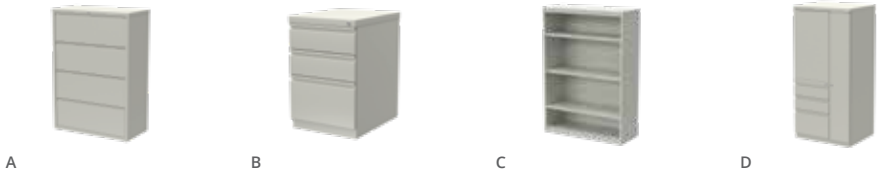
PLANNING PACKAGE

Handling and adjusting large blueprints and other project planning documents can be a challenge at the jobsite. Our package gives you the furnishings and storage space you need to be organized and productive.

PACKAGE

	PLANNING
Drafting Table	1x
Rolling Blueprint Rack	1x
Drafting Stool	1x

RECOMMENDED ADD-ONS



- A | 4 Drawer Lateral File Cabinet (pg. 48)
- B | 3 Drawer Pedestal File Cabinet (pg. 48)
- C | 4 High Bookcase (pg. 48)
- D | Wardrobe / Cupboard Tower (pg. 48)



Adjustable drafting stool swivels 360°



Oversized drafting table provides extra workspace to accommodate larger documents.



LUNCH ROOM PACKAGES

A well-appointed lunch area finishes out your workspace and promotes morale and teamwork like no other feature. Our packages provide tables and seating, as well as refrigerator, microwave, and coffee station so your people can refuel, refresh and refocus before going back to work.

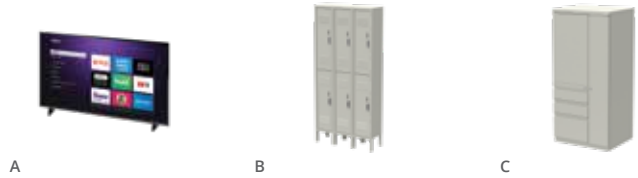
PACKAGE LEVELS

	BASIC	PROFESSIONAL
Folding Table	2x	4x
Folding Chair	10x	20x
Large Trash Can	1x	2x
Folding Café Table		1x
Large White Board		1x
Full Size Refrigerator		1x
Coffee Pot		1x
Microwave		2x
Convenience Starter Kit		2x

Professional Lunch Room



Basic Lunch Room



RECOMMENDED ADD-ONS

- A | 50" Flat Screen (pg. 50)
- B | Vented Lockers (pg. 48)
- C | Wardrobe / Cupboard Tower (pg. 48)



ENTRANCE PACKAGES

When your mobile office arrives, make sure your people can get into it right away. Our OSHA-compliant packages provide safe, solid, high-grip walking surfaces that you can depend on in any weather, including adjustable steps and treaded platform.

PACKAGE LEVELS

	BASIC	PROFESSIONAL
Stair System	1x	1x
Platform	1x	1x
Boot Scraper	1x	1x
Entrance Mat	1x	1x
Canopy System		1x



We have a full range of ADA/IBC compliant step and ramp solutions to meet the needs of your site.

An entrance mat and boot scraper ensures the office stays clean.



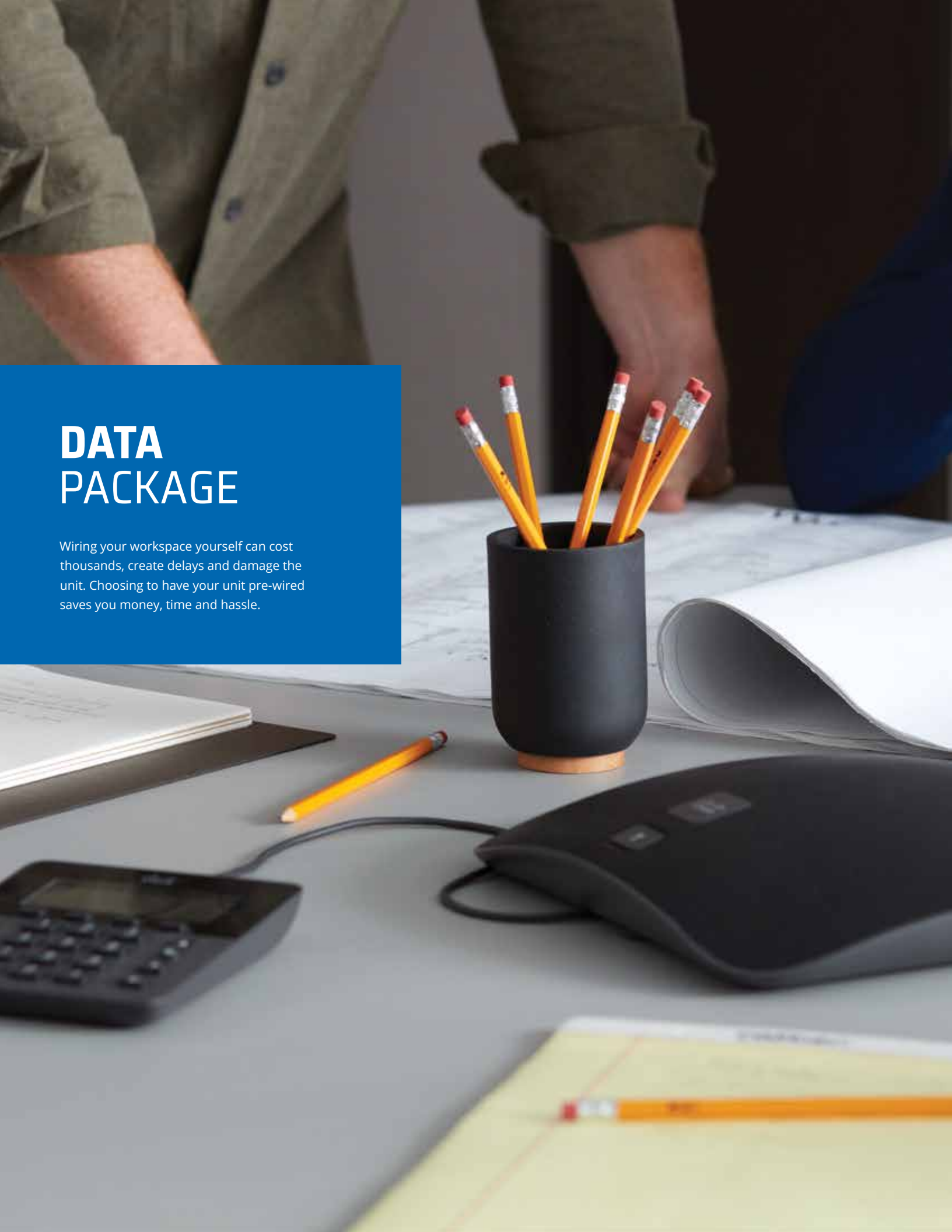
Professional Entrance

Everything we offer is OSHA compliant and set up completely onsite by WillScot.



Basic Entrance





DATA PACKAGE

Wiring your workspace yourself can cost thousands, create delays and damage the unit. Choosing to have your unit pre-wired saves you money, time and hassle.



Eliminate downtime by getting your unit wired before delivery.

- + VOIP-supported data ports in every office and common area
- + Single external hook up point for your ISP gets you online faster
- + Port placements are fully customizable to your needs



Ethernet Port



Fully Powered Data Switch

RECOMMENDED ADD-ONS

- A | 50" Flat Screen (pg. 50)
- B | HDMI Cable (pg. 50)
- C | Surge Protector (pg. 52)
- D | TV Wall Bracket (pg. 50)



PORTABLE STORAGE UNITS

Get the portable storage and accessories you need to keep your operation organized and efficient. Our durable, code-compliant units arrive clean and ready, at the same time as your other temporary space. Add locks, pipe racks, shelf brackets and more to save precious time and money.



We also offer locks, pipe racks, shelf brackets and more.



40 ft. x 8 ft.



20 ft. x 8 ft.

One source. One call. One convenient bill, and you've got it all.

INSURANCE & WAIVERS PACKAGE

We make it easy to get the coverage you need for your building. You gain peace of mind and the freedom to focus on other priorities.

Get the coverage without the hassle and high cost deductible.

Damage Waiver

Even if your company has its own property insurance policy, it makes good business sense to add the WillScot Damage Waiver. Here's why:

- + The Waiver covers all WillScot owned equipment and is effective immediately upon delivery.*
- + The Waiver protects against any cost increase or negative rating to your company's current policy in the event of a claim.
- + Our waiver deductible is likely much lower than your company's standard insurance deductible.
- + Provides protection and piece-of-mind for a very low monthly out-of-pocket cost on one bill.

**The waiver does not cover damages due to negligence.*

General Liability

We've partnered with Allen Insurance Group to offer you a General Liability program that's an easy, turn-key option that meets the requirements of the lease.

- + **Hassle-Free:** No need to contact your insurance company; worry about expiring certificates, or being cancelled.
- + **Convenient:** Easy monthly payments will be invoiced with your lease.
- + **Timely:** No coordination between agencies required; coverage begins after the unit is set and occupied and automatically ends upon the termination of your lease.
- + **Superior Service:** 24/7 claims reporting to a toll-free number means there's always someone available when you need them.



À LA CARTE ITEMS

Many of these items are included in our packages, but say you need more desks or chairs or a very specific item to finish out your space. We've got you covered.



OUR PARTNERS SAVE YOU MORE

Working with WillScot gives you access to valuable added benefits. We've partnered with Office Depot and Wesco to help you save time and money through a wide range of products, services and offers.

Office DEPOT

Any time you need office supplies, this is the place to save. Register through WillScot and unlock the following benefits:

- + Additional 10% discount from web pricing
- + Free, next-business day delivery applies to qualifying orders of \$50 or more within our local delivery areas (see our Terms and Conditions for details)
- + Convenient credit card payment with options to include single account billing or consolidated billing for multiple locations
- + Wide variety of products and services available

Register here:
<https://business.officedepot.com/willscot>

Registered users login here:
<https://business.officedepot.com>



Through our partnership with this industry-leading supply chain solutions company, you can benefit multiple ways:

- + 10% discount from standard retail pricing
- + Free standard shipping with expedited services available
- + Access to a wide range of products including:
 - Networking Equipment
 - Tech Products: Speakers, cameras, and security systems
 - Safety Products: PPE, spill kits, first aid kits, fall protection
 - Internet Connectivity Services
- + Pre-arranged account utilizing your purchasing card (no stored information)
- + Ability to create your own account for a more customized experience

Access these benefits here:
<https://www.wescofastec.com/willscot>



800.782.1500 | WILLSCOT.COM

WILLSCOT, INC. CORPORATE HEADQUARTERS
901 S Bond Street Suite 600 • Baltimore, MD • 21231

**Products may vary from those shown, and are subject to in-stock availability.*





Charlotte
5545 Racine Ave
Charlotte, NC 28269
Ph:(704) 900-3035
Fax:(704) 900-3044

Rental Agreement No: SFQ-730944
Rental Agreement Date: 07-23-2021
Rental Agreement Expires: 30 days
Sales Consultant: Tony Canzonieri
Email: tcanzonieri@pacvan.com

Billing Information

TOWHAR
Town of Harrisburg
Monty Jordan
PO Box 100
Harrisburg, NC 28075
Ph:(704) 455-5711
Fax:(704) 455-5719

Shipping Information

Town of Harrisburg
130 Forest St.

Harrisburg, NC
Tony Lambert
Ph:(704) 791-0971

Per Period Charges	Quantity	Unit Price	Unit Tax	Total Price
36'x60' Modular Building	1.00	\$1,900.00	\$133.00	\$2,033.00
OSHA Steps - Size 103	2.00	\$25.00	\$1.75	\$53.50
Metal ADA Switchback Ramp	1.00	\$350.00	\$24.50	\$374.50

This Rental Rate is based on a minimum lease of 36 X 28 day billing cycle(s) beginning on September 15.

Installation & Delivery Charges	Qty	Unit Price	Unit Tax	Total	Removal & Return Charges	Qty	Unit Price	Unit Tax	Total
Delivery	1.00	\$1,200.00	\$84.00	\$1,284.00	Pick-up	1.00	\$1,200.00	\$84.00	\$1,284.00
Code Set-Up w/ABS Pier Pads (On Level Pad)	1.00	\$9,500.00	\$665.00	\$10,165.00	Teardown	1.00	\$6,950.00	\$486.50	\$7,436.50
Surewall Piers	1.00	\$2,975.00	\$208.25	\$3,183.25	Skirting Removal	1.00	\$800.00	\$56.00	\$856.00
Concrete Footers (If Required)	1.00	\$9,500.00	\$665.00	\$10,165.00	Remove Anchors	1.00	\$650.00	\$45.50	\$695.50
Anchor (32) In Dirt	1.00	\$1,400.00	\$98.00	\$1,498.00	Install Tires/Axles/Hitches	1.00	\$1,400.00	\$98.00	\$1,498.00
Vinyl Skirting	1.00	\$2,800.00	\$196.00	\$2,996.00	Translift & House Tug Machines for Removal	1.00	\$1,300.00	\$91.00	\$1,391.00
Remove Tires/Axles/Hitches	1.00	\$1,400.00	\$98.00	\$1,498.00	Ramp Teardown & Retrieval	1.00	\$700.00	\$49.00	\$749.00
Translift & House Tug Machines for Placement	1.00	\$1,300.00	\$91.00	\$1,391.00					
Ramp Delivery & Installation	1.00	\$700.00	\$49.00	\$749.00					

Notes:**Permits By Others**

Utility Connections By Others

Grading By Others

Site to be compacted, level, & accessible upon delivery

**Standard Pier Height consists of (4) 8" concrete blocks stacked. Each course higher is \$150 per unit **

(1) Pricing assumes level, compact and accessible site.

(2) Transportation and site services may be subject to permitting, weather delays, transportation restrictions or fuel surcharges.

(3) Back-end services are quoted at a lock-in rate assuming prompt payment upon initial invoice and completion of services within lease term. Actual pricing may vary if services are either not paid in full with initial invoice or are incurred beyond stipulated lease term.

(1) This Rental Agreement is subject to the terms and conditions of the Equipment Lease Terms & Conditions attached hereto.

(2) Lessee is responsible for securing any and all building permits, licenses or approvals necessary for use of the leased equipment, performing normal preventative maintenance, and returning the leased equipment in the same condition as received (less normal wear and tear). Additional charges will be incurred if cleaning and/or repairs are needed to return leased equipment to original condition.

(3) Lessee is required to either provide an acceptable insurance certificate or pay Lessor's insurance waiver fee (if eligible).

(4) In addition to the above prices, Lessee shall also pay Lessor any sales and use taxes, personal property taxes, and/or any other fees or taxes imposed by any governmental entity or taxing authority related to the leased equipment or its use.

(5) Agreement is contingent upon final acceptance and credit approval by Pac-Van, Inc.

→
**Sign
Here**

Signature: _____
Printed: _____
Title: _____
Date: _____

Signature: _____
Printed: Tony Canzonieri
Title: Sales Representative
Date: _____

Equipment Lease Terms & Conditions

1. Lease - Lessor hereby leases to Lessee, and Lessee and its successors and assigns hereby lease from Lessor, the Equipment described in this Lease ("Lease") and any added or substituted units (the "Equipment"). Lessee shall not acquire any ownership interest in any Equipment leased hereunder.

2. Term – Unless otherwise stated in the Lease, the lease term ("Term") for each unit of Equipment continues unless terminated as provided herein. The Term commences upon the earlier of delivery of the Equipment to the Lessee's site or pick-up of the Equipment by Lessee at Lessor's site and continues until the later of the end of the Term stated in this Lease or the return of the Equipment to Lessor's site. Lessee may not cancel a Lease, unless agreed to by Lessor in writing. Upon expiration of the rental term stated on each Rental Agreement, said lease will continue on a month-to-month basis and all terms of the Agreement and the Rental Agreement shall continue to remain in force until written request is received by Lessor from Lessee, however Lessor may increase the rental rate and other fees.

3. Delivery and Installation/Return and Dismantle - Lessee shall pay for all costs of delivery of the Equipment to Lessee's site and return to Lessor's site. Lessee shall be liable for all costs associated with site preparation and accessibility. Lessee shall be solely responsible for any damages to contents of the Equipment ("Contents"), the Equipment or Lessee's premises or property arising in connection with the delivery or removal of any Equipment. Pricing for delivery and installation assumes a solid, suitable and accessible site. If Lessor determines the site to be unsuitable, Lessee may be liable for additional charges or consequential damages and any removal, repair or replacement of landscaping or obstacles will be at Lessee's cost. Lessor reserves the right to require advance payment for all charges for delivery and return of the unit. In the event pick-up is attempted but the Equipment is not accessible or ready for pick-up, Lessee may be liable for the costs associated with said attempt. Pick-up of the Equipment shall be performed within a reasonable time after the Equipment is made available for pick-up.

4. Lease Payments and Deposit – Customer shall pay Pac-Van within 30 days ("Due Date") of the date of an invoice all Equipment rental, services, delivery, return freight, service calls, end of term charges, and other fees and assessments stated therein (collectively, "Charges"). Lessor shall deliver an invoice to Lessee in advance of each lease period ("Period") for lease charges, which are subject to change without notice, taxes, the damage waiver program charge ("Damage Waiver") and other charges set forth in invoices (collectively, "Charges") delivered to Lessee. Lessee shall pay all Charges for each Period regardless of whether Lessor delivers an invoice to Lessee. Any payment not paid in accordance with these terms will be subject to a late charge equal to 10% of the full invoice amount. No credit shall be due for partial lease periods. In the event Lessee has paid a deposit to Lessor, said deposit shall not be considered as final payment and shall only be refunded to Lessee upon satisfactory payment of all sums due under the Lease.

5. Use - Lessee shall use the Equipment in a careful and proper manner and shall comply with and conform to all national, state, municipal, police and other laws, ordinances and regulations in any way relating to the possession, use or maintenance of the Equipment. Lessee shall not store hazardous materials in any Equipment, remove any Equipment from the United States or alter the Equipment in any way. Lessee shall pay Lessor all Charges until any damaged Equipment is rental ready and all costs to clean, repair, restore to good working order or make ready for lease any Equipment, remove any locks from any Equipment or remove, store and dispose of any abandoned Contents. Lessee shall bear responsibility for all permitting and other related issues, unless specifically stated in the Lease. Lessee may not relocate Equipment without written permission from Lessor. All transactions hereunder shall be considered commercial transactions. Lessee is solely responsible for ensuring that the Equipment is suitable for its use.

LESSOR MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE EQUIPMENT OR SERVICES PROVIDED BY LESSOR, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, PERFORMANCE, QUALITY, DESIGN, CONDITION OR COMPLIANCE WITH LAW.

Lessee leases the Equipment hereunder "as is." Lessee shall have the right to inspect the Equipment at the place of delivery before delivery is considered complete. If Lessee rejects the Equipment at time of delivery, Lessee shall not be charged for its use.

6. Right to Lease – Lessee may not sub-lease the Equipment or assign any Lease without the prior written consent of Lessor. Lessor may assign or transfer its interest in this Lease without the prior consent of Lessee.

7. Care and Maintenance - Lessee, at its own cost and expense, shall keep the Equipment in good repair, condition and working order and shall furnish any and all parts, mechanisms and devices required to keep the Equipment in good mechanical working order. Lessee shall return the Equipment to Lessor in good repair, condition and working order. Lessee shall be responsible for all required repairs, missing Equipment, structural or cosmetic damage, lost keys, cleaning fees, and any other costs incurred by Lessee or Lessor to return the leased Equipment to its original condition. These costs will be charged upon return of the leased Equipment or termination of the Lease and are due upon demand. Damage to Lessor's signage or stickers shall be considered damage to the Equipment. Lessee may not undertake any modification of, or major repair to, the Equipment without prior written authorization from Lessor.

8. Loss and Damage – Lessee hereby assumes and shall bear the entire risk of loss and damage to the Equipment and its Contents from any and every cause whatsoever. No loss or damage to the Equipment or any part thereof shall relieve Lessee of any obligation under this Lease, which shall continue in full force and effect through the term of the Lease. In the event of loss or damage of any kind whatever to the Equipment, Lessee shall, at Lessor's option, (i) repair the Equipment to good repair, condition and working order; or (ii) replace the same with like Equipment in good repair, condition and working order; or (iii) pay Lessor the greater of the book value or fair market value of any Equipment. Lessee's payment of the Damage Waiver relieves Lessee of liability in excess of the amount for Equipment specified in the Damage Waiver for loss or damage caused by graffiti, theft, forced or attempted forced entry, earthquake, hail, windstorm, hurricane and tornado. The Damage Waiver shall not bind Lessor unless Lessee (a) takes reasonable precautions against theft and forced entry, (b) notifies Lessor of such event within 3 business days of discovery of such event, (c) delivers to Lessor satisfactory proof of the loss or damage and the police report regarding such event within 30 days of discovery of such event and (d) Lessee complies with the terms of this Lease.

9. Insurance - Lessee shall procure and continuously maintain and pay for: (A) all risk property insurance against loss of and damage to the Equipment for not less than the full replacement value of the Equipment, naming Lessor as loss payee, and (B) combined general liability and property damage insurance with limits as approved by Lessor, provide a waiver of subrogation in favor of Pac-Van naming Lessor as an additional insured and loss payee with coverage that is primary and non-contributory, with 30 days written notice prior to cancellation or expiration. The insurance shall be in such form and with such company or companies as shall be reasonably acceptable to Lessor, shall

Equipment Lease Terms & Conditions

provide written notice to Lessor of any cancellation, change or modification, and shall provide primary coverage for the protection of Lessee and Lessor without regard to any other coverage carried by Lessee or Lessor protecting against similar risks. Lessee shall provide Lessor with an original policy or certificate evidencing such insurance.

10. Equipment Damage Waiver - In the event the Lessee fails to deliver the required certificate or policy to the Lessor within 10 days after delivery of the leased Equipment or Lessee's insurance is not in effect, Lessee shall be deemed to have accepted and shall pay for the Equipment Damage Waiver. The Damage Waiver is not insurance. The Equipment Damage Waiver shall only be in effect after Lessee submits payment for the Equipment Damage Waiver charges within the stated terms of the invoice. The Equipment Damage Waiver relieves Lessee of financial responsibility to Lessor in excess of \$500 for storage Equipment and \$1,000 for ground level offices, mobile offices, and modular buildings in the event that the leased Equipment is lost or damaged due to theft or act of god. The Equipment Damage Waiver is not total damage protection. If the Equipment is damaged due to neglect, vandalism, carelessness, or inadequate security, the Lessee is required to pay the cost of repairs regardless of whether the Lessee purchased an Equipment Damage Waiver. The Lessee may cancel the Equipment Damage Waiver upon receipt by Lessor of the required insurance certificate. The Equipment Damage Waiver does not relieve Lessee of its obligation to provide liability insurance.

11. Lessor's Payment of Fees - Lessee shall pay for all of the following arising from Lessee's use of the Equipment: fees, permits, fines, taxes, penalties, towing charges, impound fees and other charges. In case of failure of Lessee to procure or maintain said insurance or to pay fees, assessments, charges and taxes, all as specified in this Lease, Lessor shall have the right, but shall not be obligated, to effect such insurance, or pay said fees, assessments, charges and taxes, as the case may be. In that event, the cost thereof shall be repayable to Lessor with the next lease payment installment, and failure to repay the same shall carry with it the same consequences as failure to pay any lease payment installment.

12. Indemnity - To the fullest extent allowed by law, Lessee shall defend, indemnify and hold harmless Lessor and its directors, officers, shareholders, employees, agents, affiliates and assigns ("Lessor Related Parties") from and against all claims, damages, causes of actions, losses and expenses, including attorney's fees, arising out of or resulting from the Lessee's use of the Equipment, provided that such claim, damage, loss or expense (A) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom and (B) is caused in whole or in part by any negligent act or omission of Lessee or any of Lessee's subcontractors, anyone directly or indirectly employed by any of them or for anyone for whose acts any of them may be liable, regardless of whether it is caused in part by a party indemnified hereunder. Lessor shall not be liable for any damages, loss of profits, loss of or damage to property stored in or around the Equipment, loss of business income, personal injury, death or other damages, direct or indirect, consequential or otherwise of Lessee or Lessee's agents or invitees caused by or resulting directly or indirectly from any defect in the Equipment, transport of the Equipment or damage caused to Lessee's property or goods caused by the negligence of Lessor, its employees or agents. Lessee shall indemnify, hold harmless, defend and reimburse each of the Lessor Related Parties from and against all losses, damages, death, claims, injuries, costs and attorney's fees, whether or not caused by the concurrent negligence of Lessor Related Parties arising from (i) the loss of, damage to or destruction of Equipment due to collision, forces of nature, fire, explosion or other casualty, (ii) damage to Lessee's goods or property caused during storage in or transport of the Equipment, (iii) any levy, attachment or repossession of the Equipment, (iv) any fine, liens, tax, assessment, penalty, towing, impound or other charges arising from Lessee's use of the Equipment or (v) Lessee's breach of this Lease.

13. Default - If Lessee fails to pay any Charges or other amount herein provided within the greater of one Period and ten (10) days after the same is due and payable, or if Lessee fails to observe, keep or perform any other provision of this Lease required to be observed, kept or performed by Lessee, Lessor shall have the right to exercise any one or more of the following remedies: (A) to declare the entire amount of Charges hereunder immediately due and payable without notice or demand to Lessee, (B) to sue for and recover all Charges and amounts owed under this Lease, then accrued or thereafter accruing, (C) to take possession of the Equipment, without demand or notice, wherever same may be located, without any court order or other process of law, and Lessee hereby waives any and all damages occasioned by such taking of possession, (D) to terminate this Lease and (E) to pursue any other remedy at law or in equity. Lessee grants Lessor a lien in all Contents and proceeds thereof to secure payment of the Charges in the event of default under this Lease. Lessee agrees to pay all costs of collection including, but not limited to, reasonable attorney's or collection agency fees. Upon default interest on all unpaid amounts shall accrue at the rate of 21% per annum, compounded monthly, however, if this rate exceeds the maximum allowed by law, then interest will accrue at the maximum rate allowed by law, and Lessee agrees to pay said interest. Notwithstanding any repossession or any other action that Lessor may take, Lessee shall be and remain liable for the full performance of all obligations on the part of the Lessee to be performed under this Lease. All of Lessor's remedies are cumulative, and may be exercised concurrently or separately.

14. Bankruptcy - Lessee agrees to provide Lessor notice of any event of insolvency within 10 days of such event. Neither this Lease nor any interest therein is assignable or transferable by operation of law. If any proceeding under the Bankruptcy Act, as amended, is commenced by or against the Lessee, or if the Lessee is adjudged insolvent, or if Lessee makes any assignment for the benefit of his creditors, or if a writ of attachment or execution is levied on the Equipment and is not released or satisfied within ten (10) days thereafter, or if a receiver is appointed in any proceeding or action to which the Lessee is a party with authority to take possession or control of the Equipment, Lessor shall have and may exercise any one or more of the remedies set forth in Section 13 hereof; and this Lease shall, at the option of the Lessor, without notice, immediately terminate and shall not be treated as an asset of Lessee.

15. Ownership - The Equipment is, and shall at all times be and remain, the sole and exclusive property of Lessor; and the Lessee shall have no right, title or interest therein or thereto. Lessee shall keep the Equipment free and clear of all levies, liens and encumbrances. The Equipment shall not attach to or become part of any real property.

16. Additional Documents - If Lessor shall so request, Lessee shall execute and deliver to Lessor such documents as Lessor shall deem necessary or desirable for purposes of recording or filing to protect the interest of Lessor in the Equipment including, but not limited to a UCC financing statement. If Lessee has executed a credit guarantee agreement the terms of said agreement are incorporated into the terms of this Lease.

17. Entire Agreement - This Lease constitutes the entire agreement between the parties on the subject matter hereof and it shall not be amended, altered or changed except by a further writing signed by the parties hereto. Once signed, an officer of Lessor must authorize in writing all changes or amendments to this Lease. In case any provision of this Lease shall for any reason be held as invalid in any respect, there shall be no effect on any other provision of this Lease.

Equipment Lease Terms & Conditions

18. Notices - Service of all notices, including all checks marked "paid in full" or with other endorsements, under this Agreement shall be sufficient if given personally or mailed certified, return receipt requested, postage prepaid, at the address hereinafter set forth, or to such address as such party may provide in writing from time to time:

If to Lessor: Attention: Credit Manager, Pac-Van, Inc., 9155 Harrison Park Court, Indianapolis, IN 46216 or via email to notices@pacvan.com.

If to Lessee: Town of Harrisburg
 PO Box 100
 Harrisburg, NC 28075

19. Forum Selection - With respect to any claim or dispute arising under or in connection with this Lease hereunder, or with respect to any proceedings to enforce this Lease in connection herewith, any such claim or matter may be filed and adjudicated in any state or federal court situated in Marion County, Indiana, and Lessee hereby consents and submits to personal jurisdiction over Lessee in any such court in Marion County, Indiana.

Rental Agreement No.: SFQ-730944

Insurance for Rented Equipment and The Damage Waiver Option

As the lessee, you bear the entire risk of loss or damage to the rented equipment and its contents from any and every cause. In the event of loss or damage, you will be responsible for either repairing the equipment, replacing the equipment, or paying Pac-Van or its designee the covered value of the equipment. No loss or damage shall relieve you of your financial obligations under the terms of your Lease. Any outstanding rent or fees will still be due in full.

You will be charged for the Damage Waiver unless you provide evidence of insurance. The Damage Waiver will be charged for each rental period unless you decline the Damage Waiver in writing and deliver to United Rentals, a certificate of insurance from an insurance company acceptable to United Rentals, meeting all of the following requirements:

- (1) Certificate Holder: United Rentals (North America), Inc. 100 First Stamford Place, Suite 700, Stamford, CT 06902
- (2) coverage for loss of or damage to leased/rented equipment for the retail value as determined by the Lessor's schedule of value of all equipment leased and Lessor must be named as the loss payee,
- (3) Lessee must carry comprehensive general liability insurance insuring both Lessor and Lessee against loss. The general liability insurance amounts must be 1,000,000 per occurrence. Lessor must be named as an additional insured on general liability, and
- (4) must include a Waiver of Subrogation in favor of United Rentals for General Liability. Coverage must be Primary and Non-Contributory.

Insurance Coverage Values:

<u>Building Size</u>	<u>Coverage</u>
Storage Container	\$6,000
Office Container	\$25,000
Refrigerated Container	\$30,000
8' & 10' Wide Mobile Office	\$30,000
12' Wide Mobile & Sales Office	\$45,000
24' Wide Modular Building	\$90,000
28' Wide or Larger Modular Building	As Quoted

If proof of insurance is not provided within 10 days from the delivery date, Pac-Van shall, at its option, automatically add a Damage Waiver Fee to your periodic invoice. This fee is to provide coverage for the rented equipment on your behalf.

The Damage Waiver is NOT an insurance policy and does NOT cover your contents.

The equipment damage waiver relieves you of your financial responsibility to Pac-Van in excess of \$500 for storage containers and \$1,000 for ground level offices, mobile offices, and modular buildings in the event that the leased equipment is lost or damaged due to theft or act of god. *Losses and Damage Not Covered by the Damage Waiver.*

Pac-Van, Inc. will NOT waive your liability for damage or loss involving the following circumstances:

1. Use or operation of the Equipment in a manner prohibited by or in breach of the rental agreement.
2. The unauthorized use or negligent or willful act of you, your employees or agents, improper use of the Equipment, overloading or improper load distribution, lack of maintenance or neglect of the Equipment. For example, without limitation, any damage to rental Equipment caused by a collision with a forklift.
3. Theft or loss of, or damage to, any Equipment contents.
4. Delivery, pickup or movement of equipment.
5. Damage or loss to a third party's person or property resulting from any occurrence or accident involving a trailer or other rental unit, whether on-road or off-road.
6. Damage to a unit's components or fixtures, including, without limitation, shelves, racks, cabinets, floor covering, window coverings, lights, HVAC, etc.
7. Fees for towing or storage.
8. Vandalism or malicious mischief, including graffiti.
9. Damage caused by any third party not expressly covered under the Damage Waiver, not representing Pac-Van, Inc. or you, including graffiti.

Damage Waiver Fee Per Billing Period:

<u>Equipment Size</u>	<u>Waiver Fee</u>	<u>Equipment Size</u>	<u>Waiver Fee</u>
10' / 20' Storage Container	\$10	10' Wide Mobile Office	\$45
40' Storage Container	\$15	12' Wide Mobile & Sales Office	\$60
20' Office Container	\$40	14' Wide Mobile Office	\$80
40' Office Container	\$45	24' Wide Modular Building	\$120
20' & 40' Refrigerated Container	\$45	FAST Modular Buildings (Per Floor)	\$45
8' Wide Mobile Office/Guardshack	\$30	28' Wide and Larger Modular Buildings	As Quoted
		Modular Buildings in Coastal Areas	As Quoted

☐ Agree to provide Insurance Certificate

☐ Accept Damage Waiver

Signature: _____ Date: _____

Printed: _____ Company: _____

Title: _____

Sheriff Outpost Preliminary Cost Estimate

Item	unit	total
5' sidewalk	lf	\$12,000
grading	cy	\$7,000
delivery, footings, permits, skirting, axle removal, placement and setup		
	ls	\$50,000
ramp (ada), and stairs, wood.		
	ls	\$20,000
materials - sewer	lf	\$5,000
materials -water	lf	\$5,000
Parking	ls	\$10,000
Phone/Internet	ls	\$2,500
electric	ls	\$1,500
contingency	10%	\$11,300
total		\$124,300



AN ORDINANCE ESTABLISHING THE GRANT PROJECT ORDINANCE – ARPA FOR THE CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

- Section 1.** This ordinance is to establish a budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (CSLRF). The Town of Harrisburg has received the first tranche in the amount of \$2,641,364.42 of CSLRF funds. The total allocation is \$5,282,728.83, with the remainder to be distributed to the town within 12 months. These funds may be used for the following categories of expenditures, to the extent authorized by state law.
1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
 2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
 3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
 4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
 5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.
- Section 2.** The following amounts are hereby appropriated for the project and authorized for expenditure:
- | | |
|---------------------------------|------------|
| Deputy Office Expansion Project | \$ 125,000 |
| CSLRF Project | 5,157,729 |
- Section 3.** It is estimated that the following revenues will be available to complete the project:
- | | |
|-------------|--------------|
| CSLRF Funds | \$ 5,282,729 |
|-------------|--------------|
- Section 4.** The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.
- Section 5.** The Finance Officer is hereby directed to report the financial status of the project to the governing board on a quarterly basis.

Section 6. Copies of this Grant Project Ordinance shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 7. This Grant Project Ordinance expires on December 31, 2026, or when all the CSLRF funds have been obligated and expended by the Town, whichever occurs sooner.

Adopted this 8th day of November, 2021.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend the General Fund to account for the installation and ongoing lease of temporary Sheriff's office and storage space at Fire Station #1.

Section 2. To amend the General Fund, the appropriations are to be changed as follows:

Increase line item 100-2000-56102 Lease – Office Building	\$ 16,800
Increase line item 100-2000-55200 Utilities – Electric	\$ 2,800
Increase line item 100-2000-55202 Utilities – Water	\$ 700
Decrease line item 100-8750-59500 Contingency	\$ 20,300

Section 3. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 4. That this ordinance shall be effective upon its passage. Adopted this 8th day of November, 2021.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Interlocal Wastewater Agreement with Water and Sewer Authority of Cabarrus County

Presenting Personnel:

Robert Donham, Town Engineer

Suggested Motion or Action:

Motion to Authorize the Town Manager and Attorney to enter into an Interlocal Wastewater Agreement with WSACC in substantial conformity with the 10/12/2021 Draft agreement.

Description/Background:

Under Article 20 of Chapter 160A of the North Carolina General Statutes, as amended (the "Interlocal Act"), municipalities and counties are authorized to enter into interlocal cooperation undertakings with other local governments for the joint exercise of any power, function, public enterprise, right, privilege, or immunity of local governments in North Carolina. Since its inception in 1992, WSACC has provided wholesale raw water and sewer service to the Member Jurisdictions upon their submission of flow allocation requests. In 2000 and 2001, WSACC and each Member Jurisdiction entered into a Sewage Service Agreement (collectively, the "Sewage Service Agreements") for the purposes of, without limitation, establishing certain terms and conditions regarding bulk wastewater transmission and treatment services provided by WSACC. The WSACC owned and operated Rocky River Regional Wastewater Treatment Plant ("RRRWWTP") is currently permitted to treat 26.5 million gallons of wastewater per day (26.5 MGD) ("RRRWWTP Permitted Capacity"). Given the fast pace of development occurring in the Member Jurisdictions, WSACC may not have adequate capacity to fulfill all flow allocation requests. WSACC is in the process of expanding its infrastructure at RRRWWTP which will result in increased treatment capacity and additional allocation availability. WSACC is also in the process of seeking a flow factor reduction from the Division of Water Resources at the Department of Environmental Quality (the "Flow Factor Reduction") which would also increase the capacity available for allocation. In exercising their public and essential governmental functions, WSACC, by and through its Board of Directors, and the Member Jurisdictions, by and through their governing bodies, have determined that it is in the best interests of their respective constituents to allocate wastewater treatment capacity to each Member Jurisdiction so that the Member Jurisdictions can individually elect how to utilize their allocated capacity; and WSACC and the Member Jurisdictions desire to set forth herein their agreement for such wastewater treatment capacity allocation.

Recommendation:

Staff recommends approval of the draft agreement and authorization of the Town Manager and Attorney to execute a final agreement.

Fiscal Impact:

The Town attorney has reviewed and approved the attached agreement.

Attachments:

1. Sewer Flow Agreement

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

INTERLOCAL WASTEWATER AGREEMENT

This INTERLOCAL WASTEWATER AGREEMENT (the "Agreement") is made and entered into effective as of the ____ day of _____, 2021 (the "Effective Date"), by and among the Water and Sewer Authority of Cabarrus County ("WSACC"), a limited purpose authority created pursuant to Chapter 162A of the North Carolina General Statutes (the "Act"), the County of Cabarrus ("Cabarrus County"), the City of Concord ("Concord"), the City of Kannapolis ("Kannapolis"), the Town of Harrisburg ("Harrisburg"), and the Town of Mount Pleasant ("Mount Pleasant"). Cabarrus County, Concord, Kannapolis, Harrisburg, and Mount Pleasant shall collectively be referred to hereinafter as the "Member Jurisdictions". WSACC and the Member Jurisdictions shall collectively be referred to hereinafter as the "Parties".

STATEMENT OF PURPOSE

WHEREAS, under Article 20 of Chapter 160A of the North Carolina General Statutes, as amended (the "Interlocal Act"), municipalities and counties are authorized to enter into interlocal cooperation undertakings with other local governments for the joint exercise of any power, function, public enterprise, right, privilege, or immunity of local governments in North Carolina;

WHEREAS, since its inception in 1992, WSACC has provided wholesale raw water and sewer service to the Members Jurisdictions upon their submission of flow allocation requests;

WHEREAS, in 2000 and 2001, WSACC and each Member Jurisdiction entered into a Sewage Service Agreement (collectively, the "Sewage Service Agreements") for the purposes of, without limitation, establishing certain terms and conditions regarding bulk wastewater transmission and treatment services provided by WSACC;

WHEREAS, at the WSACC owned and operated Rocky River Regional Wastewater Treatment Plant ("RRRWWTP"), WSACC is currently permitted to treat 26.5 million gallons of wastewater per day (26.5 MGD) ("RRRWWTP Permitted Capacity");

WHEREAS, given the fast pace of development occurring in the Member Jurisdictions, WSACC may not have adequate capacity to fulfill all flow allocation requests;

WHEREAS, WSACC is in the process of expanding its infrastructure at RRRWWTP which will result in increased treatment capacity and additional allocation availability;

WHEREAS, WSACC is in the process of seeking a flow factor reduction from the Division of Water Resources at the Department of Environmental Quality (the "Flow Factor Reduction") which would also increase the capacity available for allocation;

WHEREAS, in exercising their public and essential governmental functions, WSACC, by and through its Board of Directors, and the Member Jurisdictions, by and through their

governing bodies, have determined that it is in the best interests of their respective constituents to allocate wastewater treatment capacity to each Member Jurisdiction so that the Member Jurisdictions can individually elect how to utilize their allocated capacity; and

WHEREAS, WSACC and the Member Jurisdictions desire to set forth herein their agreement for such wastewater treatment capacity allocation.

NOW, THEREFORE, in consideration of the terms and conditions herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WSACC and the Member Jurisdictions agree as follows:

1. Purpose. The purpose of this Agreement shall be to allocate WSACC's available wastewater treatment capacity to each Member Jurisdiction using such allocation methods as set forth in this Agreement for each Member Jurisdiction to elect individually how to utilize their allocated capacity.

2. Defined Terms. The defined terms used in this Agreement shall have the following definitions:

- a. "Accepted Flow" shall mean any flow for which WSACC has issued a flow acceptance letter.
- b. "Actual Flow" shall mean the actual Tributary Flow at RRRWWTP as measured by WSACC.
- c. "Allocated Flow" shall mean the flow allocated to any one or more of the Member Jurisdictions after the Effective Date.
- d. "Available Flow" shall have the meaning set forth in Section 3.
- e. "Prior Year" shall mean the prior calendar year.
- f. "Total Flow" shall have the meaning set forth in Section 3.
- g. "Tributary Flow" shall mean any flow that is tributary to RRRWWTP.

3. Bi-Annual Assessment of Capacity. On a bi-annual basis beginning January 1, 2022, WSACC will determine (a) its total actual wastewater flow and estimated remaining allocated wastewater flow ("Total Flow"), and (b) the wastewater capacity available for allocation ("Available Flow").

Total Flow shall be calculated as follows:

Actual Flow at RRRWWTP from the Prior Year *plus*
Accepted Flow prior to the Effective Date of this Agreement that is not yet Tributary Flow *plus*

Allocated Flow to Member Jurisdictions following the Effective Date of this Agreement that is
not yet Accepted Flow *plus*
Allocated Flow to Member Jurisdictions following the Effective Date of this Agreement that is
Accepted Flow but not yet Tributary Flow
= Total Flow

Available Flow shall be calculated as follows:

RRRWWTP Permitted Capacity *less*
Total Flow *less*
Flow Allocated to Charlotte Water not otherwise included in Total Flow (see Section 10 of this
Agreement)
= Available Flow

Notwithstanding any provision in this Agreement to the contrary, WSACC reserves the right to withhold capacity from allocation if, in WSACC's sole discretion, such reservation is necessary to ensure ongoing compliance with governmental regulations and state and federal laws.

4. First Division of Available Flow Among Member Jurisdictions. This Section 4 shall only apply to the first division of Available Flow to the Member Jurisdictions (the "First Division") and all subsequent divisions of Available Flow shall be subject to Section 5 below (the "Future Divisions"). The First Division shall occur upon full execution of this Agreement by all Parties. Once the Total Flow and Available Flow are determined, WSACC shall allocate the Available Flow among the Member Jurisdictions for the First Division as follows:

- a. If the First Division of Available Flow occurs prior to approval of the pending Flow Factor Reduction request, WSACC shall allocate the Available Flow as follows:
 - i. First:
 1. Concord: 60.35%
 2. Kannapolis: 29.38%
 3. Harrisburg: 8.85%
 4. Mount Pleasant: 1.42%
 - ii. Second, upon approval of the pending Flow Factor Reduction request after the First Division, WSACC shall allocate the Available Flow for the second division only as set forth in Section 4(b)(i)-(ii).
- b. If the First Division of Available Flow occurs subsequent to approval of the pending Flow Factor Reduction request, WSACC shall allocate the Available Flow as follows:
 - i. WSACC shall take 16.67% of the Available Flow and divide it in four (4) equal shares. Each Member Jurisdiction (excluding Cabarrus County) will

receive a base flow amount equal to one-quarter of the 16.67% of Available Flow (the "Base Allocation"); provided, however, Concord agrees that WSACC is to re-allocate Concord's Base Allocation up to a maximum amount of 50,000 gallons per day to Kannapolis with any excess over 50,000 gallons per day being allocated back to Concord.

- ii. Next, WSACC shall take the remaining 83.33% of the Available Flow and allocate among the Member Jurisdictions (excluding Cabarrus County) according to each Member Jurisdiction's five (5) year average percentage of billable sewer flow to the total billable flow for the immediately preceding 5 years as calculated by WSACC. For purposes of the First Division, the Parties agree that the capacity available after the Base Allocation shall be allocated as follows:

1. Concord: 60.35%
2. Kannapolis: 29.38%
3. Harrisburg: 8.85%
4. Mount Pleasant: 1.42%

5. Future Divisions of Available Flow Among Member Jurisdictions. Following the First Division of Available Flow, the Future Divisions of Available Flow shall occur bi-annually, and allocations shall be determined as follows:

- a. WSACC shall allocate Available Flow, if any, among the Member Jurisdictions (excluding Cabarrus County) according to each Member Jurisdiction's five (5) year average percentage of billable sewer flow to the total billable flow for the immediately preceding 5 years as calculated by WSACC. The five (5) year average percentage shall be recalculated annually.
 - i. For purposes of the Future Division to occur in January 2022 only, Kannapolis shall be allocated 75,000 gallons per day of the remaining Available Flow, if any, before the Future Division of Available Flow is made pursuant to Section 5(a). If, however, the pending Flow Factor Reduction has not been approved by the time of the January 2022 division, this re-allocation of 75,000 gallons shall instead be delayed until the first Future Division occurring after approval of the pending Flow Factor Reduction request.

6. Allocation of Flow for Remainder of 2021. In light of the fact this Agreement is entered into mid-year, the Parties understand and agree that any capacity allocated prior to the effective date of this Agreement shall not reduce any individual Member Jurisdiction's Allocated Flow for the remainder of the 2021 calendar year.

7. Bi-Annual Reporting. Beginning in 2022, on or before January 31st and July 31st of 2022 and each year thereafter, WSACC shall provide each Member Jurisdiction with a Bi-

Annual flow summary ("Bi-Annual Flow Summary"). The Bi-Annual Flow Summary shall state:

- a. Total Flow;
- b. Available Flow;
- c. Each Member Jurisdiction's base flow amount (for purposes of the First Division of Available Flow only);
- d. Capacity adjustments required under Sections 4(b)(i) and 5(a)(i) of this Agreement;
- e. Each Member Jurisdiction's proportionate share of the Available Flow calculated using a pro-rata percentage based on each Member Jurisdiction's average percentage of billable sewer flow to the total billable flow over the preceding five (5) year calendar years (*i.e.* averages shall not be recalculated for the July allocation divisions);
- f. Each Member Jurisdiction's Allocated Flow for the calendar year; and
- g. A calculation of the actual flow (in gallons per day) allocated to each Member Jurisdiction.

8. Incorporation of Bi-Annual Flow Summary. The Parties agree that each Bi-Annual Flow Summary provided by WSACC shall become a part of this Agreement as if fully set forth herein. The Parties acknowledge that each Member Jurisdiction's allocated capacity is likely to change over time due to variations in Available Flow and each Member Jurisdiction's proportionate share using a pro-rata calculation based on each Member Jurisdiction's five (5) year average percentage of billable sewer flow to the total billable flow. The Parties acknowledge and understand that such changes may include a reduction to each Member Jurisdiction's Allocated Flow as a result of reductions in Available Flow, and should this occur, each Member Jurisdiction's Allocated Flow would be reduced based on its calculated proportionate share of the reduced Available Flow.

9. Member Jurisdiction Obligations. In order for WSACC to prepare each Bi-Annual Flow Summary, certain information must be provided by the Member Jurisdictions. Specifically, each Member Jurisdiction agrees to provide to WSACC by January 15th and July 15th of each calendar year a statement providing: (a) all Allocated Flow to the Member Jurisdiction that is not Accepted Flow, and (b) all Allocated Flow to the Member Jurisdictions that is Accepted Flow but not yet Tributary and the project status for all such projects. Failure to timely remit the information required by this Section 9 shall delay WSACC's provision of the Bi-Annual Flow Summary and Future Divisions until such time as all Member Jurisdictions have provided the required information.

10. Charlotte Water. The Parties hereto expressly acknowledge that WSACC has contractual capacity allocation obligations to Charlotte Water as set forth in that certain Water and Sewer Agreement between WSACC and Charlotte Water dated June 13, 1996, as amended (the "Charlotte Water Agreement"), and that such obligations may affect the Available Flow.

11. Effect of Adjustments in Available Flow. WSACC reserves the right to adjust the Available Flow at any point during the calendar year. If Available Flow is adjusted, WSACC

shall provide each Member Jurisdiction with a revised Annual Flow Summary indicating the revised actual flow allocated (in MGDs) to each Member Jurisdiction for the calendar year.

12. Allocation Requests from Member Jurisdictions to WSACC. The Member Jurisdictions shall continue to submit allocation requests to WSACC as has been the traditional procedure; provided, however, following execution of this Agreement, only those requests which the Member Jurisdiction has approved shall be sent to WSACC for approval. WSACC shall retain sole authority to issue flow acceptance letters. Each allocation request submitted by a Member Jurisdiction shall be accompanied by the Allocation Request Form attached hereto as **Exhibit A**. Each Member Jurisdiction agrees that it shall not submit an allocation request which would cause the Member Jurisdiction to exceed its Allocated Flow.

13. Paper Capacity. For purposes of this Agreement, all terms describing flow in MGDs, including Total Flow, Available Flow, and Allocated Flow, shall mean and refer to committed paper capacity as submitted to the North Carolina Department of Environmental Quality. Paper capacity is calculated using the actual average daily and yearly flows plus the estimated values for flows set forth in 15A NCAC 02T .0114 that have been requested but not yet committed.

14. Force Majeure. It shall not be considered a breach of this agreement and neither WSACC nor any Member Jurisdiction shall be responsible for an inability to perform or any delays, damages, costs, expenses, liabilities or other consequences that may arise as a result of force majeure. A "force majeure" is defined as any event arising from causes beyond the reasonable control of the WSACC or any Member Jurisdiction, including but not limited to fire, flood, acts of God, terrorism, war, natural disaster, tornado, hurricane, civil strikes or labor disputes, riots, system failure, broken pipes, or other actions causing an inability to perform beyond the reasonable control of WSACC or the Member Jurisdiction, including, without limitation, exhaustion of WSACC's wastewater treatment capacity. A failure to perform due to a force majeure shall be remedied with all possible dispatch but shall not constitute a breach so long as such remedy is diligently being pursued.

15. Effect on Sewage Service Agreements. To the extent the terms of this Agreement contradict or are inconsistent with a term of the Sewer Service Agreements, such contradictory and / or inconsistent terms in the Sewer Service Agreements are hereby amended and expressly superseded.

16. Muddy Creek Wastewater Treatment Plant. The Parties acknowledge that WSACC also currently operates the Muddy Creek Wastewater Treatment Plant ("MCWWTP") to service the Midland area of Cabarrus County. The Parties acknowledge and agree that flow allocated from MCWWTP shall remain subject to the current flow allocation process with WSACC accepting flow requests for service pursuant to WSACC's Sewer Allocation and Commitment Policy.

17. Notices. All notices or other communications which shall be made pursuant hereto shall be in writing and shall be deemed to be given and received either (a) when hand delivered to the address stated below, or (b) three (3) days after being mailed to the address

stated below, postage prepaid by certified or registered mail of the United States, return receipt requested to the address set forth below:

FOR WSACC: Michael Wilson, Executive Director
Water & Sewer Authority of Cabarrus County
232 Davidson Hwy.
Concord, NC 28027

With a copy to: mwilson@wsacc.org
cvoncannon@wsacc.org
wisenhour@jahlaw.com

FOR CONCORD: _____

With a copy to: _____

FOR KANNAPOLIS: _____

With a copy to: _____

FOR HARRISBURG: _____

With a copy to: _____

FOR MOUNT PLEASANT: _____

With a copy to:

FOR CABARRUS COUNTY: _____

With a copy to:

Any party to this Agreement may change its designated person or designated address at any time and from time to time by giving notice of such change to all other Parties hereto.

18. Term. This Agreement shall remain in effect until the earlier of (a) January 1, 2025, (b) the date upon which WSACC's expansion of the RRRWWTP comes online with 30 MGD treatment capacity, or (c) termination of this Agreement by WSACC.

19. Termination. Only WSACC shall have the ability to terminate this Agreement, and WSACC shall be entitled to do so in its sole discretion. Upon termination by WSACC, no Member Jurisdictions shall receive further capacity allocations, and all flow allocation requests shall be processed in accord with WSACC's policies then in-effect, including, without limitation, WSACC's Sewer Allocation and Commitment Policy.

20. Severability. If any section of this Agreement is deemed to be illegal or otherwise unenforceable, it is the intent of the Parties hereto that all other provisions of this Agreement shall remain in full force and effect.

21. Transfer or Assignment. If any Member Jurisdiction wishes to assign or sell its rights or obligations under this Agreement, it must first obtain prior written approval from WSACC.

22. Parties to Act Reasonably. Whenever this Agreement provides any right to or imposes any obligation upon a party, such party shall exercise such right or discharge such obligation in a reasonable manner, unless otherwise expressly provided herein.

23. Mediation. Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to the institution of legal or equitable proceedings by either party. The Parties agree that the mediation will be conducted and governed by the North Carolina Rules Implementing Statewide Mediated Settlement

Conferences in Superior Court Civil Actions, and N.C.G.S. § 7A-38.1(c) except as specifically provided otherwise herein. The Parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Cabarrus County, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

24. Governing Law and Venue. This Agreement is entered into and is to be performed in the State of North Carolina. This Agreement and the legal relations between the Parties hereto shall be governed by, and construed in accordance with, North Carolina law, without reference to the conflict of laws principles thereof. The Parties further agree that the sole and exclusive venue of any action arising out of this Agreement shall be the state courts located in Cabarrus County, North Carolina.

25. Amendments. This Agreement may be amended, modified in whole or in part, or terminated only by an agreement in writing duly executed by authorized representatives of the Parties pursuant to resolutions of their respective governing boards approving such amendment, modification, or termination and authorizing its execution.

26. Limitation of Liability and No Third Party Rights. This Agreement does not and is not intended to confer any rights or remedies upon any person other than the signatories, and no party hereto shall be liable under this Agreement to any third party. Neither party shall be liable for failures of the facilities of the other party that are subject to this Agreement.

27. Additional Documents. Each party agrees to execute such additional documents as may be reasonably necessary to effectuate the terms of this Agreement.

28. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which, taken together, shall constitute one and the same agreement.

29. Fees and Expenses. Each party will pay its own fees and expenses (including attorneys' and accountants' fees, legal costs, and expenses) incurred in connection with this Agreement, and the consummation of the transactions contemplated hereby.

30. Authority. Each party hereto warrants and represents that such party has full and complete authority to enter into this Agreement and each person executing this Agreement on behalf of a party warrants and represents that he has been fully authorized to execute this Agreement on behalf of such party and that such party is bound by the signature of such representative.

[Signature Pages to Follow]

WATER AND SEWER AUTHORITY OF
CABARRUS COUNTY

By: _____

Title: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer

Date

STATE OF _____

COUNTY OF _____

I, _____, a notary public for said county and state, do hereby certify that _____ personally came before me this day and acknowledged that he/she is _____ of Water and Sewer Authority of Cabarrus County and acknowledged, on behalf of Water and Sewer Authority of Cabarrus County the due execution of the foregoing instrument.

Witness my hand and official seal, this the ____ day of _____, 2021.

Notary Public

(Printed Name of Notary Public)

My Commission Expires: _____

(NOTARIAL SEAL)

CITY OF CONCORD

By: _____

Title: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer

Date

STATE OF _____
COUNTY OF _____

I, _____, a notary public for said county and state, do hereby certify that _____ personally came before me this day and acknowledged that he/she is _____ of Water and Sewer Authority of Cabarrus County and acknowledged, on behalf of Water and Sewer Authority of Cabarrus County the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 2021.

Notary Public

(Printed Name of Notary Public)

My Commission Expires: _____

(NOTARIAL SEAL)

CITY OF KANNAPOLIS

By: _____

Title: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer

Date

STATE OF _____

COUNTY OF _____

I, _____, a notary public for said county and state, do hereby certify that _____ personally came before me this day and acknowledged that he/she is _____ of Water and Sewer Authority of Cabarrus County and acknowledged, on behalf of Water and Sewer Authority of Cabarrus County the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 2021.

Notary Public

(Printed Name of Notary Public)

My Commission Expires: _____

(NOTARIAL SEAL)

TOWN OF HARRISBURG

By: _____

Title: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer

Date

STATE OF _____

COUNTY OF _____

I, _____, a notary public for said county and state, do hereby certify that _____ personally came before me this day and acknowledged that he/she is _____ of Water and Sewer Authority of Cabarrus County and acknowledged, on behalf of Water and Sewer Authority of Cabarrus County the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 2021.

Notary Public

(Printed Name of Notary Public)

My Commission Expires: _____

(NOTARIAL SEAL)

TOWN OF MOUNT PLEASANT

By: _____

Title: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer

Date

STATE OF _____

COUNTY OF _____

I, _____, a notary public for said county and state, do hereby certify that _____ personally came before me this day and acknowledged that he/she is _____ of Water and Sewer Authority of Cabarrus County and acknowledged, on behalf of Water and Sewer Authority of Cabarrus County the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 2021.

Notary Public

(Printed Name of Notary Public)

My Commission Expires: _____

(NOTARIAL SEAL)

CABARRUS COUNTY

By: _____

Title: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer

Date

STATE OF _____

COUNTY OF _____

I, _____, a notary public for said county and state, do hereby certify that _____ personally came before me this day and acknowledged that he/she is _____ of Water and Sewer Authority of Cabarrus County and acknowledged, on behalf of Water and Sewer Authority of Cabarrus County the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 2021.

Notary Public

(Printed Name of Notary Public)

My Commission Expires: _____

(NOTARIAL SEAL)